



City of Riverside

Cultural Heritage Board

3900 Main St.
Riverside, CA 92522
Planning Division
(951) 826-5371

City of Arts & Innovation

Agenda

Wednesday, August 20, 2014

3:30 PM

Art Pick Council Chamber

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

Oral communications from the audience relating to any of the agenda items are limited to three minutes, and you will be asked to state your name and city of residence.

Cultural Heritage Board action on all items may be appealed to the City Council within ten calendar days. Contact the Planning Division for further information.

State law restricts the Cultural Heritage Board from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting, or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Cultural Heritage Board staff report will result in continuance of that item in order to allow for adequate review by the Commission.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

PLEDGE OF ALLEGIANCE

COMMENTS FROM THE AUDIENCE:

This is the portion of the meeting specifically set aside to invite your comments on matters of interest to the Board, including matters on the Consent Calendar.

This portion of the agenda will be limited to a total of 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to the following public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Board will move to the Consent Calendar.

DISCUSSION CALENDAR

This portion of the Cultural Heritage Board Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 1 PLANNING CASE P14-0360: Proposed Certificate of Appropriateness request by Cleve Stevens, RHDC, for construction of a new 1,400 square foot, single story single family residence with a 441 square foot detached garage within the Palm Heights Historic District on a vacant, formerly developed lot in the R-1-7000, Cultural Resources Overlay zone at 4570 Sunnyside Drive, located 480 feet west of Palm Avenue in Ward #3. It is recommended that the Cultural Heritage Board determine the project is exempt from the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines. Contact Planner: Teri Delcamp (951) 826-2117 tdelcamp@riversideca.gov

PUBLIC HEARINGS

This portion of the Cultural Heritage Board Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 2 PLANNING CASES P12-0393, P12-0394, P14-0640: Proposal by John Pitchford and Emily Lawson to consider a Parcel Map to subdivide an approximately 14.63 acre, two-parcel site into three parcels ranging in size from 1.02 to 11.61 acres; a variance for a flag lot, parcel 2, and to allow the existing parcel, located at 6260 Hawarden Drive to increase from 0.63 acres to 1.02 acres in size, where the Hawarden Drive Special Design Area requires a minimum of 2.0 acres; a Certificate of Appropriateness for the proposed removal or significant alteration to the existing barn, reservoir and irrigation trough, as well as the removal of a significant area of land on which the home and these features are located at 6240 and 6260 Hawarden Drive, situated on the easterly side of Hawarden Drive, mid-block between Horace Street and Rolling Ridge Road, in the RC – Residential Conservation Zone, in Ward 3. It is recommended that the Cultural Heritage Board recommend to the Planning Commission adoption of a Mitigated Negative Declaration in conjunction with these cases. Contact Planner: Brian Norton, Associate Planner, (951) 826-2308 bnorton@riversideca.gov

MISCELLANEOUS ITEMS

- 3 Ethics Code Review - Emilio Ramirez, Deputy Director
- 4 Brief report from the Historic Preservation Officer on recent City Council actions and major development projects.
- 5 Items for future agendas.

MINUTES

- 6 The Minutes of July 16, 2014 to be presented for approval.

ADJOURNMENT

Adjournment to the Wednesday, September 17, 2014, meeting at 3:30 p.m. in the Art Pick Council Chamber.

*Art Pick Council Chamber
3900 Main Street
Riverside, CA 92522
Planning Division
951-826-5371*



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM NO.: 1

WARD: 3

CULTURAL HERITAGE BOARD HEARING DATE: August 20, 2014

I. CASE NUMBER(S): P14-0360

II. PROJECT SUMMARY:

- 1) Proposal:** Proposed Certificate of Appropriateness for construction of a new 1,400 square foot, single story single family residence with a 441 square foot detached garage within the Palm Heights Historic District on a vacant, formerly developed lot within the R-1-7000-CR (Single Family Residential, Cultural Resources Overlay) Zone and Palm Heights Historic District.
- 2) Location:** 4570 Sunnyside Drive, located 480 feet west of Palm Avenue.
- 3) Applicant:** Cleve Stevens, Riverside Housing Development Corporation
3985 University Avenue
Riverside, CA 92501
- 4) Case Planner:** Teri Delcamp, Historic Preservation Senior Planner
(951) 826-2117
tdelcamp@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **DETERMINE** that Planning Case P14-0360 constitutes a project that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331 of the CEQA Guidelines; and
2. **APPROVE** Planning Case P14-0360 based on the findings outlined in the staff report and summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project:

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

FINDINGS: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The project complies with this finding. There is no existing building on the project site, and the adjacent home that once extended onto the project site, is a non-contributor to the Palm Heights Historic District (PHHD).

FINDINGS: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

FACTS: As conditioned, the project complies with this finding. Prior to 2013, the home on the adjacent lot at 4578 Sunnyside was larger and extended across the property line onto the subject lot. That home was built in 1946 and is a non-contributor to the Palm Heights Historic District (PHHD). The Housing Authority acquired the home on both lots, demolished the portion of the home on the subject lot, and refinished the remaining home on the adjacent lot for aesthetic and development standard purposes. Through a competitive RFP process, the project site was acquired by the Riverside Housing Development Corporation for development. The project proposes to construct a new single story, single family home utilizing traditional massing and materials but in a modern rendition. The style, size and massing of the home, as well as the provision of a detached garage to the rear of the home, are compatible with the architectural period of the PHHD.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

FACTS: As conditioned, the project complies with this finding. The new home will be a non-contributor due to its construction date. As conditioned, the colors, textures, materials, windows, decorative features and details, height, scale and massing are all consistent and compatible with the surrounding PHHD.

FINDINGS: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

FACTS: As conditioned, the project complies with this finding. The site will be developed with a new, single story home with front and side setbacks similar to those in the surrounding neighborhood. The site and landscape plans for the development, and the orientation and layout of the home and detached garage, will ensure the new home does not adversely affect relationships with the surrounding Historic District.

FINDINGS: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The project complies with this finding. The project will not adversely affect any important architectural, historical, cultural or archaeological feature or features.

FINDINGS: The project is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

FACTS: As conditioned, the project complies with this finding. The project complies with Chapter 9, Design Guidelines for Infill Construction in Historic Districts, as well as the Design Guidelines developed for the PHHD. Specifically, the home will be placed on the lot to harmonize with historic setbacks on the street, with parking located to the rear; the home will be single story consistent with most homes on Sunnyside Drive; its primary façade and entrance is oriented to the street and includes the use of a covered porch; the roof form echoes those of other historic homes in the area; window sizes and materials are similar to historic windows in the surrounding Historic District; architectural details echo but do not necessarily imitate details on surrounding historic homes; and proposed materials are similar to those used traditionally on historic homes in the area.

FINDINGS: The project is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

FACTS: As conditioned, the project complies with this finding. The project comprises a Rehabilitation project as the addition of a new home within a historic district. The Rehabilitation standards and guidelines are related to the setting of the PHHD that surrounds the new home. The project will retain the overall historic relationships and character along Sunnyside Drive and within the broader PHHD. The project will also retain the existing driveway approach, historic sidewalk and mature parkway tree associated with the site. The home is scaled and designed to be consistent with the development patterns in the historic neighborhood, and will be architecturally modern but compatible with existing historic homes in the Historic District.

IV. BACKGROUND/HISTORY:

The subject property is now a vacant parcel at 4570 Sunnyside Drive, adjacent to 4578 Sunnyside Drive. The subject property was always a separate lot, but the home on the adjacent lot that was built in 1946 originally extended across the property line onto the subject parcel. The subject property is located in the Palm Heights Historic District (PHHD). The PHHD was established by the City Council on July 8, 2008 (Planning Case P05-1237). This District is roughly bounded by Merrill Avenue to the north, Brockton Avenue to the east, Central Avenue to the south, and Arch Way to the west. The District includes 289 properties, of which 253 were determined to be contributors and 36 were determined to be non-contributors. Contributing properties are those that display a good to high level of architectural integrity and were constructed within the period of significance (1923-1941). Of the 36 that were determined to be non-contributors, 29 were excluded from inclusion in the District because their date of construction fell outside the period of significance and 7 were excluded because major alterations contributed to the loss of their historic integrity. The home that formerly straddled

both the subject lot and the adjacent lot was determined to be a non-contributor due to its 1946 construction date outside the period of significance, and extensive unpermitted alterations.

In accordance with Title 20, major modifications to non-contributors and new construction within historic districts are subject to the review and approval of the Cultural Heritage Board (CHB). In 2011, the City Housing Authority submitted a Certificate of Appropriateness (COA) request to allow demolition of the portion of the adjacent house that encroached onto the subject parcel. The request was approved on June 15, 2011 (P11-0260). Essentially the garage, a portion of the adjacent home and a 1,329 square foot second dwelling unit in the rear of the subject lot were demolished. The work was completed in June 2012 (permit 11-3218). The adjacent home was repaired and patched to match, and a new detached garage was built in the rear portion of that lot in August 2012 (permit 11-3583). The only improvements remaining with the subject property include the historic sidewalk, an approximately twelve foot wide driveway approach that led to the former two car garage, and a mature street tree in the parkway.

A condition of the prior approval alerted future applicants to the fact that any proposed single-family residence at 4570 Sunnyside Drive would require a COA. The new home would need to comply with the Citywide Residential Historic District Design Guidelines, Title 19 and Title 20. The Housing Authority selected the Riverside Housing Development Corporation to develop a new home on the lot through a competitive Request for Proposal process in 2013. The intent is for the home to be a moderate income first-time homebuyer property.

V. DETAILED PROJECT DESCRIPTION:

The project consists of a new, single story 1,400 square foot single family residence with a 441 square foot detached garage in the rear portion of the lot. The design of the home is essentially Minimal Traditional with some Craftsman style elements. The PHHD as a whole contains an eclectic variety of home styles, primarily Tudor Revival and Spanish Colonial Revival but also including Craftsman, Ranch and Minimal Traditional styles. The homes on Sunnyside in particular include mostly Ranch and Minimal Traditional style homes. Minimal Traditional is a style that developed as a direct result of the minimum threshold in space and amenities required by the Federal Housing Administration (FHA). It is a compromise style that reflects the forms of Revival and traditional styles without the decorative detailing. Houses in this style are typically one story in height and demonstrate an economy of materials and design with lower roof pitches, narrower eaves and relatively small footprints. Garages were often detached in the rear of the home.

The proposed single family residence will comprise approximately 1,400 square feet in a single story volume on a square plan. The style is compatible with the Minimal Traditional, Tudor and Ranch style homes found along both sides of Sunnyside near the project site. Most of the surrounding homes are clad in stucco; the provision of some Craftsman detailing on the proposed home provides visual interest while still not adding significantly to construction costs. The roof is a medium pitched hipped roof covered in asphalt composition shingles with clipped eaves. A gabled porch occurs over the entry, with what appears to be vertical siding or venting lath above the beam, supported by battered posts on capped stucco bases (an earlier iteration had contemplated a stone veneer on the bases). Walls will be clad in stucco. Windows on the front of the home and the forward area of the west elevation are single hung sashes; primarily sliding windows and a patio door occur elsewhere. (Again, an earlier iteration had contemplated eight-over-one sashes on the front elevation.) The solid front door is proposed to be flanked by glazed

sidelights. The home will be approximately 16 feet in height. The detached garage in the rear of the lot is proposed to be built to City standard plan, with a medium pitched gabled roof, louvered vent and paneled roll-up metal garage door. Colors for the home include a light yellow toned stucco (La Habra “Meadowbrook”), white trim (Dunn Edwards “Whisper White”), and a grey (Elk “Weatherwood”) composition shingle roof. Conditions address the material and colors for the siding/lath in the porch gable, the porch piers, the garage and the concrete of the driveway. In addition, conditions specify which windows need to be wood sash (also an issue that is discussed later in this report), suggest multi-pane upper sashes on the front elevation, and elimination of the proposed sidelights to achieve a more historically compatible appearance with the surrounding historic district.

The site plan makes use of the existing driveway approach, with the driveway curving to the right of the home to access the garage. Front yard landscape consists of turf, deer grass (*Muhlenbergia rigens*) at the home’s foundation, and planter areas with deer grass and India Hawthorne shrubs. Conditions ensure the appropriate spacing and numbers of plants especially along the home’s foundation because the plan shows too few deer grass plants based on recommended spacing. A flowering tree will also be planted in the front yard that will be either a Crape Myrtle, Desert Willow or Jacaranda.

VI. LOCATION/SURROUNDING LAND USES:

	Existing Land Use	General Plan Designation	Zoning/SP Designation
Project Site	Vacant	Medium Density Residential (MDR)	Single Family Residential, Cultural Resources Overlay (R-1-7000, CR)
North	Single Family Residence (SFR)	MDR	R-1-7000, CR
East	SFR	MDR	R-1-7000, CR
South	SFR	MDR	R-1-7000, CR
West	SFR	MDR	R-1-7000, CR

VII. PROJECT ANALYSIS:

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

Section 20.25.050 of Title 20 in the Municipal Code outlines the findings and criteria necessary to approve a Certificate of Appropriateness. The findings are summarized earlier in this report; this section provides more particular information about some of the criteria and the project’s relationship to the PHHD.

The Sunnyside Place subdivision was recorded in the 1920s, but the majority of the homes on Sunnyside Drive were built between 1930 and 1941. One home predated the subdivision, and half a dozen homes were built before and half a dozen after the most active construction period. Construction during the 1930s and 1940s explains the predominance of the architectural styles on Sunnyside Drive that were trending toward Modern styles and away from the Period Revival styles that were more prolific in the 1920s. Most of the homes on Sunnyside have a typical 25 foot or larger front yard setback, five foot side setback on the

non-driveway side, and a driveway leading to parking at the rear of the lot on the other side. The lot configuration and pattern of development consisting of 50 foot wide lots and homes with typical five foot side setbacks (which Title 19 allows for lots less than 60 feet wide) were well established by the 1930s.

Design Guidelines specific to the PHHD were approved on May 21, 2008, and supplement the Citywide Residential Historic District Design Guidelines. Particularly relevant to this project are the PHHD guidelines to maintain similar front yard setbacks with turf, locate garages to the rear, maintain narrow driveway approaches and keep the scale of new development consistent with the district. The overall design of the home, the proposed materials as conditioned, its massing and scale, and the proposed siting and layout of the home and garage on the lot, are all consistent with the character of the PHHD as called for by the applicable Design Guidelines. As such, the project is also consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

One issue that has been raised by the applicant is staff's request for wood sash windows on the front and publicly visible areas of the home. Staff advised the applicant of the material to be consistent with the Citywide Residential Historic District Design Guidelines as implemented by policy of the CHB for visible facades in historic districts. (Otherwise, the Design Guidelines actually call for wood sash windows all the way around the home; this is still the policy direction for individually significant designated homes). The plans comply with staff's request, but the applicant is requesting that the CHB modify conditions to allow the use of vinyl windows throughout all of the home's elevations including the front. The CHB will note that staff is proposing a condition that would require wood sash windows on the front elevation that are multi-over-single paned, as well as wood sash for the first two windows on the west elevation next to the driveway. These four window areas will be readily seen from public views. The applicant contends that the requirement for wood sash windows adds to the project cost (about 20% more than vinyl for each window according to staff's research), and has cited several other instances of existing vinyl windows in the area. The attached photos show a variety of contributors and non-contributors, some with original windows and some with non-approved vinyl.

It could be argued that the use of wood windows is more critical for contributing structures. However, it is still important for the streetscape and appearance of all homes within a historic district to convey an appropriate character. Staff and the CHB have had some success obtaining consistency with the Guidelines for other non-contributing sites like a recently approved new home on Elmwood in Wood Streets. On the other hand, there are cases where non-contributing new homes were allowed to use vinyl, including a recent case on Franklin in the Seventh Street East Historic District. Although the Design Guidelines state that compatible materials should be used for new infill construction in historic districts, non-contributors are allowed more flexibility given they are not historic in and of themselves.

Staff will defer to the CHB's decision on the window sash material and the other conditions that staff anticipates will concern the applicant. If vinyl windows are allowed throughout and other material changes are agreed to by the CHB, then condition of approval 5.f and potentially other conditions will need to be modified with a motion to approve the project.

- **General Plan/Zoning Conformance:**

General Plan: The proposed project is consistent with the existing General Plan land use designation for the project site because it involves a single family home in a Medium Density Residential land use designation.

Zoning: The project is consistent with the development standards for the R-1-7000, Cultural Resources Overlay zone set forth in Title 19 of the Municipal Code.

VIII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to adjacent property owners. No written comments have been received to date.

IX. EXHIBITS:

1. Location Map
2. Aerial Photograph
3. Project Plans
4. Site and Area Photographs

STANDARD AND CASE-SPECIFIC CONDITIONS

Case Number: P14-0360

Meeting Date: August 20, 2014

Standard Conditions

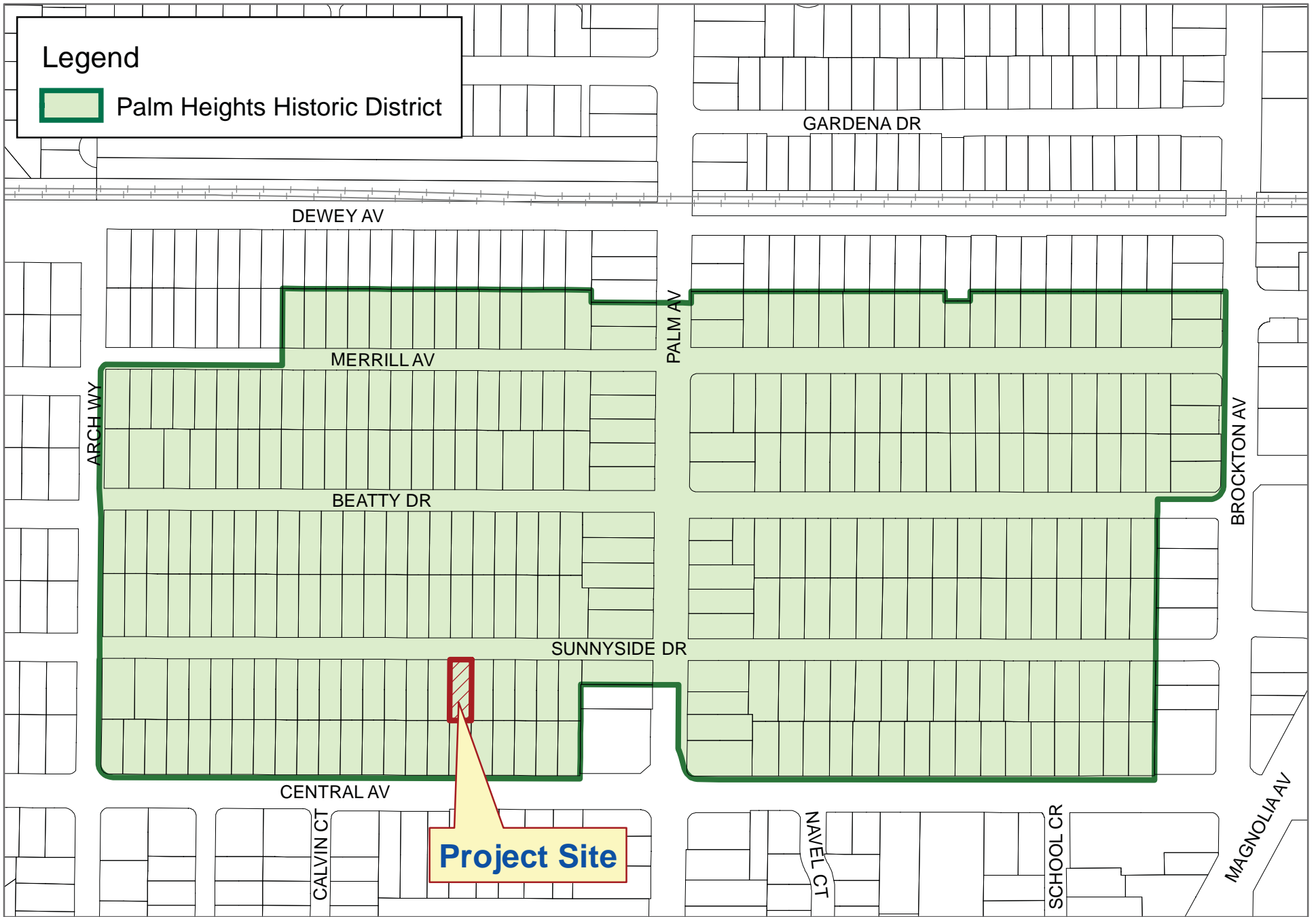
1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **UTILITIES** hold can be released.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on September 1, 2014. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$1,531.20. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.
3. This approval will expire in one year on August 20, 2015.
4. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised and continually thereafter.

Case-Specific

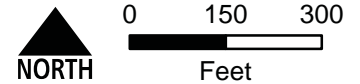
5. Prior to issuance of building permits, the applicant shall revise the building permit plan check plans to incorporate all of the following changes or submit the necessary information:
 - a. Call-out a wood material and color details and submit a paint chip for the siding/venting lath as well as the knee brace/outlookers at the front porch gable end consistent with the home's architectural style to the satisfaction of CHB staff.
 - b. Submit a manufacturer's cutsheet for a front door consistent with the home's architectural style to the satisfaction of CHB staff. Eliminate the proposed sidelights flanking the front door.
 - c. The porch piers may either be square and clad in an appropriate style stone veneer (such as ashlar or coarsed stone or brick, not ledge or stacked stone) consistent with the home's architectural style, or the assembly may be modified to be simple 6X6 wood posts from ground to porch beam, to the satisfaction of CHB staff.
 - d. The sets of paired windows on the north (front) elevation, and the first two single hung windows on the west (side) elevation are publicly visible within the Historic District, and shall be wood sash. All other windows may be vinyl or similar quality alternative material.

- e. *Advisory:* The applicant should consider changing the paired windows on the front elevation to be multi (six or eight lights)-over-single pane.
 - f. Unless otherwise approved by CHB staff, the driveway shall be gray concrete with historically appropriate scoring, without any modern finishes or added colors.
 - g. The project shall protect in place and re-use the existing driveway approach including its location, width, material and design; or if required to be relocated by Public Works, shall be re-constructed to match the existing in all these respects. The existing mature parkway tree shall be protected in place.
 - h. The garage exterior materials, details and colors shall match those of the new home. The garage door shall be of a color or painted to match the approved paint scheme.
 - i. The landscape plan shall be modified to show additional *Muhlenbergia rigens* plants to achieve a maximum spacing of two feet on center.
 - j. Show design and materials for any proposed fencing, gates and walls consistent with the home's architectural style to the satisfaction of CHB staff.
6. Prior to approval of the final inspection, the installation of the landscape and irrigation per the approved plans must be complete. Call CHB staff to schedule the final inspection at least a week prior to needing the release of utilities. Upon final inspection of landscaping, if staff finds that the amount of landscaping is insufficient, staff will require additional plants/groundcover consistent with the approved palette.
7. During all project site construction, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.

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Teri Delcamp

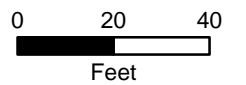


P14-0360, Exhibit 1 - Location Map

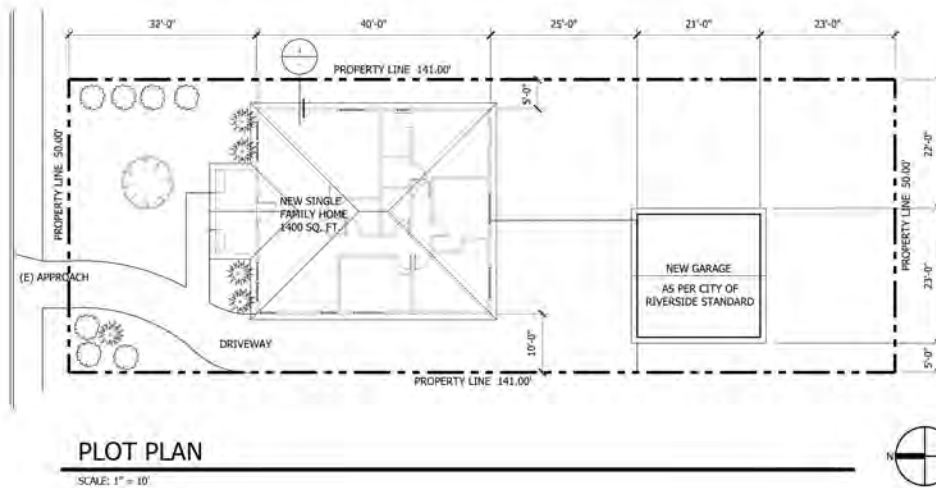




P14-0360, Exhibit 2 - 2012 Aerial Photo



Riverside Housing Development Corporation

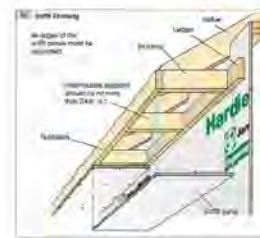


PLOT PLAN

SCALE: 1" = 10'

LANDSCAPE PALETTE

- SHRUBS (5 GAL)
- RAHPOLEPIS INDICA
- PAUH EMERGIDA RIDING
- TREES (15 GAL)
- CRAPE MYRTLE OR DESERT WILLOW OR JACARANDA
- GROUNDCOVER
- GRASS
- CONCRETE



1 HR FIRE RATED HARDY SOFFIT PANEL NER-405

PROVIDE HARDY SOFFIT PANEL AT ALL EAVES PROJECTIONS CLOSER THAN 5'-0" TO PROPERTY LINE, OR PROVIDE A STUCCO FIN. AT ALL EAVES CLOSER THAN 5" TO PROPERTY LINE.

Sheet Index

SHEET	SHEET TITLE
T5	TITLE SHEET / LANDSCAPE PLAN
A1	FLOOR PLAN
A2	ELEVATIONS
A3	BUILDING SECTIONS + ROOF PLAN
A4	ELECTRICAL PLAN
A5	CITY STANDARD GARAGE PLANS
T24	ENERGY CALCULATIONS
S1	FOUNDATION PLAN
S2	FRAMING PLAN
D-1	DETAILS
D-2	DETAILS

Plan Notes

2010 CALGREEN SITE REQUIREMENTS

- CONTRACTOR SHALL IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE, AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM. ALL STORM DRAIN INLETS SHALL BE PROTECTED USING FILTER FABRIC CLOTH TO PREVENT SEDIMENTS FROM ENTERING THE STORM DRAINAGE SYSTEM DURING CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL KEEP MATERIALS OUT OF THE RAIN, AND PREVENT RUNOFF POLLUTION AT THE SOURCE. STORE HAZARDOUS WASTE IN DRUMS AND COVERED BINS AND CONTRACT A COMPANY TO DISPOSE OF IT PROPERLY.
- RECYCLING BINS AND CONTAINERS SHALL BE INSTALLED IN CONVENIENT LOCATIONS ON THE JOBSITE.
- FIRE SPRINKLER SYSTEM IS REQUIRED. A RESIDENTIAL SPRINKLER SYSTEM MEETING FIRE PROTECTION ASSOCIATION 130 IS REQUIRED. PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.

Xavier Hernandez

Xavier Hernandez
Project Architect



BUILDING MAINTENANCE AND OPERATION

- At the time of final building inspection a manual or steps manual providing the following information shall be placed in the building:
 - Directions to the owner that the annual shall comply with the building.
 - Operation and maintenance instructions for all equipment and appliances.
 - Information on local utilities concerning conservation programs.
 - Public transportation and carpooling available in the area.
 - Information on the positive aspects of an inactive seismic liability between 20-40 percent and how those levels may be achieved and maintained.
 - Information concerning water-conserving landscaping and irrigation designs.
 - Instructions for emergency gutters and downspouts and the importance of directing water at least 5 feet away from the foundation.
 - Information on required exterior maintenance measures, including, but not limited to caulking, painting, sealing, staining the building, etc.
 - Information about mold abatement and remediation programs available.
 - A copy of any special reports or commissioning reports required to verify compliance with the Green Code standards.

MATERIAL CONSERVATION

- Amplify specific removal pipes, electric cables, conductive when openings in slabs or concrete walls shall be provided system for passage of cables by closing such openings with concrete mortar or capstones and/or acceptable to the Building Official.
- The Construction Waste Management Plan shall require that at least 50% of all non-hazardous construction waste generated by this project as identified in the following table is recycled and/or salvaged.

Waste Material Type	(A) Estimated weight of waste being recycled or salvaged (lb tons)	(B) Estimated weight of recycled or salvaged waste (lb tons)	(C) Projected Diversion Rate (in Percent)
Asphalt	0	0	Calculate the Projected Diversion Rate Percentage by using the following formula: $(B) \div (A) \times 100 = (C)$ NOTE: Total diversion rate shall not be less than 50%.
Concrete	07	05	
Metal	0	0	
Wood	10	10	
Insulation	0	0	
Drywall	10	10	
Cardboard and paper	02	02	
Plastics	01	01	
Glass	0	0	
Other	0	0	
TOTAL FOR ALL MATERIALS	600 LB	500 LB	50%

- All subcontractors shall comply with the project's Construction Waste Management Plan.
- This project shall generate the least amount of waste possible by planning and verifying carefully, following all proper storage and handling procedures to reduce, reuse and recycle materials and using materials whenever possible. Waste materials shall be stored on site prior to removal.
- All construction waste removed from the site shall be documented and said documentation shall be provided in an organized format to the relevant agency in order to verify compliance with the Construction Waste Management Plan.

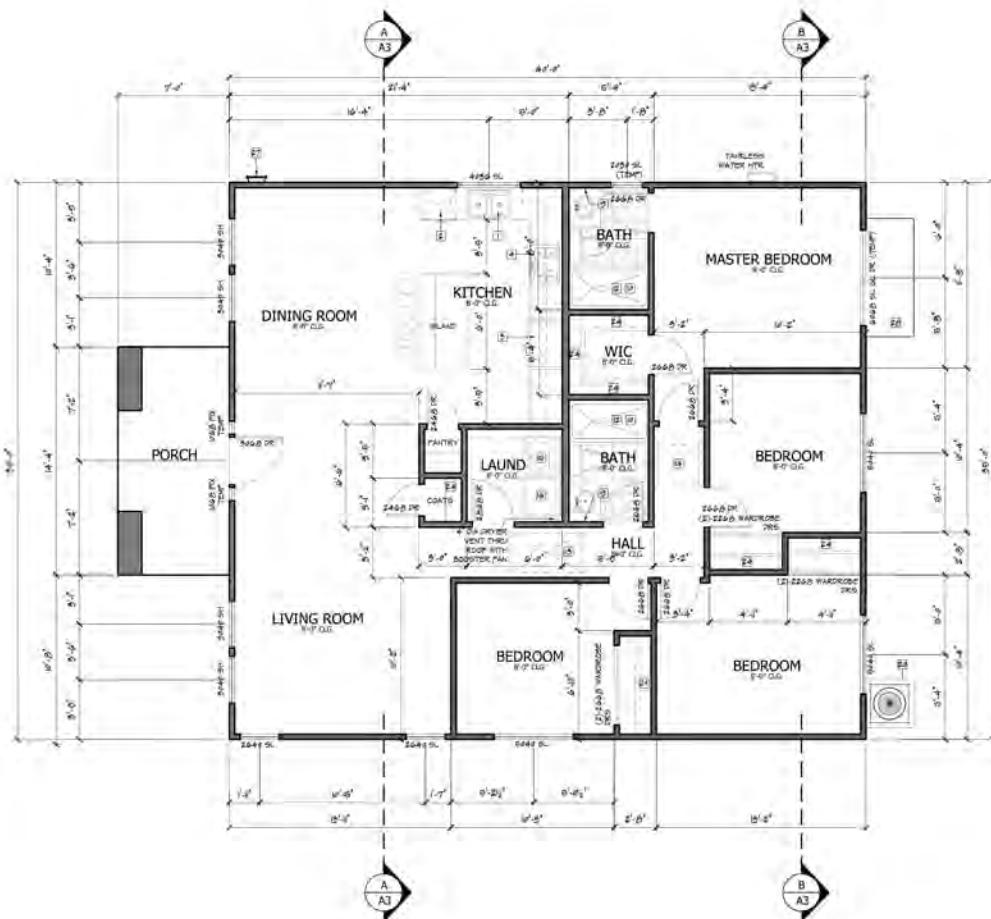
Project Data	Scope Of Work	Vicinity Map
<p>LEGAL DESCRIPTION</p> <p>A.P.N.: 226-291-052 LOT SIZE: .17 AC LOT / TRACT: 55 / -</p> <p>ZONING INFO:</p> <p>R-1-7000 CONSTRUCTION TYPE: VB OCCUPANCY: R3 / U CITY: RIVERSIDE COUNTY: RIVERSIDE</p> <p>PROJECT AREAS</p> <p>TOTAL LIVING AREA SQ. FOOTAGE: 1400 SQ. FT. TOTAL GARAGE AREA SQ. FOOTAGE: 441 SQ. FT.</p> <p>APPLICABLE BUILDING CODES:</p> <p>2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA GREEN CODE 2013 CALIFORNIA MECHANICAL CODE</p>	<p>TO BUILD A NEW SINGLE FAMILY HOME WITH A DETACHED GARAGE.</p> <p>Contact</p> <p>Project Manager: Cleve Stevens 951.232.5056</p> <p>Designer: Xavier Design Group 11711 Collett Ave. Riverside, CA 92505 Contact: Xavier Hernandez Tel: 951.830.2018 xavier@xavierdesigngroup.com</p> <p>Structural Engineer: EW-Webb Engineering Inc. 1299 Columbia Ave. Ste. E-7 Riverside, CA 92507 Tel. 951.788.2050</p> <p>T24 Consultant: Xavier Design Group 11711 Collett Ave. Riverside, CA 92505 Contact: Xavier Hernandez Tel: 951.830.2018 xavier@t24consultants.net</p>	

PROJECT: **RHDC**
4570 Sunnyside Dr.
Riverside, CA 92506

rev date remark

Title Sheet
+ Plot Plan

TS



FLOOR PLAN

SCALE: 1/4" = 1'-0"

SHEET NOTES

1. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLUMB AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF WEATHER BY CLOSING SUCH OPENINGS WITH CONCRETE WORKING CONCRETE MASSIVITY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL WITH AIR GAP FOR DISHWASHER.
2. ENERGY STAR REFRIGERATOR WITH AIR GAP (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS).
3. ENERGY STAR BATED REFRIGERATOR SPACE. PROVIDE RECESSED GOLF WATER DR AND SINK OFF FOR ICE MAKER.
4. RANGE/COOKTOP WITH BUILT-IN HOOD, LIGHT AND FAN (VENT TO OUTSIDE AIR).
5. DOUBLE OVEN (VENT TO OUTSIDE AIR).
6. OVF. SO. SINKY FLOOR TO PLUMB THE HEIGHT(S).
7. PANTRY ACCESS TO PLUMB FOR GAS.
8. SELF-CLOSING TOILET FITTING. GOLF-WOOD FLOOR WITH MIN. 3/4" MIN. FIRE PROTECTION RATING. WEATHER-STRIPPING AND METAL THRESHOLD.
9. RECESSED MEDICINE CABINET.
10. 30"x60" FIBERGLASS TUB AND SHOWER UNIT, 1/2" MIN. 7/8" HIGH CEMENT PLASTER, CROWN TILE OR APPROVED EQUAL AT WALLS. PROVIDE CERTAIN RISE OF SAFETY GLASS ENCLOSURE. CONTROL VALVES TO BE PROGRAMME BALANCED OR THERMOSTATIC MIXING VALVES.
11. FIBERGLASS SHOWER PAN (SEE PLAN FOR SIZE) WITH MIN. 7/8" HIGH CEMENT PLASTER, CROWN TILE OR APPROVED EQUAL AT WALLS. CONTROL VALVES TO BE PROGRAMME BALANCED OR THERMOSTATIC MIXING VALVES.
12. WALL COVERINGS SHALL BE CEMENT PLASTER TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 7' ABOVE FINISH FLOOR MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT GLASS ENCLOSED DOORS AND PANELS MUST BE LABELED CATEGORY 1. SINKY OVER OUTSIDE. IF AREA OF SINKY RECEPTOR SHALL BE NOT LESS THAN 1/4" SQ. IN. OF FLOOR AREA AND ENCLOSURE A 3/4" DIA. CIRCLE.
13. PAN IN ATTIC. PROVIDE LIGHT, POWER UNRESTRICTED 24" PASSAGE, 3/4" WIDE WORK SPACE AND AIRSPACE AIR SUPPLY. PROVIDE COMPENSATE FROM LINE TO OUTSIDE. VENT TO OUTSIDE AND COMBUSTION AIR.
14. 3/4" x 3/4" ATTIC ACCESS, MIN. WITH MIN. 3/4" CLEAR. FIBERGLASS FLOOR (SINGLE LIGHT, 3/4" OUTLET, MIN. 24" SOLE FLOORING TO PAN).
15. ENERGY STAR HORIZONTAL AND VERTICAL SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. PROVIDE SAFETY PAN AND DRAIN AT SECOND FLOOR LOCATIONS.
16. DEVISE SPACE. PROVIDE DEVISE VENT TO OUTSIDE AIR WITH BACKDRAFT EMPIRE. PROVIDE 1/2" FIRE CALLING IF FIRE PROTECTED A FIRE WALL. W/ MAX LENGTH WITH MAX. 2 ELBOWS.
17. WATER HEATER ON A 1/2" HIGH PLATFORM WITH SOME STRAPS AND VENT TO OUTSIDE. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AND COMBUSTION AIR.
18. FIRE GAS (GAS APPLIANCE) PREPLACE BY LEAKAGE FOR 24" (RECT) VENT.
19. OCCUPANCY SEPARATION BETWEEN GARAGE AND LIVING AREA. PROVIDE LAYER OF 6/8" TYPE "X" GYF. SO. ON GARAGE SIDE OF WALLS. ALIGNED TO LIVING AREA AND AT ELEMENTS SUPPORTING SEPARATION ABOVE GARAGE SHALL PROVIDE 2 LAYERS OF 6/8" GYF. SO. APPLIED TO THE BOTTOM OF THE FLOOR. BE SCOP. "BOARDS" IF SPACING IS GREATER THAN 1/2" OC. TRAP ALL BEAMS AND SUPPORTING POSTS.
20. RC CONCRETE ON WEATHERPROOF PAN 3" ABOVE GRADE (VERIFY SIZE AND LOCATION). PROVIDE 24" W/ WEATHERPROOF ENCLOSURE AND A 1/2" WEATHERPROOF OUTLET WITHIN 24" OF UNIT.
21. 6/8" TYPE "X" GYF. SO. AT WALLS AND CEILING AT ENCLOSED USABLE SPACE UNDER STAIRS.
22. 2-4"x8" ON SLOPPED COMBUSTION AIR VENTING. 1/2" HIGH WITHIN 2" OF CEILING AND ONE LOW WITHIN 12" OF FINISHED FLOOR.
23. 3" DIAMETER PIPE COLLARS.
24. PAINT-GRADE WOOD OR VINYL-COATED WIRE. 1/2" DEEP SHELF AT 3/4" ABOVE FINISHED FLOOR.
25. STUCCO SINKY ENTER TO EXTERIOR ELEVATIONS FOR HEIGHT(S).
26. STUCCO SHELF, SLOPE TO DRAIN.
27. 3/4" MIN. ELECTRICAL PANEL WITH MIN. 3/4" UPER. SINKING WITH CODE TO GAS AND WATER PIPING. CONNECTIONS SHALL HAVE A MIN. CLEARANCE ABOVE ROOF OF NOT LESS THAN 9".
28. 3/4"x3/4" MIN. CONCRETE STOP.

MAX. FLUSH VOLUMES AND FLOW RATES

WATER CLOSETS	120 GAL PER FLUSH
SHOWER HEADS	2.5 GAL PER MINUTE
PANTRY/SINKY/LAVS	16 GAL PER MINUTE
KITCHEN PANTRY	18 GAL PER MINUTE

XDG
 XAVIER DESIGN GROUP
 11711 COLLETT AVE. #413
 R I V E R S I D E
 CALIFORNIA 92505
 951 830 2018

Xavier Hernandez

Xavier Hernandez
 DESIGN IDEAS

WE RESERVE THE RIGHT TO DISCONTINUE THE PROJECT OR MAKE ANY CHANGES WITHOUT NOTICE. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE FINAL CONTRACT SHALL BE THE BASIS FOR CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

RIVERSIDE HOUSING DEVELOPMENT CORPORATION

RHDC
 4570 Sunnyside Dr.
 Riverside, CA 92506

PROJECT:

rev date remark

Floor Plan

A1

Xavier Hernandez

Xavier Hernandez
 ARCHITECTURE
 I DO NOT ASSUME ANY AND ALL RESPONSIBILITY AND LIABILITY FOR THE WORK WHICH HAS BEEN PREPARED TO FOLLOW THESE PLANS, SPECIFICATIONS AND CONDITIONS UNLESS THEY COME TO MY ATTENTION AND I HAVE BEEN SPECIFICALLY REQUESTED TO OBTAIN AND/OR FOLLOW THE BUSINESS WITH RESPECT TO ANY BIDDING, CONTRACTS, INSTRUMENTS, AGREEMENTS OR CONDITIONS WHICH ARE ALLEGED. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFYING CONDITIONS ON THE JOB AND SHALL VERIFY AND OBTAIN TO SEE FOR RESOLUTION PRIOR TO COMMENCING THE WORK IN QUESTION.



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

COLOR / MATERIAL LEGEND



1 STUCCO:
LA HABRA
4B MEADOWBROOK



2 TRIM:
DUNN EDWARDS-
WHISPER WHITE DEW340



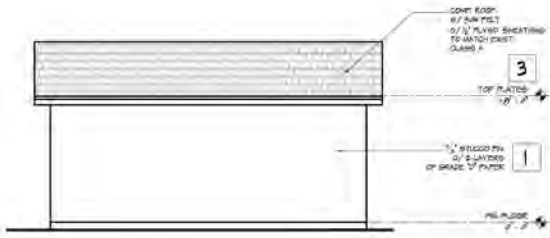
3 ROOF MATERIAL:
ELK - WEATHERWOOD

PROJECT: **RHDC**
 4570 Sunnyside Dr.
 Riverside, CA 92506

rev date remark

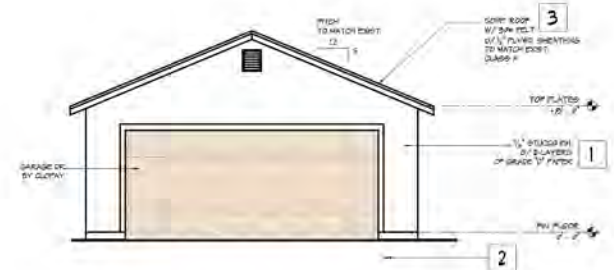
Building Elevations

A2



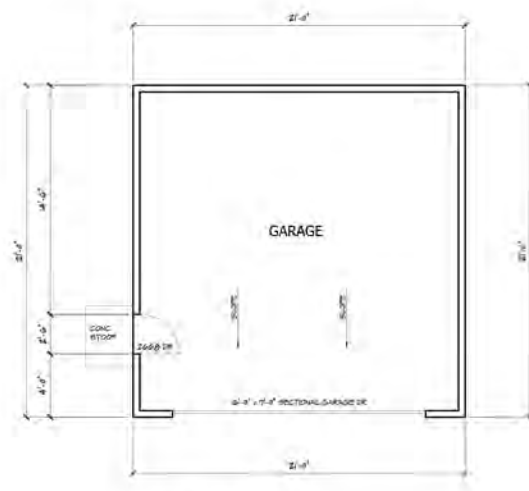
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

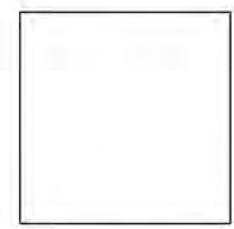
SCALE: 1/4" = 1'-0"



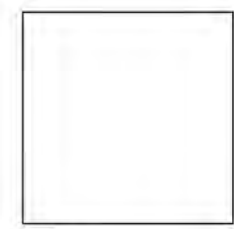
FLOOR PLAN

SCALE: 1/4" = 1'-0"

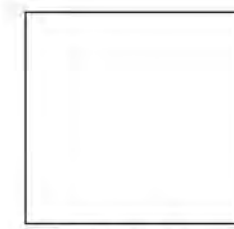
COLOR / MATERIAL LEGEND



1 STUCCO:
LA HABRA
48 MEADOWBROOK



2 TRIM:
DUNN EDWARDS-
WHISPER WHITE DEW340



3 ROOF MATERIAL:
ELK - WEATHERWOOD

XDG
XAVIER DESIGN GROUP
11711 COLLETT AVE. #413
R I V E R S I D E
CALIFORNIA 92505
951 830 2018

Xavier Hernandez

Xavier Hernandez
ARCHITECT
XAVIER HERNANDEZ HAS ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THESE ARCHITECTURAL SERVICES. THE CLIENT AGREES TO DEFEND, HOLD HARMLESS AND INDEMNIFY THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF HIS PROFESSIONAL SERVICES. THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THE SERVICES PROVIDED. THIS AGREEMENT IS MADE IN FULL AND COMPLETE CONSIDERATION OF THE PARTIES AND IS NOT SUBJECT TO ANY OTHER AGREEMENTS OR CONTRACTS. THE ARCHITECT'S OBLIGATIONS UNDER THIS AGREEMENT SHALL BE TERMINATED UPON THE ARCHITECT'S DEATH OR DISABILITY.

PROJECT:
RHDC
4570 Sunnyside Dr.
Riverside, CA 92506

rev	date	remark

Garage Plans

A6

P14-0360, Exhibit 4 - Site and Area Photos



Subject Site - 4570 Sunnyside Drive



Adjacent Site - 4578 Sunnyside Dr (Non-contributor)

P14-0360, Exhibit 4 - Site and Area Photos



Home with Original Windows



Home with Original Windows

P14-0360, Exhibit 4 - Site and Area Photos



Home with Original Windows



Home with Original Windows

P14-0360, Exhibit 4 - Site and Area Photos



Home with Original Windows



Home with Vinyl Windows on Left; Home with Original Windows on Right

P14-0360, Exhibit 4 - Site and Area Photos



Non-contributor on Left; Contributor with Original Windows on Right



Home with Vinyl Windows

P14-0360, Exhibit 4 - Site and Area Photos



Home with Vinyl Windows



Home with Vinyl Windows

AGENDA ITEM: 1
Distributed August 20, 2014

TO: City of Riverside Cultural Heritage Board,
Teri Delcamp, Senior Planner

From: Riverside Historical Society Board of Directors
Re: Planning Case P14-0360

We support the City Planning staff's recommendation for approval of case P14-0360, involving a location on Sunnyside Drive, in the Palm Heights Historic District.

We agree that the proposed residence would be appropriate in the Historic District, regarding the size, style, colors, and general features of the new house.

Thank you for your attention to our comments.
Regards,

Riverside Historical Society Board of Directors Steve Lech, President P.O. Box 246 Riverside CA
92502-0246

Sent by:
Laura L. Klure, RHS Board Member
llklure@att.net



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM NO.: 2

WARD: 3

CULTURAL HERITAGE BOARD HEARING DATE: August 20, 2014

I. CASE NUMBER(S): P12-0393 (Tentative Parcel Map 36458)
P12-0394 (Variance)
P14-0640 (Certificate of Appropriateness)

II. PROJECT SUMMARY:

- 1) **Proposal:** Proposed Certificate of Appropriateness for the alteration of land and demolition or significant alteration of structures and features associated with the historically eligible Walton/Merriman residence as part of a Tentative Parcel Map (TPM 36458) to subdivide a 14.63 acre, two-parcel site, into three lots ranging in size from 1.02 to 11.61 acres within the RC - Residential Conservation Zone.
- 2) **Location:** 6240 and 6260 Hawarden Drive, situated on the easterly side of Hawarden Drive, mid-block between Horace Street and Rolling Ridge Road.
- 3) **Applicant:** John Pitchford and Emily Lawson
6260 Hawarden Drive
Riverside, CA 92506
- 4) **Case Planner:** Brian Norton, Associate Planner
(951) 826-2308
bnorton@riversideca.gov

III. RECOMMENDATION:

That the Cultural Heritage Board:

1. **RECOMMEND** that the City Planning Commission **DETERMINE** that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and **ADOPT** a Mitigated Negative Declaration pursuant to Section 15097 of the CEQA Guidelines;
2. **RECOMMEND** that the City Planning Commission **ADOPT** the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and

3. **APPROVE** Planning Case P14-0640 based on the findings outlined in the staff report and summarized below, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project:

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

FINDINGS: The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: As conditioned, the project complies with this finding. The evaluation of the property determined the Walton/Merriman Residence is an eligible Structure of Merit not for association with Riverside's citrus industry, but for its association with A.W. Boggs and the development of the large residential lots acquired and improved by individuals interested in property on Hawarden Drive, outside the City's core, during the first few years of the 1900s. The evaluation also identified the adjoining alignment of Hawarden Drive as historic and a pre-historic milling station site was recorded. There will be no known physical change or impact associated with this project on the pre-historic milling station site. Mitigation measures ensure the appropriate future design of new driveways to the parcels from Hawarden Drive. The project does not propose any physical changes to the Walton/Merriman Residence itself, other than reducing the area of land on which the home is located. The original Walton property included the original home footprint, citrus groves and the barn and water reservoir/irrigation features (the avocado groves on the project site are not historic). However, the citrus groves were separated off from the home and the other features when Tetley and Merriman divided the property circa 1907, and are now offsite to the south outside the project area. Merriman's property essentially encompasses the entire project site. The groves were the primary reason for the existence of the related barn and water reservoir/irrigation features. When the property was divided between Tetley and Merriman, and Merriman owned the home, outbuildings and features on dry land, the property was arguably no longer the agricultural property it had been when Walton owned it. Merriman built a significant addition to the Walton Home in 1910, creating the eligible Structure of Merit that is present on the property today. Given the entire Walton property was no longer intact after the sale of the grove, the home's construction and major addition are the primary source of the property's significance under the Structure of Merit criteria. The potential demolition or significant alteration of the barn, reservoir and irrigation features will thus not reduce the integrity of the Walton/Merriman Residence and the project will not have any impact on the character-defining features of the historic home. Mitigation measures ensure the eligible historic status and responsibilities under Title 20 are recorded on title, and that the related features will be thoroughly documented prior to any demolition or significant alteration. Moreover, the project will not preclude a future owner from seeking designation of the property as a Structure of Merit.

FINDINGS: The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.

FACTS: As conditioned, the project complies with this finding. As the cultural resources evaluation quotes from Joan Hall's *Cottages, Colonials and Community Places of Riverside* (2003), Walton built his "modest two-story house...between the grand homes of John Mylne and William Irving, executives of the Riverside Trust Company." Walton was also appointed to some of the same important boards of directors as members of the Mylne and Irving families. Staff finds additional historic significance in the fact that Walton, while of more modest means, specifically chose to hire a respected architect/builder and to build his home in the midst of the desirable Arlington Heights area near the homes of some of Riverside's most prominent individuals. Merriman was Tetley's partner and a prominent Riversider in his own right. Again quoting from Hall's book, the report states that in 1903, [Merriman] married one of the town's most eligible [young] ladies, Julia McIntyre. After an elaborate wedding, the newlyweds honeymooned in Europe for six months and returned to live with her parents in Riverside" before purchasing the Walton home in 1907. Merriman then added onto the home to more appropriately reflect their social standing. The nearby Cultural Resources are the Landmark Irving ("Raeburn," built in 1897 as the greenbelt's first grove mansion at the southerly end of Hawarden Drive) and Mylne ("Greystones," also built in 1902 less than 400 feet north on Hawarden) homes, as well as the Henderson Structure of Merit ("Edgemont," built in 1901 further north on Hawarden, and an eligible Landmark). It is acknowledged that the Walton/Merriman Residence does not exemplify the architectural grandeur and cohesiveness that the Irving, Mylne and Henderson homes exhibit. However, the Walton/Merriman Residence holds its own unique historical place both in geographical proximity as well as a social history relationship to these other designated resources. The reduction of the land area on which the home is located will not physically alter the home since it is not a grove property and will still consist of two acres stretching behind the home. The project does not in any way affect the nearby designated Cultural Resources, and will not alter the historical relationship of the Walton/Merriman Residence to those homes.

FINDINGS: The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.

FACTS: As conditioned, the project complies with this finding. The only new construction involved with this project will be the addition of new driveways. Mitigation measures ensure the design of the driveways will be compatible with historic Hawarden Drive.

FINDINGS: The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.

FACTS: As conditioned, the project complies with this finding. There is no proposed new development at this time. It is possible that at some time in the future, a home may be constructed on the newly created parcel; however, the fact that it is a corridor lot will result in a home needing to be situated several hundred feet away from Hawarden Drive and will not have any noticeable effect on the character of the road other than a compatibly designed driveway. As noted in findings above, the reduction of the land area on which the Walton/Merriman Residence is located will not physically alter the eligible historic home or its historic context, and thus, the project will not alter the historical relationship of the Walton/Merriman Residence to the surrounding area.

FINDINGS: The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: As conditioned, the project complies with this finding. The proposed mitigation measures are intended to ensure that the project will not significantly adversely affect any important architectural, historical, cultural or archaeological feature or features now, or in the future.

FINDINGS: The project is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.

FACTS: As conditioned, the project complies with this finding. The project does not include new building construction, but does include new driveways – one to the existing non-historic home at 6260 Hawarden, and the other to the newly created corridor lot between 6260 Hawarden and the Walton/Merriman Residence at 6240 Hawarden. Mitigation measures ensure that the driveway designs will be compatible with the character of historic Hawarden Drive. Although no home is currently proposed on the new parcel, it is conceivable that one may be built in the future. The design of the lot as a corridor lot will force new construction well off Hawarden Drive. In that respect, the design of the parcel map is consistent with the Design Guidelines because any new home in the future will not be seen along the historic Hawarden Drive streetscape. Only the driveway will be visible, and as noted, its design is required to be compatible with the character of Hawarden Drive.

FINDINGS: The project is consistent with the Principles of the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

FACTS: As conditioned, the project complies with this finding. The project comprises a Rehabilitation project because it is altering an existing area of land to accommodate future construction, as well as minor driveway improvements and the loss of features from the historic period. As noted in the findings above, the primary character-defining historic elements associated with this project are the Walton/Merriman Residence with a sufficient amount of land area, the adjoining Hawarden Drive, and the prehistoric milling station site. Mitigation measures ensure that new driveways on Hawarden Drive will be designed appropriately to comply with the Secretary of the Interior’s Standards. The milling station site is in a protected area that should not be impacted by development; however, its

location is within property that will be subject to review under Title 20 for any future projects be contemplated. Although the barn, reservoir and irrigation features were constructed during the property's 1902-1910 period of significance, they were associated with citrus groves that were no longer associated with the property after 1907. These features do retain integrity, although they are either not being used or are in a significantly deteriorated condition. The request to be able to either demolish, fill in, enclose, cover over and/or partially remove the barn, reservoir and irrigation features, etc., will affect or destroy historic fabric and the integrity of the features. Mitigation measures are proposed to ensure that these features are adequately documented through photographic and limited as-built drawings before any significant alterations occur to them. These features are related to, but are not key character-defining features of, the Walton/Merriman Residence. They were more important for their original association with citrus groves that have not been part of the property since 1907. As such, the loss of the features' integrity will not adversely affect the integrity of the eligible Walton/Merriman Residence Structure of Merit. Mitigation measures require notice and recordation of the property's eligible status for future owners, as well as review under Title 20 for driveways on Hawarden and any future contemplated alterations to the Walton/Merriman Residence itself. Archaeological monitoring will also be required for any future development of a home on the new parcel.

IV. BACKGROUND/HISTORY:

A Cultural Resources Report was required to be prepared for the project. The report, "A Phase I Cultural Resource Investigation of Tentative Parcel Map No. 36458, the Pitchford-Lawson Property in the City of Riverside, Riverside County, California" was prepared by McKENNA et. al. April 2013 (see Exhibit 5). The report identified a prehistoric and two historic resources: a milling station site, the adjacent historic Hawarden Drive, and the Walton/Merriman Residence with some related features at 6240 Hawarden Drive. The report identifies the Walton/Merriman Residence as an eligible Structure of Merit. To address potential impacts on the identified resources, a Mitigated Negative Declaration was prepared for the project and circulated for public review (see Exhibit6)

The significance of the Walton/Merriman Residence site, which comprises the existing 14.63 acre parcel, is associated with A.W. Boggs, a local architect and contractor who built the home for owner Christopher J. Walton, and the development of residential properties on this section of Hawarden Drive during the first few years of the 1900s. An added texture to this significance is the notion that Walton (who owned groves in other locations prior to his purchase of this property and who would later be elected to the boards of directors for the Victoria Avenue Citrus Fruit Association and the Prenda Pumping Company) aspired to own a grove home in a prestigious area overlooking Arlington Heights that was already home to his prominent colleagues.

As the McKenna report quotes from Joan Hall's *Cottages, Colonials and Community Places of Riverside* (2003), Walton built his "modest two-story house...between the grand homes of John Mylne and William Irving, executives of the Riverside Trust Company" (who were also represented on the same boards of directors as Walton). Walton sold his property to the real estate firm of Tetley and Merriman in 1907, and it was divided between the two men. Tetley retained the portion of the property with the citrus groves and Merriman the portion with the

home, related features, and dry land without groves. Merriman then built a significant addition to the home in 1910, essentially making it the resource it is today. Merriman and Tetley were also prominent, well-respected individuals in Riverside whose properties reflected their position and wealth in Riverside. Walton had moved away from Riverside by 1911 according to a newspaper article that referred to him as a former resident (*Riverside Daily Press*, July 22, 1911) and Merriman died in 1918. His widow Julia Merriman continued to own and reside in the home until 1929, when it was sold to the Bonnett family. Descendants of the Bonnetts continue to own the property today. As noted above, the primary significance of the Walton/Merriman Residence property is associated with its early period of development. Thus, there is a relatively short period of significance for the property as identified by McKenna, from 1902 to 1910.

Also as noted above, there are related features with the Walton/Merriman Residence consisting of a barn, reservoir and irrigation features. However, the offsite citrus groves to the south were at one time associated with (and arguably were the main reason for the existence of) these related features. Yet the groves were separated off from these features when Tetley and Merriman divided the property in 1907. Given the entire Walton property was no longer intact after the sale of the grove, the home's construction and major addition from 1902-1910 are the primary source of the property's significance under the Title 20 Structure of Merit criteria.

V. DETAILED PROJECT DESCRIPTION:

The applicant is proposing to subdivide an approximately 14.63 acre, two-parcel site, currently developed with two single family residences, a barn, a reservoir, irrigation features, a freestanding garage, an asphalt driveway and avocado groves into three parcels ranging in size from 1.02 to 11.61 acres. To implement the project as proposed, the applicant is requesting two variances: the first to allow Parcel 2 to be a corridor access lot; and a second variance to allow Parcel 3 to be less than 2.0 acres in size. The City Planning Commission will address the proposed Tentative Parcel Map (see Exhibit 3) and associated variances in relation to the existing development standards at a future meeting.

As proposed, Parcel 1 would include the existing historically eligible Walton/Merriman residence which was constructed between 1902-1910 and associated barn structure constructed between 1904-1906. Parcel 2 would include the reservoir and irrigation features, constructed in 1904, associated with the Walton/Merriman residence, an existing avocado orchard, planted after 1958 and a proposed vehicular driveway. Parcel 3 would include the existing single family Lawson residence, constructed in 1975. The current proposal indicates both existing single family residences would remain; the freestanding garage structure serving the Lawson residence, southerly of the reservoir, would be removed; and the barn, reservoir and irrigation trough would most likely be removed or significantly altered. A new driveway and replacement garage would be added to provide access to the existing Lawson residence on Parcel 3. No development, beyond the previously mentioned driveway and proposed demolition or significant alteration of structures and features associated with the historically eligible Walton/Merriman residence, is proposed at this time. However, the new Parcel 2 could be developed with a single family residence at some future time.

VI. LOCATION/SURROUNDING LAND USES:

	Existing Land Use	General Plan Designation	Zoning/SP Designation
Project Site	Single Family Residence	HR – Hillside Residential	RC – Residential Conservation
North	Single Family Residence	MDR – Medium Density Residential	RC – Residential Conservation
East	Vacant	MDR – Medium Density Residential	RC – Residential Conservation
South	Single Family Residence	MDR – Medium Density Residential	RC – Residential Conservation
West	Single Family Residence	MDR – Medium Density Residential	RC – Residential Conservation

VII. PROJECT ANALYSIS:

- **Compliance with section 20.25.050 of the City of Riverside Municipal Code:**

Section 20.25.050 of Title 20 in the Municipal Code outlines the findings and criteria necessary to approve a Certificate of Appropriateness. The findings are summarized earlier in this report; this section provides more particular information about some of the criteria.

The current proposed removal or significant alteration of the barn, reservoir and irrigation trough (and potentially additional buried irrigation features), as well as the removal of a significant area of land on which the home and these features are located, are potentially significant impacts. These changes have the potential to affect the integrity of the Walton/Merriman Residence’s setting and to eliminate some of the associated features that were part of the original Walton property.

The proposed parcel map creates an additional parcel, taking the property from its existing two parcel configuration to three. The size of the parcel on which the historic Walton/Merriman Residence is located will be reduced in size. The proposed property line separating Parcel 1 from Parcel 2 will result in some of the related features being on a separate parcel from the main house, which could be under separate ownership in the future. Moreover, the owners have indicated that the barn is in such poor condition that they request approval to demolish the structure in the near future. The reservoir in its current condition and situation and the irrigation trough also pose concerns that the owners wish to address through some type of modification which may include removal. In addition, the possible future construction of a driveway(s) for one or more of the parcels would need to be sensitive to the character of historic Hawarden Drive and the Hawarden Drive Special Design Area. The prehistoric milling station feature is located in an area that appears not to be impacted by the proposed subdivision. It is unlikely to be affected any time in the future due to its more remote and protected location. However, its presence could herald additional unknown archaeological features that may be affected by future development of Parcel 2.

The Cultural Resources Report discusses these potential impacts and makes recommendations for mitigation measures aside from any the City may add. Cultural Heritage Board staff is recommending the addition of several mitigation measures. These

measures were developed in dialogue with the applicant and their cultural resources consultants. While the applicants were not amenable to a mitigation measure that required them to formally designate the Walton/Merriman Residence, they do concur with the proposed mitigation measures in the MND. Essentially, the mitigation measures are intended to ensure protection of potential resources, and to not preclude a future owner of the Walton/Merriman Residence from applying for designation of the property. The mitigation measures are sufficient to reduce impacts to a less than significant level in accordance with CEQA. As outlined at the beginning of the report, the measures are also sufficient for the project to meet the required findings for approval of a Certificate of Appropriateness.

Based on the analysis above, Cultural Heritage Board staff support this project based on the above findings and subject to the proposed mitigation measures and conditions of approval. The mitigation measures and conditions will ensure that: the significance of the Walton/Merriman complex is recorded, documented and treated appropriately; the home could be designated in the future; associated features of the resource are acknowledged and documented prior to any demolition or significant alteration; future driveway design(s) on Hawarden Drive are compatible with the road as a historic resource; and prehistoric resource(s) are protected and/or treated appropriately.

- **General Plan/Zoning Conformance:**

General Plan: The proposed project is consistent with the existing General Plan land use designation for the project site meets or exceeds all density requirements under this proposal.

Zoning: The project is consistent with the development standards for the RC – Residential Conservation zone set forth in Title 19 of the Municipal Code, with the exception of deviations from the lot configuration and minimum lot size standards. A variance application has been submitted to address these deviations and will be considered by the City Planning Commission at a future date.

VIII. PUBLIC NOTICE AND COMMENTS:

Public notices were mailed to property owners and occupants within 300 feet of the subject site. One written notification was received in favor of the project and one phone call was received in favor of the project.

IX. EXHIBITS:

1. Location Map
2. Aerial Photograph
3. Tentative Parcel Map 36458
4. Site and Area Photographs
5. Cultural Resources Report

Draft Mitigated Negative Declaration

STANDARD AND CASE-SPECIFIC CONDITIONS

Case Number: P14-0640

Meeting Date: August 20, 2014

- *Mitigation measures are indicated with an asterisk (*)*

Standard Conditions

1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented before **FINAL INSPECTION** hold can be released.
2. Actions by the Cultural Heritage Board, including any environmental finding may be appealed. There is a ten day appeal period that will lapse at 5:00 p.m. on September 02, 2014. Appeals of the Board's action will not be accepted after this time. The appeal fee is \$1,531.20. Appeals will be considered by the Land Use Committee of the City Council at their next available meeting. Appeal processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.
3. This approval will expire in one year on August 20, 2015.
4. The granting of this request shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised and continually thereafter.

Case-Specific

- *5. In compliance with legal requirements regarding disclosure in effect at the time of sale, the seller or his/her representative shall disclose that the Walton/Merriman Residence Property is an Eligible Cultural Resource as defined by, and subject to applicable requirements of, Title 20, "Cultural Resources," of the Riverside Municipal Code as well as any other applicable City codes.

Prior to Map Recordation

- *6. Prior to approval and recordation of the final parcel map, the following specific conditions shall be completed:
 - a. A note shall be added to the parcel map stating "Parcels 1 and 2 herein have been determined to contain cultural resources that were previously part of a single property. Future development on the parcels is subject to Title 20 of the Riverside Municipal Code as follows: Parcel 1 relative to the eligible Structure of Merit Walton/Merriman Residence property; Parcel 2 for design of a new driveway relative to the Hawarden Drive historic resource; and Parcels 1 and 2 relative to potential pre-historic archaeological resources."

- b. A note shall be added to the parcel map stating “For any future development of Parcels 1 and 2, if buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations.”
- c. The Cultural Resources study DPR forms shall be corrected by an individual meeting the Secretary of the Interior’s Professional Qualifications standards and shall be submitted for review and approval to the City Historic Preservation Officer or Qualified Designee to address City comments provided in a memorandum dated July 22, 2013:
 - 1) Corrected DPR forms for Hawarden and the prehistoric site feature were never provided, and need to be submitted for final review and approval. The DPR format for the residence, Hawarden and prehistoric feature shall be the current format used by OHP and shall include all required information and analysis.
 - 2) The revised DPR form for the Walton/Merriman property shall address the following:
 - a. The address should be noted as 6240, not 6260, Hawarden Drive.
 - b. There is still no California Historic Resource Status Code assigned, and the DPR format used does not have the required spot for the code to be inserted. (Based on the report, the status code should be “5S2 – individual property that is eligible for local listing or designation.”)
 - c. There is no physical description provided for the four contributing features in section P3a, Description, on either the main form or the continuation sheets.
 - d. A period of significance (either a date or a range of dates) needs to be inserted under section B10 for each of the features (currently blank).

Prior to Issuance of Demo Permit

- *7. Prior to submittal of a demolition permit or request for substantial alteration to the City of Riverside for any of the Walton/Merriman Residence’s related features (barn on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the applicant shall complete HABS-like documentation of the Walton/Merriman Residence property and the related features on Parcels 1 and 2 to include, at a minimum, photography and limited measured drawings as follows:
 - a. Digital black and white photography of all elevations, character-defining features and context views. Features to be photographed include the exterior of the Walton/Merriman Residence, barn, reservoir and irrigation trough.
 - b. Photographs will be copied onto an archival quality CD and printed on archival quality paper. Each black and white photograph shall be in an archival quality clear sleeve, labeled, and inserted into a binder enclosed in an archival document box. Labels shall identify the feature/item in the photograph, the direction/interior room where the photo was taken, and the date of the photo.

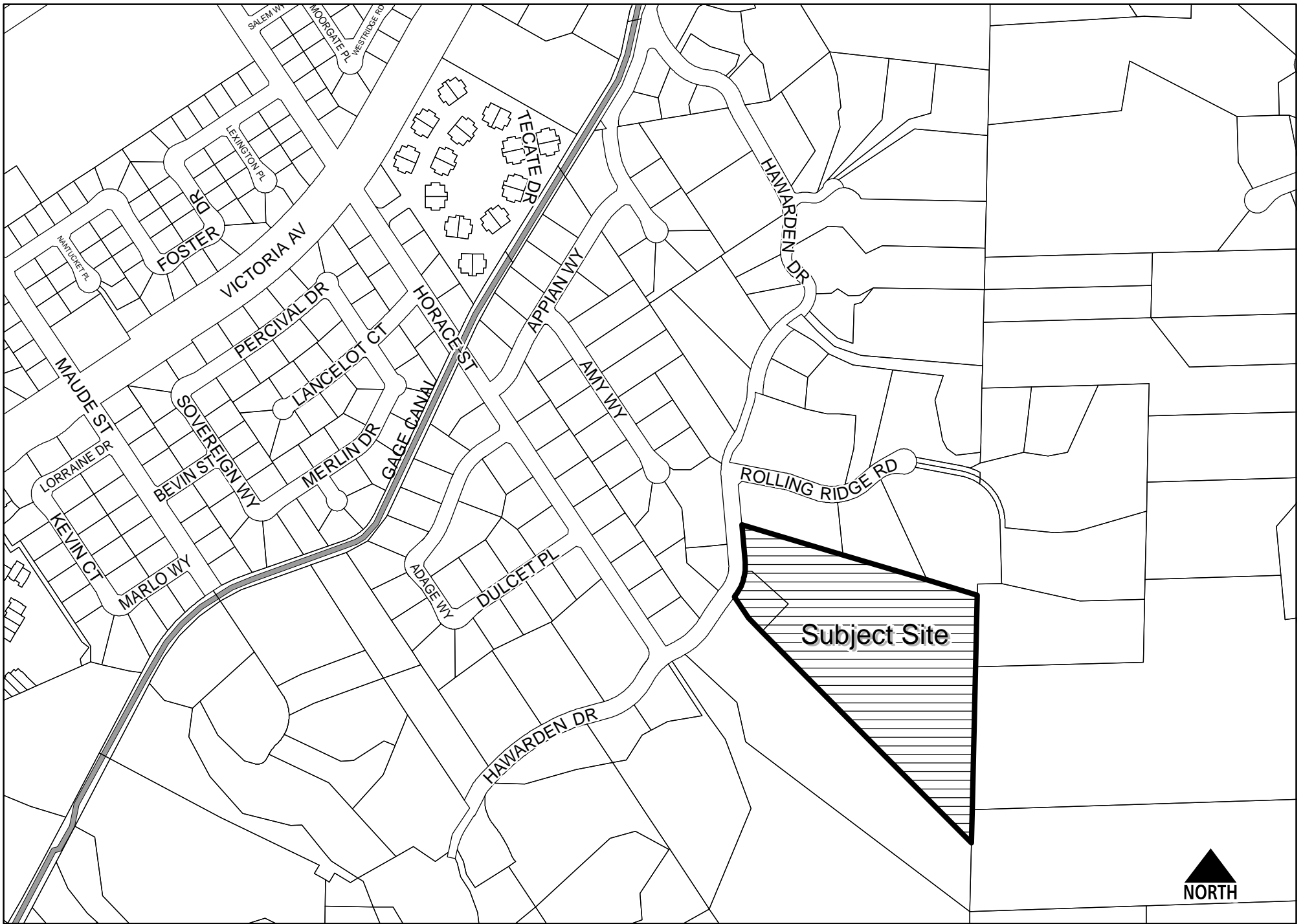
- c. A photo point location map plan of the property, indicating the view directions of all exterior photographs, shall also be prepared and included in the binder. A current aerial photograph or a property survey could be used as the base map and shall include at minimum street label(s), built and feature footprint outlines and labels, a scale bar and a north arrow in addition to the photo locations.
 - d. Measured drawings for the reservoir and irrigation trough shall be submitted on the archival quality CD and printed on archival quality paper. Drawings shall include dimensioned plan views of both features, and a profile section of the irrigation trough. Drawing size shall be minimum 11" X 17". A black and white print shall be included in the archival document box, and one additional mylar or similar original shall be provided.
 - e. One copy of the final approved DPR forms shall be included in the archival document box.
 - f. The owner shall submit two complete sets in two archival document boxes, plus one archival quality CD and one original measured drawing to the City for archiving by the Community Development Department with the Library and/or the Riverside Metropolitan Museum.
- *8. Prior to approval of a demolition or significant alteration permit by the City of Riverside for any of the site's related features (barn on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the HABS-like documentation required in Mitigation Measure 8 a.-f. above shall be completed, submitted and approved by the City Historic Preservation Officer or Qualified Designee. The owner shall also submit acceptable evidence with the demolition or significant alteration permit request to indicate whether the windows and exterior siding materials, etc., from the barn will be salvaged and used for a new garage and/or offered to an appropriate salvage organization or company.

During Construction

- 9. During all project site construction, the construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
- *10. The following mitigation measure will reduce any project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during future construction:
 - a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.
 - b. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5,

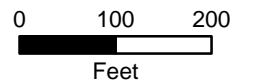
State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 must be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

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Brian Norton



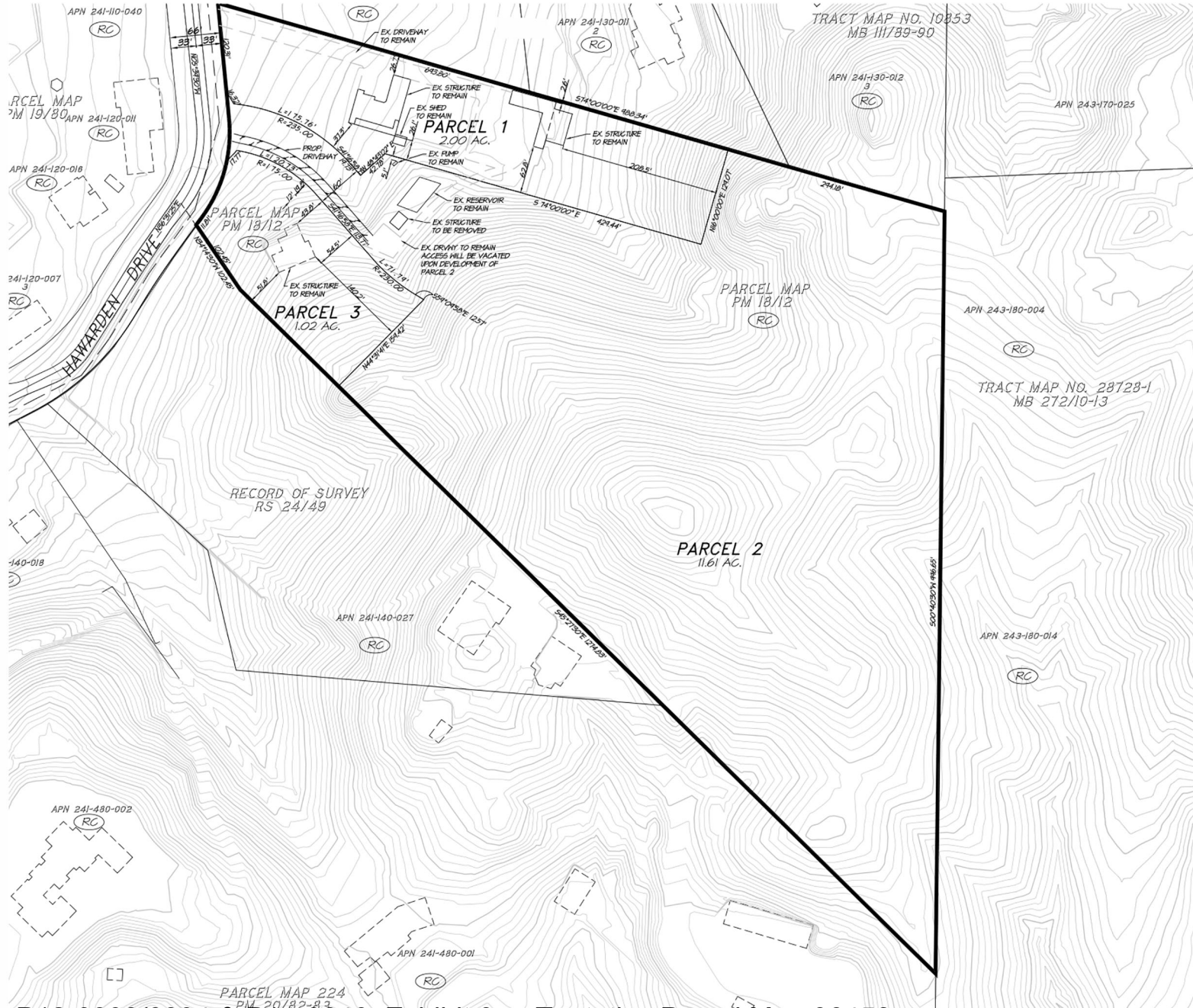


P12-0393/0394, P14-0640, Exhibit 2 - 2012 Aerial Photo



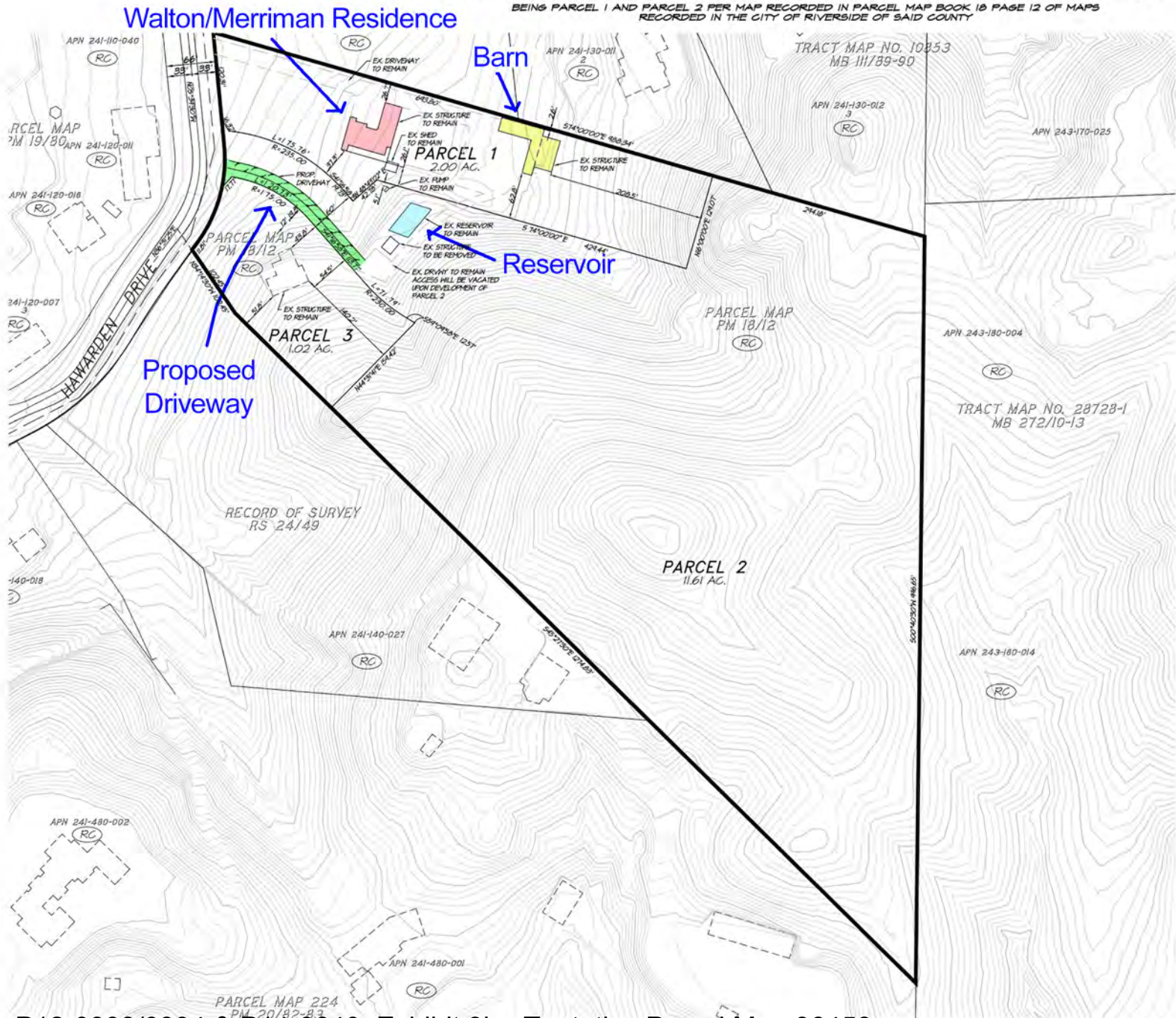
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36458

BEING PARCEL 1 AND PARCEL 2 PER MAP RECORDED IN PARCEL MAP BOOK 18 PAGE 12 OF MAPS
RECORDED IN THE CITY OF RIVERSIDE OF SAID COUNTY



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36458

BEING PARCEL 1 AND PARCEL 2 PER MAP RECORDED IN PARCEL MAP BOOK 18 PAGE 12 OF MAPS
RECORDED IN THE CITY OF RIVERSIDE OF SAID COUNTY



P12-0393/0394 & P14-0640, Exhibit 3b - Tentative Parcel Map 36458

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Hawarden Drive



Walton/Merriman Residence



Walton/Merriman Residence

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Walton/Merriman Residence

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Walton/Merriman Residence

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Walton/Merriman
Residence

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Barn

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Barn

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Reservoir



Irrigation

P12-0393/0394 & P14-0640, Exhibit 4 - Site & Area Photos



Irrigation

P12-0393/0394 & P14-0640, Exhibit 5

**A PHASE I CULTURAL RESOURCE INVESTIGATION
OF TENTATIVE PARCEL MAP NO. 36458,
THE PITCHFORD-LAWSON PROPERTY
IN THE CITY OF RIVERSIDE,
RIVERSIDE COUNTY,
CALIFORNIA**

Prepared for:

Garry Lawson
6260 Hawarden Drive
Riverside, California 92606

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Job No. 02-13-04-1615

April 8, 2013

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**A CULTURAL RESOURCES INVESTIGATION
OF TENTATIVE PARCEL MAP NO. 36458,
THE PITCHFORD-LAWSON PROPERTY
IN THE CITY OF RIVERSIDE,
RIVERSIDE COUNTY,
CALIFORNIA**

by,

Jeanette A. McKenna, Principal
McKenna et al., Whittier CA

INTRODUCTION

McKenna et al. (Appendix A) initiated this cultural resource investigation of the Pitchford-Lawson properties in the City of Riverside, Riverside County, California, at the request of Garry Lawson and in support of a proposed Tentative Parcel Map No. 36458 (Figure 1). This Tentative Parcel Map (TPM) was prepared by Adkan Engineering of Riverside, California, and recently revised to reflect the most recent plan for the subdivision of the property(ies). The project area was initially recorded in Parcel Map Book 18, Page 12, Riverside County. This cultural resource investigation was completed for compliance with the California Environmental Quality Act, as amended, the California Subdivision Map Act, and the local City of Riverside data requirements.

PROJECT DESCRIPTION

The current project area is owned by John Pitchford and Emily Pitchford Lawson and involves the two properties located at 6240 Hawarden Drive (currently unoccupied) and 6260 Hawarden Drive (occupied by Garry and Emily Lawson), Riverside, Riverside County, California. The property at 6240 Hawarden Drive is cross-referenced as Assessor Parcel No. 241-140-014 (APN). The property at 6260 Hawarden Drive is identified as Assessor Parcel No. 241-140-013 (APN). The two properties involve 14.6 acres.

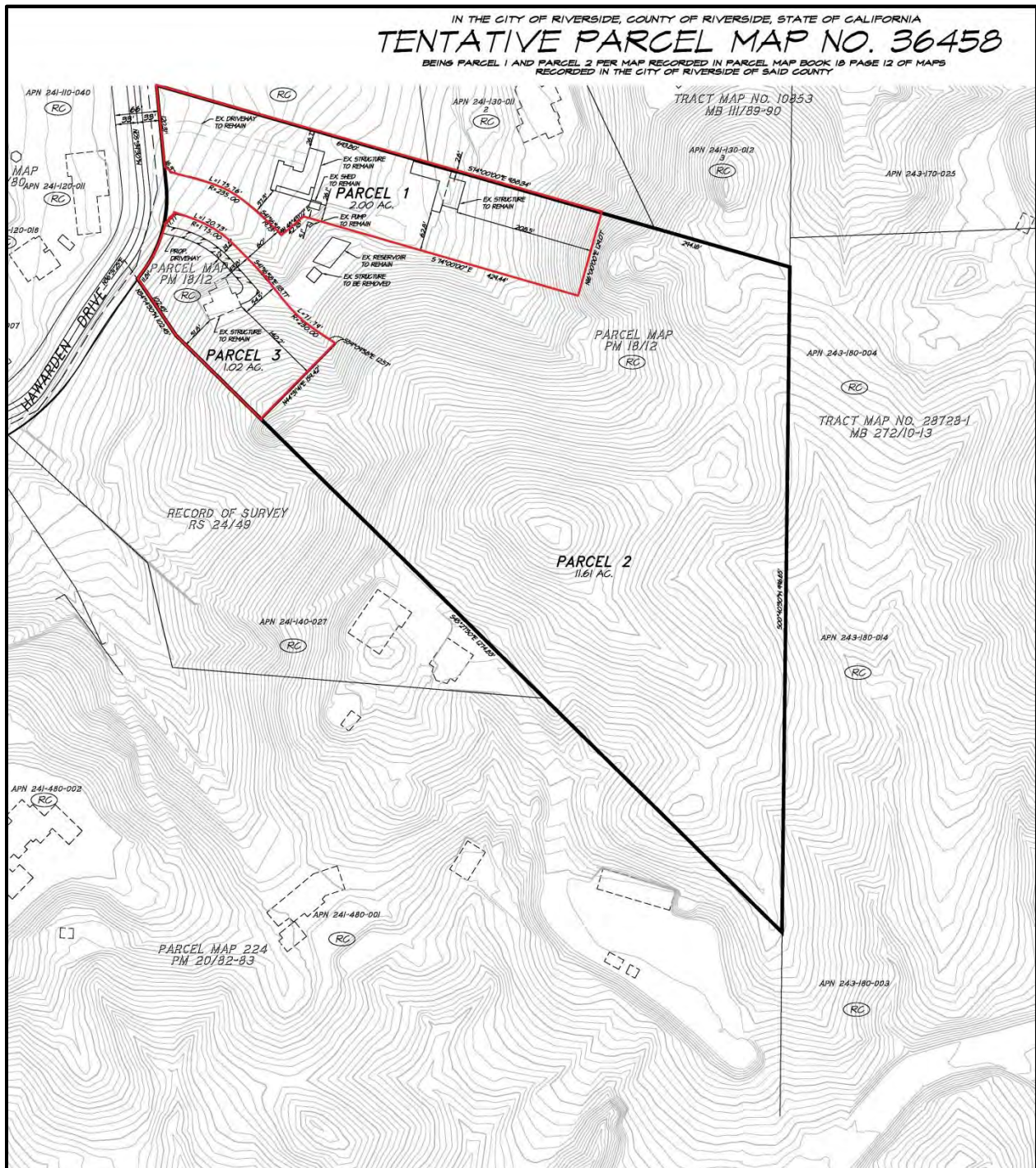


Figure 1. Tentative Parcel Map 36458 (revised; see Appendix E for larger version).

The proposed project involves the identification of three parcels: Parcel 1 = 2.00 acres/net; Parcel 2 = 11.61 acres/net; and Parcel 3 = 1.02 acres/net. The existing driveway within Parcel 1 will not be altered. A second driveway accessing Parcel 3 will be established within the parcel boundaries. There is no proposed driveway or other vehicle access to Parcel 2, save through Parcel 1.

Parcel 3 is the property now identified as APN 241-140-013 (6260 Hawarden Drive) and there is no change proposed for the property boundaries or size. The proposed subdivision involves the current APN 241-140-014 (6240 Hawarden Drive) and will entail the subdivision into two parcels, resulting in one property of 2.00 acres and another of 11.61 acres. Improvements identified within the three proposed parcels include a residence at 6260 Hawarden Drive (ca. 1975) with an associated garage and landscaping; a residence (ca. 1902) and barn at 6240 Hawarden Drive; and between the two residential complexes is a subterranean water reservoir (ca. 1960s) and work shed (ca. 1970s). At this time, the project involves the removal of the work shed, only (within proposed Parcel 2).

LOCATION AND SETTING

The Pitchford-Lawson properties are located within the City of Riverside, Riverside County, California. More specifically, the properties are within Township 3 South, Range 5 West, and the southeastern quarter of Section 2 (Figures 2 and 3). Illustrated in Figure 4, the two parcels are irregularly shaped with a smaller frontage along Hawarden Drive and widening to the east/southeast. The properties are identified as 6240 and 6260 Hawarden Drive and were recorded in Map Book 18, Page 12. Hawarden Drive is located at the southern end of Horace Street, east and southeast of the eastern extension of Victoria Avenue. This area is roughly centralized within the City of Riverside and annexed into the City as "Arlington Heights."

In general, this area is considered to be southeast of the Pedley Hills and Jurupa Mountains. The Santa Ana River is approximately three miles to the northwest. Elevations within the project area range between 1080 and 125 feet above sea level and the property rises from west to east. Drover (1979) characterized the area as part of the Peninsular Range geologic province with granitic outcrops and occasional pools of standing water. Citing Drover (1979:3-4), the soils are described as "... decomposing granite and are relatively shallow, erosional cuts showing two feet in depth with more significant gradation in the valley bottoms. Some basalt outcrops are also present, rock thereof showing thermal cracking from local brush fires some of which appear to have occurred recently."



Figure 2. General Location of the Project Area.

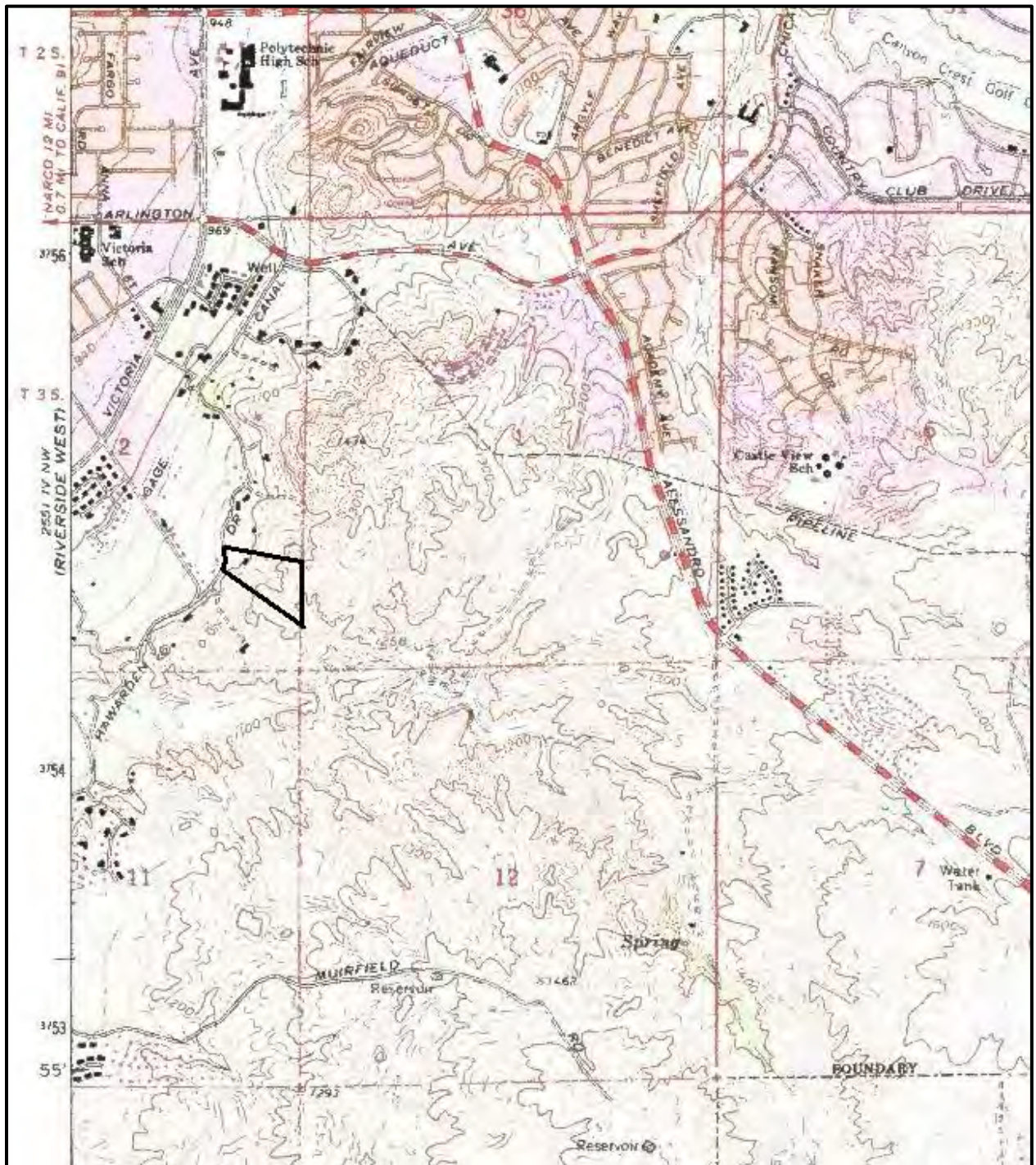


Figure 3. Specific Location of the Project Area (USGS Riverside East Quadrangle, rev. 1980).

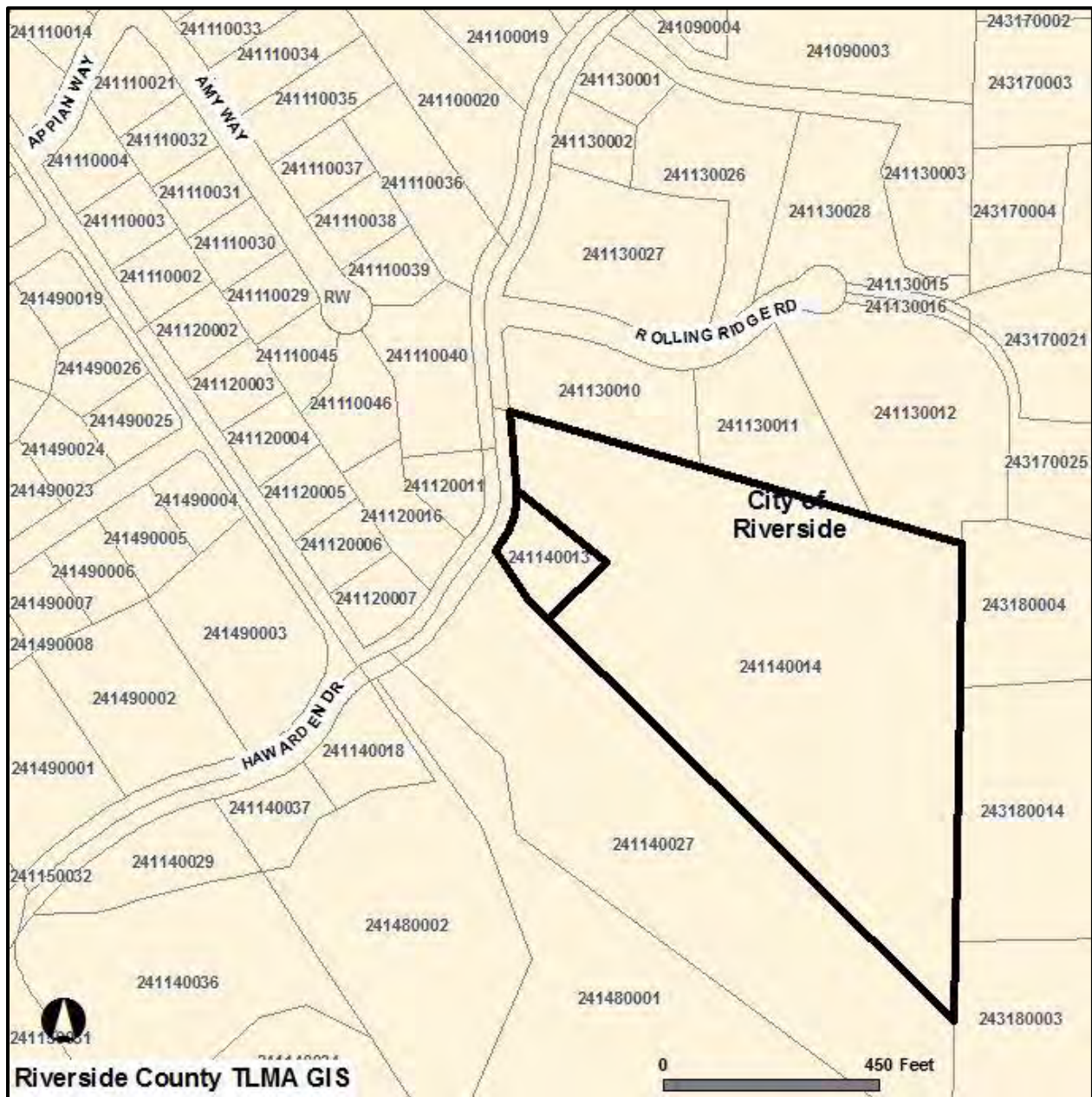


Figure 4. Properties Identified by the County of Riverside System.

Gray (1961:57) noted that marine sedimentation occurred in the early Miocene and probably continued in to the Pliocene epochs, resulting in the formation of the Santa Ana Mountains. Geological testing by Leighton and Associates, Inc. (1988) has dated the older alluvium to approximately 25,000 years B.P. (before present). Additional data indicated that, in general, the surface areas continued to erode while the substrate re-

mains relatively intact. The general area is dominated by the presence of sandy top soils and some exposed bedrock outcroppings (Figure 5). Desert Sage Scrub habitat originally characterized the area, but it has been replaced by intrusive vegetation, including palms, avocado, and citrus trees. Indigenous sage and deer weed may still be present in surrounding hillsides (Bean and Saubel 1972; Mead 1972; Drover 1979; and ARMC 1980).



Figure 5. Aerial Photograph of the Project Area and Surrounding Properties.

This portion of Riverside County is reported to have been considerably different during prehistoric times (Bissell 1993:3-4; petrified cypress tree remains have been recovered from the nearby Puente Hills, R. Reynolds 1994, Personal Communication). Heusser (1978) postulates pines once covered the general area between 10,000 and 6000 B.C. These dates are synonymous with the Early Prehistoric Horizon (pre 6000 B.C.) currently accepted by Southern California archaeologists. A shift in weather conditions (i.e. warmer weather) resulted in the replacement of pines with oak woodland and, eventually, grasslands.

According to Heusser (1978), the grasslands were replaced by sage scrub and chaparral during the Late Prehistoric Horizon (post A.D. 750). Natural resources available to prehistoric (and historic) populations can be found within a short distance of the current project area. These include the resources associated with the nearby Coastal Communities (i.e. saltwater estuaries, beach and coastal strand habitats, and the marine community).

Riparian woodlands, fresh water marsh lands, grasslands, oak woodlands, additional scrub communities, and chaparral can all be identified in the general area. Studies of a basin identified south and west of the current project area yielded archaeological data addressing the presence of a fresh water marsh/estuary exploited by prehistoric populations (McKenna 1992).

CULTURE HISTORY BACKGROUND

The geographical area associated with Northwestern Riverside County is generally considered to be within the traditional Luiseño territory, although many have argued that it is highly likely that the area is also associated with the Gabrieliño, Cahuilla, and/or Serrano (see McKenna 1992 and 1995). Lando's summary of ethnographic research for the area (1978) concluded that any number of Native American populations may be represented: the Gabrieliño, as argued by Strong (1929), Johnston (1962), and Leonard (1975); the Serrano, as discussed by Reid (1968); and/or the Luiseño, as presented by Gould (n.d.). While Sparkman (1908) argues strongly that the area is NOT Luiseño, others (e.g. Kroeber 1908 and 1925; Lando 1978), agree by general consensus is that the area was occupied seasonally by Luiseno, Gabrieliño, Serrano, and/or Cahuilla populations (Kroeber 1925:615-619, 692-708).

Parr and Wilke (1989:3-4) state the project area is located in a triangle that included the Luiseno, Cahuilla and Serrano, but not the Gabrielino. These three populations were related linguistically (Shipley 1978:90) and were hunters and gatherers, as were most Southern California Native Americans prior to European contact. During the Late Prehistoric Period and into the proto-historic period, there is some evidence of village development and the beginning of agricultural activity.

Despite the various opinions, this area can be strongly associated with the Cahuilla (Strong 1929:88-143) and Serrano. Early studies of the Cahuilla and Serrano, as well as the Luiseno (see Smith and Taggart 1909; Benedict 1924; Bolton 1927; Robinson 1939; and Kroeber 1925) emphasized anthropological/ethnographic studies. More recently, however, the investigations have relied on archaeological data (i.e. Drover 1980; Koerper, Drover, and Langenwalter 1983; McKenna 1985 and 1986; Hudson 1969 and

1971; Rice and Cottrell 1976; Wallace 1955; Warren 1968; Greenwood 1978; and Mason et al. 1994; etc.). Additional studies have been presented in association with the Society for California Archaeology, presenting updated information on Southern California in general.

Cahuilla culture has been described by a number of scholars, most thoroughly by Bean (1972 and 1987) and Heizer (1976). The name "Cahuilla" translates as "master" or "powerful one." The Cahuilla were hunter-gatherers of Shoshonean (Uto-Aztecan) heritage who lived in small villages of 100 to 200 persons and who were organized into clans and lineages which owned village areas and associated gathering tracts.

They produced skillfully manufactured pottery (introduced by Colorado River tribes) and basketry; constructed brush dwellings and ritual structures; conducted trade between the eastern deserts and the Pacific Coast; enjoyed games, music, and a rich ceremonial life; and interacted often with their neighbors. Overall, the Cahuilla exploited the same resources as the Serrano and Luiseno and in similar manners.

The Cahuilla and Serrano are also associated with the utilization of numerous plants and animals for food, shelter, and medicines. Citing Kroeber (1976: 649-650), they used seeds most often, followed by foliage, shoots, fruits, and berries. Mountain shrubs, ash, elder, and willow were used for shelters and tool materials (e.g. bows). Over twenty plants were used regularly for medicinal purposes. Fauna used as food sources included deer, rabbits, wood rats, squirrels, quail, and ducks. Animals specifically not used were dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 1976:652).

The Serrano, Cahuilla, and Luiseno used numerous styles of bows, bedrock mortars, portable mortars, pipes, chisels, metates, manos, and various forms of chipped stone tools. Prior to the establishment of the Mission system, populations tended to live in larger villages with a series of "daughter" or "satellite" sites (limited activity areas) with lesser populations. Seasonal migration was practiced for the exploitation of resources and protection from seasonal weather conditions (Scientific Resource Surveys 1979:7). Cooking was generally conducted outdoors with hearths within structures usually used for heat.

Archaeological data and correlations with ethnographic data have resulted in the determination of a chronology for Southern California prehistoric times. Data provided by Wallace (1955), Warren (1968) and later by Koerper and Drover (1983) and Mason (1984; summarized in McKenna 1986). The chronology generally accepted for Southern California coastal sites is as follows:

Early Man Horizon: Pre-dating 6,000 B.C.; is characterized by the presence of large projectile points and scrapers, suggesting a reliance on hunting rather than gathering;

Milling Stone Horizon: 6,000 to 1,000 B.C.; characterized by the presence of hand stones, milling stones, choppers, and scraper planes; tools associated with seed gathering and shell fish processing with limited hunting activities; evidence of a major shift in the exploitation of natural resources;

Intermediate Horizon: 1,000 B.C. to A.D. 750; reflects the transitional period between the Milling Stone and the Late Prehistoric Horizons; little is known of this time period, but evidence suggests interactions with outside groups and a shift in material culture reflecting this contact;

Late Prehistoric Horizon: A.D. 750 to European Contact; characterized by the presence of small projectile points; use of the bow and arrow; steatite containers and trade items, asphaltum; cremations; grave goods; mortars and pestles; and bedrock mortars.

More recent investigations of sites in the Newport Bay/Irvine area of Orange County (Mason and Peterson 1994) have yielded significant data resulting in refinements of the Coastal Chronology. Their conclusions were based on the radiocarbon dates from 326 samples representing thirty-one archaeological sites or cultural contexts. Summarizing their results, Mason and Peterson (1994:55) found that the majority of sites were occupied during the Milling Stone (Horizon) period or the Late Prehistoric (Horizon) period "... without much overlap ...". Only four sites yielded results suggesting occupation during more than one cultural period (i.e. CA-ORA-64). In a few instances, dates suggested occupation during the Intermediate (Horizon) period. Mixtures of dates appeared in limited areas and could be directly associated with areas of agricultural activities.

The frequency distribution of radiocarbon dates from the Mason and Peterson investigations were grouped in blocks of fifty year intervals and yielded a range from of dates from 200 B.P. (before present) to 9280 B.P. (dates from CA-ORA-246 indicate occupation of the Newport Bay area as early as the Paleo-Coastal period or (Early Man Horizon). Mason and Peterson's conclusions (1994:57) do not necessarily change the basic chronology, but distinguish more individualistic periods of occupation that are not necessarily evident in the analysis of an artifact assemblage. Their refined chronology is presented in Table 1.

Table 1. Refined Coastal Chronology as Defined by Mason and Peterson (1994).

Cultural Horizons	Defined 1986	Cultural Periods	Redefined 1994	Temporal Correlations
Paleo-Coastal	Pre-6000 B.C.	Paleo-Coastal	Pre-8000 B.P.	Pre-6000 B.C.
Milling Stone	6000 to 1000 B.C.	Milling Stone 1	8000 to 5800 B.P.	6000 to 3800 B.C.
		Milling Stone 2	5800 to 4650 B.P.	3800 to 2650 B.C.
		Milling Stone 3	4650 to 3000 B.P.	2650 to 1000 B.C.
Intermediate	1000 B.C. to A.D. 750	Intermediate	3000 to 1350 B.P.	1000 B.C. to A.D. 650
Late Prehistoric	A.D. 750 to European Contact	Late Prehistoric 1	1350 to 650 B.P.	A.D. 650 to 1350
		Late Prehistoric 2	650 to 200 B.P.	A.D. 1350 to Contact

The Mason and Peterson chronology emphasizes that the definition of sites by artifact assemblage, as used to established earlier chronologies, is still valid. However, with the modern technology and site dating techniques, site occupations can be more definitively ascertained and such studies have resulted in determining that Milling Stone and Late Prehistoric sites are relatively discrete. Variations appear within these two generalized periods which can be explained by temporally discrete assemblages and occupations.

Future studies of sites yielding statistically valid artifact assemblages and radiocarbon samples can be conducted to further the understanding of Native American activities in the area of Southern California and in understanding the relative lack of data for the Intermediate Horizon/period.

In the 1770s, the Spanish padres, under the direction of Junipero Serra, began the process of establishing a series of missions throughout Alta California, as California was then known. Noted earlier, the project area is within the boundaries of lands held by the Mission San Gabriel de Archangel. The mission continued to hold these large tracts until the Mexican government declared its independence from Spain and issued orders for the secularization of the Missions (ca. 1824).

By 1833-34, the majority of Mission lands were taken from the Catholic Church and re-issued to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, etc. The Mexican government hoped to initiate a pattern of settlement in Alta California by relocating populations from other Mexican settlements to recently established Alta California settlements (Hanna 1951; McWilliams 1973; Dumke 1944; and Scott

1974). Maps provided by Avina (1932); the Bureau of Land Management; and Beck and Haase (1977) illustrate the extent of the Rancho/Grant system.

In this case, the project area is outside the historic boundaries of Rancho El Sobrante de San Jacinto. Therefore, the area was surveyed and subdivided by the U.S. Government after acquisition of Alta California in ca. 1848. This particular project area is now within Township 3 South, Range 5 West, and Section 2 (see Figure 2) and, more specifically, the southeastern quarter of Section 2.

Historic research through the Bureau of Land Management General Land Office records showed the eastern half of Section 2 (320 acres) was purchased by Louis Provost in 1872 and purchased with “scrip” issued by the federal government for military service. Specifically, the Scrip/Warrant Acts of March 3, 1855 (10 stat. 701) and March 18, 1842 (5 stat. 607) authorized the issuance of scrip as payment for military or other service and this scrip could be used to purchase federal land.

No information was found in the U.S. census or voter’s registration files to indicate Provost ever occupied the property in Riverside and there was no requirement for him to occupy the property (as required for homesteading). Records suggest he was living in Northern California during the early Civil War years and enlisted in 1864 in Sacramento. He served until 1866 in Company G of the California 2nd Cavalry Regiment and, by 1870, was living in the Yolo County area (also in Northern California). Provost was still listed in Yolo County in 1880.

To clarify, there is not data immediately available to associate the “Louis Provost” identified with Section 2 (as referenced above) the “Louis Provost” referenced by Gunther as being involved with the California Silk Center Association (1984:93-94). The California Silk Center Association was the ca. 1860 “brain child” of Louis Provost, a Frenchman living in San Jose since 1849 (he became an American citizen). This “Louis Provost” died in 1870 and was, therefore, cannot be associated with the 1872 acquisition of the property within Section 2.

Prior to 1893, the project area was within San Bernardino County. Research at the San Bernardino County Archives confirmed the Provost ownership and also identified additional properties held by Provost, including all or portions of:

East ½ of Section 2	South ½ of Section 10
Northeast ¼ of Section 11	North ½ of Section 15
South ½ of Section 11	(totaling 541.88 acres)

Referred to as the “Provost Tract” in the Recorder’s files, these properties were also associated with pipeline right-of-ways and reservoir sites (Book I of Agreements, Page 462).

In 1878, six years after the purchase of the eastern half of Section 2 by Louis Provost, Augustine Provost (Louis’ heir) was sued by the Riverside Land and Irrigation Company (Book of Deeds 26, Page 536, San Bernardino County). Augustine Provost was living in San Francisco at the time, did not respond to the court order and, as a result, the Riverside Land and Irrigation Company was granted title to the “Provost Tract,” including the eastern half of Section 2. According to Elliott (1888; reprinted in 1965:131):

“Evans and Sayward, in 1874, purchased from Benj. Hartshorn, of San Francisco (the original purchaser from the United States), about 9,000 acres, now known as the Arlington Tract. About the same time the San Jacinto Tin Company, owners of the San Jacinto Sobrante Rancho, segregated that part lying in the valley south of the Hartshorn Tract, about 3,000 acres, and filed a claim for water from the Santa Ana River, each of these parties intending to develop the enterprise independent of each other, and of the Southern California Colony Association, and to construct a canal in partnership, each paying one-half the cost, which was estimated would be about \$35,000, expecting to take out water from the river at Rubidoux Mountain, near the village of Riverside. Work was commenced on the canal in the fall of 1874, and after expending about \$17,000 it was found that water could not be obtained as sufficient elevation without running through the lands of the Southern California Colony Association and the Mexican settlement north of it ...

“The solution of these difficulties caused the formation of the Riverside Land and Irrigation Company, in April, 1875, consolidating in it the interests of Evans and Sayward and the Tin Company, and the purchase by the Riverside Land and Irrigation Company of the controlling interest (of Felton) of the stock of the Southern California Colony Association, thereby consolidating all the different interests in the whole valley into the Riverside Land and Irrigation Company.”

It was during this period of consolidation when the Riverside Land and Irrigation Company challenged the title of the Provost Tract and, eventually, also took possession of the additional acreage. The Riverside Land and Irrigation Company was established in

Great Britain, although there was local management and supervision. In 1881, the Riverside Land and Irrigation Company prepared a map being “a Part of the Lands of the Riverside Land and Irrigation Company” and filed by J.C. Evans, Secretary of the Company (surveyed by C.C. Miller). This map did not include any portions of Section 2. In fact, in 1887, the Riverside Land and Irrigation Company transferred the “Provost Tract” to Matthew Gage, per an agreement involving water rights and canal construction. The “Gage Canal” was designed to cross the eastern half of Section 2, following the terrain to provide optimum water transportation.

In 1890, the Map of Arlington Heights was filed (Book 11, Page 21, San Bernardino County). At this time, the majority of the eastern half of Section 2, including the project area, was not included in the subdivision. Shortly after 1890, additions to the original map included the identification of Blocks A and E. The Gage Canal bounded the eastern/southeastern extent of this Arlington Heights tract. As mapped, Lots 1, 2, 3, and 4 of Block 80 abutted the western side of the Gage Canal, between Horace Street and Arlington Avenue. Shortly after the completion of the Gage Canal, in ca. 1888-89, Gage transferred the “Provost Tract” back to the Riverside Land and Irrigation Company (Book 83, Page 141). Shortly thereafter, the Riverside Land and Irrigation Company transferred the lands to the newly established Riverside Trust Company.

According to Bynon and Bynon (1992, reprint), The Riverside Trust Company, Ltd., was established in 1889 in Great Britain. The company “... representing abundance of capital bought the canal, Arlington Heights and the tract in the San Bernardino Valley known as the Victoria Tract, in all some 7500 acres.” Bynon and Bynon 1992:38-40) also state:

“This is undoubtedly the best managed water system we have in Riverside, as it has given most perfect satisfaction to the numerous owners of some 5000 acres of planted lands under the low of its waters.

“The title to all water and shares of stock representing water is delivered free from all encumbrances, assessments or charges of any kind.

“The company and residents together have now upwards of 2000 acres of this fine tract in oranges and lemon trees and for healthfulness and rapid growth no better showing is made in the great citrus valley. Many of these trees will be in bearing the coming season.

“Arlington Heights lands are being sold only to desirable people, who bind themselves to improve the property immediately. The Trust Company has

already sold 1000 acres of this land, and there are now, including its own planted lands, some 2000 acres of thriving orange and lemon groves on the tract, some of which they are offering from sale at reasonable prices and on easy terms.”

The County of Riverside was established in 1893 and the lands to the east of the Gage Canal (Eastern half of Section 2) were added to Arlington Heights by the Riverside Trust Company in 1897 (Map Book 2, Page 12, Riverside County). This particular area east of the Canal is identified as Block “F” and extends to the southeastern corner of Section 2 (Figure 6).

Shortly after 1897, these lots east of the Gage Canal were sold. When mapped, Lot 9 was identified as a 27.34 acre property. Lots 7 and 8 are approximately 15 acres each. The proposed alignment for Hawarden Drive is on this 1897 map, but not yet established. Hawarden Drive is present by 1900 and, as developed, bisects Lots 7 and 8, resulting in two larger portions west of Hawarden Drive and irregular lots east of Hawarden Drive. In this case, the current project area involves Lot A (the eastern 1.88 acres of Lot 8) and a portion of Lot 9.

In 1902, Christopher John Walton purchased Lot 7 and Lot “A” of Block F from the Riverside Trust Company (Book 146, Page 81) and constructed a residence with a loan from the State Mutual Building and Loan Association on Lot “A” (Book 177, Page 212). Walton’s brother, Harold Walton, purchased Lot 8. The following information on the history of the Walton property was provided by Hall (2003:30-32), and reads:

**The Walton Cottage
6240 Hawarden Drive
1902**

“When Matthew Gage extended his irrigation canal across the Tequesquire Arroyo in 1886, he created an entirely new section of town known as Arlington Heights. In order to develop the 5,000 acres of arid land, he acquired English investors who established the Riverside Trust Company Limited. The company planted hundreds of acres of citrus, with the aid of Gage Canal water, and many stockholders sent relatives to Riverside to oversee their investments. In 1891, the Trust Company was granted a right-of-way to grade a road through Arlington Heights named Victoria Avenue in honor of Queen Victoria.

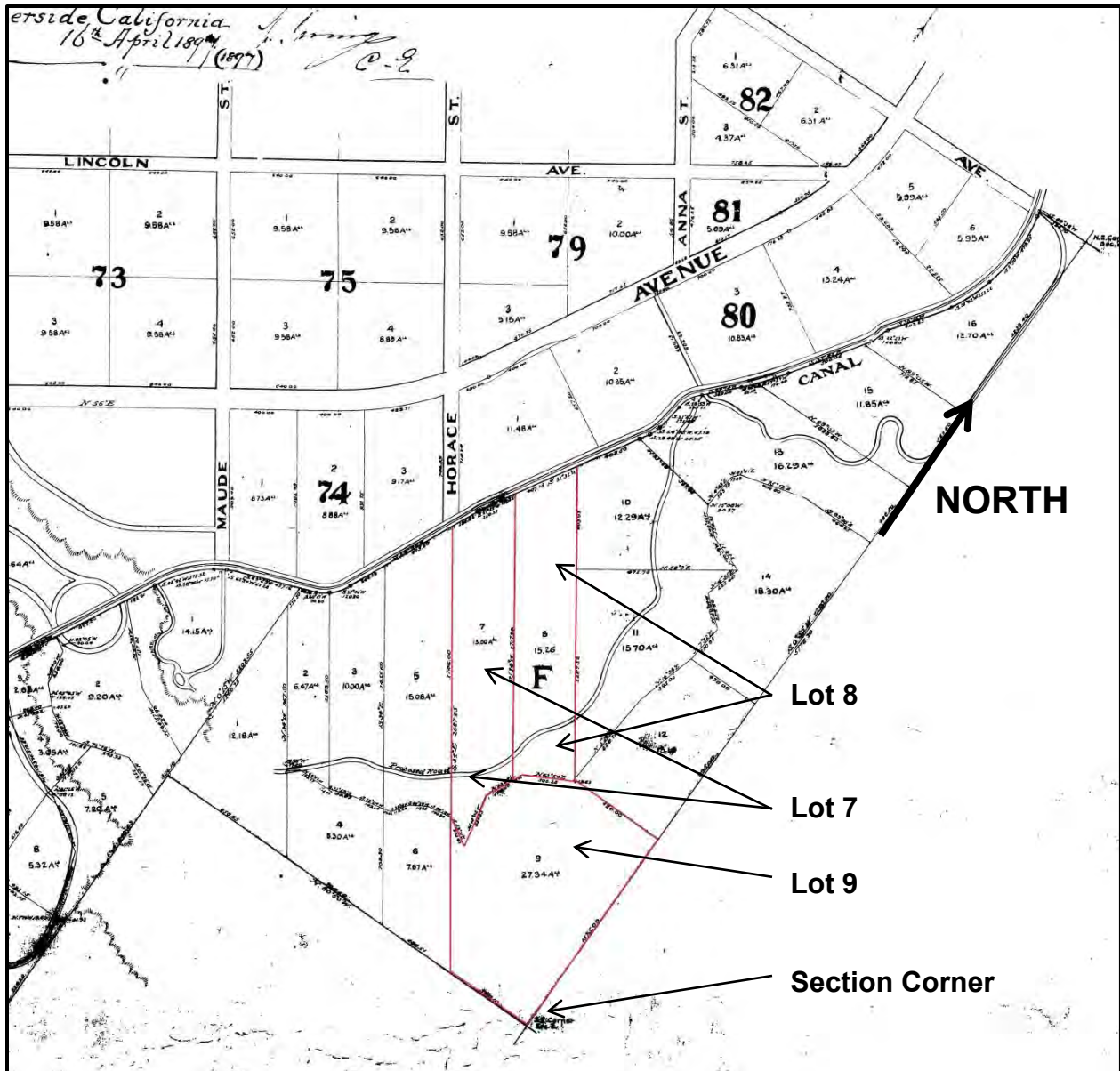


Figure 6. A Portion of the Arlington Heights Map of 1897, Illustrating Block F.

“Later, in 1899, Hawarden Drive was developed some distance above Victoria Avenue, connecting several homes belonging to Trust Company executives. In 1902, Englishman Christopher J. Walton hired A.W. Boggs, a local architect and contractor, to build a \$3,500 frame cottage on Hawarden Drive. His modest two-story house stood between the grand homes of John Mylne and William Irving, executives of the Riverside Trust Company.

“Walton’s cottage has wood clapboard siding, a large wrap-around porch, and a gabled roof with a red brick chimney. It stood on a slight hill overlooking Hawarden Drive and the vast citrus acreage of Arlington Heights. A tree-lined road to the house ended at a distant barn. Walton’s house, like many others built after the turn-of-the-century, was less elaborate than the earlier neighboring Victorian mansions.

“Wide wooden steps led to the extensive porch with square frame supports and seat high railings. The large front door, with a glass upper pane, faced Hawarden Drive and opened into a large living room. A fireplace, faced in green tile, stood opposite a row of windows that opened onto the side porch and provided an open airy atmosphere. A small dining room, kitchen, and bedroom completed the first floor and upstairs were two bedrooms and a maid’s room. Little is known of Christopher Walton’s family other than that he had a brother, Harold, who lived part-time in both Riverside and England. Christopher Walton had a citrus grove near Adams Street and Victoria Avenue before he built his Hawarden Drive house. After moving to his new property, he planted part of the 28-acre parcel to Valencia and navel orange trees and to grapefruit trees. After receiving good returns from his annual crops, he sold the property in 1907 to an enterprising real estate firm, Tetley & Merriman.

“Frank A. Tetley and John W.B. Merriman purchased Walton’s Hawarden Drive property for \$35,000. The partners divided the parcel, with Tetley taking the 14-acre citrus grove and Merriman the home place of two acres with the cottage and 12 acres of dry land. This was considered “first class realty” with a good price and good value.

“In 1903, John William Bowman Merriman, a native of England, settled in Riverside from South Africa, where his cousin Sir Francis Xavier Merriman was minister of agriculture. The personable 27-year-old bachelor quickly made scores of friends and, in April, 1903, he married one of the town’s most eligible young ladies, Julia McIntyre. After an elaborate wedding, the newlyweds honeymooned in Europe for six months and returned to live with her parents in Riverside. In December 1906, they had a son, John, Jr., and four months later the Merrimans purchased Walton’s house.

“Eventually, the couple has two sons, John, Harold (named for his uncle) and a daughter Rosemund. A major addition was made to the house in 1910 when contractor D.M. McLeod added a \$2,500 two-story wing mea-

asuring 23 by 39 feet. The northern wing changed the configuration of rooms and the front door was relocated at the junction to the two sections. A large entry hall, with an oak staircase, an enlarged dining room, and two upstairs bedrooms with a sleeping porch increased the size of the house, transforming it into a family home.

“Merriman’s addition included a unique game room that provided amusement for both men and women. It was located next to the dining room and the two rooms shared back-to-back fireplaces. A magnificent pool table with string pockets filled the room with three stained glass fixtures overhead. There were score wires and cue storage racks for players and a stage alcove with window seats for spectators to observe the competition. The Merrimans were well known and it was a shock to the community when J.W.B. Merriman dies in 1918 at the age of 40.

“Julia Merriman continued to live in the house until 1929 when she sold the property to William Henry Bonnett II. The citrus grower and his wife, Doris, made minor alterations, including removal of the front stairs and enclosing a section of the wrap-around porch for a sleeping porch. Their four children, Julia, Lucy, Mary, and William III, grew up in the old house among the citrus groves, hilltop boulders, and ancient trees.

“In 1952, daughter Julia Bonnett Pitchford and her physician husband, Clyde, purchased the 14-acre property. Later, they installed a \$2,800 Paddock swimming pool and enlarged the surrounding patio for the enjoyment of their children, Emily, Julia, Lucy, and John. The game room was remodeled into an office-family room with a new fireplace. The doctor planted an avocado grove and took great interest in its cultivation. The Pitchford family enjoyed opening their historic Arlington Heights home for a variety of fund-raising events and community activities.”

Research at the Riverside County Assessor’s Archives verified the summary presented above with a few minor corrections. Maps and land sale records showed that there were no lot line changes between the mapping in 1897 and the purchase of properties after 1900. The establishment of Hawarden Drive by 1900 permitted the reasonable separation of the small portions of Lots 7 and 8 and, with the establishment of Lot “A” (from Lot 8), making access to Lot 9 possible. **Combining Lot “A” with the northern portion of Lot 9 into a single holding was reasonable, but not formally completed until 1974.**

A 1906 map of Arlington Heights, filed at the request of Mrs. M. Milne, reflected a minor lot line adjustment between Lots 9 and 12 during the Walton ownership. In this case, two small triangular “slices” were defined – one transferred from Lot 12 to Lot 9 and the corresponding “slice” from Lot 9 to Lot 12 (Figure 7).

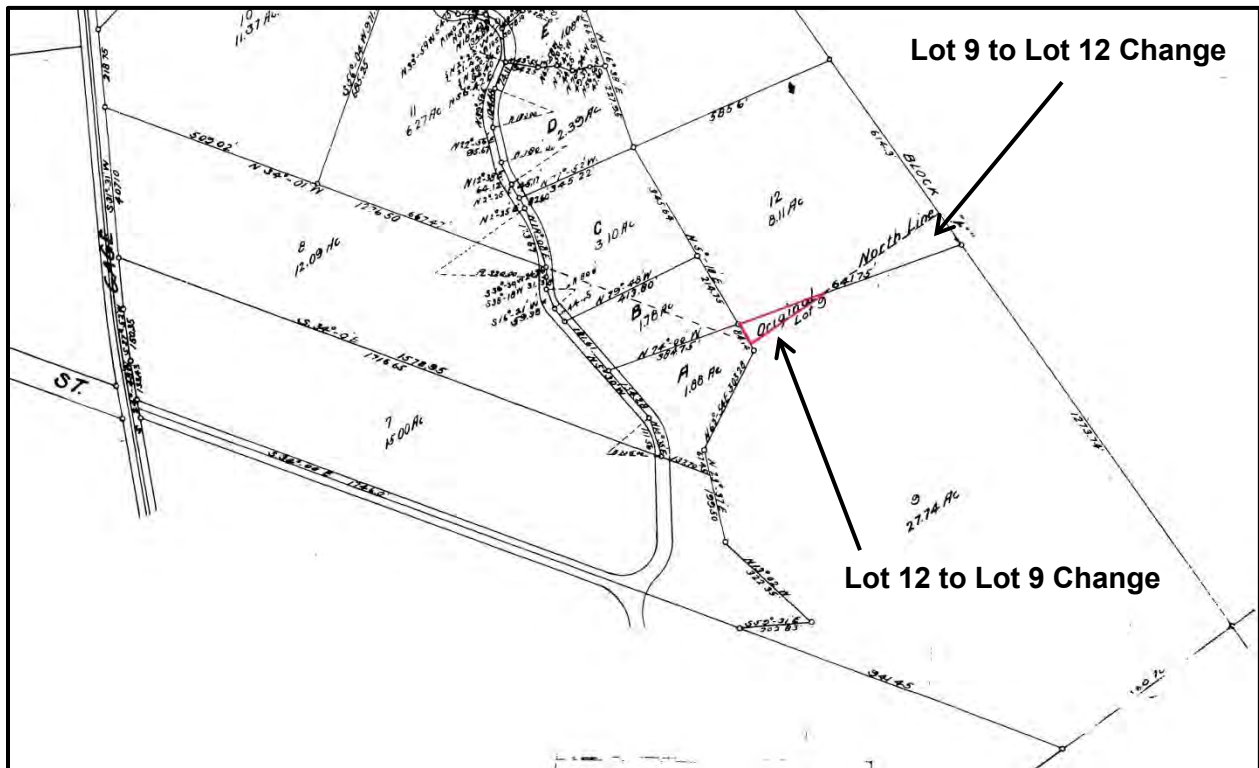


Figure 7. Map of a Portion of the Arlington Tract Illustrating Changes in the Lot Line between Lots 9 and 12, ca. 1906.

This 1906 line adjustment is significant because it corresponds with the relative location of the large barn/garage located east/northeast of the Walton residence. In reviewing the data and analyzing the changes, it appears Walton inadvertently built his garage/barn on part of the Milne property (Lot 12) and, once this error was noted, Mrs. Milne rectified the problem by adjusting the lot line to transfer the property to Walton. In exchange, Walton gave Mrs. Milne a corresponding slice of land to Mrs. Milne. This adjustment allowed Walton to sell his property with all improvements in 1907.

The resulting lot line was a direct continuation of the northern lot line of Lot “A”. Despite this lot line adjustment, the property line between Lot “A” and Lot 9 was not eliminated. Lot “A” remained a separate property into 1974 (see later discussion).

Based on the data presented above, the following summary of land ownership was developed (Table 2).

Table 2. A Summary of Property Owners for 6240-6260 Hawarden Drive.			
Date	Owner	Property	Comments
1872	Louis Provost	E ½ Sec. 2	No Improvements
1879	Riverside Land & Irrigation Co.	Multiple	No Improvements
1888	Matthew Gage	Multiple	Gage Canal Completed
1889	Riverside Trust Company	Multiple	Incorporated
1890	Riverside Trust Company	Multiple	Additional Mapping
1897	Riverside Trust Company	Multiple	Map Includes Lot F
1899	Riverside Trust Company	Multiple	Hawarden Dr. Developed
1902	Christopher Walton	28 Acres	Lot 9, Lot A (Improvements)
1907	Tetley and Merriman	28 Acres	Subdivided property
1907	John W.B. and Julia Merriman	14 Acres+	Lot A & North Half of Lot 9
1918	Julia Merriman, Widow	14 Acres+	Maintained property
1929	William H. and Doris Bonnett II	14 acres+	Minor alterations
1952	Clyde and Julia Pitchford	14 Acres+	Multiple Improvements
1974	John Pitchford and Emily Pitchford Lawson (siblings)	14 Acres+	Property Lines Adjusted
Current	John Pitchford and Emily Pitchford Lawson (siblings)	14 acres+	Clyde and Julia's children

After the death of John W.B. Merriman, Julia Merriman maintained her property on the east side of Hawarden Drive and her brother-in-law maintained his holdings in Lot 7 (west of Hawarden Drive). Harold Merriman sold his holdings between 1920 and 1923. In 1930, Julia Merriman subdivided her holdings in Lot 9. The northern 6.16 acres was separated from the southern 9.54 acres with Julia maintaining the 9.54 acres and selling the northern portion (6.16 acres and Lot "A" William H. and Doris Bonnett.

In 1930, Julia and her adult children were living in Riverside. In 1940, she, her mother, daughter, and son-in-law were living in Pasadena. In 1938, William and Doris Bonnett purchased the remainder of the Merriman holdings, again consolidating the properties of Lot "A" and Lot 9 under a single owner, but still as legally defined and separate properties (Figure 8).

Assessor records show the assessed values for the land and residence (and barn) on the Bonnett property, but note no improvements in the form of trees or vines. Julia

(see Figure 8). With the consolidation of the Lot 9 by the Bonnetts, this subdivision was negated.

Between 1963 and 1974, Lot "A" and Lot 9 were still legally separate properties. As defined, the Walton (and Merriman) residence and reservoir (see later discussion) are within Lot "A", the Walton garage/ barn was originally (partially) within Lot 12, but now associated with Lot 9, and the avocado trees planted within the area were in the southwestern portion of the holdings – straddling Lot "A" and Lot 9. There are no significant citrus trees on the property (no citrus orchard).

In 1974, a Parcel Map (P.M. 18/12) was filed to redefine the interior boundaries of the Bonnett/Pitchford/Lawson property to accommodate the construction of the Lawson residence. Illustrated in Figure 9, this parcel map negated the boundary of Lot "A" and combined Lot "A" with the majority of Lot 9 – now referenced as Parcel 2. Parcel 1 is a small, rectangular property in the southwestern corner of the larger property. Measuring approximately 150 feet (N/S+/-) by 200 feet (E/W+/-) in 1974, this parcel was defined to accommodate the construction of the 1975 residence now identified as 6260 Hawarden Drive and occupied by Garry and Emily Lawson. A shared driveway provides access to both 6240 and 6260 Hawarden Drive.

Currently, a portion of the Gage Canal is located approximately .25 miles northwest of the project area, between Hawarden Drive and Victoria Avenue, running southwest to northeast and basically paralleling Hawarden Drive. Although the Gage Canal is outside the current project area boundaries, records show the Walton purchase included a share of water from the canal and additional shared in the local pumping company, should the owners wish to plant and exercise their water rights.

Mr. Lawson, current occupant of 6260 Hawarden Drive, noted the existing reservoir on the property was constructed in 1904 and is embossed with "C.J.W." (Christopher J. Walton) and "1904." The reservoir is not filled directly from the Gage Canal, but fed through a buried pipeline that runs from the hillside to the north/northeast of the property, past the eastern side of the barn, and into the reservoir. This system involves the gravity-fed system refilling the reservoir with pumped water from a pumping station associated with the Gage Canal.

In 2003, McCarthy updated the site record for the Gage Canal and noted that the Gage Canal provided water to properties south of Victoria Avenue via cement pipes. This system was designed primarily to provide irrigation water for the developing orchards, but could also provide water to residences. Wlodarski (1992) summarized the development of the Gage Canal, as follows:

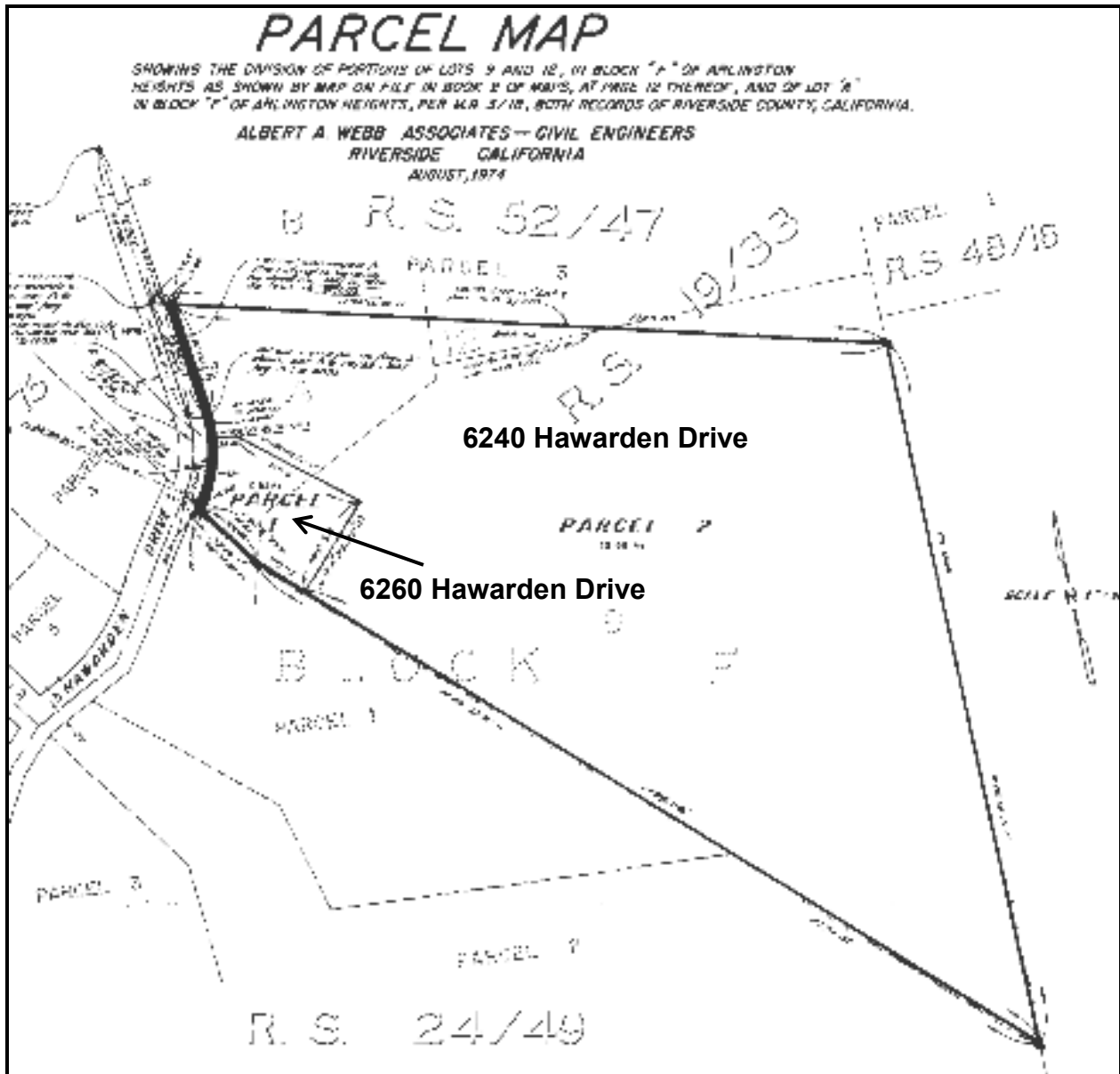


Figure 9. Parcel Map of 1974 Illustrating Changes in Interior Boundary Lines.

“The northern terminus of the canal is located at the headwaters of the Santa Ana River; the southern terminus is located at Mockingbird Reservoir. In general, the canal trends northeast to southwest, passing through Grand Terrace, Highgrove, Canyon Crest Heights, and Arlington Heights, and travels a distance of approximately twenty miles ...

“Initially, the water ran through an uncemented [sic] ditch, which was built to a grade of two feet fall per mile. Wooden flumes were built to take the water across arroyos, and tunnels were dug to take water through knolls. A total of fifteen tunnels and thirteen flumes were constructed. The entire canal was cement-lined by 1903. Matthew Gage completed the head-works and first 11.9 miles of the canal to Tequesquite Arroyo in November 1886. In June 1888, an additional 8.2 miles of canal construction was completed.

Features associated with the Gage Canal (listed by Wlodarski) include: cement-lined head gates, diversion dams, levees, sand pumps, suction pipes, transformers, receiving chambers, sluicing gates, temporary dams, diversion walls, hoist wheels, float wells, canal intakes, overflow gates, gate controls, intake flumes, siphons, tunnels, sand boxes, sand traps, pumping stations, and artesian wells. Gage’s main investors were from London, explaining why some later owners were of British descent.

Evidence of privately owned improvements fed by the Gage Canal may be present on any number of properties within the Arlington Heights neighborhood, an area named by Gage and, in ca. 1889, owned by Gage (Gunther 1984:31). He later sold the property to the Riverside Trust Company (ca. 1890).

At the time of this investigation, Garry and Emily Lawson were living at 6260 Hawarden (adjacent to the Walton/Merriman residence). The Lawson residence is a 1975 single family residence constructed southwest of the Walton/Merriman residence and on its own parcel (APN 241-140-013). The larger, Walton/Merriam residence and property (APN 241-140-014) was unoccupied at the time of these 2012-13 studies.

Major features identified within the property included the residence, driveway, swimming pool, work shed, garage/barn, reservoir, modern shed, irrigation trough, garden/orchard area, and open land. There is evidence of a small avocado grove dating to the 1960s (Bonnett ownership; Lawson 2013, Personal Communication).

City Permits confirmed the Lawson residence (and garage) to be a 1975 improvement. With respect to the Walton/Merriman residential complex, City Permits note the completion of the swimming pool in 1959 (C.A. Pitchford); kitchen and bath remodeling and roof repair in 1966; piping in 1989; maintenance of the fireplace in 1990; and electrical upgrades in 2001. The earlier alterations to the residence were not done under permits and, therefore, descriptions are dependent on other written records (e.g. Hall 2003) and/or visual examination.

METHODOLOGY

The methodology for this cultural resources investigation was designed to provide basic information on the locations and types of resources within a defined project area and, in the case of the current project area, the basic tasks were completed to compile the necessary information to address the cultural resources in the project area and to assess the potential for buried resources, if possible. Subsequently, the methodology was also designed to provide the required evaluation of the resources (features) in accordance with local City guidelines.

To complete the required studies to address the Hawarden Drive properties as part of the CEQA process, compliance with the Subdivision Map Act, and as required by the City policies and guidelines, the following tasks were undertaken:

1. Archaeological Records Check: A standard archaeological records check was completed through the University of California, Riverside, Eastern Information Center (UCR-EIC). The UCR-EIC provided information on previously surveyed properties, site records, some historic maps, and copies of all pertinent reports (Appendix B).
2. Historic Research: Initial and supplemental historic research was conducted to determine the land-use history of the properties in questions. This research was completed to provide preliminary data for the identification of any historic resources that might be encountered during the field studies. Research was conducted through the San Bernardino County Archives; the Riverside County Archives; the Riverside County Assessor's Office and Recorder's Office; the Bureau of Land Management General Land Office records; Historic Map Library at UCR; local historical society and library records; general history volumes; communication with the current property owner; and information on-file at the McKenna et al. in-house library. In addition, McKenna et al. researched the City of Riverside permits and property files and received direction from the City's Historic Preservation Officers, Erin Gettis and Teri DelCamp.
3. Native American Consultation: McKenna et al. contacted the Native American Heritage Commission in Sacramento to inquire into the presence/absence of known Native American sacred or religious sites (Appendix C). The Commission also provided a listing of local Native American representatives wishing notification of projects within their traditional terri-

ories. McKenna et al. mailed a request to each of these individuals, inquiring about concerns or issues they may have regarding the area. All pertinent data and/or responses have been incorporated into this report.

4. Field Investigations: The field investigations for this project were initially completed on August 24, 2012, by Richard S. Shepard (M.A.), under the supervision of Jeanette A. McKenna (M.A.), Principal Investigator for McKenna et al. Access was provided by Mr. Garry Lawson and the survey was supplemented by field notes (on file, McKenna et al.) and a photographic record. Subsequently, a second survey was completed to document and supplement earlier field studies – specifically with respect to the standing structures. This second survey was completed by Jeanette A. McKenna, Principal Investigator for McKenna et al. The survey was conducted the week of March 4, 2013 and supplemented by field notes (on file, McKenna et al.) and additional photography. The full photographic record is presented in Appendix D of this report.

The topography within the project area prohibited a systematic survey of much of the property. Therefore, Mr. Shepard completed an intensive survey by meandering through the property and accessing all accessible areas. Surface areas were examined for evidence of historic and prehistoric resources and rock outcrops were examined for evidence of grinding slicks or other evidence of modification. All data was collected to complete the required California DPR-523 forms.

The 2013 supplemental field survey was designed to specifically to examine and document the standing structures and other identifiable features in the westernmost portion of the property. All data was collected to complete the required California DPR-523 forms.

5. Analysis of Data Compiled: All data compiled during the course of this investigation was used to ascertain the level of sensitivity for the project area and to develop a program for the studies needed with respect to identified sites (prehistoric or historic), if identified. The analysis also took into account the reason for the studies.

In this case, the project involves a revised subdivision of the property where the two existing parcels will be redefined as three individual parcels. There are no immediate plans for any physical alterations to the property(ies). However, since alterations may be proposed as some later date,

McKenna et al. included some recommendations to avoid significant or adverse impacts, if identified.

6. Preparation of a Technical Report: This technical report has been prepared in a format recommended by the Office of Historic Preservation, Sacramento, requested by the URC-EIC, and includes the data required by the City of Riverside Planning Department.

PREVIOUS RESEARCH

As noted, a standard archaeological records search was completed through the University of California, Riverside, Eastern Information Center (Appendix B). This research showed the majority of the current project area was previously addressed in 1989 by Parr and Wilke, but their survey appears to have been conducted in open areas, only, and did not include any assessments of structures or standing buildings. In all, nineteen studies were completed within one mile of the project area (Table 3).

Study	Citation	Description	Sites
RI-00029	Gardner 1971	Mary Street Dam and Channels	0
RI-02050	Perault 1985	March Air Force Base	0
RI-02183	Pinto 1987	Tentative Tract 21399	0
RI-02290	Drover 1988	Tract 21156	1
RI-02367	McCarthy 1988	APNs 241-210-011 & 241-210-013	0
RI-02368	Drover 1988	79 Acre Residential Property	0
RI-02369	Drover 1988	Tentative Tract 24016	1
RI-02391	Parr and Wilke 1989	Alessandro Heights Project	186
RI-02463	Drover 1988	Tract 23678	0
RI-03491	Hallaran 1991	The Gage Canal	1
RI-03605	Wlodarski 1993	I-215 Improvements Project	7
RI-03895	White 1995	EMTMAN No. 2 Reservoir	0
RI-04404	Jones & Stokes 2000	Williams Fiber Optic Alignment	20
RI-04813	NPS-HAER 1993	Arlington Citrus Heights HAER	3
RI-05056	McKenna 2003	Corona Feeder Project	4
RI-06088	Bricker 1998	I-215, Rt. 91, Rt. 60 Improvements	30
RI-06255	Hogan 2004	APN 241-440-002	1
RI-07374	Tang and Hogan 2007	APNs 241-140-034 & 241-480-003 & -004	4
RI-07548	Rosenberg 2007	6345 Cresthaven Drive	3

As noted in Table 3, the majority of sites recorded in the area were recorded as a result of the Parr and Wilke study of 1989, as their study area was relatively large. Almost all of the sites recorded as a result of their study were prehistoric milling stations.

Of the 260 sites referenced in Table 3, only twenty-seven (27) sites were mapped as being within one mile of the project area (Table 4). None of these resources were mapped as being within the current project area, although there is an indirect association with the Gage Canal.

Table 4. Summary of Sites Identified within One Mile of the Project Area.			
Primary No.	Trinomial	Citation	Description
P-33-003414	CA-RIV-3414	Drover and Jackson 1987	Milling Station
P-33-003533	CA-RIV-3533	Parr et al. 1989	Milling Station
P-33-003534	CA-RIV-3534	Parr et al. 1989	Milling Station
P-33-003535	CA-RIV-3535	Goodman and Hogan 1989	Milling Station
P-33-003536	CA-RIV-3536	Parr et al. 1989	Milling Station
P-33-003537	CA-RIV-2537	Parr and Everson 1989	Milling Station
P-33-003538	CA-RIV-3538	Parr et al. 1989	Milling Station
P-33-003539	CA-RIV-3539	Parr and Alcock 1989	Milling Station
P-33-003561	CA-RIV-3561	Goodman 1989	Milling Station
P-33-003562	CA-RIV-3562	Goodman 1989	Milling Station
P-33-003563	CA-RIV-3563	Goodman 1989	Milling Station
P-33-003564	CA-RIV-3564	Goodman/Weingartner 1989	Milling Station
P-33-003565	CA-RIV-3565	Goodman/Weingartner 1989	Milling Station
P-33-003566	CA-RIV-3566	Goodman 1989	Milling Station
P-33-003567	CA-RIV-3567	Goodman 1989	Milling Station
P-33-003568	CA-RIV-3568	Goodman 1989	Milling Station
P-33-003539	CA-RIV-3569	Goodman 1989	Milling Station
P-33-003570	CA-RIV-3570	Goodman 1989	Milling Station
P-33-003571	CA-RIV-3571	Goodman/Weingartner 1989	Milling Station
P-33-003572	CA-RIV-3572	Goodman 1989	Milling Station
P-33-003573	CA-RIV-3573	Goodman 1989	Milling Station
P-33-004768	CA-RIV-4768	McCarthy 2003; Ashkar 1999; Wlodarski 1992	Gage Canal
P-33-013303	CA-RIV-7404	Goodwin 2004	Milling Station
P-33-016215	CA-RIV-8365	Smallwood 2007	Milling Station (Yoni?)
P-33-016550	CA-RIV-8694	Rosenberg 2007	Milling Station (2 loci)
P-33-016551	CA-RIV-8695	Rosenberg 2007	Milling Station (3 loci)
P-33-016552	CA-RIV-8696	Rosenberg 2007	Milling Station (3 loci)

Nonetheless, and in reviewing the map of sites presented by Parr and Wilke (1989) is it apparent to McKenna et al. that the areas delineated by Parr and Wilke (their study areas) should be considered a “district” consisting of an extensive scatter of prehistoric milling stations (and other features) indicative of extensive use of the area now referred to as Arlington Heights. The presence of the Santa Ana River and local artesian springs would have been optimal for exploitation by the original occupants – Serrano, Cahuilla, Luiseno, and/or Gabrielino.

The only historic resource recorded in the area and on file at the UCR-EIC is the Gage Canal. Obviously, additional historic period resources are present, but not included in the earlier studies and not filed with the EIC. For example, the 1901 USGS Elsinore Quadrangle (30’) illustrates the current project area and surrounding properties. Here, Victoria Hill (Pachappa Hill) and the community of Pachappa are identified by name, as is the Gage Canal. Arlington Road is developed to Pachappa and Victoria Avenue is evident. Additional roads are present throughout Arlington Heights, as is the AT&SF Railroad. With respect to the general area surrounding the current project area, Mary Street, Jane Street, Maude Street, and Horace Street are apparent, but there is no Hawarden Drive development illustrated before 1899-1900. This road improvement occurred shortly before the printing of the 1901 map and, apparently, not included at the time of 1901 map printing. McKenna (2012) recorded this alignment and it is now assigned Primary No. 33-021035. There is a single structure illustrated at the southwestern extent of Horace Street, in the southwestern quarter of Section 2, but these area well outside the current project area.

The Walton residence was originally constructed in 1902 and, again, after the 1901 mapping was completed. By the time the 1942 US COE 1942 Riverside Quadrangle was prepared, Hawarden Drive is well established and there are at least three structures illustrated in the vicinity of the current project area. Data provided by DelCamp identified other resources in the immediate area, including:

The Irving Property

“Raeburn Place”

2508 Raeborn Drive (1897)

City Landmark No. 31

The Henderson Property

“Edgemont”

6116 Hawarden Drive (1900)

City Structure of Merit No. 80

The John Mylne Property

“Greystones”

6190 Hawarden Drive (1900)

City Landmark No. 42

Based on the curvature of Hawarden Drive and references to Walton’s neighbors, the Walton/Merriman complex is represented as the central structure in this row of structures on Hawarden Drive (between the Henderson and Mylne properties).

In assessing the data compiled from the research from the Eastern Information Center and City records, McKenna et al. anticipates the presence of both historic and prehistoric resources within or adjacent to the current project area. Specifically, Hawarden Drive is considered a historic period resource (1899-1902). The Walton/Merriman 28 acre property should be recognized as a historic period resource and the current Bonnett/Pitchford/Lawson property, now only 14 +/- of the original 28 acres, as a resource within the larger property. Also, there is enough exposed bedrock to assume additional milling stations may be present. In all, the area is considered highly sensitive for potentially significant cultural resources.

RESULTS OF THE FIELD INVESTIGATIONS

As a result of the 2012 preliminary study and the recent 2013 study of the Pitchford-Lawson properties, McKenna et al. identified evidence of both prehistoric and historic cultural resources. The prehistoric resource consisted of a single milling station site. The historic resources included features dating as early as 1899 (Hawarden Drive) and the various stages of development/improvement within the Walton-Merriman-Bonnett-Pitchford-Lawson ownerships (1902-present).

Prehistoric Milling Station

A single prehistoric site was recorded within the project area (Figure 10). This locus consisted of two poorly defined ground surfaces on a single bedrock boulder measuring 2.6 meters by 1.4 meters. These slicks measured 13 cm by 13 cm (Circular) and 19 cm (E/W) by 14 cm (N/S), respectively, and the two slicks and are approximately 70 cm apart. McKenna et al. recorded this resource on the appropriate DPR-523 forms and the UCR-EIC assigned this resources a primary resource number (P33-021036) and an archaeological site number (CA-RIV-10895).



Figure 10. Boulder with Milling Slicks Identified within the Project Area (note markers and arrows).

The host boulder was located upslope from the Walton barn and nearer the northern property boundary. No artifacts were found in proximity of these slicks or anywhere within the 14 +/- acre property. The area of the site is heavily disturbed, but no additional disturbances are proposed. Therefore, the currently proposed project will result in no adverse impacts to this resource and no additional studies are recommended at this time. For additional details on the nature of this prehistoric resource, the full site record may be reviewed at the UCR-EIC, on an as-needed basis. A copy of the site record has also been made available through this study, but not available for public review (per policy).

Historic Period Resources

As noted earlier, McKenna et al. identified numerous historic and modern period features. These features/resources can be grouped into four periods of improvement: pre-1900; 1902-1958, 1958-1975, and post-1975.

Pre-1900 Improvements

Between 1897 and 1900, two major events occurred within or near the project area. First, the addition and subdivision of Block F of the Arlington Tract was finalized and, second, the development of Hawarden Drive was completed. The development of Hawarden Drive resulted in the bisection of Lots 7 and 8 of Block F and the subsequent definition of Parcel "A" (from Lot 8). As originally subdivided, Lot 9 was inaccessible from Hawarden Drive. The sale of lots along Hawarden Drive were initiated once the subdivision map was filed. The sale of the current project area did not occur until 1902.

Hawarden Drive (P33-021035)

Hawarden Drive was recorded in 2012 (McKenna 2012) and assigned Primary No. 33-021035 by the UCR-EIC. Research identified the Hawarden Drive alignment as an alignment planned in 1899 and completed by ca. 1900. This access supported the sale of lots accessible from Hawarden Drive and the eastern portions of the Arlington Heights neighborhood. At the time of this study, Hawarden Drive was found to be an asphalt-paved roadway consisting of slightly more than a single lane of traffic and landscaped with mature palm trees, curbing on the north side, and ground vegetation on both sides of the road (Figure 11). When originally developed, this road was likely a dirt and/or oiled road with no curbs. The modern asphalt surface is in good to excellent condition and appears to be routinely maintained.

Hawarden Drive was developed to facilitate access to the relatively large and expensive properties established and developed as a result of the Gage Canal success and general business successes in turn-of-the-century Riverside. It represents the improvements within the northeastern extent of Arlington Heights and the southeastern extent of the City of Riverside – essentially following the base of the hills south of the Tequesquite Arroyo. Hawarden Drive extends from Arlington Avenue (northern terminus) to Muirfield Road (near Washington Avenue). This alignment, with minor adjustments, reflects the alignment as illustrated in 1942 (slightly different than the alignment mapped in 1897).

The proposed (and recently revised) Tract No. 36458 map, if approved and implemented, will result in the establishment of a new driveway off Hawarden Drive and on the northern side of the 1975 Lawson residence at 6260 Hawarden Drive (see Figure 1). This driveway will permit direct access to 6260 Hawarden Drive and negate the need for a shared driveway with 6240 Hawarden Drive. As designed, the new driveway will be approximately 120 feet long and 12 feet wide, resulting in the removal of some modern

avocado trees nearer Hawarden Drive and an impact area of approximately 26 feet along the landscaped Hawarden Drive. No curbing is present, so no curbing will be removed. Surface grading and paving will be needed to complete the driveway and the interface between Hawarden Drive and the new driveway will be modest and designed to complement the surrounding property. No building alterations are proposed to the existing 1975 residence and no other property alterations are proposed.



Figure 11. View of Hawarden Drive from the Frontage of 6240-6260 Hawarden Drive (East/Northeast).

1902-1958 Improvements

Improvements associated with the post-1902 purchase of the project area and the 1958 sale to the Pitchford family include: the construction of the Walton/Merriman residence (1902-1910), the construction of the garage/barn (ca. 1904-1906), the reservoir and associated pipeline (1904), and the establishment of a limited gravity-fed irrigation system.

The Walton/Merriman Residence (1902)

As noted earlier in this report, the original Walton residence was constructed in 1902 (likely completed in 1903) and built at a cost of \$3500.00. This residence was described as a “cottage” in some references and “not a Victorian” in others. In 1910, the Merrimans, with a growing family, constructed a wing to the north of the original residence, more than doubling the size of the residence (Figure 12).



Figure 12. West and North Elevations of the Walton/Merriman Residence, Riverside, California.

The original Walton residence, while referred to as a “cottage,” was actually more than a cottage and more appropriately referred to as a bungalow (Blumenson and Blumenson 1995:70-71). A “cottage” tends to suggest a small, quaint, and inexpensive building that is relatively easy to maintain. The Walton residence, built at a cost of \$3500.00 in 1902, cost over twice the average cost of a single family residence in the early 1900s (Wilson 1993). Citing Blumenson and Blumenson (1995:71):

“The typical bungalow is a one-story house with gently pitched broad gables. A lower gable usually covers an open or screened porch and a large gable covers the main portion of the house. In larger bungalows the gable is steeper, with intersecting cross gable or dormers. Rafters, ridge beams and purlins stand beyond the wall and roof. Chimneys are of rubble, cobblestone or rough-faced brick. Porch piers often are battered. Wood shingles are the favorite exterior finish although many use stucco or brick. Exposed structural members and trim work usually are painted but the shingles are left in a natural state or treated with earth-tone stains. Windows are either sash or casement with many lights or single panes of glass. Shingled porch railings often terminate with a flared base. The bungalow, like other simple but functional houses, was subject to variations such as the California, the Swiss, the Colonial, Tudor and others according to locale and fashions of the time.”

This building, as originally designed, is a two-story, clapboard structure with a gable roof (oriented east/west) with the main entry on the west elevation. The wrap-around porch extended from the northwestern corner of the building, along the west elevation, and extending the length of the south elevation. Given the slope of the terrain, the west elevation was accessed via a relatively large wooden stairway to the western entry (main entry). The height of the porch on the eastern extent of the south elevation is essentially at natural ground level (Figure 13).

The floor of the porch is wood and the wrap-around porch exhibits a closed railing finished with clapboard siding and a wide “seat” with squared support columns (a variation of the Tuscan column). The porch exhibits a closed wooden (shiplap) ceiling, wide eaves, but no gutters or brackets. There is a crawl space/storage space beneath the porch area.

The first story is, as noted, clapboard sided. The upper story, in places, exhibits wooden shingle siding. The windows include both sash and casement styles and the doors are both solid and with window panes. The original front door (east elevation) is present, but now only serving as access to the porch. The steps (stoop) is now gone and the porch railing has been extended to close the original opening to the steps (Figure 14). This main entry would have been centrally located on the west elevation, with a symmetrical design including windows to either side of the doorway. The various doorways (one on the west elevation and two on the south elevation) and windows on the west and south elevations are framed with simple, flat trim.



Figure 13. Overview of South Elevation Porch of the Walton Residence from the Southwestern Corner of the House (facing East).

The upper story is not a full story, but accentuated by the presence of hipped dormers (two different sizes on the south elevation) and an overhanging roof line (open hipped gable) to the west (Figure 15). The dormers exhibit casement windows (6 paned) that open into the rooms (and currently screened). With the understanding that the upper story was designed to accommodate two bedrooms, it appears the third dormer may represent a closet area or dressing room.

Two rough-finished red brick chimneys are associated with the original Walton residence – one in the living room area and one to the rear, near the original kitchen area. Both exhibit lightly ornate designs with brick banding accentuating those portions extending above the roof line. No alterations to these chimneys are evident. Overall, this residence was built in a symmetrical design on both the west and east elevations. With

the exception of the wrap-around porch, the north elevation was likely much like the south elevation. However, the north elevation of the residence was removed for the 1910 alterations.



Figure 14. View of the West Elevation of the Walton Residence from the Southwestern Corner of the Wrap-Around Porch (facing North).

The 1910 expansion of the residence by the Merrimans involved the north elevation, only, and consisted of a relatively large, two storied wing extending from the original north wall of the Walton residence. This addition measured approximately 23 feet east/west and 39 feet to the north. With this wing, the overall residence became more of an “L” shaped structure as opposed to the original rectangular plan.

Illustrated in Figures 12 and 16, the Merriman addition changed the roof line of the residence, resulting on a cross-gable design and the loss of the northern roof of the original

Walton residence and, likely, matching dormers. The roof is now uniformly covered with composition shingles (modern) with multiple vents and the 1910 chimney in the center of the addition (built to match the original chimneys).



Figure 15. Second Story Overhanging Roofline on West Elevation (Northeast).

Noticeable architectural differences between the two residential wings can be seen primarily on the first story of the addition. Here, the east elevation exhibits a pair of large French doors, a small, round (porthole design) fixed window, and a “pop-out” designed window near the northern extent of the addition. While the siding matches the remainder of the house, the flat roof above the “pop-out” window and the seven casement panels are a marked change in the relief exhibited on the original siding(s). The north elevation of the Merriman addition also exhibits a “pop-out” window with seven casement panels with ten panes each. Here, however, the “pop-out” is capped by a bell cast gable roof line unique to the residence.



Figure 16. East Elevation of the Walton/Merriman Residence (facing West).

There is a single, relatively small set of casement windows on the upper floor of the north elevation. This window, in contrast to the original Walton residence, exhibits decorative trim (molding). A large attic vent is located beneath the closed eaves and there is exterior conduit for electrical wiring (attached to the switch box) on this elevation. To the west of the windows, there is a modern chimney of red brick added to the structure. This large, albeit flat, chimney, tapering slightly from bottom to top, required the removal of a section of the roof eave.

The west elevation of the Merriman addition faces Hawarden Drive and is the first portion of the residence visible from the driveway. Illustrated in Figure 12, exhibits a more decorative and elaborate design. Here, the flat elevation exhibits the same clapboard siding (both stories), but also exhibits a cross-gable roofline with two large cross sections separated by a connecting and slightly recessed mid-section. The “faux” dormers reflect a “gable with return” design with closed eaves (slightly shallower than on other portions of the structure) and a semi-circular decorative band above the two sets of three casement panels (six panes each) with simple, flat trim.

Within the mid-section of the addition, the upper story exhibits two matching sets of casement windows (six panes) and one smaller window frame. The sizes of these windows suggest the presence of at least one bathroom and possible dressing rooms.

On the first story of the addition, the western elevation exhibits two sets of fixed and casement windows with simple, flat trim. There are some very simple decorative elements at the match lines between the building recesses.

The main entry of the residence was established in the corner where the addition meets the original house. Here, the doorway is diagonally placed with two sets of casement windows on either side of the entrance. The door and windows are covered by a triangular shed roof with decorative trim and a hanging lamp. The stoop is constructed of red brick and flagstones. A wrought iron railing is also present.

The western extent of the original residence exhibits similar design elements as presented earlier, including clapboard siding, a single dormer, and casement windows. However, this elevation also exhibits a varies plan with the extension of the siding to the north and a “pop-out” window on the first floor. To the west side of the original residence, the open porch has been enclosed (as noted earlier) and windows have been added to the enclosed portion.

Other design elements noted around the Walton/Meriman residence include areas of the exposed red brick foundation, areas of concrete foundations, landscaping, and maintenance. To the northwest of the original residence, standing stone columns line the edge of the driveway, representing the area available for hitching horses or limiting access to the main residence. Overall, despite the extent of the alterations, the residence is in excellent condition and generally reflects the 1902-1910 design.

The Walton Garage/Barn (ca. 1904-1906)

The Walton garage/barn is located east/northeast of the main residence and, as noted earlier, was originally built on part of Lot 12 and was added to Lot 9 in ca. 1906. As such, this structure has been attributed to Christopher Walton. In conducting the visual inspection of this feature, McKenna et al. has concluded this feature also reflects expansion by Merriman. Specifically, McKenna et al. has concluded the original barn consisted of the large structure with a paralleling stable wing as the original structure (basically oriented north/south) and the east/west wing to the west is a slightly later addition. This is based on the roof lines, match points, and minor changes in design and material. These two portions are illustrated in Figures 17 and 18.



Figure 17. Main Barn and Stable at the Walton/Merriman Property (facing Northeast).

The main barn and stable are wood framed structures on rock and mortar foundations. The barn (upper building segment) exhibits clabboard siding on all four elevations. It has a gable roof with composition shingles (in poor condition) over the remnants of wood shake shingles. A single, solid door is present on the south elevation and two double hung sash windows (4/4) windows are present on the west elevation. Despite the suggestion that these are second story windows, the ground level of the barn negates this assertion. To the east, there are two relatively square window frames with hinged wooden panels. There is also a sliding access door at ground level, but not a full doorway. Measuring less than five feet high, this adit appears to be for loading and not foot traffic. On the north elevation, the wall is flat with no windows. A chicken coop has been added to this elevation, exhibiting a shed roof, wood frame construction, and chicken wire. The large barn measures 20 feet (east/west) and 34 feet (north/south). The chicken coop measures 8 feet by 12 feet.

The stable is located along the western side of the barn and built with similar materials. Here, there are three stalls accessed by Dutch doors facing west. The foundation is

rock and mortar with some poured concrete (added later for stabilization). The framing around the door is simple and flat. The hinges have been replaced and the door are well worn. The interior of the stalls show the presence of feed bins, dirt floors, and unfinished wood framing between the stalls (half walls). The eastern wall of the stalls is also the western wall of the large barn. Given the difference in floor elevations, it is evident the horse feed bins were filled from the floor level of the barn. The stable measures 40 feet (north/south) to the matchpoint with the garage wing) and 14 feet (east/west).

The southern extent of the horse stall wing exhibits the equivalent of a single car garage, but more likely, a carriage house. At the time of inspection, the door was no longer present, but likely a double hung swings (hinged) door system. The roofline of this wing is identified as a shed roof, but also exhibits some elements of a hipped roof. Also covered with composition shingles, these shingles were placed over the original wood shake shingles.

Of note is the presence of a substantial rock and mortar retaining wall that is part of the large barn foundation and carriage house wall, but also extends to the south, resulting in a conclusion that a considerable amount of soil was removed from the property to prepare for the construction of the stables. This wall, rising from approximately 3 feet in height to almost six feet in height, this wall is one of the more outstanding features on the property. This wall is 32 feet long, with 12 feet being within the carriage house and 20 feet being south of the carriage house.

The garage wing to the west of the stables is built in a complementary fashion, but with noticeable differences. Here, the wing is in poor condition, but consists of three bays and a narrow "room" connecting it to the stable/barn. The rear (north) wall is constructed of redwood boards with redwood framing. The west and south elevations are constructed of clapboard siding and simple, flat framing. The first bay (westernmost) is slightly smaller than the other two and currently exhibiting a spring-action garage door (considered a replacement door). The other two bays (to the east) were once accessed via a sliding door system with the original running rails still present. The doors, however, are no longer present. The floor is a poorly poured concrete floor (likely added later) over the original dirt floor. The current asphalt driveway has been extended to this structure. This wing measures 18 feet (north/south) and 40 feet (east/west).

Trees and other modest landscaping surround the barn/garage, but there is also evidence of the removal of trees (stumps still evident). Overall, the garage and barn/stable structure(s) is in extremely poor condition. In fact, the south elevation of the garage wing is only standing because of the placement of a jack supporting one of the posts.



Figure 18. South Elevation of the Merriman Garage/Barn (facing North/Northeast).

The Walton Reservoir and Associated Pipeline (1904)

The Christopher Walton reservoir was constructed in 1904 and is located southeast of the main residence and upslope from the residence. Built off-square (parallelogram), this feature measures approximately 30 feet (north/south) by 20 feet (east/west). This concrete reservoir (Figure 19) is fed by a buried pipeline line running from the northeast (upslope), past the barn, and to the southeastern corner of the reservoir. Here, a valve system allows for the control of the flow into the reservoir. From the reservoir, the irrigation system is gravity fed, providing irrigation water to the west and southwest of the reservoir. When Walton owned the property, it is reported that he planted citrus trees to the south of his residence. This orchard was sold to Tetley/Merriman and, eventually, Tetley owned the orchard. This orchard area is now outside the project area boundaries.



Figure 19. Overview of the Walton Reservoir (facing North/Northwest).

The Walton reservoir is a relatively simple structure. It is not directly connected to the Gage Canal, but is indirectly associated with the system through its buried pipeline and the pumping system (off site) that is associated with the larger system. Once water is on-site, it is/was distributed via a gravity-fed system. Today, this system consists of the valve system on the southeastern corner of the reservoir, hoses, and PVC pipes. Remnants of the earlier system, including sparse examples of an old standpipe irrigation system (likely dating to the 1920s era) and ground level troughs (see below).

The Limited Gravity-Fed Irrigation System

As just noted, there is some evidence of an early irrigation system in the form of standpipe irrigation pipes. This type of irrigation system consists of buried concrete with

above-ground standpipes with distribution slats. One pipe was noted to the northeast of the large barn and a second example was identified near the main valve to the south-east of the reservoir. This system does not appear to have been fully implemented, as no true orchard was established on the property until much later.

In addition to the standpipe examples, McKenna et al. found one concrete irrigation trough to the west/northwest of the reservoir (Figure 20). This trough is a standard irrigation feature consistent with pre-standpipe systems. It consists of an elongated expanse of a concrete lined water conveyance feature designed to move irrigation water through a gravity fed system.



Figure 20. Irrigation Trough Identified West/Northwest of the Walton Reservoir.

In this case, the feature was located south of the Walton/Merriman residence and running along an east/west axis. This feature exhibited a squared “U” shaped trough with a 9 ½ inch interior channel and 2 inch thick concrete walls. The base was likely slightly thicker (e.g. 2-3 inches). The relatively depth was estimated to exceed 6 inches, but was not definitively measured because of debris within the channel. This simple feature was fed by the reservoir (to the southeast of the trough) and the water ran from east to west, towards the current garden area. It appears this trough was specifically placed to provide water to the residential garden.

This trough was the only segment of the irrigation system identified at the time of this study. However, it should be noted that additional features of a similar type may be present in a buried or obscured state, given they were designed to be at ground level and there is considered surface growth of overburden in the area.

1958-1975 Improvements

Improvements dating between 1958 and 1975 are limited to the establishment of the swimming pool (and associated decking; 1959), the expansion of the eastern patio area, construction of the work shed, alterations to the main residence (east elevation), construction of the play house above the barn (ca. 1960s), and the planting of the avocado grove south of the main residence and near Hawarden Drive (below the reservoir).

1959 Swimming Pool

City permits confirmed the swimming pool located to the east of the main residence was constructed in 1959 by the Pitchfords. This concrete-lined swimming pool (Figure 21) is rectangular in shape and includes a diving board on the deeper end (north). The deck is tan/red brick surrounded by manicured lawns and vegetation. The area is fenced and gated (chain link). The filter system is located to the south, within an enclosure adjacent to a small work shed. Overall, this feature is considered a very late historic/early a modern addition to the property (54 years old) and not associated with the original owners or design of the property.

Expansion of the Eastern Patio Area

At the time of the pool installation, the Pitchfords also made changes to the eastern patio area. According to Mr. Lawson (2013, Personal Communication), the Pitchfords extended the covered patio to provide additional use area.



Figure 21. Northern Portion of the 1959 Built-In Pool at 6240 Hawarden Drive.

The patio area consists of an expanse of poured concrete extending from the east elevation of the residence to the brick deck of the pool area. The shed roof of the patio included a series of 2" x 6" rafters supported by a 6" x 12" header with square post supports (Figure 22). The roof, itself, consists of a series of tongue-n-groove slats (painted) covered by rolled by composition shingle material. The patio roof extends from an area south of the original Walton residence to the match line near the mid-point of the Merriman addition.

Work Shed

Prior to the patio expansion, but after the construction of the pool, a work shed was constructed on the south side of the patio, between the residence and pool areas (see

Figure 22). This small structure may have been initially designed as a pool room/changing room (possibly a maid's quarters), but was not finished.



Figure 22. Covered Patio and Work Shed to East of Walton/Merriman Residence (facing South).

It is apparent, based on the manner in which the patio roof intrudes on this structure, that the structure preceded the expansion of the patio roof. This small building is a rectangular building on a raised concrete foundation with a gable roof (oriented east/west) with its main entrance facing north. It is a redwood wood framed structure with clapboard siding and a composition shingle roof. A second door is located on the west elevation, but is not functional. The side door is a solid panel door, but the main entry exhibits a door with six panes above three panels. A small concrete step provides access to the building.

The two windows on the north elevation are casement windows (6 pane, single panel) with simple flat framing. There are no windows on the east and west elevations, but a single window to the south. Here, the window is a double hung sash window (6/6 panes) covered with a fitted screen.

The interior of this structure is unfinished. The studs and roof beams are exposed, illustrating remnants of a wood shake shingle roof under the current composition shingles. There is no ceiling and the walls have been covered with a patchwork of materials (old cabinets, pegboard, paneling, etc., resulting in a usable work shed. Some of the materials used in the construction of this building may have been salvaged. There is no permit for its construction, but given its placement, association with the patio improvements, and the placement so the pool equipment to the east, it is considered a relatively late addition to the property.

Alterations to the Main House

At or near the time of the patio expansion, the Pitchfords made additional alterations to the east elevation of the residence. Specifically, these alterations included the enlargements of the kitchen and dining areas on the southeast corner of the residence, including alterations to the Walton residence and part of the Merriman addition. Illustrated in Figure 23 (also see additional photos in Appendix D), these alterations involved the movement of walls further to the east and the installation of fixed and slider windows. A single-paned doorway is added to the expanded kitchen area. The materials used in this construction closely matched the original siding, suggesting materials were salvaged and used in the reconstruction. Lighting has also been added. These alterations are inconsistent with the original design of the residence, but being on the east elevation, are not readily visible to the general public.

Construction of the Play House

The play house located east of the large barn was constructed in the 1960s for the Pitchford children (Lawson 2013, Personal Communication). Illustrated in Figure 24, this play house was constructed in a manner to suggest a small school house. It is approximately 9 feet by 9 feet with a 4 foot porch to the south side. The main (only) entry is to the south, under a hipped-gable roof. The siding is clapboard and there are windows on the south and east elevations. To the east elevation, there are three casement windows with six panes each. These windows may have been salvaged, as they appear to be older than the construction date of the 1960s. The door is centered on the south elevation and two casement windows frame the door. This building is on a con-

crete foundation with a raised wooden floor. The porch also exhibits a wooden plank floor and is bounded to the west and south by narrow square post railing and three squared posts.



Figure 23. Part of the Alterations by the Pitchfords.

The siding of the play house differs from that of the other clapboard building on-site. Here, the siding exhibits 4 inch slats (opposed to the standard 3 inch slats). These slats are rougher and appear to be pine rather than redwood. The composition shed roof is in good condition, but also differs from the remainder of the buildings. Here, the shingles are tan, rather than grey.

One notable feature on the play house is the cupola (with vents), suggesting a short spire or defining feature indicative of a school house (Burden 2000:200-201). In this case, the cupola is strictly an ornamental feature and not a functional design element.



Figure 24. Children's Play House Located East of the Barn.

As a 1960s addition to the property, this feature (play house) is considered a modern addition to the property and not part of the historic complex.

Avocado Grove

According to Mr. Lawson (2013, Personal Communication), the small avocado grove located between the Walton/Merriman residence and the 1975 Lawson residence was planted by his father-in-law, Clyde Pitchford, in the 1960s. These trees bound the small landscapes garden south of the Walton/Merriman residence and are fed through the irrigation water associated with the Walton Reservoir. The gravity fed system uses PVC piping to carry water from the reservoir to the trees. Like the play house, this small grove is a modern addition to the property and not part of the historic complex.

The area of the existing avocado orchard and the Lawson residence were once identified as an area associated with citrus. No evidence of the early citrus orchard is present at this time. In addition, many of the original avocado trees are no longer present, either being removed for the 1975 residential construction or because some trees planted upslope from the reservoir did not survive.

Post-1975 Improvements

Post-1975 improvements include the construction of the Lawson residence and garage on a newly defined APN 241-140-013 (see Figure 4). The garage, located to the south of the reservoir, is a faux rustic building (Figure 25). This is a standard wood framed building with tongue-n-groove siding and a gable roof with composition shingles. The garage exhibits a rolling aluminum door and a concrete floor.



Figure 25. The Lawson 1975 Garage (facing Northwest).

Access to this garage, which faces south, is currently from the north, along the shared driveway between 6240 and 6260 Hawarden and along the road past the reservoir. The proposed plan would alter this access and result in the establishment of a driveway from Hawarden Drive, past the north elevation of the Lawson residence, and directly accessing the garage. This plan would require the removal of some of the modern avocado trees and the paving of the new driveway.

The Lawson residence is a two story, wood framed structure, located to the south/southwest of the garage and nearer Hawarden Drive (Figure 26). This residence exhibits both fixed and slider windows, sliding access doors and standard doors, and a gable roof design. Designed to complement the garage (the garage complements the residence), this modern addition to the property is not considered to be an element of the historic complex. The proposed project calls for no changes are proposed for this structure.



Figure 26. Lawson Residence from Area of Garage (facing South/Southwest).

CRITERIA FOR EVALUATION

In evaluating the potential significance of the improvements within the current project area, McKenna et al. considered federal, state, and local guidelines. Summarized here, the criteria for eligibility are presented.

Federal Criteria

A property would be considered eligible for listing in the National Register of Historic Places if it meets one or more of the following:

Criteria for Eligibility

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- B. Is associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important to prehistory.

California State Criteria

California State has multiple levels of recognition for significant or important cultural resources: California Historical Landmark, California Point of Historical Interest, and/or California Register of Historical Resources.

California Historical Landmark (Landmark)

To be designated as a California Historical Landmark, a resource must meet at least one of the criteria listed below, have the approval of the property owner(s), be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. The Criteria for Designation include:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California);
- Associated with an individual or group having a profound influence on the history of California;

- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

California Point of Historical Interest (CPHI)

To be designated as a California Point of Historical Interest, a resource must meet at least one of the criteria listed below.

- The first, last, only, or most significant of its type within the local geographic region (City or County);
- Associated with an individual or group having a profound influence on the history of the local area;
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in the local region of a pioneer architect, designer or master builder.

California Register of Historical Resources (CRHR)

To be designated eligible for the California Register of Historical Resources, a resource must meet at least one of the criteria listed below.

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;
4. Has yielded, or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

Local Riverside Criteria

The City of Riverside also has multiple levels of recognition for cultural resources. Specifically, they may identify a resource as a City Landmark, Historic District, Structure or

Merit, and/or Neighborhood Conservation Area. The criteria for each is presented as follows:

Landmark Criteria

- (a) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) Is identified with persons or events significant in local, state, or national history; or
- (c) Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) Represents the work of a notable builder, designer, or architect; or
- (e) Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- (f) Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city; or
- (g) Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (h) Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- (i) Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- (j) Is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Historic District Designation Criteria

- (a) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or

- (b) Is identified with persons or events significant in local, state, or national history; or
- (c) Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) Represents the work of notable builders, designers, or architects; or
- (e) Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood, community or the city; or
- (f) Embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (g) Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- (h) Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

Structures of Merit Designation Criteria

- (a) Represents in its location an established and familiar visual feature of the neighborhood, community, or city; or
- (b) Materially benefits the historic, architectural, or aesthetic character of the neighborhood; or
- (c) Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area; or
- (d) Is connected with a business or use which was once common but is now rare; or
- (e) Contributes to an understanding of contextual significance of a neighborhood, community, or area.

Neighborhood Conservation Area Designation Criteria

- (a) Provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) Represents established and familiar visual features of a neighborhood, community, or of the city; or
- (c) Reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or

- (d) Conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship, or association.

HISTORIC CONTEXT

The period(s) of significance for the Pitchford/Lawson property span prehistoric times to the modern period. More specifically, there is some relatively scant evidence of prehistoric use within the property in the form of a poorly defined milling station. This type of feature can be associated with the early Milling Stone cultural horizon, but may also date as late as the contact period. As such, it falls into the context referenced as the “Native and Early European Settlement” period. As presented by the Historic Contexts of the City of Riverside, this period is described as follows:

“The fertile valley fed by the Santa Ana River and sheltered between the Rubidoux and Box Springs Mountains was home to the Cahuilla Indians who had inhabited the area for many hundreds of years. When the first Europeans arrived they established a small *rancherio* near Spring Brook. There was also a thriving settlement of early rancheros and land grant holders including Juan Bandini, Louis Robidoux, Cornelius Jenson, Benjamin Able, Arthur Parks and J.H. Stewart. Across the Santa Ana River to the northwest were two Spanish-speaking towns, Agua Mansa and La Placita, settled by migrants from New Mexico. All were established in the area before John W. North and his partners arrived.”

Settlement within the Arlington Heights area followed the period referred to as the “Colonization” period and the establishment of the community of Riverside (still in San Bernardino County before 1893). It was access to water and the water rights claims that defined and resulted in the successful growth of Riverside as a center for the citrus industry. The context for water rights is presented by the City:

“The formation of a citizen’s water company and the incorporation of Riverside by a vote that annexed S.C. Evan’s land helped resolve the conflict. Soon, Evans joined leaders of the new city in the creation of a quasi-public water company, and bonds were floated to improve the canal system. Riverside had survived its first serious battle among strong interests and had moved toward an effective consensus on the community’s direction.

Thus, by 1895, the town was a wealthy, gilded age version of North's irrigation cooperative. The town's well educated and mostly Protestant leadership, also mainly orange growers, turned their attention towards applying the latest methods of industrial capitalism and scientific management, and to irrigating, growing, processing and marketing navel oranges. They succeeded. By 1890, citriculture had grossed approximately \$23 million for the area's economy."

Following the "Water Right" period, Riverside entered a new phase of "Migration, Growth and Development" based on the success of the citrus industry. Again, citing the City's context statement, this "Migration, Growth and Development" phase is described:

"At this juncture, Riverside's potential attracted investment capital from around the U.S., Canada, and Britain. The influx of wealth and manners led to high aesthetic and cultural goals for the City and added larger doses of *savoir faire* and leisure time pursuits, including polo, golf and tennis. The introduction of the railroad further expanded Riverside's growth and the citrus market potential which were so tightly linked. The combination of water, boosterism, consensus building, navel oranges, the railroad and cooperative marketing unleashed Southern California's commercial potential. A once pastoral area was transformed in the process, never to be the same again."

The statements presented above were prepared for the community and City of Riverside, in general, they reflect the pattern of land use and growth indicative of the area in general, but not necessarily the project area, in particular. For example, the field survey confirmed the presence of scant prehistoric resources, which was somewhat predictable. Likewise, historic research confirmed the early owner of the project area was a British citizen who invested in the property (and adjacent lots) during the height of water development/irrigation and the establishment of the citrus industry. However, in this particular case, the project area was not associated with citrus growth, as the property was not conducive to orchard development. The orchard developed by Walton was to the south of the current project area and separated from the current project area in ca. 1907. The reservoir on the property was likely used for some citrus orchard development, but one for a brief time (1904-1906). Overall, the project area cannot be directly associated with the citrus industry, but can be associated with the large residential lots acquired and improved by individuals interested in property outside the City's core.

EVALUATION OF THE RESOURCES

As a result of the recent cultural resources investigation, McKenna et al. identified three major periods of land use within the current project area, including prehistoric use, historic use, and modern use. Within the historic period or use, there were a minimum of three phases: the Walton ownership, the Merriman ownership, and the Bonnett and/or Pitchford ownership. The modern period of land use includes the Pitchford and Lawson ownerships.

Prehistoric Resources

A single prehistoric milling site was identified within the property. This resource is not unique for the general area, but is one of the many (hundreds) of isolated milling stations scattered throughout the exposed bedrock outcrops indicative of the Arlington Heights area of eastern Riverside. This particular example of a milling feature is not as well developed as others on surrounding properties and was actually missed during an intensive survey of the area by Parr and Wilke in 1989.

There is no evidence of midden deposits or artifacts in the vicinity of this milling station. The station is on bedrock and surrounded by other bedrock boulders and an area of little to no soil development. McKenna et al. has assessed this site and concluded there is no research potential, as required under CEQA Criterion 4. Therefore, the site is not considered a historical resource, as defined by CEQA. The site has been recorded with the University of California, Riverside, Eastern Information Center and no further studies are warranted.

Given the location of this feature, the proposed subdivision of the Pitchford/Lawson property will not impact this milling station. It will not be reassigned to another property (e.g. the lot lines will not affect the site) and there are no plans to impact this area. Therefore, the proposed project will not adversely impact this resource.

Historic Period Resources

The City of Riverside history starts well before the history of the current project area. In this case, the property currently being studied was not formally identified until the final subdivision map for Arlington Heights was filed. Being a part of Block F, this area became available for sale after 1897 and was not actually sold until 1902. The first recorded owner was a British citizen, Christopher J. Walton. Walton purchased Lot "A" and Lot 9 of Block F after Hawarden Drive was developed (ca. 1898-99) and is credited with

the construction of the original residence, barn, and reservoir. In addition, he can be associated with the establishment of a sparse water distribution system (1904+) and the planting of citrus trees on the southern 14 +/- acres of his larger holdings. At the time of the sale, the orchard was relatively young and likely not producing fruit in any quantity.

Walton sold the property in 1907 and the new owners subdivided the property into two 14 +/- acre properties. Frank Tetley took possession of the orchard in the southern half of the property and John Merriman assumed ownership of the northern 14 +/- acres, including the Walton improvements. Merriman was a British citizen who arrived in the Riverside area in ca. 1903. He moved his family to the property after the purchased in 1907 and, but 1910, enlarged the residence considerably, added a wing to the barn/garage, and maintained the property until his death at 40 (ca. 1917-1918). His widow maintained the property until 1929, making no noticeable or recorded changes.

In 1929, the Walton/Merriman property was sold to the William and Doris Bonnetts. Between the original identification of the property boundaries in 1897, there have been both minor and major changes to the legal boundaries. Specifically, in 1906, the northern boundary of Lot 9 as revised to correct the accidental construction of the Walton barn of Mylne's Lot 12. In 1907, Lot 9 was legally subdivided to accommodate the split between the Tetley and Merriman holdings. Despite these changes, the legal boundary between Lot "A" and Lot 9 was not removed until 1974. Since 1974, the property boundaries have remained the same.

In assessing the locations of the various improvements within the property, the Walton/Merriman residence, reservoir, and sparse water distribution system are associated with original Lot "A". The Walton/Merriman barn/garage and pipeline for the reservoir (not identified at the time of the survey; reportedly buried) are associated with Lot 9, as is the modern Lawson complex.

The later improvements, such as the pool, are within the Lot "A" boundaries and the play house is within Lot 9. The existing driveway straddles Lots "A" and 9. Today, and as a result of the remapping in 1974, all pre-1974 improvements are located within Parcel 2 (APN 241-140-014). The post-1974 improvements are associated with Parcel 1 (241-140-013).

Although outside the current project area, the alignment of Hawarden Drive is considered an historic period roadway. McKenna et al. recorded this roadway (P33-021035) and concluded the proposed project does not involve the road right-of-way. The roadway has been acknowledged and is not considered a significant resource and, regardless, the proposed project will not adversely impact this road alignment.

Modern Resources

By definition, to qualify as a modern improvement, a feature is less than 50 years of age (post- 1963). In this case, modern features identified with the project area include the children's play house (1960s), the avocado orchard (1960s), the Lawson residence (1974-75), and the Lawson garage (1974-75). Features tentatively considered modern include the built-in swimming pool (with deck and filtering system), and the work shed adjacent to the pool. In considering all of these features as modern additions to the property, they are no longer considered under the evaluation process.

Evaluation of the Resources

The prehistoric resources and historic resources were evaluated with respect to the federal, state, and local guidelines.

Prehistoric Resources

A single prehistoric archaeological site was identified within the project area. Identified as a milling station with two faint slicks, this resource was not associated with any soils consistent with midden deposits and no artifacts were identified in the area. In general, this resource was evaluated in accordance with Criterion "D" of the federal guidelines and Criterion "\$" of the state guidelines. These criteria address the potential for the resource to yield significant or important information pertaining to prehistory. In this case, the resource has been recorded, photographed, and evaluated as an insignificant resource because it lacks the ability to provide any additional scientific or important data not already recorded with respect to this type of resource. No further studies are warranted or recommended.

Historic Resources

The historic resources identified within the project area are all considered features within a large historic complex referenced as the Walton/Merriman property (33-021034). The historic period features include the main residence (including the addition), the barn/garage, the reservoir, and water distribution system. Adjacent to this property is the historic alignment of Hawarden drive, a 1899-1900 roadway developed to access the lots identified on either side of this roadway. Figure 27 illustrated the boundaries of the Walton/Merriman property.



Figure 27. The Early Assessor Map Illustrating the Walton/Merriman Property Following the Tetley and Merriman Division.

In assessing this property under the federal criteria, McKenna et al. has made the following determinations:

Criterion 1: Is associated with events that have made a significant contribution to the broad patterns of our history.

Discussion: This particular area of Riverside County and the City of Riverside (Arlington Heights) is historically known for its association with the development and success of the citrus industry. Many of the properties on Hawarden Drive and the surrounding streets were densely developed as citrus orchards supplied and supported by water provided through the Gage Canal and its associated distributing system.

The current project area is an anomaly within this larger area of citrus grove development. Historic research failed to identify any orchard development on the 14 acre Walton/Merriman property, although Walton did initiate such improvements on the 14 acres to the south (later owned by Frank Tetley). Christopher Walton developed his residential complex within the current project area, a property that actually consisted of two parcels (Parcel "A" with the residence, reservoir, and water distribution system; and Parcel 9 with the barn/garage. These four major features were not consolidated within a single parcel until 1974.

Based on the particular history of the project area, the current property does not meet the minimum requirements for recognition under Criterion A. It is not associated with the other significant events attributed to the surrounding properties.

Criterion 2: Is associated with the lives of persons significant in our past.

Discussion: The Walton/Merriman property is directly associated with Christopher Walton and John Merriman, both Englishmen who arrived in Riverside with the hopes of building a successful career. Christopher Walton resided in Riverside for a relatively short time, purchasing his property in 1902 and selling it in 1907. It is reported that he spent much of his time in England, but was known to spend time in Riverside, where his brother also owned nearby property. Mr. Walton's tenure in Riverside does not rise to the level needed to be considered a significant person in our past.

John Merriman arrived in the Riverside area in the early 1900s and married a “local” girl from a relatively prominent family. Merriman was a successful local businessman who, with his partner, invested in a number of local businesses. Merriman, himself, was not directly involved in the citrus business and, following the purchase of the Walton property, kept the northern half (14+ acres) with the residential improvements and allowed his partner, Frank Tetley, to assume the ownership and maintenance of the Walton trees on the southern half of the property (14+ acres). Despite his successes locally, John Merriman died young (at 40), having only occupied the property for ten years (d. 1916-17). His widow remained on the property with their children until 1929.

Although Merriman was locally successful, his successes with only local and did not extent much past the boundaries of Riverside. His reputation does not reach the regional or state level, let alone the national level. Therefore, McKenna et al. has determined the associations between the project area and Christopher Walton and/or John Merriman do not rise to the level of meeting the intent of Criterion 2.

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

Discussion: The Walton residence was originally built as a “modest” cottage/bungalow by A.W. Boggs, a local architect and contractor. At the time of this investigation, it was determined that approximately 60 percent of the original residence remains. The entire north elevation was removed for the 1910 addition by the Merrimans. In addition, historic and modern alterations included the removal of the main entry steps (stoop), the enclosure of a part of the wrap-around porch, and changes/alterations and addition to the rear kitchen area. With the exception of these alterations, the remainder of the Walton residence was well build and well maintained. All of the original windows, siding, and design remain on the west and south elevations.

In completion the addition in 1910, the Merriman contractor, D.M. McLeod, changed the roof line to accommodate the addition to the north. Although he also designed the addition to reflect the clapboard siding matching the original residence (built only 7-8 years earlier), he altered the window de-

signs, placed the main entrance on a 45 degree angle, and used French doors on the rear of the addition. This addition, costing \$2500.00 (the original residence being \$3500.00), was also well built and well maintained by the Merrimans and Bonnetts. Despite the expense and maintenance, this residence, while relatively large, does not compare with the large neighboring residences of more well-to-do families (e.g. the Mynes).

The materials used in the construction of the residence are not unique and the design is fairly basic. The windows and doors are modestly trimmed and reflect standard materials. While the workmanship is considered quite good, D.M. McLeod did not have the same recognition as A.W. Boggs. Boggs was considered the first real architect to design and built in Riverside (see Klotz and Hall 2005: 332-336). He is known to have been involved in a number of substantial projects in Riverside and throughout Southern California. In the case of the Walton residence, this was a small project for Boggs and took little effort in design. It is not one of the more substantial examples of Boggs work, but reflects the level of improvement requested by Walton and was structurally sound when constructed. Based on the facts presented, the Walton/Merriman residence does not qualify under Criterion C (national recognition).

The barn/garage at the Walton/Merriman property reflects a simple design not unique to other functional early-1900s utilitarian buildings, including the stable stalls. The materials used are standard and the design is also standard. The only unique element here is the rock retaining wall supporting the west side of part of the barn. Both the barn and garage wings are in extremely poor condition and in a state of collapse. Originally built on Lot 9, this feature was once associated with Lot 12, but “deeded” to Walton and Lot 9 after the inadvertent construction within Lot 12. Given the lack of architectural integrity and the failure to meet the minimum criteria as an outstanding architectural feature, the barn/garage does not meet the minimum criteria for recognition under Criterion C.

The Walton reservoir is a 1904 structure build of rock and concrete. It is a modest sized feature constructed on the western portion of the property and fed through buried pipes from the northeast. This feature is also a standard structure indicative of the types of reservoirs identified throughout Riverside and San Bernardino counties. In this case, the reservoir appears to have been placed to water to the westernmost portions of the

property and, possibly, also providing water for residential use – not just irrigation.

There is no evidence the reservoir is or ever was connected to an extensive irrigation system. Rather, only a single water trough was identified to the west/northwest of the reservoir and designed to feed the garden area south of the residence. There are no discernible unique attributes to this feature. There is no evidence it was ever used to irrigate an orchard. It does, however, include the “CJW 1904” incising in the concrete.

In general, this reservoir and the associated irrigation trough, also constructed of simple concrete and gravity-fed, fail to meet the minimum requirements under Criterion C as unique or outstanding architectural structures.

Criterion 4: Has yielded, or may be likely to yield, information important to prehistory.

Discussion: This criterion does not apply to this discussion. The sole prehistoric resource identified within the property is addressed above and determined insignificant.

Based on the discussion presented above, McKenna et al. has determined the historic period resources identified with the project area are not significant resources under the federal criteria. In assess these resources under state criteria, McKenna et al. has determined the residential complex (33-021035) does not meet the criteria for consideration as a California Historical Landmark (Landmark) or a California Point of Historical Interest.

This resource (as a whole) was assessed under the criteria for eligibility to be listed on the California Register of Historical Resources (CRHR), applying the following:

Criterion A: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;

Discussion: As presented above, this property is not associated with the activities indicative of those associated with the citrus industry or other agricultural activities. It served as a modest residential property with its improvements

limited to a small portion of the larger property. McKenna et al. has concluded the property does not meet the minimum requirements for recognition under Criterion A.

Criterion B: Associated with the lives of persons important to local, California or national history;

Discussion: As discussed above, the persons associated with this property do not have the level of success or recognition required for consideration under Criterion A. While both were considered successful and active in the Riverside area, these activities do not rise to the level of recognition under CEQA.

Criterion C: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;

Discussion: Also noted above, the architectural design(s) materials, and maintenance of the Walton/Merriman residential complex fail to meet the minimum requirements of Criterion C. They are not associated with the work of a master, exhibit unique materials, and/or high artistic values. In comparing this complex with the surrounding properties, it is a relatively modest complex with a well maintained residence, modest maintenance of the reservoir, abandonment of the irrigation trough, and significant deterioration of the barn/garage. Overall, McKenna et al. has determined this complex fails to meet the requirements under Criterion C.

Criterion D: Has yielded, or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

Discussion: This criterion does not apply to this discussion. The sole prehistoric resource identified within the property is addressed above and determined insignificant.

In summary, McKenna et al. does not consider this residential complex significant under the CEQA criteria. In assessing this property for local recognition, McKenna et al. negated the need to address District and/or Neighbor Conservation Area, as only the sin-

gle property was being addressed. The potential for the property to meet the requirement of a Landmark or Structure of Merit were considered.

Landmark Criteria

Criterion (a): Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

Discussion: No evidence was found to suggest the current project area reflects any of the elements listed above. This property is a relatively simple residential property, despite its size, and was not a part of the large and successful citrus industry that defined the area. Therefore, the property does not qualify under Criterion (a).

Criterion (b): Is identified with persons or events significant in local, state, or national history.

Discussion: The property is not associated with any individual considered significant on the state or national level. Locally, the property can be associated with the ownership by Christopher Walton and/or John Merriman. While Walton and Merriman were locally successful, Walton was only in the area a brief time before liquidating his holdings and Merriman died relatively young.

Merriman's success was more in the area of business development, not citrus. His business activities were not directly associated with the property, but his success and growing family allowed for the improvements to the property in ca. 1910. Overall, however, the relative success of each of these individuals does not truly rise to the level needed to meet this criterion.

Subsequent to the Merriman ownership, the Bonnetts and Pitchfords, two local families, owned and maintained the property. Although these two families were involved in local issues, the arts, and education, their involvements are not considered unusual or unique. Therefore, McKenna et al. has concluded the property does not qualify under Criterion (b).

Criterion (c): Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Discussion: As discussed above, the property improvements within the project area do not reflect the use of indigenous materials. Even the rock retaining wall is made of granitic materials not local to the property. The method of construction is standard and reflects no unique methods. While the residence and barn are indicative of the period, they are standard examples that also reflect significant alterations or additions. Overall, McKenna et al. has concluded that Criterion (c) does not apply.

Criterion (d): Represents the work of a notable builder, designer, or architect.

Discussion: The original Walton residence (not the barn/garage or reservoir) was designed by A.W. Boggs, a local architect and contractor identified as the first real architect to arrive and work in Riverside. Citing Klotz and Hall (2005:332-336), Boggs designed and oversaw the construction of a number of houses in Riverside, including his own residence and those of A.P Johnson, O.T Johnson, and Henry Jarecki. He was also involved in commercial and civic development, including the Dyer Brothers Bank, the Baptist, Methodist and Presbyterian churches, the Citrus Pavilion, the Riverside Banking Block, and a number of projects in Ontario for the Chaffey brothers. In his later years, Boggs is referenced primarily as a contractor, although he likely continued to be involved in design work. (Note: O.T. Johnson also developed significant properties in Los Angeles, but not with Boggs).

Noted here, while the Walton/Merriman residence was noted in the Hall reference of 2003 (as a cottage), it is not included in the more detailed Klotz and Hall reference of 2005 (adobes, bungalows, and mansions). Hall and Klotz considered this property one of the less significant properties of note.

McKenna et al. acknowledges the association of this property with the Boggs design for the Walton residence, but emphasized the loss of integrity to the residence, having approximately 40 percent of the original design lost to alterations or redesigns. In addition, McKenna et al. emphasizes the original design was one of the lesser quality designs by

Boggs, who is more widely known for his elaborate residential developments, civic and commercial designs and developments. Overall, McKenna et al. would consider the property only marginally qualified under Criterion (d). This qualification is with Boggs and not the integrity of the design. **McKenna et al. would consider the residence qualified under Criterion (d), but again, marginally.**

Criterion (e): Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Discussion: The project area was developed at a time when most of the surrounding properties were being developed under citrus and/or as elaborate residential properties that also included citrus. The project area, however, does not reflect the extent of residential improvements seen on nearby lots dating to the same period and was never developed as a citrus orchard. It is a relatively simple property.

The reservoir on the property is moderately sized, but not large enough to support a full orchard or large agriculture venture. It, too, is a simple feature not directly connected to the Gage Canal system and the nearby irrigation trough is also very simple. Although there is some scant evidence of some buried pipes, the standpipe irrigation system was never completed or active. Overall, McKenna et al. does not consider the property eligible under Criterion (e).

Criterion (f): Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city.

Discussion: The area of the current project area is still dominated by relatively large lots. In this case, the property rises from Hawarden Drive (west) upslope to the east. The improvements within the property are close to Hawarden Drive and not upslope. There is no significant view and the vegetation along Hawarden Drive obscures any visual of the residence. Likewise, the other historic components are not visible from Hawarden and there is no view from the residence or barn to Hawarden or the

neighboring properties. Therefore, the property does not qualify under Criterion (f).

Criterion (g): Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

Discussion: As stated above, there are no unique architectural designs, details, or materials of note on the property. The more substantial structure is the residence and this structure has been altered through the removal of significant elements (north elevation of the original residence), changes in the orientation of the entry, the additional of a large red brick chimney to the northwest corner, changes to the kitchen and dining areas, and the enclosure of portions of the porch. Additionally, the front steps have been removed, the patio cover and work shed were added. None of the original design or the altered design reflects an architectural achievement, as intended by this criterion. Therefore, Criterion (g) does not apply.

Criterion (h): Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

Discussion: This property was developed at the same approximate time as other properties along Hawarden (or nearby). Nonetheless, its development and improvements are markedly less extensive and/or elaborate. Until the 1940s, there were only four residences along Hawarden, north of Horace Street. Of these, three are identified as significant resources, while the Walton/Merriman property was not.

Noted in the Klotz and Hall reference of 2005, the architect associated with this property was prominent in the area, but this particular property was not included in their "revisited" volume on notable properties. Based on the information presented above and in concurrence with Kontz and Hall, McKenna et al. has concluded this property does not reflect the characteristics of the areas' more distinctive properties, the design elements are fairly standard and not unique, and does not meet the minimum intent to qualify under Criterion (h).

Criterion (i): Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park of community planning.

Discussion: No evidence was found to suggest this property was part of a larger system of transportation, parks, or community planning. The plan for Arlington Heights was to provide relatively large properties for agriculture (citrus, etc.) and also allow for residential development for the owners of these properties (private residences and/or worker's quarters). In this case, the property fails to meet this plan, as it was not improved as an agricultural or citrus orchard property. Therefore, Criterion (i) does not apply.

Criterion (j): Is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Discussion: There are many concrete lined reservoirs and trough irrigation features scattered throughout Southern California – predominantly in San Bernardino and Riverside counties and in areas where early orchard development has been documented. These are not unique or rare features and there is no unique characteristics to their design. Likewise, barn with clapboard siding and sliding doors are standard designs and many remain, although not generally maintained. In this case, the barn/garage (with stables) is in very poor condition and has not been maintained in a manner consistent with the remainder of the property. It is in a state of collapse and is not considered safe to use.

The Walton/Merriman residence is an early 1900s clapboard residence with a significant addition that has essentially doubled the size of the structure. There are consistencies in materials and design, but also evidence of significant alteration and the addition of new design elements. Although relatively large for a single family residence, this building is smaller than those on surrounding properties, but still reflects elements consistent with many early structures scattered throughout Riverside and adjacent communities. Hall (2003) lists many of these residential properties, including the Walton/Merriman residence, but in 2005, Klotz and Hall do not include this residence in their revised volume. This type of residence is not unique or rare in the Riverside area or the region.

In summarizing the evaluation of the Walton/Merriman complex for recognition as a local Landmark, McKenna et al. concluded that this resource has met only one of the ten criteria: the association of the original residential design by A.W. Boggs. While only marginally qualifying and the residence having been significantly altered, the final designation as a Landmark is subjective and at the discretion of the City.

Structures of Merit Designation Criteria

Criterion (a): Represents in its location an established and familiar visual feature of the neighborhood, community, or city.

Discussion: The Walton/Merriman complex is built relatively close to the Hawarden Drive frontage, but not immediately visible from the street. Vegetation currently obscures the visual accessibility of the complex. If the vegetation was removed, only the main residence would be visible from the street. The barn/garage, reservoir, and trough irrigation system are located further to the east and not readily visible without entering the property.

Overall, this property does not reflect a “familiar visual feature” as intended by the criterion. Most people in the general area probably have never viewed the complex. The driveway is difficult to discern from Hawarden Drive, adding to the lack of visual accessibility. Therefore, McKenna et al. has concluded the property does not qualify under Criterion (a).

Criterion (b): Materially benefits the historic, architectural, or aesthetic character of the neighborhood.

Discussion: This property is part of the historic fabric of the area, being one of four early developments along Hawarden Drive, but it is not characteristic or complementary to the other historic properties, already identified as locally significant (the Irving Property - City Landmark No. 31; the Henderson Property - Structure of Merit No. 80; and the John Mylne Property - City Landmark No. 42). The aesthetic character of the property is subjective and individuals may consider the property an beneficial to the area. With the association to A.W. Boggs, the historic developments along Hawarden Drive, and the subjective aesthetic character of the area,

McKenna et al. has concluded this property is qualified under Criterion (b).

Criterion (c): Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area.

Discussion: As discussed above, Hall (2003) and Klotz and Hall (2005) have documented numerous structures with similar characteristics in the City of Riverside. In this case, the Walton/Merriman residence is one of the less ornate examples – not reflecting the distinctive Victorian design elements, but opting for the more casual designs associated with cottages and bungalows prior to the Craftsman period. There are only a few residential properties on Hawarden Drive (north of Horace Street) and only four pre-date World War II. Those located to the west of Hawarden Drive are much later than those to the east side of the road. Therefore, assessing the common v. rare criterion is not applicable in this instance. There are simply not enough examples to apply this criteria. Therefore, McKenna et al. concludes Criterion (c) does not apply.

Criterion (d): Is connected with a business or use which was once common but is now rare.

Discussion: As noted earlier, this particular property was not one directly associated with the dominating citrus-growing properties surrounding the project area. This property was not a commercial property and no business enterprises have been associated with the property. Therefore, Criterion (d) does not apply.

Criterion (e): Contributes to an understanding of contextual significance of a neighborhood, community, or area.

Discussion: Again, this property is an anomaly within the area. It was not developed as an orchard property, it is not indicative of the mansion-like properties nearby, and it always served as a relatively modest single family residential complex, despite the addition to the original residence. The contextual significance of the historic area is the association with the larger citrus-growing property and the long-term use of the surrounding proper-

ties as both business properties (orchards) and residential properties. This project area does not fall into that category. Therefore, McKenna et al. has concluded that this property does not qualify under Criterion (e).

In summarizing the assessment of the Walton/Merriman property for recognition as a “Structure of Merit”, McKenna et al. concluded the property may qualify under Criterion (b) because of its association with A.W. Boggs and the early developments along Hawarden Drive. None of the remaining criteria appear to be applicable.

Summary of the Evaluation

Summarizing the McKenna et al. findings, the Walton/Merriman property appears to be marginally qualified as a local Landmark under Criterion (d) for its association with A.W. Boggs and the original residential construction on the property. The property also appears to qualify for the local “Structure of Merit” for its association with A.W. Boggs and the development of the residential properties on Hawarden Drive, north of Horace Street, during the first few years of the 1900s. McKenna et al. recommends, with the understanding that features within this property have been altered (the residence), in a condition of collapse or poorly maintained (the barn/garage), in its original condition (the reservoir), or abandoned (the irrigation trough), recommends this property be considered locally significant under the “Structure of Merit” category and not as a “Landmark” property. The less level of recognition is based on the nature of the current conditions and the extent of the alterations the historic residence.

PROJECT RELATED IMPACTS

The project, as current proposed, will result in a new Assessor Parcel Map that identified three individual properties (see Figure 1). Parcel 1 will include the Walton/Merriman residence and barn/garage. Parcel 2 will include the historic reservoir, single irrigation trough, and modern Lawson Garage. Parcel 3 will include the existing 1975 residence and the establishment of a new driveway directly accessing the Lawson property. With the exception of the driveway development, no physical changes are proposed for the overall property.

Because McKenna et al. has concluded it is appropriate to consider this property as a “Structure of Merit” resource, potential impacts to the property may result in an adverse environmental impact. Two potential impacts have been identified:

- The development of the driveway may result in an adverse impact; and
- The changes in the property lines may result in an adverse impact.

Driveway Development

The driveway development will involve the removal of a few avocado trees, the grading for the driveway slope, and the establishment of the entry from Hawarden Drive. The trees in this area are not considered part of an historic period orchard, but were planted in the 1960s by Dr. Pitchford and not for commercial purposes. Therefore, the removal of the trees is not considered adverse. The grading of the driveway area will involve the removal of some surface growth (grass, etc.) and the preparation of the area for paving. There are no identifiable historic period resources in this area and, therefore, the preparation of the driveway is not considered adverse. The area along Hawarden Drive where the driveway will meet the roadway is not curbed or otherwise improved. The asphalt of Hawarden Drive is a more recent pavement and not indicative of the original roadway. Therefore, preparation of the driveway to meet Hawarden Drive is not considered adverse. It is recommended the proponent work with the City to insure the least amount of impact to the roadway, as possible, as to not disrupt the consistent surface of Hawarden Drive as it is represented at this time.

Parcel Identification

The identification of the three parcels (from the currently defined two parcels) will result in legally defined boundaries encompassing some features within the property and separating others. As the property is currently defined, the residence, barn/garage, reservoir, and irrigation trough are within one parcel – a parcel defined in 1974. The redefining of the parcels will separate the residence and barn/garage from the reservoir and trough. In consultation with City Cultural Resources personnel, the separation of these features into different parcels may constitute an adverse impact because they are historic resources that are or were always consolidated within a single property.

Research has shown that this initial premise was erroneous. Although the ownership of the project area would suggest this, historically, the Walton/Merriman residence was within Parcel “A” until 1974, the barn/garage was originally within Parcel 12 (until 1906) and later incorporated into Parcel 9, and the reservoir and trough straddled the boundaries of Parcels “A” and 9 (the majority of the reservoir being in Parcel 9). The property boundaries that consolidated or separated these features changed more than once and the current configuration of the property as APN 241-140-014 consolidated them.

In assessing the potential for an adverse impact resulting from changing property lines, McKenna et al. concurs that the proposed property lines will separate the reservoir and trough from the residence and barn/garage. However, McKenna et al. also concludes the relationship of these features needs to be taken into account. In this case, there is a strong association between the historic residence and barn/garage. Therefore, grouping these two features within the proposed Parcel 1 would not result in an adverse impact.

The reservoir was constructed in 1904 by Christopher Walton, but only used by him until the sale of the property in 1907. This feature was designed to provide irrigation water to trees planted to the south, but there is no evidence that it was ever used for that purpose. There is also no evidence that it wasn't. Once John Merriman purchased the property and was not involved in trees or orchards, there was no need for an agricultural reservoir. However, there is no evidence to indicate did not use the reservoir. The small trough identified to the northwest of the reservoir is indicative of the 1910s-1920s, suggesting it was built by the Merriman's to carry water to the garden planted south of the residence. Therefore, these two irrigation features can be associated with the Walton and Merriman ownership of the property and the separation of these resources from the overall complex may constitute an adverse impact, should Parcel 1 be sold separately from Parcel 3 sometime in the future.

To mitigate any potential impacts, the following mitigation measures are presented for consideration:

1. No Project. The lot lines will remain as currently defined; or
2. Conclude the separation of the features is not an adverse impact; or
3. Redefine the parcel boundaries to include the reservoir and trough within Parcel 1; or
4. Acknowledge the impact, but approve the map as proposed.

Under Alternative 1, there is no change to the property and, therefore, no action is required. Under Alternative 2, City has the authority to decide the separation of these resources may constitute an impact, but an adverse impact and, therefore, the parcel map should be approved as currently drawn. Alternative 3 recommends for consideration that the map be redrawn to keep the features within one identified parcel.

Alternative 4 recommends acknowledgement of an adverse impact resulting from the separation of the features, but approves the proposed parcel map as presented with conditions of approval designed to protect the features from any future impacts. The future impacts may include, but not be limited to, the demolition of the barn/garage, alterations to the Walton/ Merriman residence, the sale of all or part of the property, and/or the continued use or abandonment of the reservoir

In presenting these alternatives, it is apparent that Alternatives 1 and 2 are unlikely options, as the current owners are seeking the new parcel map and intend to pursue the new map and the City has voiced its concerns regarding the separation of these features. Alternative 3, while possible, is not considered an option by the current owners.

The current owners plan to maintain ownership of Parcels 2 and 3 and the use of the historic reservoir to maintain the modern avocado grove. If the reservoir is incorporated into Parcel 1, the current owners would lose the use of the reservoir and could not maintain the grove without establishing an alternative irrigation system.

The preferred alternative is Alternative 4, where the City acknowledges an adverse impact through the separation of the features and places conditions on any future activities or plans that may physically impact the features. These conditions may include, but not be limited to:

- Review and approval of any plan (by the City) prior to the issuance of any demolition or alteration permits;
- Identification of all features to the respective property owners prior to any sale or purchase, understanding the property has a “Structure of Merit” designation and the responsibilities of the owners with respect to maintaining a historic property;
- Should Parcel 2 be proposed for sale, the owner(s) of Parcel 1 shall be given first option to purchase the property and reunite the historic features.

With these conditions, or any others the City deems applicable, the currently proposed parcel map should be approved and the proposed improvements to the Lawson property initiated, upon final approval of the driveway development plans.

CONCLUSIONS AND RECOMMENDATIONS

Based on the information obtained over the course of this investigation, McKenna et al. concluded there is evidence of prehistoric use within the project area and evidence of historic period occupation and alteration of the property. In addition, the alignment of Hawarden Drive has been identified as a historic period resource, although outside the boundaries of the current project area.

The currently proposed project involves an approval of a Tentative Tract Map. This map includes the identification of three new parcels and the development of a driveway within one of the parcels (Parcel 3). McKenna et al. concluded the new boundaries of Parcel 3 and the development of a driveway will not result in any adverse environmental impact(s).

The Walton/Merriman residence has been evaluated and determined to meet the minimum requirements as a "Structure of Merit" and the overall complex should be considered as part of the definition. The defining of the new boundaries of Parcels 2 and 3, the residence and barn/garage will be legally separated from the reservoir and trough. This separation, in consultation with City representatives, constitutes an adverse impact and mitigation measures are needed to lessen these impacts. McKenna et al. recommends the City acknowledge the impact(s) and place conditions of approval on the parcel map that will protect these features from future physical adverse impacts. As presented above, these conditions, when implemented, will lessen the adverse impacts to a level of insignificance and the parcel map should be approved as presented.

CERTIFICATION

CERTIFICATION. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological/ cultural resources report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Jeanette A. McKenna
Jeanette A. McKenna, Principal Investigator, McKenna et al.

April 8, 2013
Date

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Wilke, Philip

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- 1992 Archaeological Site Record: CA-RIV-4768H/CA-SBR-7168H/P1074-81H/MFA-1H. On file, University of California, Riverside, Eastern Information Center, Riverside, California.
- 1993 Draft Report: An Archaeological Survey Report Documenting the Effects of the RCIC I-215 Improvement Project in Moreno Valley, Riverside County, to Orange Show Road in the City of San Bernardino, San Bernardino County, California. On file, University of California, Riverside, Eastern Information Center, Riverside, California. (RI-03605)

APPENDIX A:

Professional Qualifications

JEANETTE A. McKENNA
Owner and Principal Investigator
McKenna et al., Whittier CA

Ms. McKenna specializes in the discipline of Cultural Resource Management: prehistoric archaeology, historic archaeology, and history. She is a past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and was certified by the Society to conduct both prehistoric and historic archaeological studies. Ms. McKenna was on the Board of Directors for SOPA when the Society established the Registry of Professional Archaeologists (RPA) and has been a Registered Professional Archaeologist since 1998. Ms. McKenna has over 35 years of professional experience as an archaeologist/cultural resource manager and has participated on over 1500 projects. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator throughout California and the Greater Southwest.

TECHNICAL CAPABILITIES

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environmental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976; over 35 years of professional experience in Southern California, Arizona, and Nevada.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (Arizona State University; the Southern California Indian Center, Garden Grove).

EDUCATION AND AFFILIATIONS

B.A., Anthropology, 1977, CSU Fullerton
M.A., Anthropology, 1982, CSU Fullerton
Lambda Alpha Lambda Honors Society
Post Graduate Studies, Arizona St. Univ., 1982-85
Post Graduate Studies, UC Riverside, 1991-92
Certification Program: CEQA, Land Use and Environmental Planning, UC Riverside, 1997-98
Society of Professional Archaeologists (SOPA) Certification: Field/ Prehistoric Archaeology and Historical Archaeology (1984 to Present)
Registry of Professional Archaeologists (RPA)
Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)
BLM California Permit (renewable)
BLM Arizona State Permit (renewable)
Riverside County Registration No. 161
Arizona State Antiquities Permit (renewable)
Curation, San Bernardino Co. Museum
Curation, Arizona State University

SELECTED PROJECT EXPERIENCE

- Historic Architectural Studies for Renovation and Restoration, the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources: Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations, Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, III, and Mitigation Monitoring) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

APPENDIX B:

Archaeological Records Search

EASTERN INFORMATION CENTER
CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu
Inyo, Mono, and Riverside Counties

August 17, 2012
EIC- RIV-ST-1925

Jeanette A. McKenna
McKenna et al.
6008 Friends Avenue
Whittier, CA 90601-3724

Re: Cultural Resources Records Search for the Gary Lawson Property (McKenna et al Job #1573)

Dear Ms. McKenna:

We received your request on August 06, 2012, for a cultural resources records search for the Gary Lawson Property project located in Section 2, T.3S, R.5W, SBBM, in the city of Riverside in Riverside County. We have reviewed our site records, maps, and manuscripts against the location map you provided.

Our records indicate that 17 cultural resources studies have been conducted within a one-mile radius of your project area on the Riverside West Quadrangle only. One of these studies involved a portion of the project area. A PDF of this report has been included per your request on the enclosed CD. Three additional studies provide overviews of cultural resources in the general project vicinity. All of these reports are listed on the attachment entitled "Eastern Information Center Report Listing" and are available upon request at 15¢/page plus \$40/hour.

Our records indicate that 27 cultural resources properties have been conducted within a one-mile radius of your project area on the Riverside West Quadrangle only. None of these properties involved the project area. PDF copies of the records are included for your reference on the enclosed CD. All of these resources are listed on the attachment entitled "Eastern Information Center Resource Listing".

The above information is reflected on the enclosed maps. Areas that have been surveyed are highlighted in yellow. Numbers marked in blue ink refer to the report

Jeanette A. McKenna

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number (RI #). Cultural resources properties are marked in red; numbers in black refer to Trinomial designations, those in green to Primary Number designations.

Additional sources of information consulted are identified below.

National Register of Historic Places: no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Historic Property Directory (HPD): no listed properties are located within the boundaries of the project area.

Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

Copies of the relevant portions of the 1901 and 1942 USGS Riverside 15' and the 1901 USGS Elsinore 30' topographic maps are included for your reference.

As the Information Center for Riverside County, it is necessary that we receive a copy of all cultural resources reports and site information pertaining to this county in order to maintain our map and manuscript files. Confidential information provided with this records search regarding the location of cultural resources outside the boundaries of your project area should not be included in reports addressing the project area.

Sincerely,



Michael P. Loyd
Information Officer

Enclosures

Eastern Information Center Report Listing

Report No.	Year	Author(s)	Title	Affiliation	Pages	Resources	Survey	Acreage	Monitoring
RI-00029	1971	Michael C. Gardner	Mary Street Dam And Channels Flood Control Project: Expected Impact On Archaeological Resources	Riverside Municipal Museum	6	0	1.00	0.00	0.00
RI-02050	1985	PERAULT, GORDON	PRELIMINARY HISTORIC INVENTORY - MARCH AIR FORCE BASE, CALIFORNIA	FIELDS AND SILVERMAN ARCHITECTS	132	0	640.00	0.00	0.00
RI-02183	1987	PINTO, DIANA G.	AN ARCHAEOLOGICAL ASSESSMENT OF 10 ACRES, TENTATIVE TRACT NO. 21399, NEAR ALESSANDRO AVENUE, RIVERSIDE COUNTY, CALIFORNIA	ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE	7	0	10.00	0.00	0.00
RI-02290	1988	DROVER, C.E.	AN ARCHAEOLOGICAL ASSESSMENT OF TRACT 21156 AND 21156-2, RIVERSIDE COUNTY, CALIFORNIA	AUTHOR(S)	11	1	72.00	0.00	0.00
RI-02367	1988	MCCARTHY, DANIEL F.	AN ARCHAEOLOGICAL ASSESSMENT OF ASSESSOR'S PARCELS #241-210-011 AND #241-210-013, LOCATED IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA	ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE	7	0	17.00	0.00	0.00
RI-02368	1988	DROVER, C.E.	AN ARCHAEOLOGICAL ASSESSMENT OF A 79- ACRE RESIDENTIAL SITE, RIVERSIDE COUNTY, CALIFORNIA	AUTHOR(S)	9	0	79.00	0.00	0.00
RI-02369	1988	DROVER, C.E.	AN ARCHAEOLOGICAL ASSESSMENT OF TT 24016, RIVERSIDE, CALIFORNIA	AUTHOR(S)	10	1	4.82	0.00	0.00
RI-02391	1989	PARR, ROBERT E. and P. J. WILKE	CULTURAL RESOURCES ASSESSMENT OF THE ALESSANDRO HEIGHTS PROJECT LOCATED IN THE CITY OF RIUVERSIDE, RIVERSIDE COUNTY, CALIFORNIA	ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE	30	186	3725.00	0.00	0.00
RI-02463	1988	DROVER, C.E.	AN ARCHAEOLOGICAL ASSESSMENT OF TRACT MAP 23678, RIVERSIDE, CALIFORNIA	AUTHOR(S)	10	0	19.10	0.00	0.00
RI-03491	1991	HALLARAN, KEVIN	THE GAGE CANAL: A NARRATIVE HISTORY [EXCERPT FROM DRAFT HAER REPORT, PP 108-180]	HALLARAN AND CHRISTOPHER FORD	84	1	0.00	0.00	0.00
RI-03605	1993	WLODARSKI, ROBERT J.	DRAFT REPORT: AN ARCHAEOLOGICAL SURVEY REPORT DOCUMENTING THE EFFECTS OF THE RCIC I-215 IMPROVEMENT PROJECT IN MORENO VALLEY, RIVERSIDE COUNTY, TO ORANGE SHOW ROAD IN THE CITY OF SAN BERNARDINO, SAN BERNARDINO COUNTY, CALIFORNIA.	HISTORICAL, ENVIRONMENTAL, ARCHAEOLOGICAL RESEARCH TEAM, Calabasas, CA	117	7	~45.73	0.00	0.00

Eastern Information Center Report Listing

Report No.	Year	Author(s)	Title	Affiliation	Pages	Resources	Survey	Acreage	Monitoring
RI-03895	1995	WHITE, ROBERT S.	AN ARCHAEOLOGICAL ASSESSMENT OF THE EMTMAN NO. 2 RESERVOIR SITE: A 5.9 ACRE PARCEL LOCATED SOUTHWEST OF THE INTERSECTION OF SUNSET RANCH ROAD AND ARLINGTON AVE, RIVERSIDE COUNTY	ARCHAEOLOGICAL ASSOCIATES	10	0	5.90	0.00	0.00
RI-04404	2000	JONES AND STOKES ASSOCIATES, INC.	FINAL CULTURAL RESOURCES INVENTORY REPORT FOR THE WILLIAMS COMMUNICATIONS, INC., FIBER OPTIC CABLE SYSTEM INSTALLATION PROJECT, RIVERSIDE TO SAN DIEGO, CALIFORNIA VOL IV.	JONES AND STOKES ASSOCIATES, INC.	252	20	12.00	0.00	0.00
RI-04813	1993	NATIONAL PARK SERVICE, HAER	CALIFORNIA CITRUS HERITAGE RECORDING PROJECT: PHOTOGRAPHS, WRITTEN HISTORICAL AND DESCRIPTIVE DATA, REDUCED COPIES OF MEASURED DRAWINGS FOR: ARLINGTON HEIGHT CITRUS LANDSCAPE, GAGE IRRIGATION CANAL, NATIONAL ORANGE COMPANY PACKING HOUSE, VICTORIA BRIDGE, AND UNION PACIFIC RAILROAD BRIDGE	NATIONAL PARK SERVICE, HISTORIC AMERICAN ENGINEERING RECORD	307	3	0.00	0.00	0.00
RI-05056	2003	MCKENNA ET AL.	A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED CORONA FEEDER MASTER PLAN PROJECT AREA, RIVERSIDE COUNTY, CALIFORNIA	MCKENNA ET AL	176	4	31.10	0.00	0.00
RI-06088	1998	BRICKER, DAVID	FIRST SUPPLEMENTAL HISTORIC PROPERTY SURVEY REPORT FOR THE IMPROVEMENT OF INTERSTATE ROUTE 215/STATE ROUTE 91/ STATE ROUTE 60, RIVERSIDE COUNTY, CA	CALTRANS- DISTRICT 8	124	30	0.00	0.00	0.00
RI-06255	2004	HOGAN, MICHAEL	LETTER REPORT: ARCHAEOLOGICAL SITE CA-RIV-3537, 6951 ROYAL HUNT RIDGE DR., APN 241-440-002, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA	CRM TECH	2	1	0.00	0.00	0.00
RI-07374	2007	Tang, Bai and Hogan, Michael	Historical/ Archaeological Resources Survey Report: Assessor's Parcel Nos. 241-140-034, 241-480-003 and -004 in the City of Riverside, Riverside County, California	CRM TECH, Colton, CA	44	4	~9.70	0.00	0.00
RI-07548	2007	Rosenberg, Seth A.	A Phase I Archaeological Survey and Phase II Significance Evaluation for the 6345 Cresthaven Drive Project	Brian F. Smith and Associates	95	3	9.95	0.00	0.00

Eastern Information Center Resource Listing

Primary No.	Trinomial	Other IDs	Reports
P-33-003414	CA-RIV-3414		RI-02290, RI-02391
P-33-003533	CA-RIV-3533	Other Alessandro 23	RI-02391
P-33-003534	CA-RIV-3534	Other Alessandro 24	RI-02391
P-33-003535	CA-RIV-3535	Other Alessandro 25	RI-02391
P-33-003536	CA-RIV-3536	Other Alessandro 26	RI-02391
P-33-003537	CA-RIV-3537	Other Alessandro 27	RI-02391, RI-06255
P-33-003538	CA-RIV-3538	Other Alessandro 28	RI-02391
P-33-003539	CA-RIV-3539	Other Alessandro 29	RI-02391
P-33-003561	CA-RIV-3561	Other Alessandro G1	RI-02391
P-33-003562	CA-RIV-3562	Other Alessandro G2	RI-02391
P-33-003563	CA-RIV-3563	Other Alessandro G3	RI-02391
P-33-003564	CA-RIV-3564	Other G4	RI-02391
P-33-003565	CA-RIV-3565	Other Alessandro G5	RI-02391
P-33-003566	CA-RIV-3566	Other Alessandro G6	RI-02391
P-33-003567	CA-RIV-3567	Other Alessandro G7	RI-02391
P-33-003568	CA-RIV-3568	Other Alessandro G8	RI-02391
P-33-003569	CA-RIV-3569	Other Alessandro G9	RI-02391, RI-07374
P-33-003570	CA-RIV-3570	Other Alessandro G10	RI-02391, RI-07374
P-33-003571	CA-RIV-3571	Other Alessandro G11	RI-02391, RI-07374
P-33-003572	CA-RIV-3572	Other Alessandro G12	RI-02391
P-33-003573	CA-RIV-3573	Other Alessandro G13	RI-02391
P-33-004768	CA-RIV-4768	Other C-Riverside East-A-2, Other P1074-81H/MFA-1H	RI-03491, RI-03508, RI-03509, RI-03605, RI-03617, RI-04391, RI-04393, RI-04404, RI-04480, RI-04813, RI-05056, RI-05873, RI-08409
P-33-013303	CA-RIV-7404		
P-33-016215	CA-RIV-8365	Other CRM TECH 2100-1, Other CA-RIV-3570 and -3571	RI-07374
P-33-016550	CA-RIV-8694	Other 6345 Cresthaven Drive, Temp-1	RI-07548
P-33-016551	CA-RIV-8695	Other 6345 Cresthaven Drive, Temp-2	RI-07548
P-33-016552	CA-RIV-8696	Other 6345 Cresthaven Drive, Temp-3	RI-07548

APPENDIX C:

Native American Consultation

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

SACRED LANDS FILE & NATIVE AMERICAN CONTACTS LIST REQUEST

NATIVE AMERICAN HERITAGE COMMISSION
915 Capitol Mall, RM 364
Sacramento, California 95814
(916) 653-4082 (916) 657-5390 FAX
nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: Gary Lawson Property

County: Riverside

USGS Quadrangle:

Name: Riverside East (rev. 1980)

Township: 3 South Range: 5 West Section(s): 2

Company/Firm/Agency: McKenna et al.

Contact Person: Jeanette A. McKenna

Street Address: 6008 Friends Avenue

City: Whittier, CA Zip: 90601-3724

Phone: (562) 696-3852

FAX: (562) 696-3852

Email: jmckena@earthlink.net

Project Description: Phase I Survey

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
da_nahc@pacbell.net



August 1, 2012

Ms. Jeanette A. McKenna, M.A., RPA, Principal

McKenna et al.

6008 Friends Avenue
Whittier, CA 90601-3724

Sent by FAX to: 562-696-3852

No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the proposed
"Gary Lawson Property Project," located Riverside County, California

Dear Ms. McKenna:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File searches of the 'area of potential effect,' (APE) based on the USGS coordinates provided and **Native American cultural resources were not identified** within one-half mile of the project area of potential effect (e.g. APE); you specified. Also, please note; the NAHC Sacred Lands Inventory is not exhaustive and does not preclude the discovery of cultural resources during any project groundbreaking activity.

California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list that the NAHC has provided in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 4(f), Section 110 and (k) of the federal NHPA (16 U.S.C. 470 *et seq.*), Section 4(f) of the Department of Transportation Act of 1966 (23 CFR 774); 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C. 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The NAHC remains concerned about the limitations and methods employed for NHPA Section 106 Consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

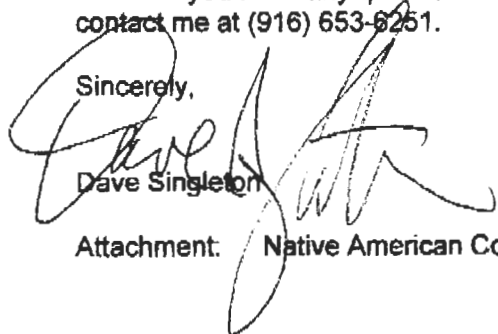
To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision

on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", written over the typed name.

Dave Singleton

Attachment: Native American Contact List

Native American Contact
Riverside County
August 1, 2012

Pala Band of Mission Indians
Tribal Historic Preservation Office/Shasta Gaugher
 35008 PalaTemecula Road, PMB Luiseno
 50 Cupeno
 Pala, CA 92059
 (760) 891-3515
 sgaughen@palatribe.com
 (760) 742-3189 Fax

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
 P.O. Box 1477 Luiseno
 Temecula, CA 92593
(951) 770-8100
 pmacarro@pechanga-nsn.
 gov
 (951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
 P.O. Box 391670 Cahuilla
 Anza, CA 92539
 admin@ramonatribe.com
 (951) 763-4105
 (951) 763-4325 Fax

Rincon Band of Mission Indians
Vincent Whipple, Tribal Historic Preationv. Officer
 P.O. Box 68 Luiseno
 Valley Center, CA 92082
 twolfe@rincontribe.org
 (760) 297-2635
 (760) 297-2639 Fax

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
 26569 Community Center Drive Serrano
 Highland, CA 92346
 (909) 864-8933
 (909) 864-3724 - FAX
 (909) 864-3370 Fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
 PO Box 693 Gabrielino Tongva
 San Gabriel, CA 91778
 GTTribalcouncil@aol.com
 (626) 286-1632
 (626) 286-1758 - Home
 (626) 286-1262 -FAX

Santa Rosa Band of Mission Indians
John Marcus, Chairman
 P.O. Box 391820 Cahuilla
 Anza, CA 92539
 (951) 659-2700
 (951) 659-2228 Fax

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
 P.O. Box 86908 Gabrielino Tongva
 Los Angeles, CA 90086
 samdunlap@earthlink.net
 (909) 262-9351 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Gary Lawson Property Project; located in the vicinity of the City of Riverside; Riverside County, California for which a Sacred Lands File search and Native American Contacts list were requested.

**Native American Contact
Riverside County
August 1, 2012**

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.
gov
(951) 922-0105 Fax

Serrano Nation of Indians
Goldie Walker
P.O. Box 343 Serrano
Patton , CA 92369

San Manuel Band of Mission Indians
Ann Brierty, Policy/Cultural Resources Department
26569 Community Center. Drive Serrano
Highland , CA 92346
(909) 864-8933, Ext 3250
abrierty@sanmanuel-nsn.
gov
(909) 862-5152 Fax

Cahuilla Band of Indians
Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
tribalcouncil@cahuilla.net
915-763-5549

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
tbrown@pechanga-nsn.gov
(951) 770-6100
(951) 695-1778 Fax

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula , CA 92593
ahoover@pechanga-nsn.gov
951-770-8104
(951) 694-0446 - FAX

William J. Pink
48310 Pechanga Road Luiseno
Temecula , CA 92592
wjpink@hotmail.com
(909) 936-1216
Prefers e-mail contact

Ernest H. Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road Serrano
Banning , CA 92220 Cahuilla
siva@dishmail.net
(951) 849-4676

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**Native American Contact
Riverside County
August 1, 2012**

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

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McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Pala Band of Mission Indians
Attn: Shasta Gaugher, THPO
35008 Pala Temecula Road
Pala, California 92059

RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Ms. Gaugher:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

I received your name from the Native American Heritage Commission. Their review of the Sacred Lands Files failed to identify any resources in the immediate area. An archaeological records search has been requested from the University of California, Riverside, Eastern Information Center and, upon receipt, I will be scheduling the field survey. Please review the attached graphics and inform me of any comments or concerns you may have with respect to this area. Please respond in writing, if possible, for the official files. Otherwise, feel free to contact me at your convenience.

Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



August 9, 2012

Jeanette A. McKenna
McKenna et al.
6008 Friends Ave
Whittier, CA 90601

Re: Proposed Lot Line Adjustment

Dear Ms. McKenna,

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Pechanga Band of Mission Indians
Attn: Paul Macarro, CRM
P.O. Box 1477
Temecula, California 92593

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Macarro:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Ramona Band of Cahuilla Mission Indians
Attn: Joseph Hamilton, Chairman
P.O. Box 391670
Anza, California 92539

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Hamilton:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Jeanette A. McKenna

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McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Rincon Band of Mission Indians
Attn: Vincent Whipple, THPO
P.O. Box 68
Valley Center, California 92082

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Whipple:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

Post Office Box 68 · Valley Center, California 92082 ·
(760) 297-2622 or (760) 297-2635 & Fax: (760) 297-2639



August 7, 2012

McKenna et al
6008 Friends Avenue
Whittier, CA 90601-3724

Re: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA

Dear Ms. Jeanette A. McKenna,

Thank you for inviting us to submit comments on the proposed Lot Line Adjustment, 6240-6260 Hawarden Drive project. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your Project's potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and findings of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseno people, but is not within Rincon's Historic boundaries. We refer you to Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area. In addition, we recommend a Native American Monitor be present during any and all ground disturbances.

Also, please contact the Native American Heritage Commission and they will assist with a referral to other tribes in the project area. We request you update your contact information for Rincon and send any future letters and correspondence to the Rincon Tribal Chairman and the Tribal Historic Preservation Office in the Cultural Resource Department, Post Office Box 68, Valley Center, CA 92082 (760) 297 2635.

Thank you for this opportunity to protect and preserve our cultural assets.

Sincerely,

Rose Duro

Rincon Culture Committee Chairman

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Charlie Kolb
Council Member

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

San Manuel band of Mission Indians
Attn: Carla Rodriguez, Chairwoman
26569 Community Center Drive
Highland, California 92346

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Ms. Rodriguez:

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Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Gabrielino/Tongva San Gabriel Band of Mission Indians
Attn: Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Morales:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Jeanette A. McKenna

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McKenna et al.

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Santa Rosa Band of Mission Indians
Attn: John Marcus, Chairperson
P.O. Box 391820
Anza, California 92539

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Marcus:

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Morongo Band of mission Indians
Attn: Michael Contreras, Cultural Heritage Program
12700 Pumarra Road
Banning, California 92220

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Contreras:

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
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August 1, 2012

Pechanga Band of Mission Indians
Attn: Mark Macarro, Chairperson
P.O. Box 1477
Temecula, California 92593

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Macarro:

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Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

September 18, 2012

VIA E-Mail and USPS

RE: Request for Information for the Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Dear Ms. McKenna;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

The Tribe understands that no development is proposed at this time; however, we know the Project area to be sensitive and are concerned about any future developments proposed for the Project. The property has over 15 previously recorded cultural sites within half a mile radius. There is also a drainage area located 600 feet south of the project. The Tribes internal research has shown that significant activities including not only food processing and subsistent strategies but also ceremonial and burial practices are more often to occur near waterways. Therefore, any development that occurs near these areas have a higher probability of impacting cultural resources.

As explained above, this area is extremely sensitive for surface and subsurface cultural resources, including human remains. Therefore, the Tribe requests that should any earthmoving activities - including but not limited to mass grading, trenching, geologic testing or archaeological excavations, be proposed the Tribe should be consulted either as a result of CEQA and/or SB18 and provided the opportunity to comment on the future project.

The Tribe specifically requests that if any future developments are proposed the following should occur:

- 1) Notification once the Project begins the entitlement process;
- 2) Participation in the archaeological survey, should a new study be required;
- 3) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 4) Government-to-government consultation with the Lead Agency through CEQA and SB18 (if applicable to the project); and
- 5) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor may be required during earthmoving activities for the future proposed project(s). Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Searce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

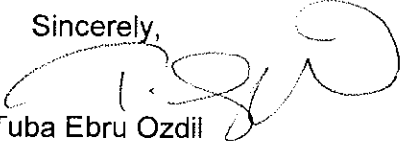
Cultural Analyst:
[Name obscured]

the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at eozdil@pechanga-nsn.gov or 951-770-8113.

Sincerely,


Tuba Ebru Ozdil
Cultural Planner

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

William J. Pink
48310 Pechanga Road
Temecula, California 92592

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Pink:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Cahuilla Band of Indians
Attn: Chairperson
P.O. Box 391760
Anza, California 92539

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Chairperson:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Pechanga Band of Mission Indians
Attn: Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, California 92593

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Ms. Hoover:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

September 18, 2012

VIA E-Mail and USPS

RE: Request for Information for the Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Dear Ms. McKenna;

The Pechanga Band of Luiseño Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project area is not within reservation lands although it is within our ancestral territory.

The Tribe understands that no development is proposed at this time; however, we know the Project area to be sensitive and are concerned about any future developments proposed for the Project. The property has over 15 previously recorded cultural sites within half a mile radius. There is also a drainage area located 600 feet south of the project. The Tribes internal research has shown that significant activities including not only food processing and subsistent strategies but also ceremonial and burial practices are more often to occur near waterways. Therefore, any development that occurs near these areas have a higher probability of impacting cultural resources.

As explained above, this area is extremely sensitive for surface and subsurface cultural resources, including human remains. Therefore, the Tribe requests that should any earthmoving activities - including but not limited to mass grading, trenching, geologic testing or archaeological excavations, be proposed the Tribe should be consulted either as a result of CEQA and/or SB18 and provided the opportunity to comment on the future project.

The Tribe specifically requests that if any future developments are proposed the following should occur:

- 1) Notification once the Project begins the entitlement process;
- 2) Participation in the archaeological survey, should a new study be required;
- 3) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 4) Government-to-government consultation with the Lead Agency through CEQA and SB18 (if applicable to the project); and
- 5) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribe monitor may be required during earthmoving activities for the future proposed project(s). Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed. Further, in the event that subsurface cultural resources are identified, the Tribe requests consultation with

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Director:
Gary DuBois

Coordinator:
Paul Macarro

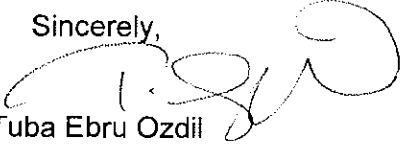
Cultural Analyst:
C. Hoover

the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within Luiseño ancestral territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at eozdil@pechanga-nsn.gov or 951-770-8113.

Sincerely,


Tuba Ebru Ozdil
Cultural Planner

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Soboba Band of Mission Indians
Attn: Joseph Ontiveros, CR Dept.
P.O. Box 487
San Jacinto, California 92581

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Ontiveros:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

I received your name from the Native American Heritage Commission. Their review of the Sacred Lands Files failed to identify any resources in the immediate area. An archaeological records search has been requested from the University of California, Riverside, Eastern Information Center and, upon receipt, I will be scheduling the field survey. Please review the attached graphics and inform me of any comments or concerns you may have with respect to this area. Please respond in writing, if possible, for the official files. Otherwise, feel free to contact me at your convenience.

Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

August 14, 2012

Attn: Jeanette A. McKenna, Principal
McKenna et al.
6008 Friends Avenue
Whittier, CA 90601-3724



Re: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside CA

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have immediate concerns with the lot line adjustment itself, however the tribe requests that we be kept apprised about any future plans for any ground disturbing activities or development on the subject properties. The Soboba Band requests to be contacted about the upcoming field survey, and if possible would like to have a representative from the tribe present during the survey, in order to access the condition of the site.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Ontiveros". The signature is fluid and cursive, with a long, sweeping tail that loops back towards the middle of the name.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Gabrielino Tongva Nation
Attn: Sam Dunlap, Chairperson
P.O. Box 86908
Los Angeles, California 90086

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Dunlap:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

San Manuel Band of Mission Indians
Attn: Ann Brierty, Cultural Resource Dept.
26569 Community Center Drive
Highland, California 92346

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Ms. Brierty:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Jeanette A. McKenna

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McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Serrano Nation of Indians
Attn: Goldie Walker
P.O. Box 343
Patton, California 92369

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Ms. Walker:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 1, 2012

Morongo Band of Mission Indians
Attn: Ernest Siva, Tribal Elder
9570 Mias Canyon Road
Banning, California 92220

RE: RE: Proposed Lot Line Adjustment, 6240-6260 Hawarden Drive, Riverside, CA.

Mr. Siva:

McKenna et al. is initiating the cultural resources investigations of two parcels for the purpose of a lot line adjustment. The properties are located at 6240-6260 Hawarden Drive, Riverside, Riverside County, CA., as illustrated on the attached graphics. The City of Riverside is requesting these studies for compliance with their local policies and in compliance with the California Subdivision Map Act. At this time, there are no plans for any alterations to the properties. However, there are exposed bedrock outcroppings and a relative level of sensitive for the area to yield evidence of prehistoric or Native American use(s).

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Sincerely,

Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

APPENDIX D:

Photographic Record

APPENDIX E:

Supplemental Research Data

Riverside County Land Information System

[Zoom In](#) | [Zoom Out](#) | [Zoom Last](#) | [Zoom to Parcels](#) | [Full View](#) | [Pan](#)
[Add Parcel](#) | [Draw a Box](#) | [Draw a Shape](#) | [Buffer Parcel](#) | [Remove Parcel](#) | [Clear Selected Parcels](#) | [Print](#) | [Links](#)
[Overview Map](#) | 1996 Aerials | [Hydrography](#) | [Identify Parcel](#) | [Identify Street](#) | [Measure](#) | [Dimensions](#) | [Show Last Report](#) | [Legend](#) | [User Guide](#) | [Contact Us](#)

Search by...
 Assessor Parcel Number

Enter the 9 digit
 Assessor Parcel Number(s)
 241140013

Exact Range

Current list of selected APNs...
 241140013
 241140014

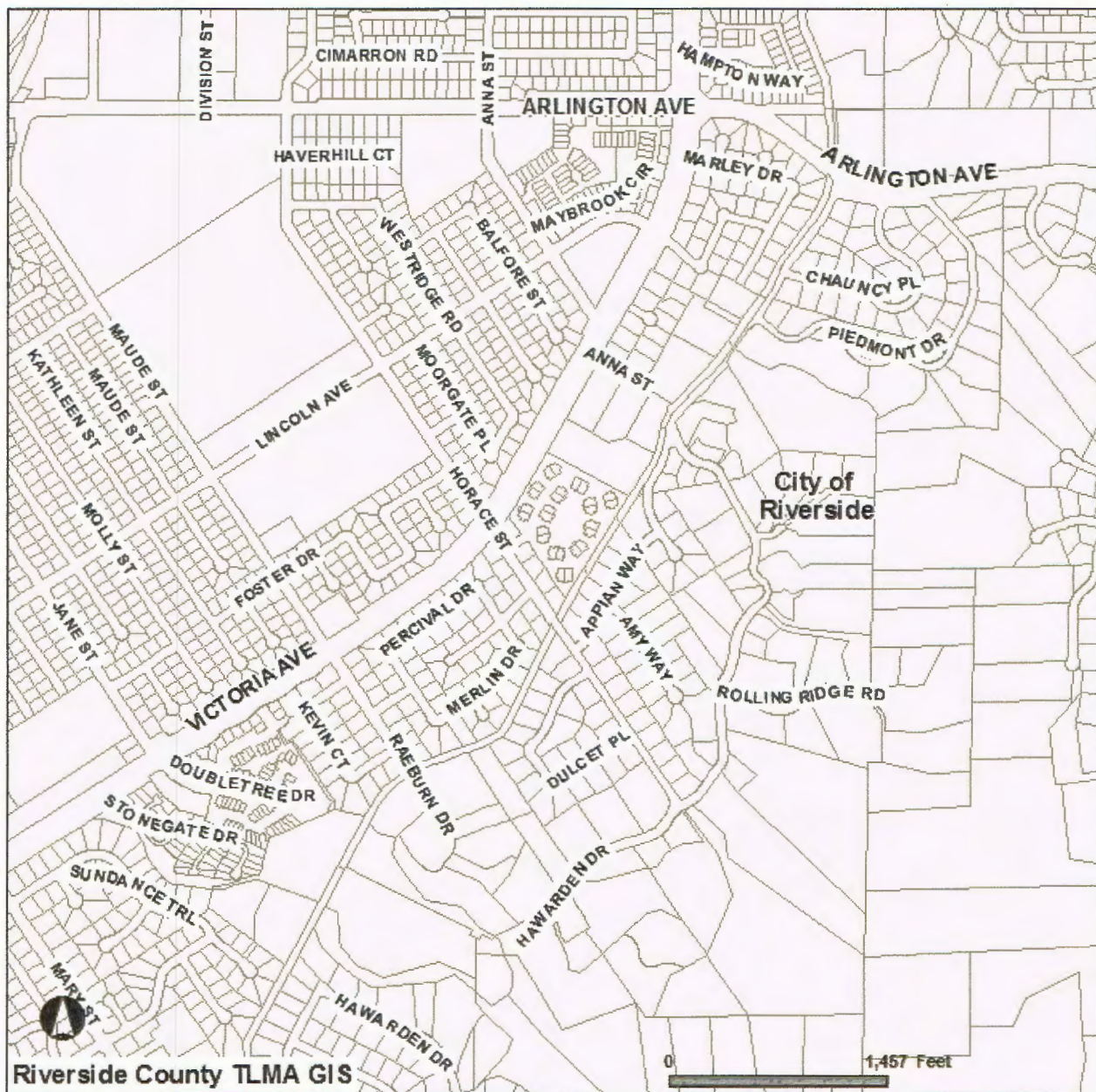


Select an annotation layer to draw

Select a report format
 Standard
 Standard with Permits

Select a detailed map
 Assessor Book and Page

RIVERSIDE COUNTY GIS



IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Jul 23 2012 22:37:23 GMT-0700 (Pacific Daylight Time)

Version 120530

RIVERSIDE COUNTY GIS



Selected parcel(s):
241-140-013 241-140-014

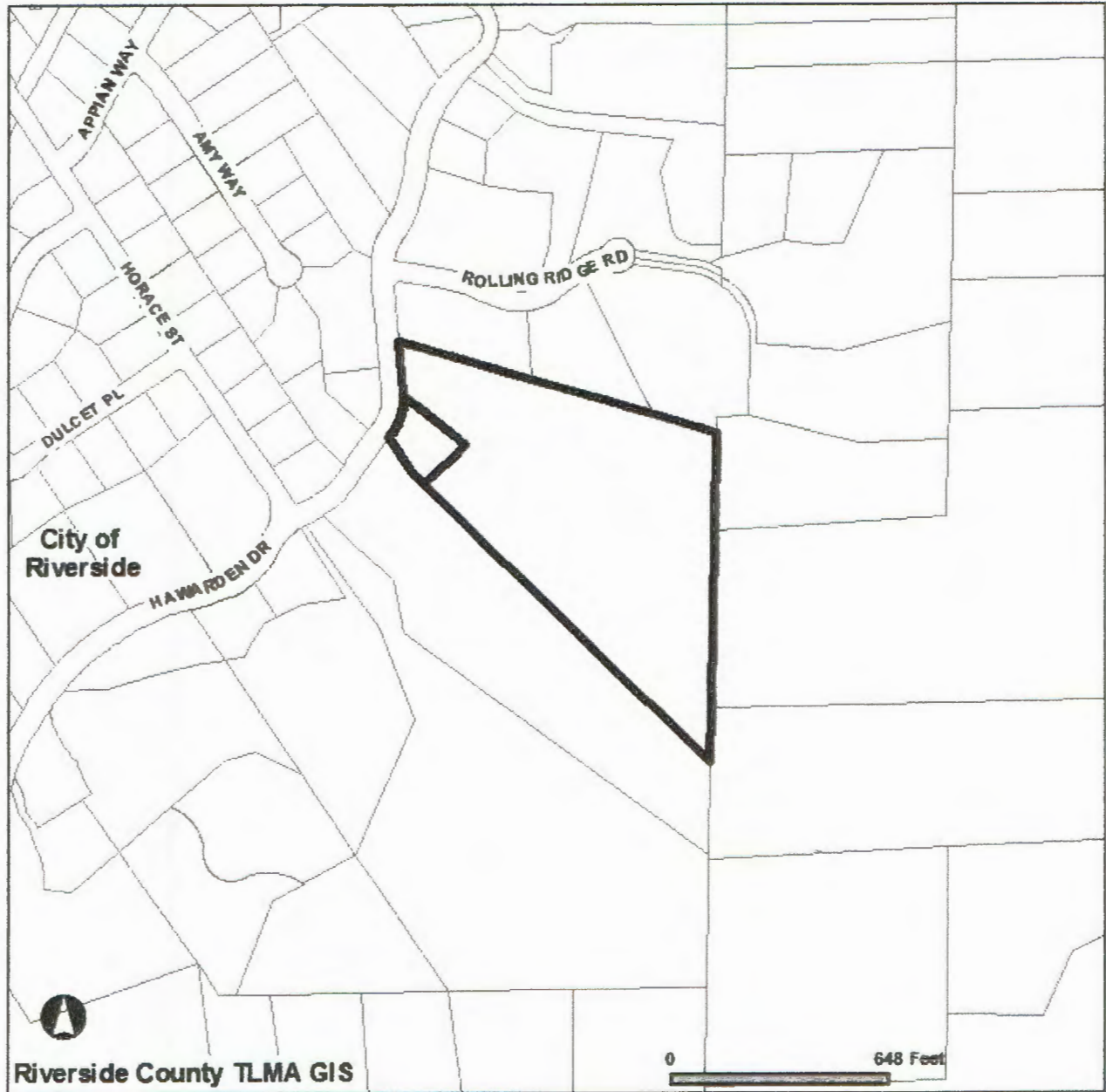
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REPORT PRINTED ON...Tue Jul 24 2012 10:41:23 GMT-0700 (Pacific Daylight Time)

Version 120530

RIVERSIDE COUNTY GIS



Selected parcel(s):
241-140-013 241-140-014

IMPORTANT

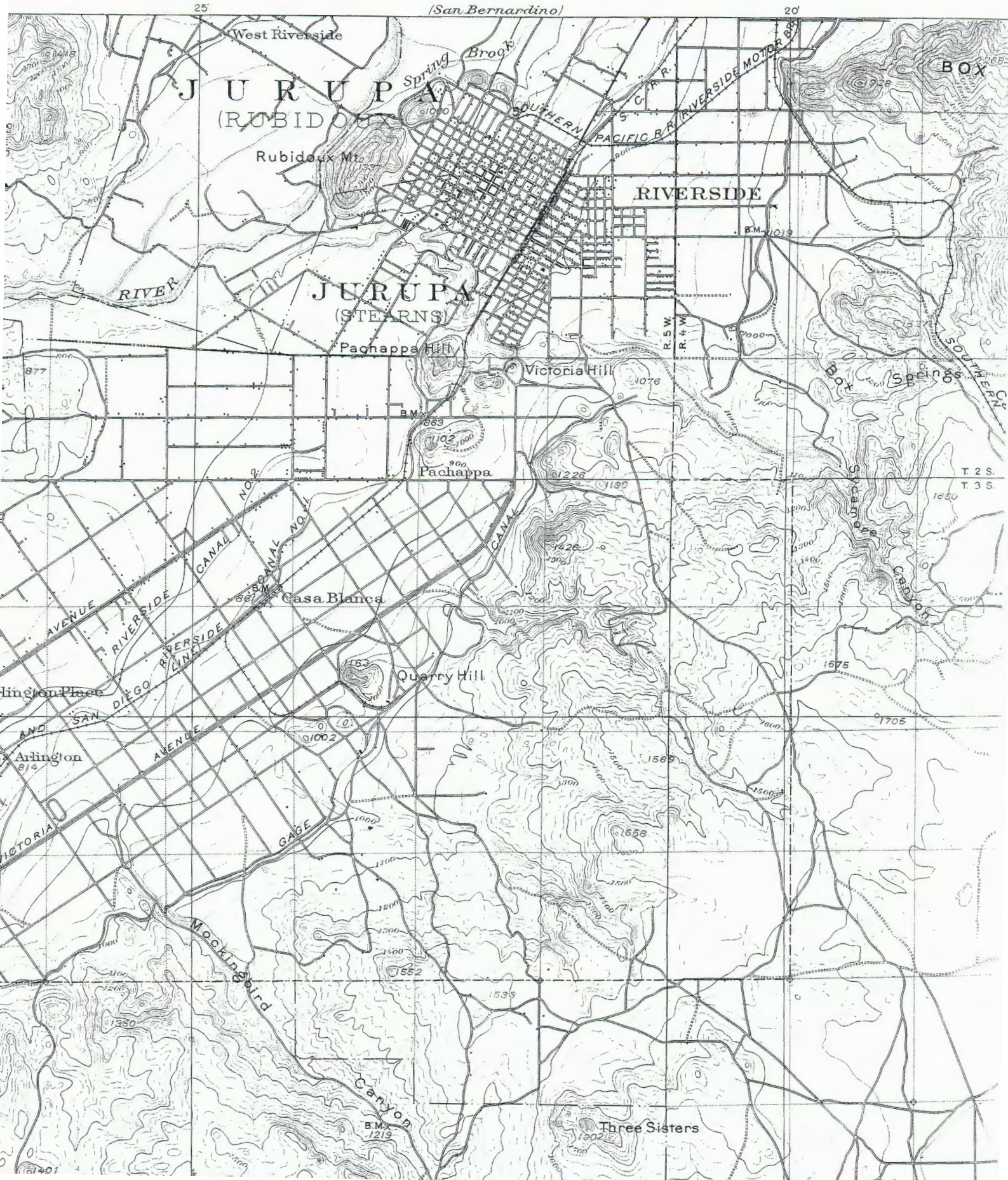
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REPORT PRINTED ON...Tue Jul 24 2012 10:41:23 GMT-0700 (Pacific Daylight Time)

Version 120530

15'
1901
RIVERSIDE

TOPOGRAPHY



30'

1901

Elginore

U. S. GEOLOGICAL SURVEY
CHARLES D. WALCOTT, DIRECTOR

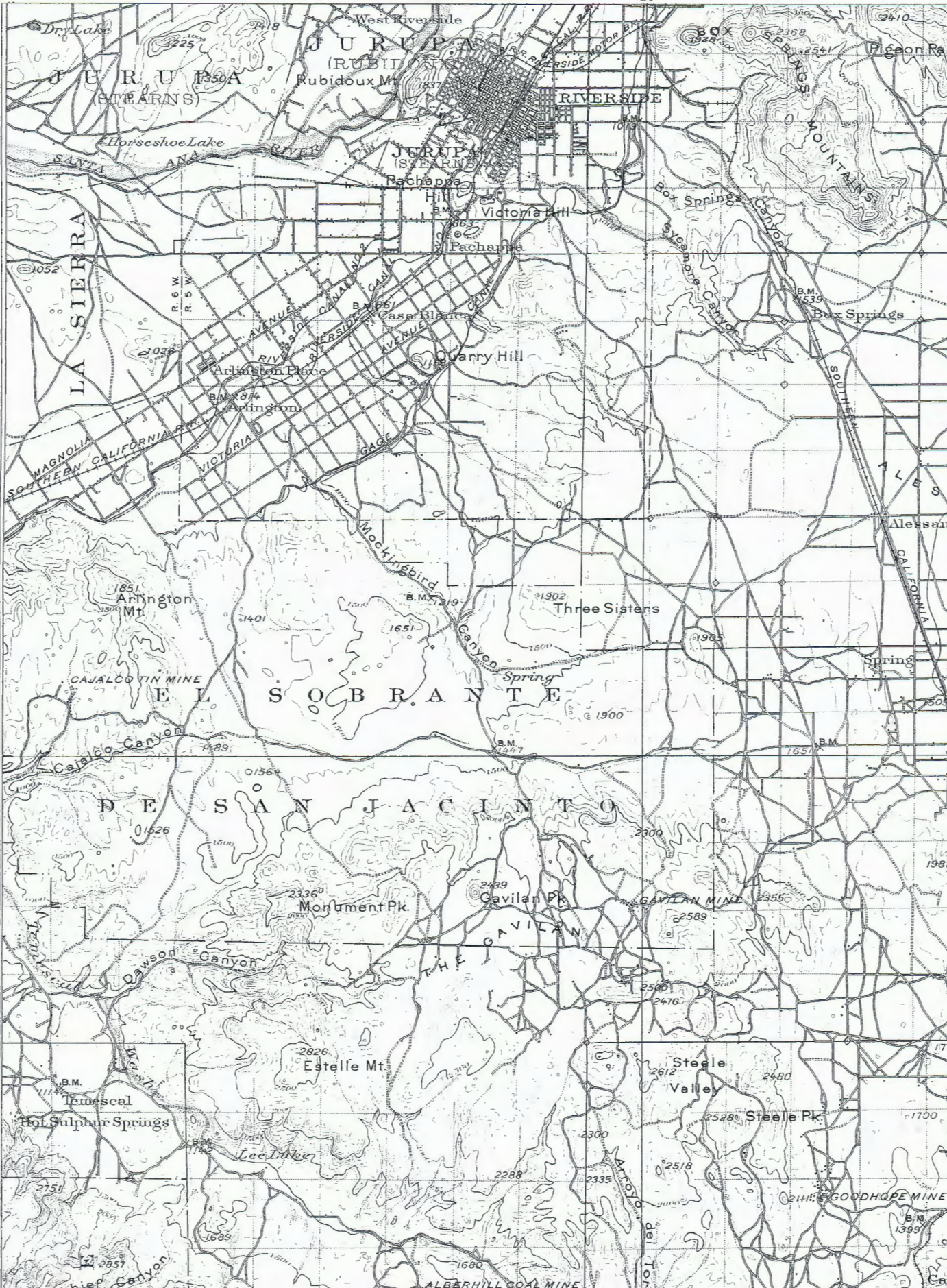
TOPOGRAPHIC

(San Bernardino 61300)

20'

R. 4 W.

11730'
3400'



(Cummings)
revised

T. 4 S.
T. 5 S.

17
17

PHILIP GOODHOPE MINE
B.M. 1399

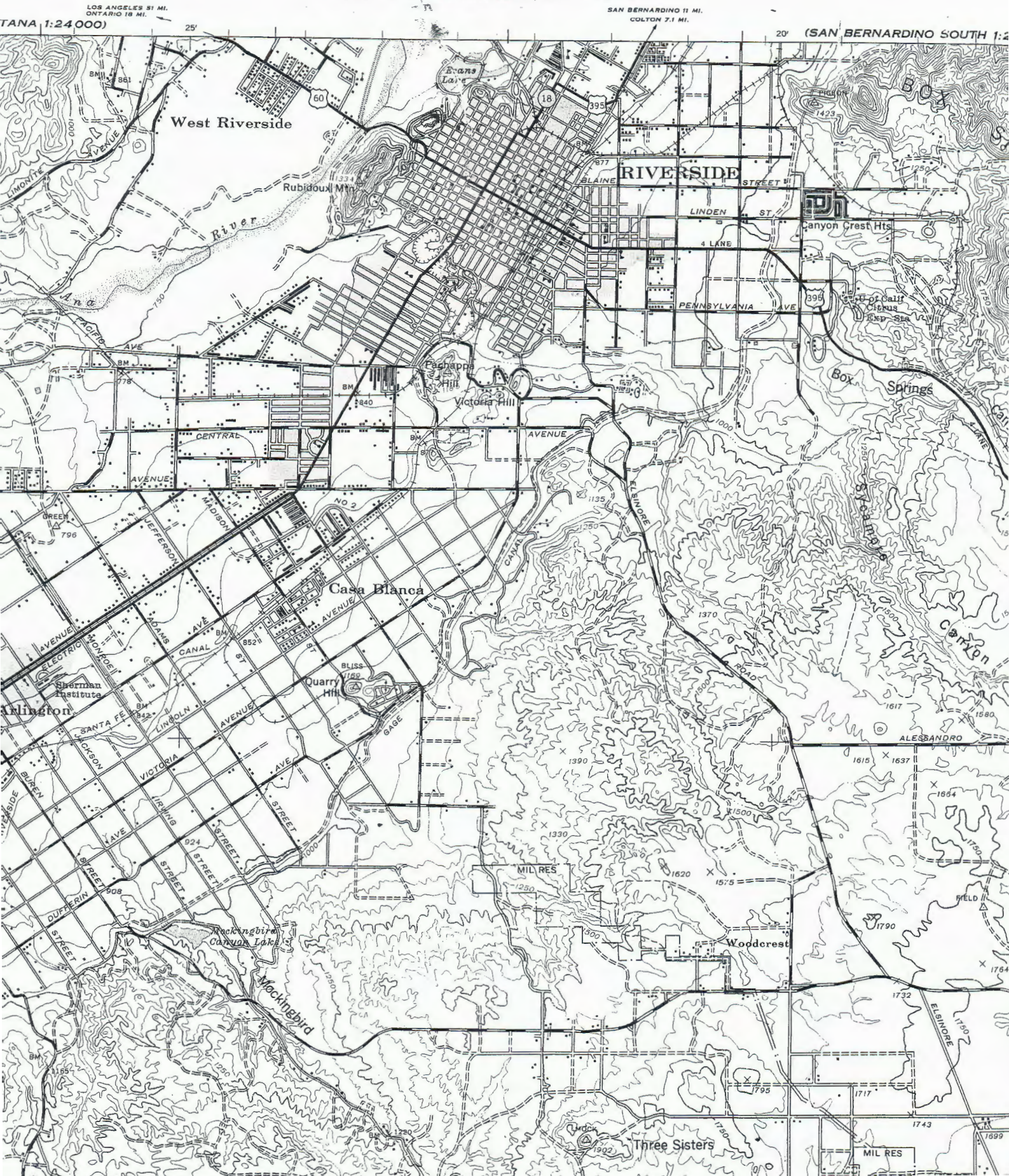
ALBERHILL COAL MINE

1942

15'

Riverside

WAR DEPARTMENT
CORPS OF ENGINEERS, U. S. ARMY

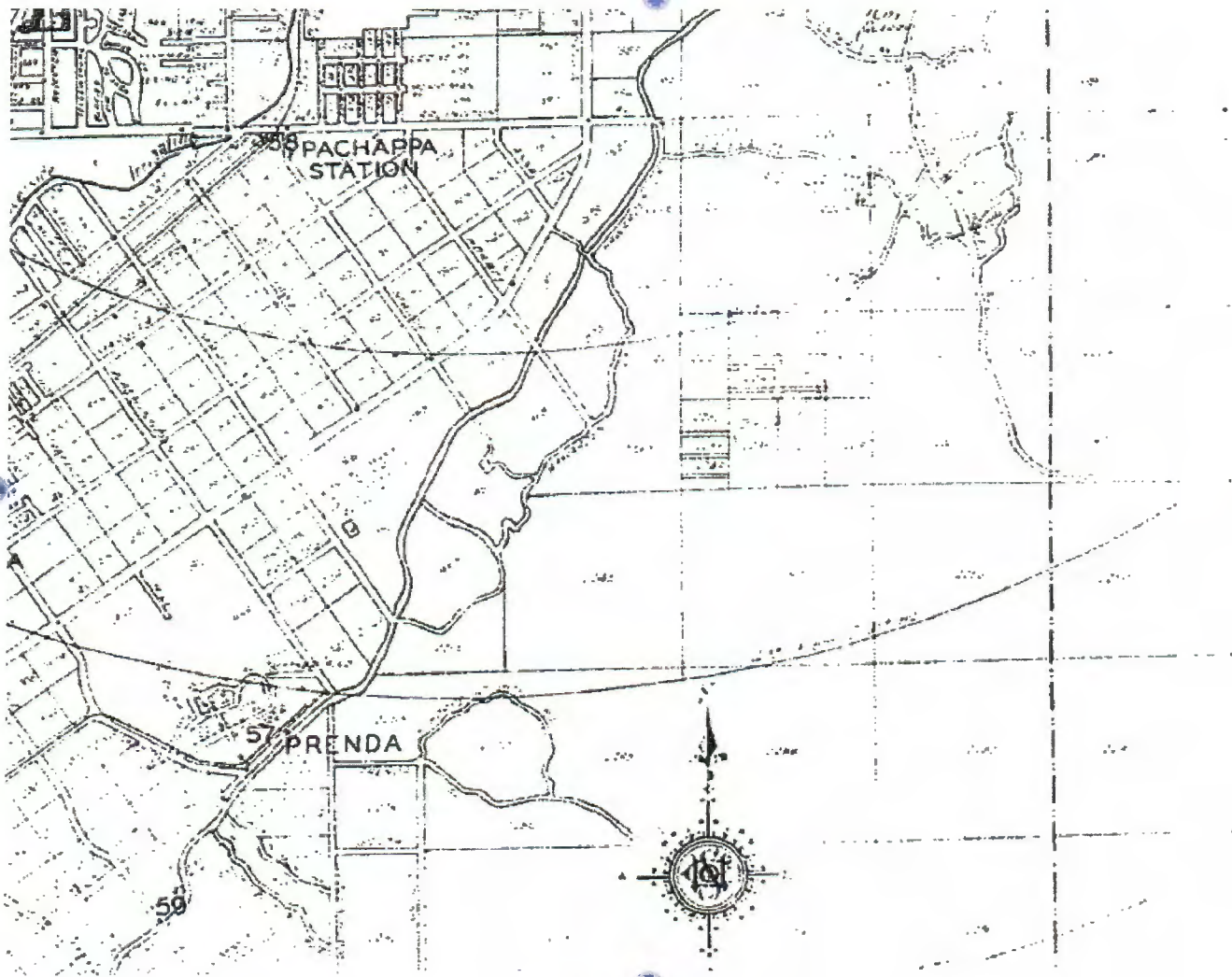


X CLOSE WINDOW > DOWNLOAD MAP > PRINT CURRENT VIEW

Click on map to: zoom in re-center Zoom: 300%

Select window size for viewing:

Riverside 1908

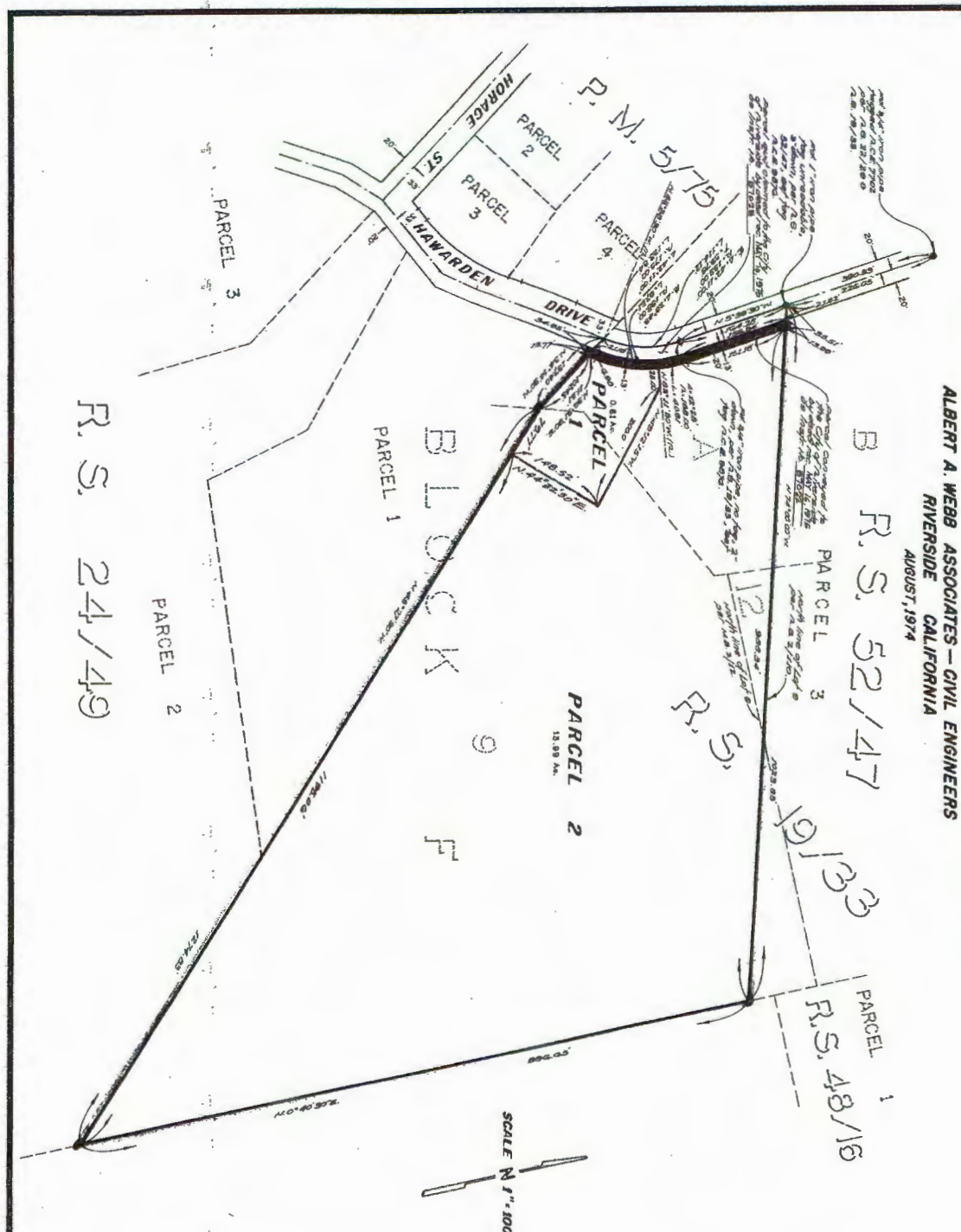


PARCEL MAP

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

SHOWING THE DIVISION OF PORTIONS OF LOTS 9 AND 12, IN BLOCK "F" OF ARLINGTON HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 2 OF MAPS, AT PAGE 12 THEREOF, AND OF LOT "A" IN BLOCK "F" OF ARLINGTON HEIGHTS, PER M.B. 3/18, BOTH RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE CALIFORNIA
AUGUST, 1974



P. M. 5/75
R. S. 24/49

B R. S. 52/47

PARCEL 1
R. S. 48/16



Customer Code *Plan 18/12*
SHEET 1 OF 1 SHEETS

RECORDER'S CERTIFICATE

I, the undersigned, County Recorder of Riverside County, California, do hereby certify that the above described map was duly recorded in Book 2 of Maps, at Page 12 of the records of the City Engineer.

Witness my hand and the seal of said County Recorder on this 12th day of August, 1974.

Albert A. Webb
County Recorder

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction and was approved by me as correct in accordance with the requirements of the subdivision map act of the State of California, Chapter 17, Section 9121, and the provisions of the subdivision map act of the State of California, Chapter 17, Section 9121, and the provisions of the subdivision map act of the State of California, Chapter 17, Section 9121, and the provisions of the subdivision map act of the State of California, Chapter 17, Section 9121.

Witness my hand and the seal of said Surveyor on this 12th day of August, 1974.

Albert A. Webb
Surveyor

SURVEYOR'S NOTES

- 1 - Basis of bearings is the completion of the survey of the block shown on map recorded in Book 2 of Maps of Riverside County, California.
- 2 - Survey monuments are marked on all parcels shown hereon.

CITY ENGINEER'S CERTIFICATE

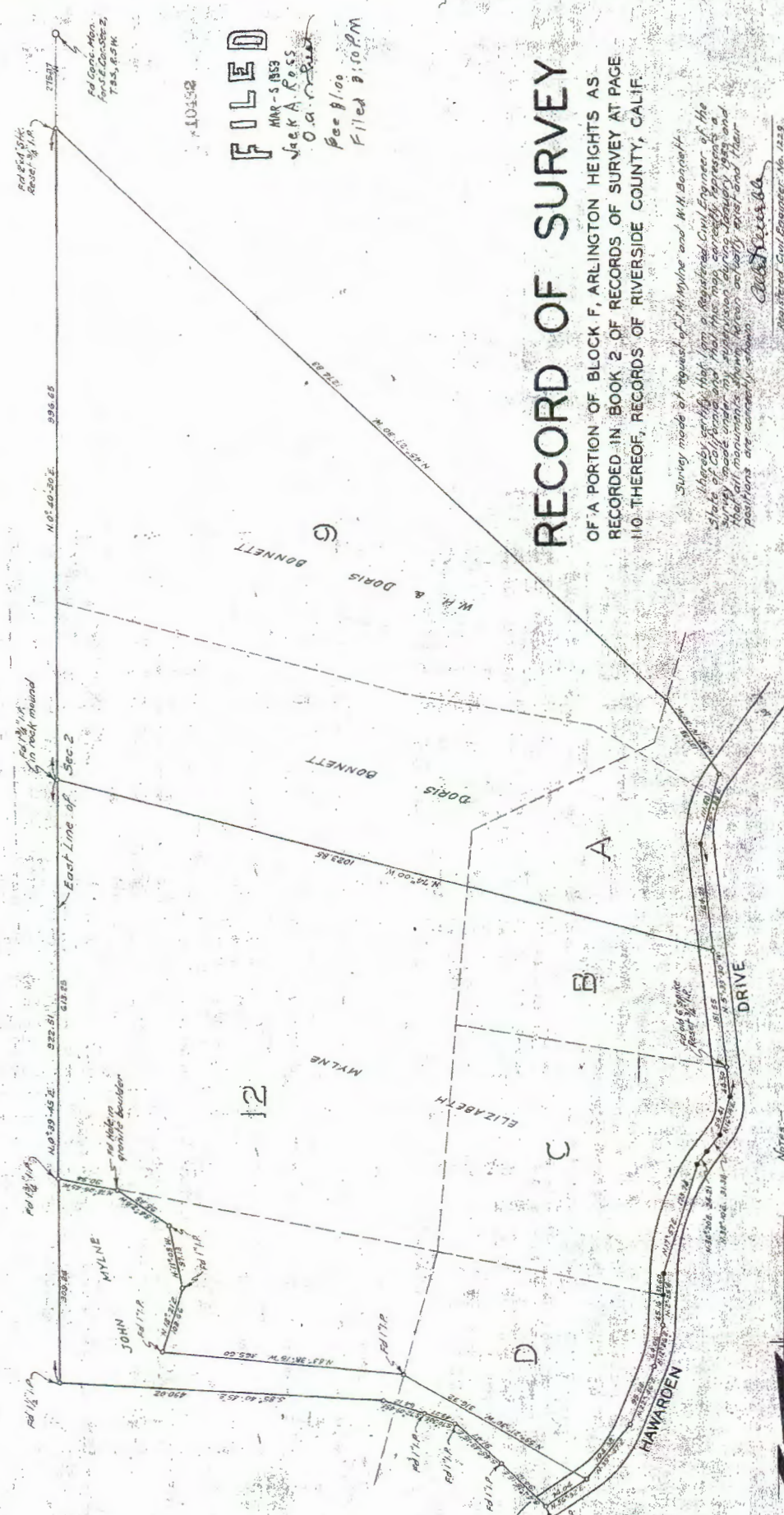
This map has been examined by me and I do hereby certify that it conforms with the requirements of Section 9121 of the subdivision map act of the State of California, Chapter 17, Section 9121, and the provisions of the subdivision map act of the State of California, Chapter 17, Section 9121, and the provisions of the subdivision map act of the State of California, Chapter 17, Section 9121.

Witness my hand and the seal of said City Engineer on this 12th day of August, 1974.

Albert A. Webb
City Engineer

Mapfile No. *18/12*
P.M. 18/12

19/33



FILED
 MAR 5 1933
 JACK A. ROSS
 O.A.C.E.
 Fee \$1.00
 Filed 3:10 PM

RECORD OF SURVEY

OF A PORTION OF BLOCK F, ARLINGTON HEIGHTS AS
 RECORDED IN BOOK 2 OF RECORDS OF SURVEY AT PAGE
 110. THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIF.

Survey made at request of J.M. Mylne and M.H. Bonnett
 I hereby certify that I am a Registered Civil Engineer of the
 State of California and that this map, correctly represents a
 survey made under my supervision during January 1933 and
 that all monuments shown hereon actually exist and their
 positions are correctly shown.
Albert A. Ward

Registered Civil Engineer No. 1223
 Basis of Bearings is the southerly line of Lot B, Block F of
 Arlington Heights, taken as a true and, as same is shown on map
 recorded in Book 2 of Records of Survey at page 110 thereof,
 records of Riverside County, California.

Examined May 6 5 1933
 J. C. Kelly
 County Surveyor
 Deputy

1963

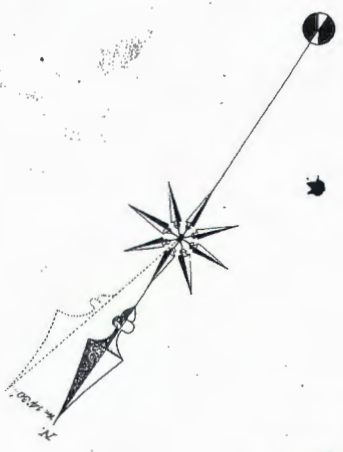
Notes:
 1. Found 2 1/2" stakes, Asses 1/2" iron pipe tagged R.E. 1223
 at all points shown thus.
 2. Set 3/4" iron pipe tagged R.E. 1223 at all points shown
 thus unless otherwise noted.

Scale - 1" = 100'

BY
 ALBERT A. WARD ASSOCIATES
 CIVIL ENGINEERS
 MARCH 1933

RS 19/33

A true copy of the original recorded the request of
M. J. Jones
J. S. Davidson
County Recorder
Troy



W. Young, C. E.

Scale 200 ft. to one inch

SURVEY COMPLETED JULY 27 1890

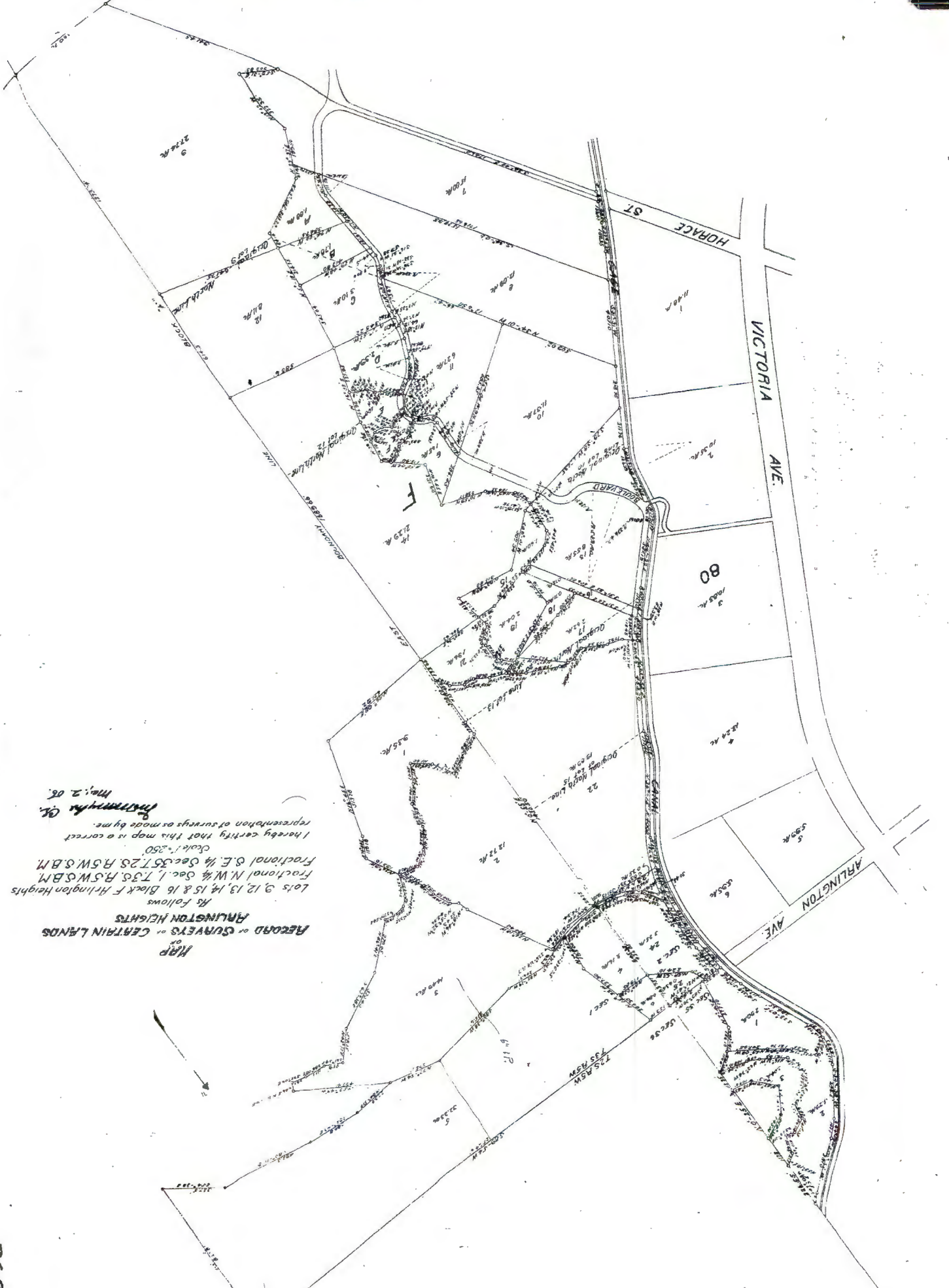
Containing Sections 20 and 21, north of
Sections 2, 3, 8, 9, 10, 11, 12, 13, 14,
15, 16 and 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SAN BERNARDINO CO.

ARLINGTON HEIGHTS

Map





MAP
RECORD OF SURVEYS OF CERTAIN LANDS
IN
ARLINGTON HEIGHTS
 As follows
 Lots 9, 12, 13, 14, 15 & 16 Block F, Arlington Heights
 Fractional N.W. 1/4 Sec. 1, T.35. R.5W. & B.M.
 Fractional S.E. 1/4 Sec. 35 T.2S. R.5W. & B.M.
 Scale: 1" = 250'
 I hereby certify that this map is a correct
 representation of surveys as made by me.
Frederick G. ...
 May 2, 08.

Property Results

Historic Districts Home

- [Property](#)
- [District](#)
- [Property Viewer](#)
- [Help](#)

[Search Database](#)

[Property Results](#) 1 of 1 [<-Previous](#) [Next->](#)

Address 6240 HAWARDEN DR Year Built ca 1920
 APN 241140014
 Name Builder
 Architect Style
 Original Single Family Contemporary Single
 Use residence Use Family
 Residence

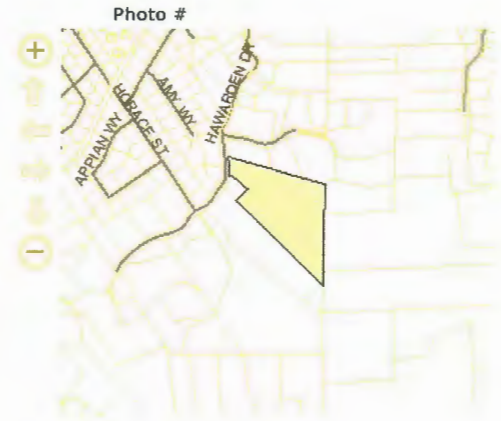
Designations:

Survey Results 1979 [1979](#)

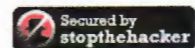
- Description Significance Theme Period
 Area Attributes CHR Status NR Criteria
 Permits Citation References Addresses

Victorian style with substantial alterations.

Image Not Found



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Assessor-County Clerk-Recorder

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Property Information Center

Property Information for the 2012-2013 tax year as of January 1, 2012

Property Information

Parcel Number: 241140013-6
Property Address: 6260 HAWARDEN DR
 RIVERSIDE CA 92506
Legal Description: Lot 1 PM 018/012
Property Type: SINGLE-FAMILY RESIDENTIAL
Assessment Description: N/A
Year Built: 1975
Square Feet: 2575
Bedroom: 3
Bath: 2.25
Pool: N
Lot Size: N/A

Sales Information

Last Recorded Document: 12/2005
Recording Number: 1018357

Related Property Information

City Sphere: RIVERSIDE
Supervisory District: Bob Buster
Landuse Designation: CITY
Agriculture Preserve: NOT IN AN AGRICULTURE PRESERVE
School District: RIVERSIDE UNIFIED
Water District: WMWD
Fema Flood Plan: FLOOD ZONE X

Assessed Value Information

Land: 17,178
Structure: 100,604
Full Value: 117,782
Homeowners' Exemption: 7,000
Total Net: 110,782

Assessment Information

Assessment Number: 241140013-6
Tax Rate Area: 009-002
Taxability Code: 0-00
Base Year: 1976

Parcel Map

[View Parcel Map](#)

Tax Assessment District: CITY OF RIVERSIDE DEBT SV
 CSA 152
 FLOOD CONTROL ADMINISTRATION
 FLOOD CONTROL ZONE 1
 FLOOD CONTROL ZONE 1 DEBT SERV
 GENERAL
 GENERAL PURPOSE
 METRO WATER WEST 1302999
 RIV CO REG PARK & OPEN SPACE
 RIV. CO. OFFICE OF EDUCATION
 RIVERSIDE CITY COMMUNITY COLLEGE
 RIVERSIDE CORONA RESOURCE CONSER
 RIVERSIDE UNIFIED SCHOOL
 WESTERN MUNICIPAL WATER

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7/5/1320284

Thumbnails Annotations

7/5/1320284

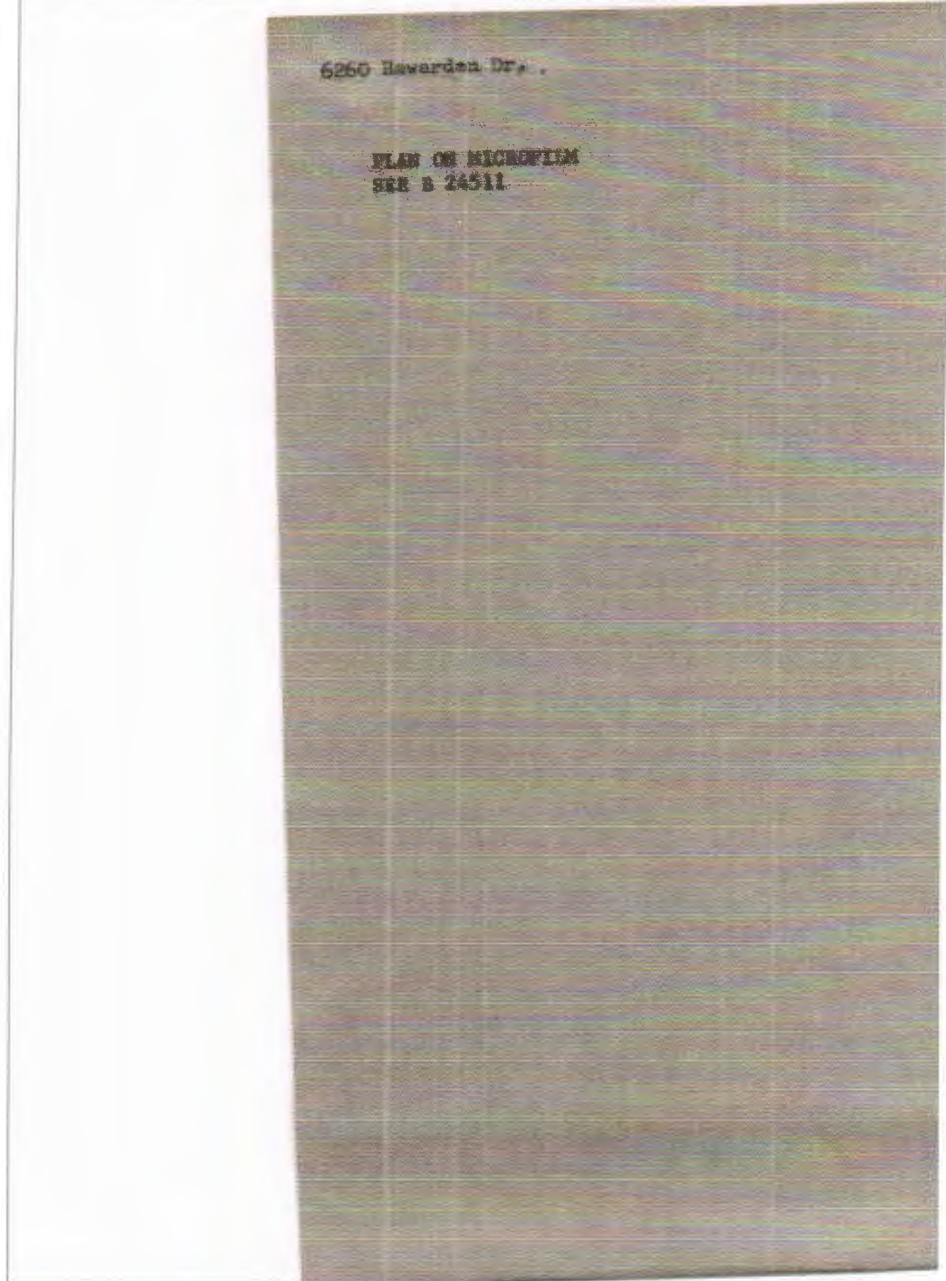
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Creation Date
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Year
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BA Indexer
JF

Navigation icons: Home, Back, Page 1, Go, Print, Hand, Magnifying Glass, Zoom In, Zoom Out, Full Screen, Exit Full Screen





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Thumbnails Annotations

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Creation Date
7/5/2001 10:51:31 PM

Fields

Template: Building and Safety

Year
1975

Type
Permit

BA Indexer
JF

**INSPECTION RECORD
BUILDING PERMIT**

City of Riverside CALIFORNIA

Date: 6-10-75 Census Tract _____

Job Address: 660 HAWKSDEN DRIVE

Legal Description: PAR. 1, PM 11, RS 52147

DESCRIPTION OF WORK:

NEW BLDG. TERMITE

ADDITION DEMOLISH INSULATED

ALTERATION SWIM POOL

ROOFING OTHER

USE OF BUILDING: RESIDENCE + DET. GARAGE

Owner
Name: JAMES G. LAMON
Address: 4635 MADRIST
City: FTV Phone: 856 5801

ARCH.
Name: _____
Address: _____ Lic. No. _____
City: _____ Phone: _____

ENG'G.
Name: _____
Address: _____ Lic. No. _____
City: _____ Phone: _____

Contractor
Name: LES HEYEN
Address: 4131 KEMPTON
City: TONTONA Phone: 823 3241
State Lic. 235352 City Lic. RFH

VALUATION OF JOB: \$ 57,570.

Heaven
3-8-76

The applicant agrees that if this permit is granted, all City Ordinances and State Laws regulating building construction will be complied with. All workmen on the job will be covered by workmen's compensation insurance in accordance with State Laws.

Signature of Applicant: *Les Heyen*
3-8-76

This application does not include Electric, Heating, Plumbing, or other necessary permits.

Permits expire in 60 days if work is not started.

PLAN CHG	21.00
PLANNING	01-9-441
APPLIC. FEE	245.00
ISSUE	01-9-225
STAMP DRAIN	100.00
AC FEE	259.75
CR. S. 683	
CR. S. 670	
CR. S. 671	
CR. S. 672	
CR. S. 673	
CR. S. 674	
CR. S. 675	
CR. S. 676	
CR. S. 677	
CR. S. 678	
CR. S. 679	
CR. S. 680	
CR. S. 681	
CR. S. 682	
CR. S. 683	
CR. S. 684	
CR. S. 685	
CR. S. 686	
CR. S. 687	
CR. S. 688	
CR. S. 689	
CR. S. 690	
CR. S. 691	
CR. S. 692	
CR. S. 693	
CR. S. 694	
CR. S. 695	
CR. S. 696	
CR. S. 697	
CR. S. 698	
CR. S. 699	
CR. S. 700	
TOT 3	100.00
TOT 3	845.75

UTILITIES WILL NOT BE PROVIDED UNTIL AFTER FINAL INSPECTION.

FORM NO. 502-13 89

B-24511

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Fields

Template: Building and Safety

Year
1975
Type
Permit
BA Indexer
JF

Navigation icons: Home, Back, Forward, Page 2, Go, Print, Hand, Magnifying Glass, Zoom In, Zoom Out, Full Screen, Refresh

INSPECTION RECORD

FOOTINGS 7-7-75 / Green

FORMS _____

REINFORCING STEEL _____

SHEATHING 8-27-75 / Green

FRAMING 10-30-75 / Green

EXT. LATH WOOD

INT. LATH _____

WALL BOARD 11-18-75 / Green

FINAL _____

REMARKS R-11 ins walls R-19 ins ceiling - Green
Called final - made smoke detector moved - carpet from steps - 2-26-76 Green
OK Green



Assessor-County Clerk-Recorder

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Property Information Center

Property Information for the 2012-2013 tax year as of January 1, 2012

Property Information

Parcel Number: 241140014-7
Property Address: 6240 HAWARDEN DR
 RIVERSIDE CA 92506
Legal Description: Lot 2 PM 018/012
Property Type: SINGLE-FAMILY RESIDENTIAL
Assessment Description: N/A
Year Built: 1900
Square Feet: 2663
Bedroom: 5
Bath: 3.25
Pool: Y
Lot Size: N/A

Sales Information

Last Recorded Document: 06/2006
Recording Number: 9008044

Related Property Information

City Sphere: RIVERSIDE
Supervisory District: Bob Buster
Landuse Designation: CITY
Agriculture Preserve: NOT IN AN AGRICULTURE
 PRESERVE
School District: RIVERSIDE UNIFIED
Water District: WMWD
Fema Flood Plan: FLOOD ZONE X

Assessed Value Information

Land: 136,236
Structure: 104,077
Full Value: 240,313
Total Net: 240,313

Assessment Information

Assessment Number: 241140014-7
Tax Rate Area: 009-002
Taxability Code: 0-00
Base Year: 1975

Parcel Map

[View Parcel Map](#)

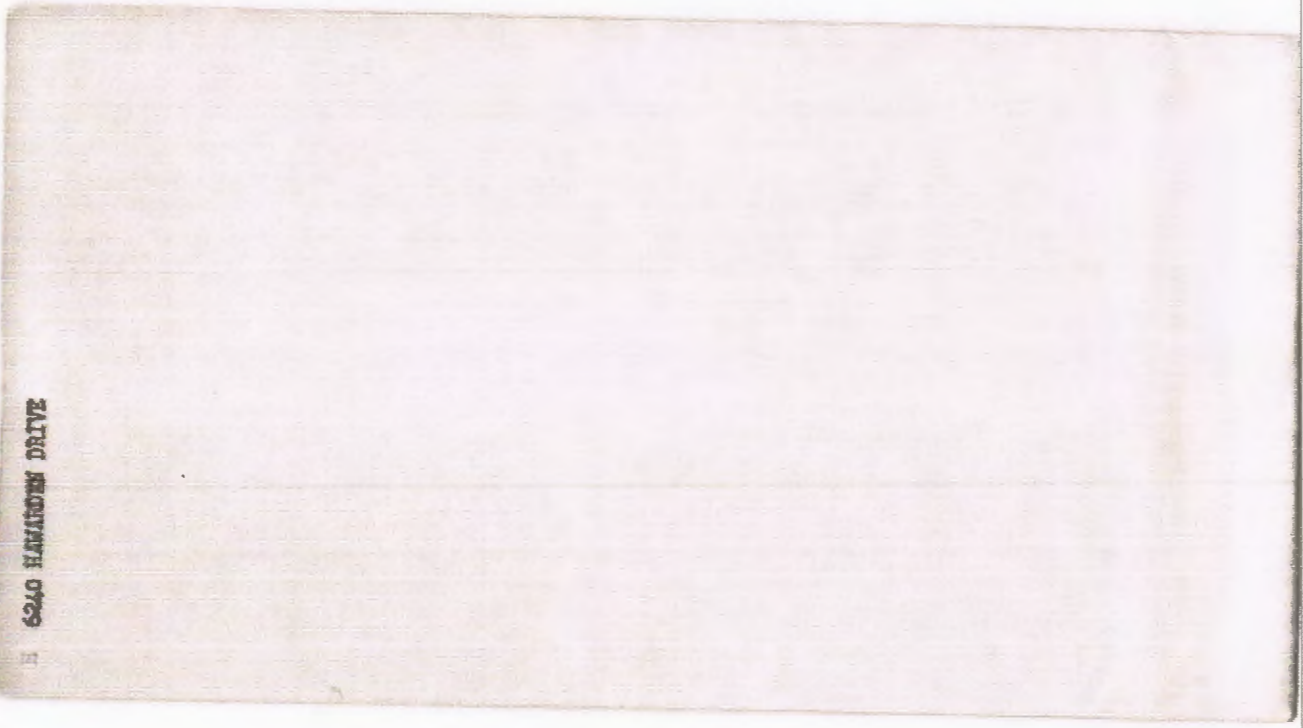
Tax Assessment District: CITY OF RIVERSIDE DEBT SV
 CSA 152
 FLOOD CONTROL ADMINISTRATION
 FLOOD CONTROL ZONE 1
 FLOOD CONTROL ZONE 1 DEBT SERV
 GENERAL
 GENERAL PURPOSE
 METRO WATER WEST 1302999
 RIV CO REG PARK & OPEN SPACE
 RIV. CO. OFFICE OF EDUCATION
 RIVERSIDE CITY COMMUNITY COLLEGE
 RIVERSIDE CORONA RESOURCE CONSER
 RIVERSIDE UNIFIED SCHOOL
 WESTERN MUNICIPAL WATER

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Creation Date 7/5/2001 10:47:04 PM

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Year NONE
BA Indexer JF



7/5/1320270
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7/5/2001 10:47:11 PM
Creation Date
7/5/2001 10:47:11 PM

Fields
Template: Building and Safety
Year
1959
Type
Permit
BA Indexer
JF

ORIGINAL
APPLICATION FOR
BUILDING PERMIT
DEPARTMENT OF PUBLIC WORKS, CITY OF RIVERSIDE, CALIFORNIA
BUILDING DIVISION

6240 *Hawarden Dr*
STREET

Permit No. *33769* Final Insp *E12-59*
 New Bldg. Terrace Describe Alterations
 Alteration Demolish
 Building System, Pool
 Lot No. _____ Tract _____

Buildings used for *Res*
 No. of Bldgs. _____ No. of Bldgs. _____
 Show on Lot _____ Show on Lot _____

Size of Lot	Size Bldg.	Sq. Ft.	Fm. Dist.

No. of Stories	Stories	Group	Type	Zone
				<i>R1</i>

Left P Line _____ Front P Line _____
 Mean _____ Over _____
 Rear P Line _____
 House _____
 Alley _____
 Right P Line _____
 Heavy _____
 Light _____

OWNER *C.A. Putsch*
 Address *Same*

ARCHITECT *Richard Joel Co.*
 Address _____

License No.: City _____ State _____

This application does not include electric or plumbing permits.

Footing Size	Depth in Ground	Depth in Ground

Pier Size _____
 ACCESS HOLE *ACCESS WITHIN 48 INCHES*
 6 x 8 Metal Vent Over Roof *16 sq. ft. Chimney*
 Exterior Walls _____
 Size of Stack _____
 Joints in Pipe _____
 Joints in Floor _____
 Chimney or Fireplace Brick lined with Terra Cotta or Firebrick
 Depth footing in Ground 2 ft. _____ Site 6" longer on all sides.

Dem Permit Granted *3-25-59* S.D. _____
 TOTAL VALUE \$ *2800* FEE \$ *10*
 Including labor, material, engineering, plumbing, etc.

GOODSPEED PRINTERS (OVER) TOTAL \$ _____

7/5/1320270
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Creation Date 7/5/2001 10:47:11 PM

Fields
Template: Building and Safety
Year 1959
Type Permit
BA Indexer JF

Inspection Record

Examination _____ Framing _____
 Footings _____ Range Vent _____
 Firms _____ Garage Vent _____
 Concrete _____ Garage 1st fl. wall _____
 Reinforcing Steel S.S.A. Syfan Est. Wire L _____
 Bolts _____ Int. Lath _____
 Service Hole _____ Sica & _____
 Foundation Vents _____ Plaster _____
 Final _____

Remarks

	Req.	Date of Permit	Final Acceptance
SIDEWALKS	Yes		
	No		
CURB and GUTTER	Yes		
	No		
Curb and Gutter and Sidewalks are required as stated under City Ordinance 2041			
Approved	In P.	Refer to U	
GAS			
PLB/G			
ELECT.			
Utilities will not be provided before the final inspection is made of your building.			

I hereby acknowledge that I have read this application and state that the information on reverse side is correct and agree to comply with all City Ordinances and State Laws regarding Building Construction.

Signature of _____

 Authorized Agent

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Creation Date 7/5/2001 10:47:17 PM

Fields
Template: Building and Safety
Year 1966
Type Permit
BA Indexer JF

INSPECTION RECORD	
FOOTINGS	12-1-66 DCG
FORMS	
REINFORCING LEVEL	
SWEATHING	12-8-66 DCG
FRAMING	12-12-66 DCG
EXT. LATH	
INT. LATH	12-12-66 DCG
WALLBOARD	
FINA	
PLUMBING	

10/03/2002 458953
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Creation Date 10/4/2002 4:04:38 AM

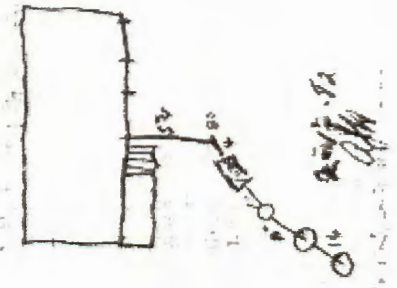
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Year 1989
Type Permit
BA Indexer em

Template: Building and Safety

INSPECTION RECORD

SOIL PIPING 12-11-81
 PLUMBING GROUNDWORK 12-17-81
 ELECTRICAL SLABWORK
 REINFORCING STEEL
 OK TO POUR FOOTINGS 12-10-81
 OK TO POUR SLAB 12-17-81
 ROUGH ELECTRIC 5-1-82
 ROUGH HEATING 2-1-82
 ROUGH PLUMBING 12-1-81
 SHOWER PAN
 SHEATHING 1-22-82
 FRAMING 2-1-82
 INSULATION 2-1-82
 EXT. LATH 2-1-82
 WALLBOARD 2-12-82
 FINISH PLUMBING 5-25-82
 FINAL ELEC. 2-20-82
 FINISH TC. 2-20-82
 FINAL BLDG 5-26-82

REMARKS
 X 1ST FLOOR 10-21-81
 3 FIRST FLOOR 11-8-81
 2nd FLOOR 11-18-81
 3rd Floor 11-18-81
 4th Floor 11-20-81



SERVICE: NEW OH UG W
 REMOVE-REFUR CHECK TAPS SCAL METER

7/5/1320272
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Template: Building and Safety
Year
1990
Type
Document
BA Indexer
JF

DEMOLITION PERMIT: Demolition shall be completed, including removal and backfill of cesspools and/or septic tank, backfill of basement and removal of all debris within 90 days of the granting of this permit. Work shall not be suspended at any time when an immediate hazard would exist for persons on the premises or for persons on adjacent premises.

Historical Building: Yes No
 Assessment Exempt Required
 Case No. _____
 Fee Basis \$ 12,000
 Size Bldg Sq. Ft. _____
 Use Zone Const W Occup RE
 Set Backs Left _____ Right _____ Rear _____

Finalized _____
 Sewer Permit Regd. _____ Paid _____ Included _____
 Septic _____
 Electric Service _____
 No. _____
 Form Paid _____
 Receipt Num. _____
 Plan Check 01-9-441
 Issuance Fee 01-9-219 25.
 Storm Drain 09-9-481
 Average Fee 09-9-482
 Sewer Connect 05-9-470
 Unit Benefit 05-9-471
 Park Fee 31-9-409
 Signal Fee 30-9-468
 Traffic Fee 30-9-469
 Water Backup 65-9-781
 Water Front 65-9-780
 Building 01-9-222 175.
 Micro-Film 01-9-423

Approved by: R.V.
 Date: 7/11/90
 Total 200.00

any requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors License Law (Chapter 4) Comprising with Section 2001) of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 2001.5 by an applicant for a permit subjects the applicant to a civil penalty of no more than five hundred dollars (\$500).

I, as owner of the property, or my employees such as in their sole compensation, will do the work, and the contractor is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves, himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the contractor-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (See 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves, himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the contractor-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I am exempt under Sec. _____
 B. & P.C. for this reason _____
 I hereby affirm that I have a certificate of consent in full amount, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C) Policy No. _____
 Certified copy is filed with the building inspection department.
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject in the Workers' Compensation Laws of California.

Not Applicable.
 NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you may forthwith comply with such provisions or this permit shall be deemed revoked.
 CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3807, C.C.C.)
 Agency: 2547 99 12373 4200.00 0000060885 Building

I certify that I have read this application and state that the above information correct I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.
 Signature of Applicant _____
 Date 7/11/90

7/5/1320272

Last Modified

7/5/2001 10:47:23 PM

Creation Date

7/5/2001 10:47:23 PM

Fields

Template: Building and Safety

Year

1990

Type

Document

BA Indexer

JF

INSPECTION RECORD

Temp. Pole _____
 Soil Pipe _____
 Setback Footing Form _____
 OK to Pour Slab 9/12/90 ff.
 Reinf. Steel _____
 UFER YES NO
 Plbg. Groundwork, Underfloor _____
 Elec. Groundwork Underfloor _____
 Underfloor Framing _____
 Floor Sheath _____
 Roof Sheath _____
 Rough Elec. _____
 Rough Htg. A/C _____
 Rough Plbg. _____
 Gas Test _____
 Frame _____
 Shear Panels _____
 Fireplace Damper Throat PLATE LINE 9/16/90
 Fireplace RoofTies-Steel _____
 Insulation, Walls _____ Ceiling _____ Floor _____
 2HR Wall Base Layer _____
 Wallboard _____
 Ext Lath _____
 OK to Backfill Sewer _____
 Industrial Waste _____
 Sewer Backflow _____
 Pool Steel & Bond _____
 Pool Fence & Gate _____
 Pressure Regulator _____
 Sewer Plan _____ Sewer Permit _____
 Final Plbg _____ Final Elec. _____
 Final Htg. A/C _____ Final Handicap _____
 Gas Line _____ Call Gas _____
 Plan _____ Final Bldg. _____
 Elec _____
 Service No. _____ New _____ OH _____ I/G _____ W _____ A _____
 Remove Check Taps _____ Reinstall Reconnect _____
 TP _____ Seal Meter _____ Meter _____

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Accession Nr: CACAAA 083432 |
 Document Type: Serial Patent |
 State: California |
 Issue Date: 4/21/1896 |
 Cancelled: No

Note: This record has not been checked against the legal land patent. We do not have an electronic image for this document.

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<p>Names On Document</p> <p> GAGE, MATTHEW</p> <p>Military Rank: ---</p>	<p>Miscellaneous Information</p> <p>Land Office: Assigned For Automation</p> <p>US Reservations: No</p> <p>Mineral Reservations: No</p> <p>Tribe: ---</p> <p>Militia: ---</p> <p>State in Favor Of: ---</p> <p>Authority: April 24, 1820: Sale-Cash Entry (3 Stat. 566)</p> <p>General Remarks: ---</p>
<p>Document Numbers</p> <p>Document Nr: 64</p> <p>Misc. Doc. Nr: ---</p> <p>BLM Serial Nr: CACAAA 083432</p> <p>Indian Allot. Nr: ---</p>	<p>Survey Information</p> <p>Total Acres: 637.6</p> <p>Survey Date: ---</p> <p>Geographic Name: ---</p> <p>Metes/Bounds: No</p>

Land Descriptions

State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
CA	San Bernardino	002S - 004W	E½	30		Riverside
CA	San Bernardino	002S - 004W	E½W½	30		Riverside
CA	San Bernardino	002S - 004W	Lot/Trct 1	30		Riverside
REMARKS: LOT 1 OR NWNW QUARTER						
CA	San Bernardino	002S - 004W	Lot/Trct 2	30		Riverside
REMARKS: LOT 2 OR SWNW QUARTER						
CA	San Bernardino	002S - 004W	Lot/Trct 3	30		Riverside
REMARKS: LOT 3 OR NWSW QUARTER						
CA	San Bernardino	002S - 004W	Lot/Trct 4	30		Riverside
REMARKS: LOT 4 OR SWSW QUARTER						



The United States of America,

To all to whom these presents shall come, Greeting:

Whereas, In pursuance of the Act of Congress, approved July 2, 1862, entitled "An Act Donating Public Lands to the several States and Territories which may provide Colleges for the benefit of Agriculture and the Mechanic Arts," there has been deposited in the GENERAL LAND OFFICE Scrip No. 994, for one quarter section of Land, in favor of the State of Tennessee, duty assigned by the proper authority of the said State to Louis Prevost

with evidence that the same has been located upon the South East quarter of section two in Township three South of Range five West San Bernardino Meridian in the District of lands subject to sale at San Francisco California containing one hundred and sixty acres

according to the Official Plat of the Survey of the said Land returned to the General Land Office by the Surveyor General:

Now Know Ye, That there is therefore granted by the UNITED STATES unto the said Louis Prevost as assignee as aforesaid and to his heirs the tract of Land above described: To have and to hold the said tract of Land, with the appurtenances thereof, unto the said Louis Prevost as assignee as aforesaid and to his heirs and assigns forever.

In Testimony Whereof, I, Ulysses S. Grant, President of the United States of America, have caused these Letters to be made Patent, and the SEAL OF THE GENERAL LAND OFFICE to be hereunto affixed.



Given under my hand, at the City of Washington, the fifteenth day of January, in the year of our Lord one thousand eight hundred and seventy two, and of the Independence of the United States the Ninety Sixth

By the President: U S Grant
By J. Parvich, Secy.
C. B. Baynton, Recorder of the General Land Office.



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Accession Nr: CACAAA 084060
 Document Type: Serial Patent
 State: California
 Issue Date: 12/5/1872
 Cancelled: No

Note: This record has not been checked against the legal land patent. We do not have an electronic image for this document.

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Names On Document

PREVOST, LOUIS

Miscellaneous Information

Land Office: Assigned For Automation
US Reservations: No
Mineral Reservations: No
Tribe: ---
Militia: ---
State In Favor Of: ---
Authority: March 17, 1842: Scrip or Nature of Scrip (5 Stat. 607)
General Remarks: ---

Military Rank: ---

Document Numbers

Document Nr: 979
Misc. Doc. Nr: ---
BLM Serial Nr: CACAAA 084060
Indian Allot. Nr: ---

Survey Information

Total Acres: 188.46
Survey Date: ---
Geographic Name: ---
Metes/Bounds: No

Land Descriptions

State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
CA	San Bernardino	003S - 005W	S½NE¼	2		Riverside
CA	San Bernardino	003S - 005W	Lot/Trct 1	2		Riverside
REMARKS: LOT 1 OF NENE						
CA	San Bernardino	003S - 005W	Lot/Trct 2	2		Riverside
REMARKS: LOT 2 OF NWNE						

Land Patent Details

Accession Nr: AGS-0070-232 Document Type: Agricultural Scrip Patent State: California Issue Date: 12/5/1872 Cancelled: No

Names On Document

PREVOST, LOUIS	
Military Rank:	---

Miscellaneous Information

Land Office:	San Francisco
US Reservations:	No
Mineral Reservations:	No
Tribe:	---
Militia:	---
State In Favor Of:	TN
Authority:	July 2, 1862: State Grant-Agri College (12 Stat. 503)

Document Numbers

Document Nr:	979
Misc. Doc. Nr:	---
BLM Serial Nr:	---
Indian Allot. Nr:	---

Survey Information

Total Acres:	188.46
Survey Date:	---
Geographic Name:	---
Metes/Bounds:	No

Land Descriptions

State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
CA	San Bernardino	003S - 005W	NE/4	2		Riverside



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Accession Nr: CACAAA 084053 Document Type: Serial Patent State: California Issue Date: 1/5/1872 Cancelled: No

Note: This record has not been checked against the legal land patent. We do not have an electronic image for this document.

Patent Details Patent Image Related Documents

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Names On Document

PREVOST, LOUIS

Miscellaneous Information

Land Office: Assigned For Automation
US Reservations: No
Mineral Reservations: No
Tribe: ---
Militia: ---
State In Favor Of: ---
Authority: March 17, 1842: Scrip or Nature of Scrip (5 Stat. 607)
General Remarks: ---

Military Rank: ---

Document Numbers

Document Nr: 994
Misc. Doc. Nr: ---
BLM Serial Nr: CACAAA 084053
Indian Allot. Nr: ---

Survey Information

Total Acres: 160
Survey Date: ---
Geographic Name: ---
Metes/Bounds: No

Land Descriptions

Table with 7 columns: State, Meridian, Twp - Rng, Aliquots, Section, Survey #, County. Row 1: CA, San Bernardino, 003S - 005W, SE1/4, 2, Riverside

Land Patent Details

Accession Nr: AGS-0070-233 Document Type: Agricultural Scrip Patent State: California Issue Date: 1/5/1872 Cancelled: No

Names On Document

PREVOST, LOUIS	
Military Rank:	---

Miscellaneous Information

Land Office:	San Francisco
US Reservations:	No
Mineral Reservations:	No
Tribe:	---
Militia:	---
State In Favor Of:	TN
Authority:	July 2, 1862: State Grant-Agri College (12 Stat. 503)

Document Numbers

Document Nr:	994
Misc. Doc. Nr:	---
BLM Serial Nr:	---
Indian Allot. Nr:	---

Survey Information

Total Acres:	160
Survey Date:	---
Geographic Name:	---
Metes/Bounds:	No

Land Descriptions

State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
CA	San Bernardino	003S - 005W	SE¼	2		Riverside

NAME	RELATION	PERSONAL DESCRIPTION	CITIZENSHIP	OCCUPATION TRADE OR PROFESSION	EDUCATION	ETHNIC & RACE
John A. Bigham	Head of household	Male, 44 years, single, white, native born, U.S. citizen	U.S. born	Merchant	High school	White
John A. Bigham	Wife	Female, 42 years, married, white, native born, U.S. citizen	U.S. born	None	High school	White
John A. Bigham	Child	Male, 12 years, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Female, 10 years, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Male, 8 years, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Female, 6 years, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Male, 4 years, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Female, 2 years, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Male, 1 year, single, white, native born, U.S. citizen	U.S. born	None	None	White
John A. Bigham	Child	Female, 1 year, single, white, native born, U.S. citizen	U.S. born	None	None	White

State of California
 County of Riverside
 Name of incorporated city, town, or village, within the above-named district: Riverside
 Name of Institution: Riverside Community
 day of June, 1900
 President: John A. Bigham
 Enumerator: _____
 Supervisor's District No. 6
 Enumeration District No. 208
 Sheet No. 6
 B

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U.S. Civil War Soldier Records and Profiles

Name: **Louis Provost**

Enlistment Date: 26 Oct 1864

Rank at enlistment: Private

Enlistment Place: Sacramento, CA

State Served: California

Survived the War?: Yes

Service Record: Enlisted in [Company G, California 2nd Cavalry Regiment](#) on 26 Oct 1864. Mustered out on 05 Oct 1866 at Benicia Barracks, CA.

Sources: Register of California Men in the War of the Rebellion 1861 to 1867

Source Information:

Historical Data Systems, comp.. *U.S. Civil War Soldier Records and Profiles* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009.
Original data: Data compiled by Historical Data Systems of Kingston, MA from the [following list of works](#).

Copyright 1997-2009
Historical Data Systems, Inc.
PO Box 35
Duxbury, MA 02331.

Description:

This database is a compilation of military records (including state rosters, pension records, and regimental histories) of individual soldiers who served in the United States Civil War. [Learn more...](#)

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APPENDIX F:
California DPR 523 Forms

Site Records Under
Separate Cover



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

EXHIBIT 6

DRAFT Mitigated Negative Declaration

WARD: 3

1. **Case Number:** P12-0393 (Parcel Map), P12-0394 (Variance) and P14-0640 (Certificate of Appropriateness)
2. **Project Title:** Tentative Parcel Map 36458
3. **Hearing Date:** August 20, 2014
4. **Lead Agency:** City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
5. **Contact Person:** Brian Norton, Associate Planner
Phone Number: (951) 826-2308, bnorton@riversideca.gov
6. **Project Location:** 6240 and 6260 Hawarden Drive, situated on the easterly side of Hawarden Drive, mid-block between Horace Street and Rolling Ridge Road.
7. **Project Applicant/Project Sponsor's Name and Address:**

Owner/Applicant
John Pitchford and Emily Lawson
6260 Hawarden Drive
Riverside, CA 92506

Engineer
Adkan Engineers
Bryan Ingersoll
6879 Airport Drive
Riverside, CA 92507
8. **General Plan Designation:** HR - Hillside Residential
9. **Zoning:** RC – Residential Conservation
10. **Description of Project:**

The applicant is proposing to subdivide an approximately 14.63 acre, two-parcel site, currently developed with two single family residences, a barn, a reservoir, irrigation features, a freestanding garage, an asphalt driveway and avocado groves into three lots ranging in size from 1.02 to 11.61 acres. To implement the project as proposed, the applicant is requesting two variances: the first to allow Parcel 2 to be a corridor access lot; and a second variance to allow Parcel 3 to be less than 2.0 acres in size. As proposed, Parcel 1

would include the existing historically eligible Walton/Merriman residence and associated barn structure; Parcel 2 would include the reservoir and irrigation features associated with the Walton/Merriman residence, an existing avocado orchard and proposed vehicular driveway; and Parcel 3 would include an existing single family residence. The current proposal indicates the existing single family residences would remain; the freestanding garage structure, southerly of the reservoir, would be removed; and the barn, reservoir and irrigation trough would be removed or significantly altered. A new driveway would be added to provide access to the existing single family residence on Parcel 3. No development, beyond the previously mentioned driveways and proposed demolition or significant alteration of structures and features associated with the historically eligible Walton/Merriman residence, is proposed at this time. However, the new Parcel 2 could be developed with a single family residence at some future time.

11. Surrounding land uses and setting: Briefly describe the project’s surroundings:

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Single Family Residence and vacant land	HR – Hillside Residential	RC – Residential Conservation
North	Single Family Residential	MDR – Medium Density Residential	RC – Residential Conservation
East	Vacant	LDR – Low Density Residential	RC – Residential Conservation
South	Single Family Residential	MDR – Medium Density Residential	RC – Residential Conservation
West	Single Family Residential	MDR – Medium Density Residential	RC – Residential Conservation

12. Other public agencies whose approval is required (e.g., permits, financial approval, or participation agreement.):

None

13. Other Environmental Reviews Incorporated by Reference in this Review:

- a. General Plan 2025
- b. GP 2025 FPEIR
- c. Habitat Assessment prepared by VHBC, Incorporated, dated August 2012
- d. Phase I Cultural Resources Study prepared by McKenna et al., dated April 08, 2013

14. Acronyms

- AICUZ - Air Installation Compatible Use Zone Study
- AQMP - Air Quality Management Plan
- AUSD - Alford Unified School District
- CEQA - California Environmental Quality Act
- CMP - Congestion Management Plan
- EIR - Environmental Impact Report
- EMWD - Eastern Municipal Water District
- EOP - Emergency Operations Plan
- FEMA - Federal Emergency Management Agency

FPEIR -	GP 2025 Final Programmatic Environmental Impact Report
GIS -	Geographic Information System
GhG -	Green House Gas
GP 2025 -	General Plan 2025
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
MARB/MIP -	March Air Reserve Base/March Inland Port
MJPA-JLUS -	March Joint Powers Authority - Joint Land Use Study
MSHCP -	Multiple-Species Habitat Conservation Plan
MVUSD -	Moreno Valley Unified School District
NCCP -	Natural Communities Conservation Plan
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works, Riverside
RCALUC -	Riverside County Airport Land Use Commission
RCALUCP -	Riverside County Airport Land Use Compatibility Plan
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RMC -	Riverside Municipal Code
RPD -	Riverside Police Department
RPU -	Riverside Public Utilities
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
RUSD -	Riverside Unified School District
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCH -	State Clearinghouse
SKR-HCP -	Stephens' Kangaroo Rat - Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
USGS -	United States Geologic Survey
WMWD -	Western Municipal Water District
WQMP -	Water Quality Management Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Service | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation which reflects the independent judgment of the City of Riverside, it is recommended that:

The City of Riverside finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

The City of Riverside finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

The City of Riverside finds that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

The City of Riverside finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____

Date _____

Printed Name & Title _____

For City of Riverside



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Environmental Initial Study

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measure which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

DRAFT

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards and Parkways, Table 5.1-A – Scenic and Special Boulevards, and Table 5.1-B – Scenic Parkways)				
<p>The project site is located within the Hawarden Drive Special Design Area and with the exception of a vehicular driveway will not involve any construction. However, since the property is located in the RC – Residential Conservation Zone, any future development of single family homes would require an additional entitlement process (Design Review Landscape and Irrigation) to be compliant with the development standards, grading standards, Hawarden Drive Special Design Area policies and objectives and any related environmental standards. Further, a condition of approval will require any future development to go through the proper entitlement processes to ensure that future development will be compatible with the surrounding area. Therefore, the proposed project will have less than significant impacts to a scenic vista.</p>				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, General Plan 2025 FPEIR Figure 5.1-1 – Scenic and Special Boulevards, Parkways, Table 5.1-A – Scenic and Special Boulevards, Table 5.1-B – Scenic Parkways, the City’s Urban Forest Tree Policy Manual, Title 20 – Cultural Resources and, Title 19 – Article V – Chapter 19.100 – Residential Zones - RC Zone)				
<p>The project site is located adjacent to the Hawarden Drive Special Design Area. While a single driveway currently serves both single family residences located at 6240 and 6260 Hawarden Drive. The proposal includes the closure of the driveway beyond Parcel 1 (6240 Hawarden Drive) once the Map has recorded. In order to access the residence at 6260 Hawarden Drive the applicant has proposed an asphalt vehicular driveway with access from Hawarden Drive. The proposal follows the adopted policies in the Riverside General Plan 2025 for the Hawarden Drive Special Design Area. No other development is proposed with this proposal. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to scenic resources.</p>				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1c. Response: (Source: General Plan 2025, General Plan 2025 FPEIR, Zoning Code, Citywide Design and Sign Guidelines)				
<p>The project area has an existing average natural slope of 25% percent, is adjacent to the Hawarden Drive Special Design Area. As discussed in response 1b, above, the Map shows a new vehicular driveway with access from Hawarden Drive. The proposal follows the adopted policies in the Riverside General Plan 2025 for the Hawarden Drive Special Design Area. Additionally, the property has multiple rock outcropping on the property, one of which was identified with a prehistoric ‘slick’ as indicated in the Phase I Cultural Resources report, these features are located in an area that appears not to be impacted by the proposed subdivision and is unlikely to be affected any time soon as no development beyond the vehicular driveway is proposed. With the exception of the creation of a flag lot for Parcel 2 and a variance for the minimum lot size of Parcel 3, the proposed map has been designed to comply with the development standards of the RC – Residential Conservation Zone and any applicable conditions of approval, which will aid in the retaining of the visual character of the area. Because of this design, the proposed project will have a less than significant impact on the visual character and quality of the area. It should be noted that the existing parcel at 6260 Hawarden (Denoted as Parcel 3 on the Parcel Map) has an existing lot size of 0.63 of an acre. Thus, the Map is proposing to increase the size of a legally created substandard lot to 1.02 acres.</p>				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1d. Response: (Source: General Plan 2025, General Plan 2025 FPEIR Figure 5.1-2 – Mount Palomar Lighting Area, Title 19 – Article VIII – Chapter 19.556 – Lighting, Citywide Design and Sign Guidelines)				
<p>The site is not within the Mount Palomar Lighting Area and no new lighting is proposed under this project. No impact directly, indirectly or cumulatively will occur as a result of this project which would adversely affect day or nighttime</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
views.				
2. AGRICULTURE AND FOREST RESOURCES:				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2a. Response: (Source: General Plan 2025 – Figure OS-2 – Agricultural Suitability & General Plan 2025 FPEIR – Appendix I – Designated Farmland Table)</p> <p>The Project is located within an urbanized area. A review of Figure OS-2 – Agricultural Suitability of the General Plan 2025 reveals that the project site is not designated as, and is not adjacent to or in proximity to any land classified as, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project will have no impact directly, indirectly or cumulatively to agricultural uses.</p>				
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2b. Response: (Source: General Plan 2025 – Figure OS-3 - Williamson Act Preserves, General Plan 2025 FPEIR – Figure 5.2-4 – Proposed Zones Permitting Agricultural Uses, and Title 19)</p> <p>A review of Figure 5.2-2 – Williamson Act Preserves of the General Plan 2025 FPEIR reveals that the project site is not located within an area that is affected by a Williamson Act Preserve or under a Williamson Act Contract. Moreover, the project site is not zoned for agricultural use and is not next to land zoned for agricultural use; therefore, the project will have no impact directly, indirectly or cumulatively.</p>				
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2c. Response: (Source: GIS Map – Forest Data)</p> <p>The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland. Therefore, no impacts will occur from this project directly, indirectly or cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2d. Response: (Source: GIS Map – Forest Data) The City of Riverside has no forest land that can support 10-percent native tree cover nor does it have any timberland, therefore no impacts will occur from this project directly, indirectly or cumulatively.</p>				
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2e. Response: (Source: General Plan – Figure OS-2 – Agricultural Suitability, Figure OS-3 – Williamson Act Preserves, Title 19 – Article V – Chapter 19.100 – Residential Zones – RC Zone and RA-5 Zone and GIS Map – Forest Data) The project site is located in an area that is deemed ‘other land’ under the Open Space and Conservation Element of the General Plan 2025. While a portion of the property contains avocado orchards, the project will not result in the conversion or removal of those orchards or operations, as no development is proposed, with the exception of the residential driveway on the westerly portion of the property. No orchards are proposed to be removed or altered under this proposal. In addition the City of Riverside has no forest land that can support 10-percent native tree cover. Therefore, less than significant impacts will occur from this project directly, indirectly or cumulatively to conversion of Farmland, to non-agricultural use or to the loss of forest land.</p>				
<p>3. AIR QUALITY.</p>				
<p>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3a. Response: (Source: South Coast Air Quality Management District’s 2007 Air Quality Management Plan (AQMP)) Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (TRIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) that are consistent with the General Plan 2025 “Typical Growth Scenario.” Since the project is consistent with the General Plan 2025, it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.</p>				
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

3b. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 AQMP, CalEEMod 20013.2.2)

Per General Plan 2025 FPEIR MM Air 1 and 7, a CalEEMod computer model analyzed both short-term construction related and long-term operational impacts. The results of the CalEEMod model determined that the proposed project would result in the following emission levels:

CalEEMod MODEL RESULTS SHORT-TERM IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds Construction	75	100	550	150	150	55
Daily Project - Emissions Construction	<i>2.01</i>	<i>1.95</i>	<i>8.52</i>	<i>14.02</i>	1.98	1.05
Exceeds Y/N Threshold?	N	N	N	N	N	N

CalEEMod MODEL RESULTS LONG-TERM IMPACTS						
Activity	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Thresholds Operation	55	55	550	150	150	55
Daily Project - Emissions Operational	<i>1.02</i>	0.98	0.45	4.25	<i>0.56</i>	0.09
Exceeds Y/N Threshold?	N	N	N	N	N	N

The above tables compare the project emissions (short-term and long-term) to the SCAQMD daily thresholds and shows that established thresholds will not be exceeded. Therefore, because the project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, and will be subject to further mitigation the impacts directly, indirectly and cumulatively will be **less than significant impacts with mitigation** to ambient air quality and to contributing to an existing air quality violation.

Air 1: To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:

1. The generation of dust shall be controlled as required by the AQMD;
2. Grading activities shall cease during period of high winds (greater than 25mph);
3. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer.

c. Result in a cumulatively considerable net increase of any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
<p>3c. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 20013.2.2)</p> <p>Because the proposed project is consistent with the General Plan 2025, cumulative impacts related to criteria pollutants as a result of the project were previously evaluated as part of the cumulative analysis of build out anticipated under the General Plan 2025 Program. As a result, the proposed project does not result in any new significant impacts that were not previously evaluated and for which a statement of overriding considerations was adopted as part of the General Plan 2025 FPEIR. Therefore, cumulative air quality emissions impacts are less than significant.</p>				
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3d. Response: (Source: General Plan 2025 FPEIR Table 5.3-B SCAQMD CEQA Regional Significance Thresholds, South Coast Air Quality Management District's 2007 Air Quality Management Plan, CalEEMod 20013.2.2)</p> <p>Short-term impacts associated with construction from General Plan 2025 typical build out will result in increased air emissions from grading, earthmoving, and construction activities. Mitigation Measures of the General Plan 2025 FPEIR requires individual development to employ construction approaches that minimize pollutant emissions (General Plan 2025 FPEIR MM AIR 1- MM AIR 5, e.g., watering for dust control, tuning equipment, limiting truck idling times). In conformance with the General Plan 2025 FPEIR MM AIR 1 and MM AIR 7 a CalEEMod computer model analyzed short-term construction and long-term operational related impacts of the project and determined that the proposed project would not exceed SCAQMD thresholds for short-term construction and long-term operational impacts. Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact will occur directly, indirectly or cumulatively for this project.</p>				
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3e. Response:</p> <p>The project would not expose a substantial number of people to objectionable odors because no odors are anticipated to be generated by the proposed use. Therefore, no impact to creating objectionable odors will occur directly, indirectly or cumulatively.</p>				
4. BIOLOGICAL RESOURCES.				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, Burrowing Owl Survey and Rare Plant Survey Conducted by Victor Horchar of VHBC, incorporated 08-10-2012)</p> <p>A habitat assessment prepared by a qualified biologist was prepared for the project. The findings of the habitat assessment determined that the project is in compliance with the MSHCP, and shows that, no candidate, sensitive, species of concern, or special status species or suitable habitat for such species occurs on site and no additional surveys or mitigation measures</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
are required. Therefore, the project has a less than significant impact directly, indirectly and cumulatively to these resources.				
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4b. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, Burrowing Owl Survey and Rare Plant Survey Conducted by Victor Horchar of VHBC, incorporated 08-10-2012)</p> <p>As required under the MSHCP, a habitat assessment prepared by a qualified biologist was prepared for the project. The habitat assessment finds the proposed project complies with Section 6.1.2 of the MSHCP, which outlines the requirements and protection of riparian/riverine areas and vernal pools within the plan area. Through compliance with MSHCP Section 6.1.2 and other applicable requirements, impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services are found to have a less than significant impact directly, indirectly and cumulatively.</p>				
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4c. Response: (Source: City of Riverside GIS/CADME USGS Quad Map Layer)</p> <p>The project site is located within an urban built-up area, contains existing development, and has a long history of severe disturbance such that the project would not have a substantial adverse effect, on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means. Therefore, a less than significant impact will occur directly, indirectly and cumulatively to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4d. Response: (Source: MSHCP, General Plan 2025 –Figure OS-7 – MSHCP Cores and Linkage, Burrowing Owl Survey and Rare Plant Survey Conducted by Victor Horchar of VHBC, incorporated 08-10-2012)</p> <p>The project site is not located within any MSHCP Criteria Cells, Cores, or Linkages. The site has a history of severe disturbance such that there is little chance that the project would interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, a less than significant impact directly, indirectly and cumulatively will occur related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites will occur with implementation of the proposed project.</p>				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4e. Response: (Source: MSHCP, Title 16 Section 16.72.040 – Establishing the Western Riverside County MSHCP Mitigation Fee, Title 16 Section 16.40.040 – Establishing a Threatened and Endangered Species Fees, City of Riverside Urban Forest Tree Policy Manual)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Implementation of the proposed Project is subject to all applicable Federal, State, and local policies and regulations related to the protection of biological resources and tree preservation. In addition, the project is required to comply with Riverside Municipal Code Section 16.72.040 establishing the MSHCP mitigation fee and Section 16.40.040 establishing the Threatened and Endangered Species Fees.</p> <p>Any project within the City of Riverside’s boundaries that proposes planting a street tree within a City right-of-way must follow the Urban Forest Tree Policy Manual. The Manual documents guidelines for the planting, pruning, preservation, and removal of all trees in City rights-of-way. The specifications in the Manual are based on national standards for tree care established by the International Society of Arboriculture, the National Arborists Association, and the American National Standards Institute. Any future project will be in compliance with the Tree Policy Manual when planting a tree within a City right-of-way, and therefore, impacts will be less than significant.</p>				
<p>f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>4f. Response: <i>(Source: MSHCP, General Plan 2025 – Figure OS-6 – Stephen’s Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Stephens’ Kangaroo Rat Habitat Conservation Plan, Lake Mathews Multiple Species Habitat Conservation Plan and Natural Community Conservation Plan, and El Sobrante Landfill Habitat Conservation Plan, Burrowing Owl Survey and Rare Plant Survey Conducted by Victor Horchar of VHBC, incorporated 08-10-2012)</i></p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
<p>5. CULTURAL RESOURCES. Would the project:</p>				
<p>a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5a. Response: <i>(Source: GP 2025 FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas and Appendix D, Title 20 of the Riverside Municipal Code and “Phase I Cultural Resources Investigation of Tentative Parcel Map No. 36458, The Pitchford-Lawson Property in the City of Riverside, Riverside County, California” by McKenna et al. 2013)</i></p> <p>A Cultural Resources Assessment was prepared in September 2012, and revised in April 2013 by McKENNA et al. The report evaluated the significance of various buildings and features on the project site. The evaluation determined that both pre-historic and historic resources exist on the site. The pre-historic resource is a single bedrock milling station site that will not be affected by the proposed project. Hawarden Drive was identified as a historic resource dating back to 1899. The circa 1902-1910 Walton/Merriman Residence located at 6240 Hawarden Drive and associated barn/garage (1904-1906) , water reservoir and irrigation features (1904) are eligible for designation as a City Structure of Merit. Other associated improvements including the pool, a later era addition and the avocado grove, appear on the site after 1958. The existing home and garage at 6260 Hawarden, built in 1975, are not historically significant.</p> <p>The significance of the Walton/Merriman Residence site which comprises all of the larger existing parcel, is associated with A.W. Boggs, a local architect and contractor who built the home for owner Christopher J. Walton, and the development of residential properties on this section of Hawarden Drive during the first few years of the 1900s. An added texture to this significance is the notion that Walton (who owned groves in other locations prior to his purchase of this property and who would later be elected to the boards of directors for the Victoria Avenue Citrus Fruit Association and the Prenda Pumping Company) aspired to own a grove home in a prestigious area overlooking Arlington Heights that was already home to his prominent colleagues. As the McKenna report quotes from Joan Hall’s <i>Cottages, Colonials and Community Places of</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Riverside</i> (2003), Walton built his “modest two-story house...between the grand homes of John Mylne and William Irving, executives of the Riverside Trust Company” who were also represented on the same boards of directors as Walton. Walton sold his property to the real estate firm of Tetley and Merriman in 1907, and it was divided between the two men. Tetley retained the portion of the property with the citrus groves and Merriman the portion with the home, related features, and dry land without groves. Merriman then built a significant addition to the home in 1910, essentially making it the resource it is today. Merriman and Tetley were also prominent, well-respected individuals in Riverside whose properties reflected their position and wealth in Riverside. Walton had moved away from Riverside by 1911 according to a newspaper article that referred to him as a former resident (<i>Riverside Daily Press</i>, July 22, 1911) and Merriman died in 1918. Widow Julia Merriman continued to own and reside in the home until 1929, when it was sold to the Bonnett family. Descendants of the Bonnetts continue to own the property today. As noted above, the primary significance of the Walton/Merriman Residence property is associated with its early period of development. Thus, there is a relatively short period of significance for the property as identified by McKenna, from 1902 to 1910.</p> <p>Also as noted above, there are related features with the Walton/Merriman Residence consisting of the barn/garage, reservoir and irrigation features. However, the offsite citrus groves to the south were at one time associated with (and arguably were the main reason for the existence of) these related features. Yet the groves were separated off from these features when Tetley and Merriman divided the property circa 1907. Given the entire Walton property was no longer intact after the sale of the grove, the home’s construction and major addition from 1902-1910 are the primary source of the property’s significance under the Structure of Merit criteria.</p> <p>The current proposed removal or significant alteration of the barn/garage, reservoir and irrigation trough (and potentially additional buried irrigation features), as well as the removal of a significant area of land on which the home and these features are located, are potentially significant impacts. These changes have the potential to affect the integrity of the Walton/Merriman Residence’s setting and to eliminate some of the associated features that were part of the original Walton property. The proposed parcel map creates an additional parcel, taking the property from its existing two parcels to three. The size of the parcel on which the historic Walton/Merriman Residence is located will be reduced in size. The proposed property line separating Parcel 1 from Parcel 2 will result in some of the related features being on a separate parcel from the main house, which could be sold to a third party in the future. Moreover, the owners have indicated that the barn/garage is in such poor condition that they request approval to demolish the structure in the near future. The reservoir in its current condition and situation and the irrigation trough also pose concerns that the owners wish to address through some type of modification which may include removal. In addition, the possible future construction of a driveway(s) for one or more of the parcels would need to be sensitive to the character of historic Hawarden Drive. The prehistoric milling station feature is located in an area that appears not to be impacted by the proposed subdivision. It is unlikely to be affected any time in the future due to its more remote and protected location. However, its presence could herald additional unknown archaeological features that may be affected by future development of Parcel 2.</p> <p>The Cultural Resources Report discusses these potential impacts and makes recommendations for mitigation measures aside from any the City may add. The following mitigation measures are intended to ensure that: the significance of the Walton/Merriman complex is documented and treated appropriately; associated features of the resource are acknowledged and documented prior to any demolition or significant alteration; future driveway design(s) on Hawarden Drive are compatible with the road as a historic resource; and prehistoric resource(s) are protected and/or treated appropriately. With implementation of the following mitigation measures, potential adverse effects on cultural resources will be reduced to a less than significant with mitigation level.</p> <p>CR-1. Prior to approval and recordation of the final parcel map, the following specific conditions shall be completed:</p> <ol style="list-style-type: none"> a. A note shall be added to the parcel map stating “Parcels 1 and 2 herein have been determined to contain cultural resources that were previously part of a single property. Future development on the parcels is subject to Title 20 of the Riverside Municipal Code as follows: Parcel 1 relative to the eligible Structure of Merit Walton/Merriman Residence property; Parcel 2 for design of a new driveway relative to the Hawarden Drive historic resource; and Parcels 1 and 2 relative to potential pre-historic archaeological resources.” 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b. A note shall be added to the parcel map stating “For any future development of Parcels 1 and 2, if buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations.”</p>				
<p>c. The Cultural Resources study DPR forms shall be corrected by an individual meeting the Secretary of the Interior’s Professional Qualifications standards per City comments 3.a-3.d provided in a memorandum dated July 22, 2013, and shall be submitted for review and approval to the City Historic Preservation Officer or Qualified Designee.</p>				
<p>CR-2. Prior to submittal of a demolition permit or request for substantial alteration to the City of Riverside for any of the Walton/Merriman Residence’s related features (barn/garage on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the applicant shall complete HABS-like documentation of the Walton/Merriman Residence property and the related features on Parcels 1 and 2 to include, at a minimum, photography and limited measured drawings as follows:</p>				
<p>a. Digital black and white photography of all elevations, character-defining features and context views. Features to be photographed include the exterior of the Walton/Merriman Residence, barn/garage, reservoir and irrigation trough.</p>				
<p>b. Photographs will be copied onto an archival quality CD and printed on archival quality paper. Each black and white photograph shall be in an archival quality clear sleeve, labeled, and inserted into a binder enclosed in an archival document box. Labels shall identify the feature/item in the photograph, the direction/interior room where the photo was taken, and the date of the photo.</p>				
<p>c. A photo point location map plan of the property, indicating the view directions of all exterior photographs, shall also be prepared and included in the binder. A current aerial photograph or a property survey could be used as the base map and shall include at minimum street label(s), built and feature footprint outlines and labels, a scale bar and a north arrow in addition to the photo locations.</p>				
<p>d. Measured drawings for the reservoir and irrigation trough shall be submitted on the archival quality CD and printed on archival quality paper. Drawings shall include dimensioned plan views of both features, and a profile section of the irrigation trough. Drawing size shall be minimum 11” X 17”. A black and white print shall be included in the archival document box, and one additional mylar or similar original shall be provided.</p>				
<p>e. One copy of the final approved DPR forms shall be included in the archival document box.</p>				
<p>f. The owner shall submit two complete sets in two archival document boxes, plus one archival quality CD and one original measured drawings to the City for archiving by the Community Development Department with the Library and/or the Riverside Metropolitan Museum.</p>				
<p>CR-3. Prior to approval of a demolition or significant alteration permit by the City of Riverside for any of the site’s related features (barn/garage on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the HABS-like documentation required in</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Mitigation Measure CR-2 above shall be completed, submitted and approved by the City Historic Preservation Officer or Qualified Designee. The owner shall also submit acceptable evidence with the demolition or significant alteration permit request to indicate whether the windows and exterior siding materials, etc., from the barn/garage will be salvaged and used for a new garage and/or offered to an appropriate salvage organization or company.</p>				
<p>CR-4. In compliance with legal requirements regarding disclosure in effect at the time of sale, the seller or his/her representative shall disclose that the Walton/Merriman Residence Property is an Eligible Cultural Resource as defined by, and subject to applicable requirements of, Title 20, "Cultural Resources," of the Riverside Municipal Code as well as any other applicable City codes.</p>				
<p>CR-5. The following mitigation measure will reduce any project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during future construction:</p> <ol style="list-style-type: none"> a. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. b. In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. 				
<p>b. Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5b. Response: (<i>Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D – Cultural Resources Study and “Phase I Cultural Resources Investigation of Tentative Parcel Map No. 36458, The Pitchford-Lawson Property in the City of Riverside, Riverside County, California” by McKenna et al. 2013</i>)</p> <p>See response in 5a above, particularly the discussion regarding existence of and sensitivity for archaeological resources. Implementation of Mitigation Measure CR-5 above will reduce potential impacts on archaeological resources to a less than significant level.</p>				
<p>c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>5c. Response: (Source: GP FPEIR Section 5.5; General Plan 2025 Policy HP-1.3 and “Phase I Cultural Resources Investigation of Tentative Parcel Map No. 36458, The Pitchford-Lawson Property in the City of Riverside, Riverside County, California” by McKenna et al. 2013)</p>				
<p>See response in 5a above, particularly the discussion regarding existence of and sensitivity for archaeological resources which includes a milling station site that is considered a unique geologic feature. There is no indication of paleontological sensitivity on the site. In accordance with the General Plan 2025 FPEIR Section 5.5, the project site is outside the only area with potential for paleontological resources which would be south of the Mockingbird Canyon Reservoir. Implementation of Mitigation Measure CR-5 above will reduce potential impacts on archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects to a less than significant level.</p>				
<p>d. Disturb any human remains, including those interred outside of formal cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5d. Response: (Source: GP 2025 FPEIR Figure 5.5-1 - Archaeological Sensitivity and Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity and “Phase I Cultural Resources Investigation of Tentative Parcel Map No. 36458, The Pitchford-Lawson Property in the City of Riverside, Riverside County, California” by McKenna et al. 2013)</p>				
<p>See response in 5a above. Where construction is proposed in undeveloped areas, disturbance on vacant lands could have the potential to disturb or destroy buried Native American human remains as well as other human remains, including those interred outside of formal cemeteries. Consistent with State laws protecting these remains, sites containing human remains must be identified and treated in a sensitive manner. In the event that Native American human remains are inadvertently discovered during project-related construction activities, there would be unavoidable significant adverse impacts to Native American resources. However, implementation of Mitigation Measure CR-5 will reduce potential impacts to Native American human remains, including those interred outside of formal cemeteries, to a less than significant level.</p>				
<p style="font-size: 48px; opacity: 0.3;">DRAFT</p>				
<p>6. GEOLOGY AND SOILS. Would the project:</p>				
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>				
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6i. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones & General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p>				
<p>Seismic activity is to be expected in Southern California. In the City of Riverside, there are no Alquist-Priolo zones. The project site does not contain any known fault lines and the potential for fault rupture or seismic shaking is low. Compliance with the California Building Code regulations will ensure that no impacts related to strong seismic ground will occur directly, indirectly and cumulatively.</p>				
<p>ii. Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6ii. Response: (Source: General Plan 2025 FPEIR Appendix E – Geotechnical Report)</p>				
<p>The San Jacinto Fault Zone located in the northeastern portion of the City, or the Elsinore Fault Zone, located in the southern portion of the City’s Sphere of Influence, have the potential to cause moderate to large earthquakes that would cause intense ground shaking. Because the proposed project complies with California Building Code regulations, impacts associated with strong seismic ground shaking will have no impact directly, indirectly and cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6iii. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, and Appendix E – Geotechnical Report)</p>				
<p>The project site is located in an area with very low potential for liquefaction as depicted in the General Plan 2025 Liquefaction Zones Map – Figure PS-2. Compliance with the California Building Code regulations will ensure that impacts related to seismic-related ground failure, including liquefaction would have less than significant directly, indirectly and cumulatively.</p>				
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6iv. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Appendix E – Geotechnical Report, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: Storm Water Pollution Prevention Plan SWPPP)</p>				
<p>The project site is in an area where the possibility of unstable slope conditions could occur due to the 25% slope of the subject and/or neighboring properties (see Figure 5.6-1 of the General Plan 2025 Program Final PEIR). Landslides may occur from heavy rainfall, erosion, and removal of vegetation, seismic activity or other factors. Slope stability depends on many factors and their interrelationships. With the exception of the proposed vehicle driveway no development is proposed with this project. Existing structures where built in compliance with the California Building Codes and regulations at the time of construction. Further compliance with Title 17 – Grading Code for the proposed vehicular driveway will ensure that impacts related to landslides are reduced to less than significant impact levels directly, indirectly and cumulatively.</p>				
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6b. Response: (Source: General Plan 2025 FPEIR Figure 5.6-1 – Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Title 18 – Subdivision Code, Title 17 – Grading Code, and for projects over 1 acre: SWPPP)</p>				
<p>Erosion and loss of topsoil could occur as a result of the project. State and Federal requirements call for the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) establishing erosion and sediment controls for construction activities. The project must also comply with the National Pollutant Discharge Elimination System (NPDES) regulations. In addition, with the erosion control standards for which all development activity must comply (Title 18), the Grading Code (Title 17) also requires the implementation of measures designed to minimize soil erosion. Compliance with State and Federal requirements as well as with Titles 18 and 17 will ensure that soil erosion or loss of topsoil will be less than significant impact directly, indirectly and cumulatively.</p>				
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6c. Response: (Source: General Plan 2025 Figure PS-1 – Regional Fault Zones, Figure PS-2 – Liquefaction Zones, General Plan 2025 FPEIR Figure PS-3 – Soils with High Shrink-Swell Potential, Figure 5.6-1 - Areas Underlain by Steep Slope, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, and Appendix E – Geotechnical Report, Project Specific Geotechnical Report prepared by Geo-Environmental, Inc.)</p>				
<p>The general topography of the subject site contains hills with average natural slopes between 15-27%. Compliance with the City’s existing codes and the policies contained in the General Plan 2025 help to ensure that impacts related to geologic conditions are reduced to less than significant impacts level directly, indirectly and cumulatively.</p>				
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6d. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Figure 5.6-4 – Soils, Table 5.6-B – Soil Types, Figure 5.6-5 – Soils with High Shrink-Swell Potential, Appendix E – Geotechnical Report, and California Building Code as adopted by the City of Riverside and set out in Title 16 of the Riverside Municipal Code)</p>				
<p>Expansive soil is defined under California Building Code. The soil type of the subject site is Cieneba, Hanford and Fallbrook (See Figure 5.64 – Soils of the General Plan 2025 Program Final PEIR.) Compliance with the applicable</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
provisions of the City’s Subdivision Code- Title 18 and the California Building Code with regard to soil hazards related to the expansive soils will be reduced to a less than significant impact level for this project directly, indirectly and cumulatively.				
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6e. Response: (Source: General Plan 2025 FPEIR Figure 5.6-4 – Soils, Table 5.6-B – Soil Types) The proposed project will be served by sewer infrastructure. Therefore, the project will have no impact .				
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7a. Response: Projects that are consistent with the projections of employment and population forecasts identified by the SCAG are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the RTP, the SCAQMD’s AQMP, RTIP, and the Regional Housing Plan. As the project is consistent with the City’s General Plan, the project will not interfere with the State’s goals of reducing greenhouse gas emissions to 1990 levels by the year 2020 as stated in AB 32 and an 80 percent reduction in GhG emissions below 1990 levels by 2050 as stated in Executive Order S-3-05. Emissions resulting from the proposed project are expected to be far lower than the SCAQMD thresholds for significance. Therefore, this project will have less than significant impacts with respect to GHG emissions.				
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7b. Response: Projects that are consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since these forecast numbers were used by SCAG’s modeling section to forecast travel demand and air quality for planning activities such as the Regional Transportation Plan (RTP), the SCAQMD’s AQMP, Regional Transportation Improvement Program (RTIP), and the Regional Housing Plan. This project is consistent with the projections of employment and population forecasts identified by the Southern California Association of Governments (SCAG) which are consistent with the General Plan 2025 “Typical Growth Scenario.” Since the project is consistent with the General Plan 2025 it is also consistent with the AQMP. The project will have a less than significant impact directly, indirectly and cumulatively to the implementation of an air quality plan.				
8. HAZARDS & HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8a. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, Riverside Fire Department EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan) The proposed project does not involve the transport, use, or disposal of any hazardous material because the use is a residential subdivision. As such, the project will have no impact related to the transport, use, or disposal of any hazardous material either directly, indirectly and cumulatively.				
b. Create a significant hazard to the public or the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
<p>8b. Response: (Source: General Plan 2025 Public Safety Element, GP 2025 FPEIR Tables 5.7 A – D, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, OEM’s Strategic Plan)</p> <p>The proposed project does not involve the use of any hazardous materials. As such the project will have no impact directly, indirectly or cumulatively for creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>				
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8c. Response: (Source: General Plan 2025 Public Safety and Education Elements, GP 2025 FPEIR Table 5.7-D - CalARP RMP Facilities in the Project Area, Figure 5.13-2 – RUSD Boundaries, Table 5.13-D RUSD Schools, Figure 5.13-3 AUSD Boundaries, Table 5.13-E AUSD Schools, Figure 5.13-4 – Other School District Boundaries, California Health and Safety Code, Title 49 of the Code of Federal Regulations, California Building Code)</p> <p>The proposed project does not involve any emission or handling of any hazardous materials, substances or waste within one-quarter mile of an existing school because the proposed use is a residential subdivision. (The site is approximately 0.55 miles from Gage Elementary School.) Therefore, the project will have no impact regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school directly, indirectly or cumulatively.</p>				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8d. Response: (Source: General Plan 2025 Figure PS-5 – Hazardous Waste Sites, GP 2025 FPEIR Tables 5.7-A – CERCLIS Facility Information, Figure 5.7-B – Regulated Facilities in TRI Information and 5.7-C – DTSC EnviroStor Database Listed Sites)</p> <p>A review of hazardous materials site lists compiled pursuant to Government Code Section 65962.5 found that the project site is not included on any such lists. Therefore, the project would have no impact to creating any significant hazard to the public or environment directly, indirectly or cumulatively.</p>				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8e. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP and March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p> <p>The proposed project is located within the Airport Influence Areas as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base. The project was reviewed by Planning staff to ensure that the project is consistent with the compatibility area as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by staff, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.</p>				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Because the proposed project is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>8g. Response: (Source: GP 2025 FPEIR Chapter 7.5.7 – Hazards and Hazardous Materials, City of Riverside’s EOP, 2002 and Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1, and OEM’s Strategic Plan)</p> <p>The project will be served by an existing, fully improved street, Hawarden Drive, to the specifications of the Hawarden Drive. All streets have been, or will be required to be designed to meet the Public Works and Fire Departments’ specifications. Therefore, the project will have a less than significant impact directly, indirectly and cumulatively to an emergency response or evacuation plan.</p>				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8h. Response: (Source: General Plan 2025 Figure PS-7 – Fire Hazard Areas, GIS Map Layer VHFSZ 2010, City of Riverside’s EOP, 2002 http://intranet/Portal/uploads/Riv_City_EOP_complete.pdf, Riverside Operational Area – Multi-Jurisdictional LHMP, 2004 Part 1/Part 2 and OEM’s Strategic Plan)</p> <p>The proposed project is located in an urbanized area where no wildlands exist and the property is not located within a Very High Fire Severity Zone (VHFSZ) or adjacent to wildland areas or a VHFSZ; therefore no impact regarding wildland fires either directly, indirectly or cumulatively from this project will occur.</p>				
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9a. Response: (Source: GP 2025 FPEIR Table 5.8-A – Beneficial Uses Receiving Water and Project Specific Hydrology Study and/or Water Quality Management Plan prepared by IW Consulting Engineers)</p> <p>The proposed project is located within the Santa Ana River Watershed (see GP 2025 FPEIR Figure 5.8-1). The project will not directly or indirectly result in physical alterations to the project site (i.e. grading, ground disturbance, structure or paving) and does not involve any use that would have any effect on water quality or be affected by water quality standards or waste discharge requirements because the project involves a parcel map with no development. Therefore, the project will have no impact directly, indirectly or cumulatively to any water quality standards or waste discharge.</p>				
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9b. Response: (Source: General Plan 2025 Table PF-1 – RPU Projected Domestic Water Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU Map of Water Supply Basins, RPU Urban Water Management Plan, WMWD Urban Water Management Plan)</p> <p>The proposed project is located within the Santa Ana River Water Supply Basin. The project will not directly or indirectly deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
aquifer volume or a lowering of the local groundwater table level as no physical alterations to the project site (i.e. grading, ground disturbance, structures or paving) are proposed because the project involves a parcel map with no development. Therefore, the project will have no impact directly, indirectly or cumulatively to groundwater supplies.				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9c. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</p> <p>With the exception of the proposed driveway to serve the single family residence located at 6260 Hawarden Drive, the proposed project to subdivide two-parcels into 3-parcels, with no proposed development, will not directly or indirectly result in any activity or substantial alteration of the site or surrounding area, that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be less than significant impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9d. Response: (Source: Preliminary grading plan, and Project Specific – Hydrology Study, Stormwater Pollution Prevention Plan)</p> <p>With the exception of the proposed driveway to serve the single family residence located at 6260 Hawarden Drive, the proposed project to subdivide two-parcels into 3-parcels, with no proposed development, will not directly or indirectly result in any activity or substantial alteration of the site or surrounding area, that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be less than significant impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9e. Response: (Source: Preliminary Grading Plan)</p> <p>With the exception of the proposed driveway to serve the single family residence located at 6260 Hawarden Drive, the proposed project to subdivide two-parcels into 3-parcels, with no proposed development, will not directly or indirectly result in any activity or substantial alteration of the site or surrounding area, that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be less than significant impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>9f. Response: (Source: Project Specific – Stormwater Pollution Prevention Plan, and Water Quality Management Plan)</p> <p>With the exception of the proposed driveway to serve the single family residence located at 6260 Hawarden Drive, the proposed project to subdivide two-parcels into 3-parcels, with no proposed development, will not directly or indirectly result in any activity or substantial alteration of the site or surrounding area, that would alter the existing drainage pattern of the site, alter the course of stream or river, or increase the rate or amount of surface runoff in a manner that would result</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
in flooding on- or off-site because the project consists of a residential subdivision. Therefore no flooding on or off-site as a result of the project will occur and there will be less than significant impact directly, indirectly or cumulatively that would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9g. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>A review of National Flood Insurance Rate Map (Map Number 06065C0740G Effective Date August 28, 2008) and Figure 5.8-2 – Flood Hazard Areas of the General Plan Program FPEIR, shows that the project is not located within or near a 100-year flood hazard area. There will be no impact caused by this project directly, indirectly or cumulatively as it will not place housing within a 100-year flood hazard area.</p>				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9h. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>The project site is not located within or near a 100-year flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0740G Effective Date August 28, 2008). Therefore, the project will not place a structure within a 100-year flood hazard area that would impede or redirect flood flows and no impact will occur directly, indirectly or cumulatively.</p>				
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9i. Response: (Source: General Plan 2025 Figure PS-4 – Flood Hazard Areas, and FEMA Flood Hazard Maps Zone X, Map Number 06065C0710G Effective Date August 28, 2008)</p> <p>The project site is not located within or near a flood hazard area as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas and the National Flood Insurance Rate Map (Map Number 06065C0740G Effective Date August 28, 2008) or subject to dam inundation as depicted on General Plan 2025 Program FPEIR Figure 5.8-2 – Flood Hazard Areas. Therefore, the project will not place a structure within a flood hazard or dam inundation area that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam and therefore no impact directly, indirectly or cumulatively will occur.</p>				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9j. Response: (Source: GP 2025 FPEIR Chapter 7.5.8 – Hydrology and Water Quality)</p> <p>Tsunamis are large waves that occur in coastal areas; therefore, since the City is not located in a coastal area, no impacts due to tsunamis will occur directly, indirectly or cumulatively</p>				
<p>10. LAND USE AND PLANNING:</p> <p>Would the project:</p>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10a. Response: (Source: General Plan 2025 Land Use and Urban Design Element, Project site plan, City of Riverside GIS/CADME map layers)</p> <p>With the exception of the variances mentioned in response 1c, the proposed project has been designed to be consistent with the pattern of development of the surrounding area providing adequate access, circulation and connectivity consistent with the General Plan 2025, and in compliance with the requirements of the Zoning and Subdivision Codes. Therefore, the project impacts related to the community are less than significant.</p>				
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
<p>10b. Response: (Source: General Plan 2025, General Plan 2025 Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>Although the project is located within the boundaries of the RCALUCP it has been designed to be consistent with the standards of the plan. As well, the project is consistent with the General Plan 2025 and is not a project of Statewide, Regional or Area wide Significance. As such, this project will have a less than significant impact on the RCALUCP directly, indirectly or cumulatively.</p>				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10c. Response: (Source: General Plan 2025, General Plan 2025 – Figure LU-10 – Land Use Policy Map, Table LU-5 – Zoning/General Plan Consistency Matrix, Figure LU-7 – Redevelopment Areas, enter appropriate Specific Plan if one, Title 19 – Zoning Code, Title 18 – Subdivision Code, Title 7 – Noise Code, Title 17 – Grading Code, Title 20 – Cultural Resources Code, Title 16 – Buildings and Construction and Citywide Design and Sign Guidelines)</p> <p>The proposed project is consistent with the guidelines of MSHCP, including Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface and related policies in the General Plan 2025, including Policy LU-7.4. As well, the project is consistent with the SKR HCP and with General Plan Policy OS-5.3. Impacts will be less than significant directly, indirectly and cumulatively to the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.</p>				
11. MINERAL RESOURCES.				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>11a. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The proposed project is within Mineral Resources area MRZ-3. The quarrying of minerals has not been active for decades and most extraction sites are now beyond the urban periphery. Therefore, the project as proposed has less than significant impact directly, indirectly and cumulatively in the loss of known mineral resources that would be of value to the region and the residents of the state.</p>				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11b. Response: (Source: General Plan 2025 Figure – OS-1 – Mineral Resources)</p> <p>The GP 2025 FPEIR determined that there are no specific areas with the City of Sphere Area which have locally-important mineral resource recovery sites and that the implementation of the General Plan 2025 would not significantly preclude the ability to extract state-designated resources. The proposed project is consistent with the General Plan 2025. Therefore, there is no impact.</p>				
12. NOISE.				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12a. Response: (Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</i></p>				
<p>The proposed project does not involve uses or activities that would increase ambient noise levels as the project involves the subdivision of two parcels into three parcels for financial benefit. No development is proposed. Therefore, the project will have no impact on the exposure of persons to or the generation of noise levels in excess of established City standards either directly, indirectly or cumulatively.</p>				
<p>b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12b. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, FPEIR Table 5.11-G – Vibration Source Levels For Construction Equipment, Appendix G – Noise Existing Conditions Report)</i></p>				
<p>The proposed project does not involve uses or activities that would result in any exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, the project will have no impact on the exposure of persons to the generation of excessive groundborne vibration or groundborne noise levels either directly, indirectly or cumulatively.</p>				
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12c. Response: <i>(Source: General Plan Figure N-1 – 2003 Roadway Noise, Figure N-2 – 2003 Freeway Noise, Figure N-3 – 2003 Railway Noise, Figure N-5 – 2025 Roadway Noise, Figure N-6 – 2025 Freeway Noise, Figure N-7 – 2025 Railroad Noise, Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contours, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, FPEIR Table 5.11-I – Existing and Future Noise Contour Comparison, Table 5.11-E – Interior and Exterior Noise Standards, Appendix G – Noise Existing Conditions Report, Title 7 – Noise Code)</i></p>				
<p>The proposed project does not involve uses or activities that would result in a substantial permanent increase ambient noise levels in the project vicinity above levels existing without the project because the project consists of parcel map with no proposed development for financial purposes. Therefore, this project will have no impact on existing noise levels directly, indirectly or cumulatively.</p>				
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>12d. Response: <i>(Source: FPEIR Table 5.11-J – Construction Equipment Noise Levels, Appendix G – Noise Existing Conditions Report)</i></p>				
<p>The project does not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, because the project does not involve activities such as construction, or other related temporary noise generating activities where temporary or periodic increases in noise would occur; therefore, no impact to temporary or periodic increase in ambient noise levels in the project vicinity will occur due to the project either directly, indirectly or cumulatively.</p>				
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>12e. Response: <i>(Source: General Plan 2025 Figure N-8 – Riverside and Flabob Airport Noise Contours, Figure N-9 – March ARB Noise Contour, Figure N-10 – Noise/Land Use Noise Compatibility Criteria, RCALUCP, March Air Reserve Base/March inland Port Comprehensive Land Use Plan (1999), Air Installation Compatible Use</i></p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Zone Study for March Air Reserve Base (August 2005)</i>				
The proposed project is located within outside Safety and/or Airport Compatibility Areas, but is located within airport influence areas as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed by Planning staff to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by staff, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.				
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12f. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999) and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))				
Per the GP 2025 Program FPEIR, there are no private airstrips within the City that would expose people working or residing in the City to excessive noise levels. Because the proposed project consists of development anticipated under the General Plan 2025, is not located within proximity of a private airstrip, and does not propose a private airstrip, the project will not expose people residing or working in the City to excessive noise levels related to a private airstrip and would have no impact directly, indirectly or cumulatively.				
13. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13a. Response: (Source: General Plan 2025 Table LU-3 – Land Use Designations, FPEIR Table 5.12-A – SCAG Population and Households Forecast, Table 5.12-B – General Plan Population and Employment Projections–2025, Table 5.12-C – 2025 General Plan and SCAG Comparisons, Table 5.12-D - General Plan Housing Projections 2025, Capital Improvement Program and SCAG’s RCP and RTP)				
The project is in an urbanized area and does not propose new homes or businesses that would directly induce substantial population growth, and does not involve the addition of new roads or infrastructure that would indirectly induce substantial population growth because the project consists of a parcel map for financial purposes, with no development. Therefore, this project will have no impact on population growth either directly or indirectly.				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13b. Response: (Source: CADME Land Use 2003 Layer)				
The project will not displace existing housing, necessitating the construction of replacement housing elsewhere because the project consists of a parcel map for financial purposes and no development or removal of existing residences is purposed. Therefore, there will be no impact on existing housing either directly, indirectly or cumulatively.				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13c. Response: (Source: CADME Land Use 2003 Layer)				
The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project site is proposed on a previously improved site that has no existing housing or residents that will be removed or affected by the proposed project. Therefore, this project will have no impact on people, necessitating the need for replacement housing either directly, indirectly or cumulatively.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES.				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a. Response: (Source: FPEIR Table 5.13-B – Fire Station Locations, Table 5.13-C – Riverside Fire Department Statistics and Ordinance 5948 § 1)				
The project consists of a 3 lot subdivision. Adequate fire facilities and services are provided by two stations; Station 9 located at 6674 Alessandro Boulevard and Station 3 located at 6395 Riverside Drive to serve the property. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Fire Department practices, there will be no impacts on the demand for additional fire facilities or services either directly, indirectly or cumulatively.				
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14b. Response: (Source: General Plan 2025 Figure PS-8 – Neighborhood Policing Centers)				
The project consists of a 3 lot parcel map for financial purposes. Adequate police facilities and services are provided by the East Neighborhood Policing Center to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Police Department practices, there will be no impact on the demand for additional police facilities of services either directly, indirectly or cumulatively.				
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14c. Response: (Source: FPEIR Figure 5.13-2 – RUSD Boundaries, Table 5.13-D – RUSD, Figure 5.13-3 – AUSD Boundaries, Table 5.13-E – AUSD, Table 5.13-G – Student Generation for RUSD and AUSD By Education Level, and Figure 5.13-4 – Other School District Boundaries)				
The project consists of a 3 lot parcel map for financial purposes. Adequate school facilities and services are provided by the Riverside Unified School District to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Riverside Unified School District School District impact fees used to offset the impact of new development, there will be less than significant impacts on the demand for school facilities or services either directly, indirectly or cumulatively.				
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14d. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Parks Master Plan 2003, GP 2025 FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative)				
The project consists of a 3 lot parcel map for financial purposes. Adequate park facilities and services are provided in the Hawarden Hills Neighborhood to serve this project. In addition with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park, Recreation and Community Services practices, there will be less than significant impacts on the demand for additional park facilities or services either directly, indirectly or cumulatively.				
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14e. Response: (Source: General Plan 2025 Figure LU-8 – Community Facilities, FPEIR Figure 5.13-5 - Library Facilities, Figure 5.13-6 - Community Centers, Table 5.3-F – Riverside Community Centers, Table 5.13-H – Riverside Public Library Service Standards)				
The project consists of a 3 lot parcel map for financial purposes. Adequate public facilities and services, including libraries and community centers, are provided in the Hawarden Hills Neighborhood to serve this project. In addition, with implementation of General Plan 2025 policies, compliance with existing codes and standards, and through Park and Recreation and Community Services and Library practices, there will be no impacts on the demand for additional public				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities or services either directly, indirectly or cumulatively.				
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15a. Response: (Source: General Plan 2025 Figure PR-1 – Parks, Open Spaces and Trails, Table PR-4 – Park and Recreation Facilities, Figure CCM-6 – Master plan of Trails and Bikeways, Parks Master Plan 2003, FPEIR Table 5.14-A – Park and Recreation Facility Types, and Table 5.14-C – Park and Recreation Facilities Funded in the Riverside Renaissance Initiative, Table 5.14-D – Inventory of Existing Community Centers, Riverside Municipal Code Chapter 16.60 - Local Park Development Fees, Bicycle Master Plan May 2007)</p> <p>The General Plan 2025 analyzed the HS – Hillside Residential General Plan Land Use for this property. The project is consistent with the adopted General Plan 2025 and will pay applicable Park Development Impact Fees to the City of Riverside Parks, Recreation and Community Services Department therefore this project will have a no impact directly, indirectly or cumulatively.</p>				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>15b. Response:</p> <p>The project will not include new recreational facilities or require the construction or expansion of recreational facilities; therefore, there will be no impact directly, indirectly or cumulatively.</p>				
16. TRANSPORTATION/TRAFFIC.				
Would the project result in:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16a. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15.-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p> <p>This project consists of a 3 lot parcel map for financial purposes with no proposed development. The proposed project would not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City’s General Plan. Due to the proposal this project will not generate a significant number of additional vehicle trips, it is not anticipated that the LOS of any nearby intersections will be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project’s individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system will be less than significant.</p>				
b. Conflict with an applicable congestion management program, including but not limited to level of service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
<p>16b. Response: (Source: General Plan 2025 Figure CCM-4 – Master Plan of Roadways, FPEIR Figure 5.15-4 – Volume to Capacity (V/C) Ratio and Level of Service (LOS) (Typical 2025), Table 5.15-D – Existing and Future Trip Generation Estimates, Table 5.15-H – Existing and Typical Density Scenario Intersection Levels of Service, Table 5.15-I – Conceptual General Plan Intersection Improvement Recommendations, Table 5.15-J – Current Status of Roadways Projected to Operate at LOS E or F in 2025, Table 5.15-K – Freeway Analysis Proposed General Plan, Appendix H – Circulation Element Traffic Study and Traffic Study Appendix, SCAG’s RTP)</p>				
<p>This project consists of a 3 lot parcel map for financial purposes with no proposed development. The proposed project would not generate additional vehicular trips either directly or indirectly, other than what has already been considered under the City’s General Plan. Due to the proposal this project will not generate a significant number of additional vehicle trips, it is not anticipated that the LOS of any nearby intersections will be affected. Therefore, no significant change to the levels of service of nearby intersections and only an incremental increase of traffic load or capacity are expected with implementation of this project and the project’s individual or cumulative impact to all applicable plans, ordinances or policies pertaining to the performance of the circulation system will be less than significant.</p>				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16c. Response: (Source: General Plan 2025 Figure PS-6 – Airport Safety Zones and Influence Areas, RCALUCP, March Air Reserve Base/March Inland Port Comprehensive Land Use Plan (1999)and Air Installation Compatible Use Zone Study for March Air Reserve Base (August 2005))</p>				
<p>The proposed project is located within Safety and/or Airport Compatibility Area 3 as depicted on Figure 5.7-2 of the General Plan 2025 Program FPEIR for March Air Reserve Base as noted in the Riverside County Airport Land use Compatibility Plan (RCALUCP). The project was reviewed by Planning staff to ensure that the project is consistent with the compatibility zone as well as in compliance with the land use standards in the RCALUP. Because the project has been found to be consistent with the RCALUCP by staff, impacts related to hazards from airports are less than significant impacts directly, indirectly and cumulatively.</p>				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16d. Response: (Source: Project Site Plans, Lane Striping and Signing Plans)</p>				
<p>The proposed project is compatible with adjacent existing uses and street configurations. As well, it has been designed so as not to cause any incompatible use or additional or any hazards to the surrounding area or general public. As a condition of approval proposed driveways will be required to comply with the applicable development standards of the Riverside Municipal Code. Therefore, this project will have a less than significant impact on increasing hazards through design or incompatible uses directly, indirectly or cumulatively.</p>				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16e. Response: (Source: California Department of Transportation Highway Design Manual, Municipal Code, and Fire Code)</p>				
<p>The project has been developed in compliance with Title 18, Section 18.210.030 and the City’s Fire Code Section 503 (California Fire Code 2007); therefore, there will be a no impacts directly, indirectly or cumulatively to emergency access.</p>				
f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16f. Response: (Source: FPEIR, General Plan 2025 Land Use and Urban Design, Circulation and Community Mobility and Education Elements, Bicycle Master Plan, School Safety Program – Walk Safe! – Drive Safe!)</p>				
<p>The project, as designed, does not create conflicts with adopted policies, plans or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks). As such, the project will have no impact directly, indirectly or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
cumulatively on adopted policies, plans, or programs supporting alternative transportation.				
17. UTILITIES AND SYSTEM SERVICES.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17a. Response: (Source: General Plan 2025 Figure PF-2 – Sewer Facilities Map, FPEIR Figure 5.16-5 – Sewer Service Areas, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD , Figure 5.8-1 – Watersheds, Wastewater Integrated Master Plan and Certified EIR)</p> <p>The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). The project is located on a site that is currently developed, with all site improvements in place, and where no site modifications are proposed that would affect wastewater treatment; therefore there will be no impact directly, indirectly or cumulatively to wastewater treatment.</p>				
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17b. Response: (Source: General Plan 2025 Table PF-1 – RPU PROJECTED DOMESTIC WATER Supply (AC-FT/YR), Table PF-2 – RPU Projected Water Demand, Table PF-3 – Western Municipal Water District Projected Domestic Water Supply (AC-FT/YR), RPU, FPEIR Table 5.16-G – General Plan Projected Water Demand for RPU Including Water Reliability for 2025, Table 5.16-I - Current and Projected Water Use WMWD, Table 5.16-J - General Plan Projected Water Demand for WMWD Including Water Reliability 2025, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside’s Sewer Service Area & Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, Figure 5.16-4 – Water Facilities and Figure 5.16-6 – Sewer Infrastructure and Wastewater Integrated Master Plan and Certified EIR.)</p> <p>The project will not result in the construction of new or expanded water or wastewater treatment facilities. The project is consistent with the Typical Growth Scenario of the General Plan 2025 where future water and wastewater generation was determined to be adequate (see Tables 5.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I, 5.16-J and 5.16-K of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the construction of new water or wastewater treatment facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17c. Response: (Source: FPEIR Figure 5.16-2 - Drainage Facilities)</p> <p>The project is located on a previously developed/improved site within an urbanized area where a minor increase in impervious surfaces will occur that would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, the project will have no impact resulting in the construction of new storm water drainage facilities or the expansion of existing facilities directly, indirectly or cumulatively.</p>				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17d. Response: (Source: FPEIR Figure 5.16-3 – Water Service Areas, Figure 5.16-4 – Water Facilities, Table 5.16-E – RPU Projected Domestic Water Supply (AC-FT/YR, Table 5.16-F – Projected Water Demand, Table 5.16-G – General Plan Projected Water Demand for RPU including Water Reliability for 2025, Table 5.16-H – Current and Projected Domestic Water Supply (acre-ft/year) WMWD Table 5.16-I Current and Projected Water Use WMWD, Table 5.16-J – General Plan Projected Water Demand for WMWD Including Water Reliability 2025, RPU Master Plan, EMWD Master Plan, WMWD Master Plan, and Highgrove Water District Master Plan)</p> <p>The project will not exceed expected water supplies. The project is consistent with the General Plan 2025 Typical Growth</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Scenario where future water supplies were determined to be adequate (see Tables t.16-E, 5.16-F, 5.16-G, 5.16-H, 5.16-I and 5.16-J of the General Plan 2025 Final PEIR). Therefore, the project will have no impact resulting in the insufficient water supplies either directly, indirectly or cumulatively.				
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17e. Response: (Source: FPEIR Figure 5.16-5 - Sewer Service Areas, Figure 5.16-6 -Sewer Infrastructure, Table 5.16-K - Estimated Future Wastewater Generation for the City of Riverside's Sewer Service Area, Table 5.16-L - Estimated Future Wastewater Generation for the Planning Area Served by WMWD, and Wastewater Integrated Master Plan and Certified EIR)</p> <p>The project will not exceed wastewater treatment requirements of (Regional Water Quality Control Board). The project is consistent with the General Plan 2025 Typical Growth Scenario where future wastewater generation was determined to be adequate (see Table 5.16-K of the General Plan 2025 Final PEIR). Further, the current Wastewater Treatment Master Plan anticipates and provides for this type of project. Therefore, no impact to wastewater treatment directly, indirectly or cumulatively will occur.</p>				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17f. Response: (Source: FPEIR Table 5.16-A – Existing Landfills and Table 5.16-M – Estimated Future Solid Waste Generation from the Planning Area)</p> <p>The project is consistent with the General Plan 2025 Typical Build-out Project level where future landfill capacity was determined to be adequate (see Tables 5.16-A and 5.16-M of the General Plan 2025 Final PEIR). Therefore, no impact to landfill capacity will occur directly, indirectly or cumulatively.</p>				
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17g. Response: (Source: California Integrated Waste Management Board 2002 Landfill Facility Compliance Study)</p> <p>The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50% of all solid waste generated by January 1, 2000. The City is currently achieving a 60% diversion rate, well above State requirements. In addition, the California Green Building Code requires all developments to divert 50% of non-hazardous construction and demolition debris for all projects and 100% of excavated soil and land clearing debris for all non-residential projects beginning January 1, 2011. The proposed project must comply with the City's waste disposal requirements as well as the California Green Building Code and as such would not conflict with any Federal, State, or local regulations related to solid waste. Therefore, no impacts related to solid waste statutes will occur directly, indirectly or cumulatively.</p>				
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>18a. Response: (Source: General Plan 2025 – Figure OS-6 – Stephen's Kangaroo Rat (SKR) Core Reserve and Other Habitat Conservation Plans (HCP), Figure OS-7 – MSHCP Cores and Linkages, Figure OS-8 – MSHCP Cell Areas, General Plan 2025 FPEIR Figure 5.4-2 – MSHCP Area Plans, Figure 5.4-4 - MSHCP Criteria Cells and Subunit Areas, Figure 5.4-6 – MSHCP Narrow Endemic Plant Species Survey Area, Figure 5.4-7 – MSHCP Criteria Area Species Survey Area, Figure 5.4-8 – MSHCP Burrowing Owl Survey Area, MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, and Habitat Assessment</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>prepared by Osborne Biological Consulting on January 25, 2013, FPEIR Table 5.5-A Historical Districts and Neighborhood Conservation Areas, Figure 5.5-1 - Archaeological Sensitivity, Figure 5.5-2 - Prehistoric Cultural Resources Sensitivity, Appendix D, Title 20 of the Riverside Municipal Code)</i></p>				
<p>Potential impacts related to habitat of fish or wildlife species were discussed in the Biological Resources Section of this Initial Study, and were all found to be less than significant. Additionally, potential impacts to cultural, archaeological and paleontological resources related to major periods of California and the City of Riverside’s history or prehistory were discussed in the Cultural Resources Section of this Initial Study, and were found to have less than significant impacts with mitigation..</p>				
<p>b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18b. Response: <i>(Source: FPEIR Section 6 – Long-Term Effects/ Cumulative Impacts for the General Plan 2025 Program)</i></p>				
<p>Because the project is consistent with the General Plan 2025, no new cumulative impacts are anticipated and therefore cumulative impacts of the proposed project beyond those previously considered in the GP 2025 FPEIR are less than significant.</p>				
<p>c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18c. Response: <i>(Source: FPEIR Section 5 – Environmental Impact Analysis for the General Plan 2025 Program)</i></p>				
<p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed project are less than significant.</p>				

Note: Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151, Public Resources Code; Sundstrom v. County of Mendocino, 202 Cal.App.3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Cal.App.3d 1337 (1990).

Staff Recommended Mitigation Measures

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
<p>Air Quality</p>	<p>MM Air 1: To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:</p> <ol style="list-style-type: none"> 1. the generation of dust shall be controlled as required by the AQMD; 2. grading activities shall cease during periods of high winds (greater than 25 mph); 3. trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and <p>the contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.</p>	<p>Prior to issuance of individual grading and/or building permit.</p> <p>The plan for traffic control shall be submitted with the grading and/or building plans.</p>	<p>Public Works Department</p>	<p>Construction Inspection.</p>
<p>Cultural</p>	<p>MM CR-1: Prior to approval and recordation of the final parcel map, the following specific conditions shall be completed:</p> <ol style="list-style-type: none"> g. A note shall be added to the parcel map stating “Parcels 1 and 2 herein have been determined to contain cultural resources that were previously part of a single property. Future development on the parcels is subject to Title 20 of the Riverside Municipal Code as follows: Parcel 1 relative to the eligible Structure of Merit Walton/Merriman Residence property; Parcel 2 for design 	<p>Prior to approval and recordation of the final parcel Map</p>	<p>Planning Division</p>	

¹ All agencies are City of Riverside Departments/Divisions unless otherwise noted.

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>of a new driveway relative to the Hawarden Drive historic resource; and Parcels 1 and 2 relative to potential pre-historic archaeological resources.”</p> <p>h. A note shall be added to the parcel map stating “For any future development of Parcels 1 and 2, if buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered. Procedures shall follow all applicable federal, state and local laws and regulations.”</p> <p>i. The Cultural Resources study DPR forms shall be corrected by the consultant per City comments 3.a-3.d provided in a memorandum dated July 22, 2013, and submitted for review and</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>approval to the City Historic Preservation Officer or Qualified Designee.</p> <p>j. HABS-like documentation of the Walton/Merriman Residence property and the related features on Parcels 1 and 2 shall be completed to include, at a minimum photography and limited measured drawings as follows:</p> <ul style="list-style-type: none"> i. Digital black and white photography of all elevations, character-defining features and context views. Features to be photographed include the interior and the exterior of the Walton/Merriman Residence; and the exterior of the barn/garage, reservoir and irrigation trough. ii. Photographs will be copied onto an archival quality CD and printed on archival quality paper. Each black and white photograph shall be in an archival quality clear sleeve, labeled, and inserted into a binder enclosed in an archival document box. Labels shall identify the feature/item in the photograph, the direction/interior room where the photo was taken, and the date of the photo. 			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>iii. A photo point location map plan of the property, indicating the view directions of all exterior photographs, shall also be prepared and included in the binder. A current aerial photograph or a property survey could be used as the base map and shall include at minimum street label(s), built and feature footprint outlines and labels, a scale bar and a north arrow in addition to the photo locations.</p> <p>iv. Measured drawings for the reservoir and irrigation trough shall be submitted on the archival quality CD and printed on archival quality paper. Drawings shall include dimensioned plan views of both features, and a profile section of the irrigation trough. Drawing size shall be minimum 11" X 17". A black and white print shall be included in the archival document box, and one additional mylar or similar original shall be provided.</p> <p>v. One copy of the final approved DPR forms shall be included in the archival document box.</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>vi. The owner shall submit two complete sets in two archival document boxes, plus one archival quality CD and one original measured drawings to the City for archiving by the Community Development Department with the Library and/or the Riverside Metropolitan Museum.</p>			
Cultural	<p>MM CR-2: Prior to submittal of any demolition permit application and approval of said demolition permit by the City of Riverside for any of the site’s related features (barn/garage on Parcel 1; reservoir and/or irrigation trough on Parcel 2), the HABS-like documentation required in Mitigation Measure CR-1.d above shall be completed, submitted and approved by the City Historic Preservation Officer or qualified designee. The owner shall also submit acceptable evidence with the demolition permit request to indicate whether the windows and exterior siding materials, etc., from the barn/garage will be salvaged and used for a new garage and/or offered to an appropriate salvage organization or company.</p>	<p>Prior to submittal of Demolition Permit</p>	<p>Planning Division</p>	
Cultural	<p>MM CR-3: In compliance with legal requirements regarding disclosure in effect at the time of sale, the seller or his/her representative shall disclose that the Walton/Merriman Residence Property is an Eligible Cultural Resource as defined by, and subject to applicable requirements of, Title 20, “Cultural Resources,” of the Riverside Municipal Code as well as any other applicable City codes.</p>	<p>Prior to the Close of Escrow</p>	<p>Property Owner</p>	

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
Cultural	<p>MM CR-4: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p>	During Grading	Planning Division/Public Works	
Cultural	<p>MM CR-5: The following mitigation measures should be implemented to reduce project-related adverse impacts to archaeological resources and sites containing Native American human remains that may be inadvertently discovered during construction of projects proposed in the City's General Plan Update:</p> <p>15. If buried archaeological resources are uncovered during construction, all work must be halted in the vicinity of the discovery until a registered professional archaeologist can visit the site of discovery and assess the significance and origin of the archaeological resource. If the resource is determined to be of Native American</p>	During Grading	Planning Division/ Public Works	

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>origin, the Tribe shall be consulted. If the archaeological resource is determined to be a potentially significant cultural resource, the City, in consultation with the project archaeologist and the Tribe, shall determine the course of action which may include data recovery, retention in situ, or other appropriate treatment and mitigation depending on the resources discovered.</p> <p>In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, <i>State CEQA Guidelines</i> 15064.5(e), and Public Resources Code 5097.98 <u>must</u> be implemented. Specifically, in accordance with Public Resources Code (PRC) Section 5097.98, the Riverside County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the</p>			

Impact Category	Mitigation Measures	Implementation Timing	Responsible Monitoring Party ¹	Monitoring/Reporting Method
	<p>recommendation of the MLD and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>			

DRAFT

RESPONSE TO PUBLIC NOTICE

Case Number: P12-0393(PM), P14-0394(VR), P14-0640(COA)

Applicant: John Pitchford and Emily Lawson

Date: August 20, 2014

I, the undersigned, residing at 6255 Hawarden Drive, directly across from PROPERTY LOCATION PROPOSAL set out above, have no opposition to the disaggregation of said property into 3 parcels as outlined in the PROPOSAL. Specifically the creation of one parcel containing the “Walton/Merriman” residence of no less than 2 acres; the variance on the existent parcel containing the residence at 6260 Hawarden Dr. to allow for an increase in acreage from the current 0.63 acres to 1.02 acres; and the granting of a Certificate of Appropriateness for the proposed removal or significant alteration to the existing barn, reservoir and irrigation trough. This support presumes the concerns this resident, set out in response to the Public Notice CASE NUMBER P07-1222 {(dated & signed Jan.18,2008) attached}, will continue to be in effect.

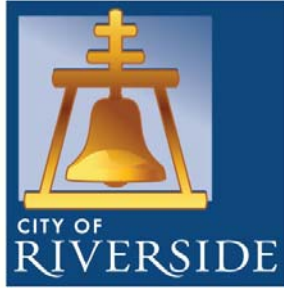
Comments as to the current proposal:

p. 10 under heading 5. CULTURAL RESPONSES: Complete agreement, given first hand knowledge & familiarity with the barn/garage and reservoir & irrigation trough, with the owners recognition of the decrepit nature of the structures requiring demolition of the wooden structures; and alternation/modification of the aging reservoir.

p.12 question as to the viability as to the use of the exterior siding materials for salvage and/or offered to an appropriate salvage organization (again noted in the summary paragraphs MM CR-2 & MM CR-3 p.33): that such compliance place no undue, unanticipated financial burden on the current property owners; and, in the event of the sale of the Walton/Merriman property, that this consideration be passed onto the buyer.

Further, this resident requests clarification as to the “Riverside Municipal 20-Cultural Responses”; and further specification as to the application of “any other applicable City codes”...(found in the box paragraph summaries on p. 33)as this poses a seemingly ambiguous caveat for all residents who may come under review by the Cultural Heritage Board or the City Historic Preservation folks. I have been a member of the National Trust for Historic Preservation for over 25 years and support the interests of such preservation, with transparency and mutual respect for all parties concerned.

Signed: Ruth-Ellen M. Grimes
APPN 241120011



City of Arts & Innovation

CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, JULY 16, 2014, 3:30 P.M.
ART PICK COUNCIL CHAMBERS, CITY HALL
3900 MAIN STREET

Cultural Heritage Board Members

		MURRIETA	VAN WART	FIELD	VACANT	SCHULTE	HERU	SUTTER	PRESTON-CHAVEZ	GILLECE
WARDS		1	2	3	4	5	6	7	CW1	CW1
2014 at 3:30 pm.										