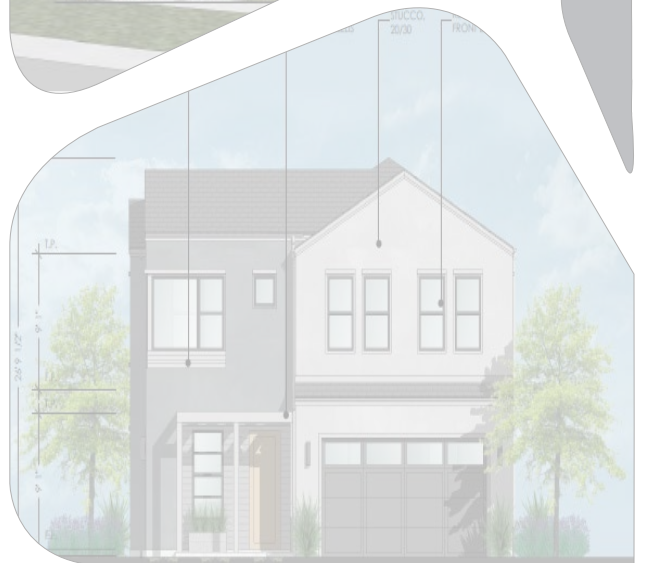


# Cultural Record Search



\*REVISED July 8, 2021\* May 3, 2021

Brandon Wolfe  
E|P|D Solutions, Inc.  
2 Park Plaza, Suite 1120  
Irvine, CA 92614



Delivered via email to brandon@epdsolutions

**RE: Letter Report for Cultural Records Search for The Pines at Sunrise Village Project, City of Fullerton, Orange County, California**

Dear Mr. Wolfe,

The following letter report details the results of cultural resource records search and literature review that Material Culture Consulting, Inc. (MCC) conducted in March 2021. MCC completed this work at the request of EPD Solutions, Inc. (EPD), on behalf of their client. MCC assumes that a full cultural resource assessment was completed with previous environmental study for the project. The purpose of the current records search is to determine whether any cultural resources have been identified in the project area or within a one-mile radius of its boundaries, and to provide a context for the general sensitivity of the project area for cultural resources.

**PROJECT LOCATION AND DESCRIPTION**

The proposed The Pines at Sunrise Village Project (Project) is in northwest Orange County four miles northwest of downtown Fullerton at the southeastern flank of the West Coyote Hills (Attachment A, Figure 1). The project area may be found on the La Habra, 1964 (photorevised 1981), U.S. Geological Survey (USGS) 7.5' Quadrangle in the southeast quarter of Section 20 in Township 3 South, Range 10 West, San Bernadino Base and Meridian (Attachment A, Figure 2). A Brea Creek tributary, locally known as Bastanchury Creek, lies 250 meters south of the project area. This ravine reach is a former railroad transportation corridor with the modern alignment of West Bastanchury Road.

The Project development site lies in a 1970s-era commercial development with paved parking lots surrounded by post-WWII residential subdivisions and streets along the lower southern flank of the Coyote Hills (Attachment A, Figure 3). Two major northwest Fullerton thoroughfares, North Euclid Street and Rosecrans Avenue, bound the project area to the east and north, respectively. Secondary residential streets Paseo Dorado and Camino la Vista lie to the south and west.

The Project is a planned multi-family residential development on a 13.94-acre site consisting of 168 residential units, including 116 townhomes and 52 single-family dwellings. The development site includes portions of three Orange County parcels: APNs 287-241-01, 287-241-04, and 287-241-05, and the area is zoned R3 – Multiple Family Residential Zone. The Lead Agency (City of Fullerton) has approved the Project.

**METHODS**

**CALIFORNIA HISTORIC RESOURCES INVENTORY SYSTEM AND CULTURAL BACKGROUND RESEARCH**

On February 16, 2021, MCC submitted a records search request to the South Central Coastal Information Center (SCCI), located at the University of California, Fullerton. On March 19, 2021 SCCIC staff completed a records search (File No. 22134.8300) of the California Historical Resource Information System (CHRIS). The search identified previously recorded cultural resources and previously conducted investigations within the Project Area as well as a

1-mile radius of its boundaries. The CHRIS search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Inventory of Historic Resources. The complete results of the CHRIS resources records search (File No. 22134.8300) as provided by the SCCIC are included as Confidential Attachment B in this letter report.

## RESULTS

### PREVIOUS CULTURAL RESOURCE INVESTIGATIONS

The CHRIS records search identified a total of 26 cultural resource investigations previously conducted within the Project Area’s one-mile radius buffer (Table 1). The footprint of one of these previously conducted studies, (OR-02805) occurs within the current Project Site boundary (Duke 2002). The 26 studies conducted with the one-mile buffer search area date between 1977 and 2015 and include larger block surveys for the nearby Brea Reservoir and the West Coyotes Hills open space area, smaller block surveys for residential development, linear surveys for road improvement and creek-bed projects, and a spate of localized cellular telecommunications projects between 2001 and 2015.

**Table 1.** Previous Conducted Resources Studies within one-mile Buffer of Project Area

CHRIS Report No.	Year	Authors	Title of Study	Affiliation	Distance from Project Area
OR-00474	1977	Martz, Patricia	<i>Description and Evaluation of the Cultural Resources within Brea, Carbon Canyon, Fullerton and San Antonio Reservoirs, Santa Ana River Basin, Orange, Los Angeles, and San Bernadino Counties</i>	University of California, Riverside	
OR-00558	1977	Cottrell, Marie G.	<i>Archaeological Survey of Tentative Tract #9730, City of Fullerton, Orange County</i>	Archaeological Research, Inc.	
OR-00561	1977	Cottrell, Marie G.	<i>Archaeological Survey of the Proposed Sunny Hollow Estates in the City of Fullerton</i>	Archaeological Research, Inc.	
OR-00800	1986	Bissell, Ronald M. and Rodney E. Raschke	<i>Historic Properties Survey Report: North Euclid Street Between Chapman Avenue and the Northern City Limits of Fullerton, Excepting the Area Between Bastanchury Road and Rosecrans Avenue, City of Fullerton, Orange County, California</i>		
OR-00953	1989	Whitney-Desautels, Nancy A.	<i>Cultural Resource Survey Report on the West Coyote Hills Property</i>	Scientific Resource Surveys, Inc.	
OR-01245	1992	Shinn, Juanita R.	<i>Cultural Resource Assessment for the West Coyote Hills Specific Plan</i>	RMW Paleo Associates, Inc.	
OR-01446	1995	Whitney-Desautels, Nancy A.	<i>Cultural and Paleontological Resource Assessment of the West Coyote Hills Project, Orange County, California</i>	Scientific Resource Surveys, Inc.	
OR-01556	1997	Allen, Kathleen C.	<i>Cultural Resources Assessment of the Hughes Fullerton Site, City of Fullerton, Orange County, California</i>	Archaeological Resource Management Corp.	
OR-01667	1997	Mason, Roger D.	<i>Survey Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 141-12, in the City of Fullerton, California</i>	Chambers Group, Inc.	
OR-01934	1985	-	<i>Historic Property Survey of the Fred and Clara West Residence</i>	Roger G. Hatheway & Associates	
OR-02121	1981	Jertberg, Patricia R.	<i>Historical Property Survey for Gilbert Street Extension: Rosecrans Ave. to Idaho Street, Fullerton, Orange County</i>	Archaeological Resource Management Corp.	
OR-02122	1980	Jertberg, Patricia R.	<i>An Archaeological Survey of the Gilbert Street Alignment, City of Fullerton, Orange County</i>	Archaeological Resource Management Corp.	
OR-02220	1976	Langenwalter, Paul E., II	<i>Areas of Archaeological and Paleontological Surveys</i>	Pacific Bio-archaeology Laboratory	
OR-02800	2002	Demcak, Carol R.	<i>Archaeological Assessment for Bastanchury Road Reconstruction Project (#4440), City of Fullerton, California</i>	Archaeological Resource Management Corp.	

CHRIS Report No.	Year	Authors	Title of Study	Affiliation	Distance from Project Area
OR-02803	2001	Bonner, Wayne H.	<i>Records Search Results for Sprint PCS Facility OG54XC433D (Fullerton Water Tower), Located at 3151 N. Euclid Ave., Fullerton, Orange County, California</i>	LSA Associates, Inc.	
OR-02805	2002	Duke, Curt	<i>Cultural Resource Assessment AT&amp;T Wireless Services Facility No. 13038a Orange County, California</i>	LSA Associates, Inc.	Within Project Area Footprint
OR-03034	2004	Kyle, Carolyn E.	<i>Cultural Resource Assessment for AT&amp;T Wireless Facility 950-013-039c 3070 Lakeview Drive City of Fullerton Orange County, California</i>	Kyle Consulting	
OR-03041	2006	Wlodarski, Robert J.	<i>Proposed Wireless Telecommunications Site La0872a (Val Mesa Medical), Located at 100 East Valencia Mesa Drive, Fullerton, Orange County, California 92835</i>	Cellular, Archaeological Resource, Evaluations	
OR-03048	2004	Demcak, Carol R.	<i>Report of Archaeological Assessment for Laguna Elementary School "Suggested Routes to School Improvement Project", City of Fullerton, California</i>	Archaeological Resource Management Corp.	
OR-03305	2006	Wlodarski, Robert J.	<i>Record Search and Field Reconnaissance Phase for the Proposed Royal Street Communications Wireless Telecommunications Site La0856a (Fullerton Water-Global), Located at 3151 Euclid Ave., Fullerton, California 92833</i>	Cellular, Archaeological Resource, Evaluations	
OR-03742	2009	Wlodarski, Robert J.	<i>A Phase 1 Archaeological Study for 300' of Bastanchury Creek Bed Improvements, City of Fullerton, Orange County, California</i>	Historical, Environmental, Archaeological, Research, Team	
OR-03892	2009	Donaldson, Milford Wayne, and Jae Chung,	<i>Continued Consultation Regarding Section 404 of the Clean Water Act Authorization (File No. SPL-2007-472-YJC) to Pacific Coast Homes for the West Coyote Hills Residential Project to Discharge Fill Materials into Coyote Creek or Brea Creek in Fullerton, CA</i>	Department of the Army, Los Angeles District, Corps of Engineers	
OR-04110	2010	Killeen, John	<i>Cultural Resources Investigation for the St. Jude Parking Structure Expansion Project, City of Fullerton, Orange County</i>	U.S. Army Corps of Engineers	
OR-04166	2006	Alkema, Dave	<i>Recreation Trails Program Application for the Laguna Lake Park Regional Trail Project, Orange County, California</i>	City of Fullerton	
OR-04212	2011	Gust, Sherri and Valasik, Molly	<i>Phase I Cultural Resources Assessment Report for the Fullerton Tennis Center Parking Improvement Project in Fullerton, California</i>	PSOMAS	
OR-04447	2014	Bonner, Diane, Wills, Carrie, and Kathleen Crawford,	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02987B (LA2987 First Presbyterian) 840 North Euclid Street, Fullerton, Orange County, California</i>	EAS	
OR-04567	2015	Fulton, Phil	<i>Cultural Resource Assessment Class III Inventory, Verizon Wireless Services, White Park Facility, City of Fullerton, County of Orange, California</i>	LSA Associates, Inc.	

## PREVIOUSLY RECORDED ARCHAEOLOGICAL RESOURCES

The records search did not identify any previously recorded archaeological resources within the boundaries of Project Area; however, it did identify five archaeological resources within the one-mile buffer (Table 2). These resources include four prehistoric archaeological sites documented in 1939, 1950, and the 1970s and a single historic-era can scatter recorded in 2009. All four of the prehistoric sites are obscured or have been obliterated by residential and public park development following their identification and documentation.

Prehistoric archaeological sites identified in the search area include two habitation debris sites, CA-ORA-81 and CA-ORA-622, documented in between 1939 and 1970 and in 1977, respectively. The Sunny Hills Site #1 (CA-ORA-81) was a stratified habitation site that Winterbourne (1966) recorded and excavated in 1939. Eberhart (1950) visited the site 11 years later, as did McKinney (1970) 20 years later. This resource reportedly included midden, shell,

debitage, flaked stone tools, ground stone, a proto-historic iron lance head, as well as three flexed burials, the latter reported by an informant (Eberhart 1950; McKinney 1970; Winterbourne 1966). This site was located between the Union Pacific Railroad (UPRR) tracks and West Bastanchury Road nearly a mile southwest from the project area. Orange grove development, railroad construction, road building, and modern athletic fields of Bastanchury Park have variously affected the site, which McKinney (1970) reported as “all gone [by] 1970.”

Nearest to the Project Area is prehistoric archaeological site CA-ORA-622, identified as shell fragments scattered across formerly disced field just below the 1960s-era Paseo Dorado/West Domingo Road subdivision (Carter 1977). Two lithic scatters, CA-ORA-740 and CA-ORA-821, are recorded onekilometers west-southwest and 750 meters northwest from the Project Area in 1978 and 1979 (Cameron and Drummie 1978; Sanburg 1979).

**Table 2. Previously Recorded Cultural Resources within one-mile of the Project Area**

Primary Number	Trinomial	Age	Attributes	NRHP/CRHR	Distance from the Project Area (meters)
P-30-000081	CA-ORA-81H	Prehistoric, Protohistoric	AP02 (Lithic scatter); AP09 (Burials) - 3 burials; AP15 (Habitation debris); AP16 (Other) - Iron lance head; shell tools	?	~1,570 m SW
P-30-000622	CA-ORA-622	Prehistoric	AP15 (Habitation debris)	?	~240 m SW
P-30-000740	CA-ORA-740	Prehistoric	AP02 (Lithic scatter)	?	~1,000 m W-SW
P-30-000821	CA-ORA-821	Prehistoric	AP02 (Lithic scatter)	?	~750 m NW
P-30-001745	CA-ORA-1745H	Historic	AH04 (Privies/dumps/trash scatters)	?	~720 m N-NE

#### ADDITIONAL HISTORICAL RECORDS

MCC reviewed supplemental additional sources for historical records to understand the general sensitivity of the project area, and its vicinity, for cultural resources, whether extant or buried (Table 3). These additional records did not identify significant potential for historic-era or prehistoric cultural resources in project area, although a substantial amount of land-use change is apparent in a review of historical USGS maps between 1935 and 1981.

A review of the National Register of Historic Places (National Register) indicated that outbuildings and a portion of the grounds of the Muckenthaler House (now the Muckenthaler Cultural Center), listed on the National Register of Historic Places in 1980, lie one mile south of the project area.

The Project Area lies on former agricultural land that was once part of the 10,000-acre Bastanchury Ranch –later Sunny Hills Ranch, and appears as orchard ground, most likely a former orange grove, as was much of the area north of central Fullerton on the lower southern flank of the Coyote Hills (USGS 1964). Residential subdivisions, streets, and a commercial mall have occupied the area since the early 1960s and 1970s.

**Table 3. Additional Sources Reviewed for the Project**

Source	Results for Project Area and Vicinity
National Register of Historic Places (1979-2002 & supplements)	<b>Negative for the Project Area;</b> a portion of the Muckenthaler House, a historic property, is located at the southern boundary of the one-mile search area buffer at 303 W. Commonwealth. This property was listed on the National Register on May 31, 1980
Coyote Hill Historical Topographic Map (USGS 1935)	<b>Project area appears undisturbed;</b> road up the drainage toward Laguna Lake (later Euclid St.); structures 1km north of project area; Union Pacific Rail Road and Atchison, Topeka & Santa Fe rail lines in ravine below; Bastanchury Ranch <2 miles east with road to ranch (later Valencia Mesa Dr.); Pacific Electric railway and Highway No. 101

Anaheim Historical Topographic Map (USGS 1942)	<b>Project area appears undisturbed;</b> orange groves east of road (Euclid St.) up the drainage toward Laguna Lake; access roads to oil wells in Coyote Hills; road to Bastanchury Ranch (later Valencia Mesa Dr.); Brea Reservoir; all three rail lines intact
La Habra Historical Topographic Map (USGS 1952)	<b>Project area appears undisturbed;</b> road up the drainage toward Laguna Lake(Euclid St.); secondary access road just north of project area to oil wells in Coyote Hills; Sunny Hills Ranch replaces Bastanchury Ranch; road to the ranch appears as Valencia Mesa Dr.; Brea Reservoir; all three rail lines intact; Highway 101
La Habra Historical Topographic Map (USGS 1964)	<b>Project area and much of Section 20 depicted as orchard (orange grove);</b> Bastanchury Road depicted along UPRR in ravine below; Euclid St. depicted as road up drainage to La Habra; first subdivisions south of West Coyotes Hills; subdivision south of project area between Paseo Dorado and small subdivision to the north at Laguna Terrace; expansive Sunny Hills subdivision east of Euclid; Union Pacific the only remaining rail line
La Habra Historical Orthophotoquad Map (USGS 1974)	<b>Commercial development in Project Area underway;</b> subdivisions in northwest Fullerton south of West Coyote Hills and Sunny Hills area expanded and well established; industrial development west of Fullerton core; modern alignment of Rosecrans Ave. established
La Habra Historical Topographic Map (USGS 1981)	<b>Commercial development established in Project Area;</b> subdivisions in northwest Fullerton are expanded further up the southern flank of West Coyote Hills
Historical United States Department of Agriculture Aerial Photos	Unknown
Bureau of Land Management General Land Office Records	March 9, 1875 Spanish-Mexican Land Grant to Francesca Ocampo and Francisco Pico (BLM Serial # CACAAA 084788, Doc. # PLC 472)
California Register of Historical Resources (1992-2010)	<b>Negative for the Project Area</b>
California Inventory of Historic Resources (1976-2010)	<b>Negative for the Project Area</b>
California Historical Landmarks (1995 & supplements to 2010)	<b>Negative for the Project Area</b>
California Points of Historical Interest (1992 to 2010)	<b>Negative for the Project Area</b>
Local Historical Register Listings	<b>Negative for the Project Area</b>

## CONCLUSIONS AND RECOMMENDATIONS

The cultural resource records and background search conducted for the Euclid-Rosecrans Project identified 26 previously conducted cultural investigations and five previously documented archaeological resources within a one-mile radius of the project area. None of these five archaeological sites are located within the project site itself; a single telecommunications-related survey occurred within the project site footprint (Duke 2002). In addition, outbuildings and the grounds of the Muckenthaler House, listed on the National Register in 1980, lie one mile south of the project area. The proposed Pines at Sunrise Village Project will not affect this historic property. The footprint of the Pines at Sunrise Village Project lies on former orange grove land developed as a commercial mall with paved parking in the 1970s (USGS 1974).

MCC did not conduct a field survey in the project area or Native American outreach as part of the current review. These two additional efforts could provide additional insight for the likelihood of cultural resources, whether built-environment or archaeological in character. Based on available information, the proposed Euclid-Rosecrans Project footprint is considered to have low sensitivity for the presence of prehistoric or historical archaeological deposits. The presence of historic architectural and/or built-environment resources may require a visit to the project area. Recommendations regarding inadvertent discoveries and human remains are provided in the following two sections.

## **INADVERTENT DISCOVERIES**

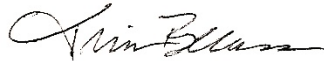
In the event that cultural resources are discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by a qualified archaeologist. Construction activities may continue in the other areas. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the appropriate regulatory agencies and possibly following consultation efforts with Native American tribal representatives, as appropriate. We also recommend that the tribes be notified upon any Native American finds, and that they be given the opportunity to consult with the City of Fullerton on appropriate treatment of these resources.

## **HUMAN REMAINS**

Procedures of conduct following the discovery of human remains on non-federal lands have been mandated by California Health and Safety Code §7050.5, PRC §5097.98 and the California Code of Regulations (CCR) §15064.5(e). According to the provisions in CEQA, should human remains be encountered, all work in the immediate vicinity of the burial must cease and any necessary steps to ensure the integrity of the immediate area must be taken. The Orange County Coroner shall be immediately notified and must then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who will in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. Further actions will be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC.

Please feel free to contact me at any time for any questions or concerns you may have.

Sincerely,



Tria Belcourt, M.A., RPA  
Owner and Principal Archaeologist  
Material Culture Consulting, Inc.

**Attachment A:** Project Area Maps

**Attachment B:** (CONFIDENTIAL) CHRIS Records Search

## REFERENCES

BLM GLO (Bureau of Land Management General Land Office)

2021 The Official Federal Land Records Site. Available online at:  
<http://www.glorerecords.blm.gov/PatentSearch/Default.asp>. Accessed March 31, 2021.

Cameron, C, and V. Drummie

1978 California State University Fullerton Archaeological Site Survey Record: CA-ORA-740. On file at the South Central Coastal Information Center, University of California Fullerton, CA.

Carter, C.

1977 Archaeological Site Survey Record: CA-ORA-622. On file at the South Central Coastal Information Center, University of California Fullerton, CA.

Duke, Curt

2002 *Cultural Resource Assessment AT&T Wireless Services Facility No. 13038a Orange County, California*. CHRIS Report No. OR-02805 on file at the South Central Coastal Information Center, University of California Fullerton, CA.

Eberhart

1950 University of California Archaeological Site Survey Record: CA-ORA-81. On file at the South Central Coastal Information Center, University of California Fullerton, CA.

Sandberg, Delmer E.

1979 Archaeological Site Survey Record: CA-ORA-821. On file at the South Central Coastal Information Center, University of California Fullerton, CA.

USGS (United States Geological Survey)

1935 *Coyote Hills, California Quadrangle* 1:31680 USGS Topographic Map, Washington, D.C.

1942 *Anaheim, California Quadrangle* USGS 1:62500 Topographic Map, Washington, D.C.

1952 *La Habra, California Quadrangle* USGS 7.5-minute Series Topographic Map, Washington, D.C.

1964 *La Habra, California Quadrangle* USGS 7.5-minute Series Topographic Map, Washington, D.C.

1964 *La Habra, California Quadrangle* USGS 7.5-minute Series Topographic Map, photorevised 1981, Washington, D.C.

1974 *La Habra, California Orthophotoquad* USGS 7.5-minute Series Topographic Map, Washington, D.C.

Winterbourne, J. W.

1966 The WPA Excavation of the Sunny Hills Site #1 (1939). *Pacific Coast Archaeological Society Quarterly* 2(4):8-49.



**ATTACHMENT A: PROJECT AREA MAPS**

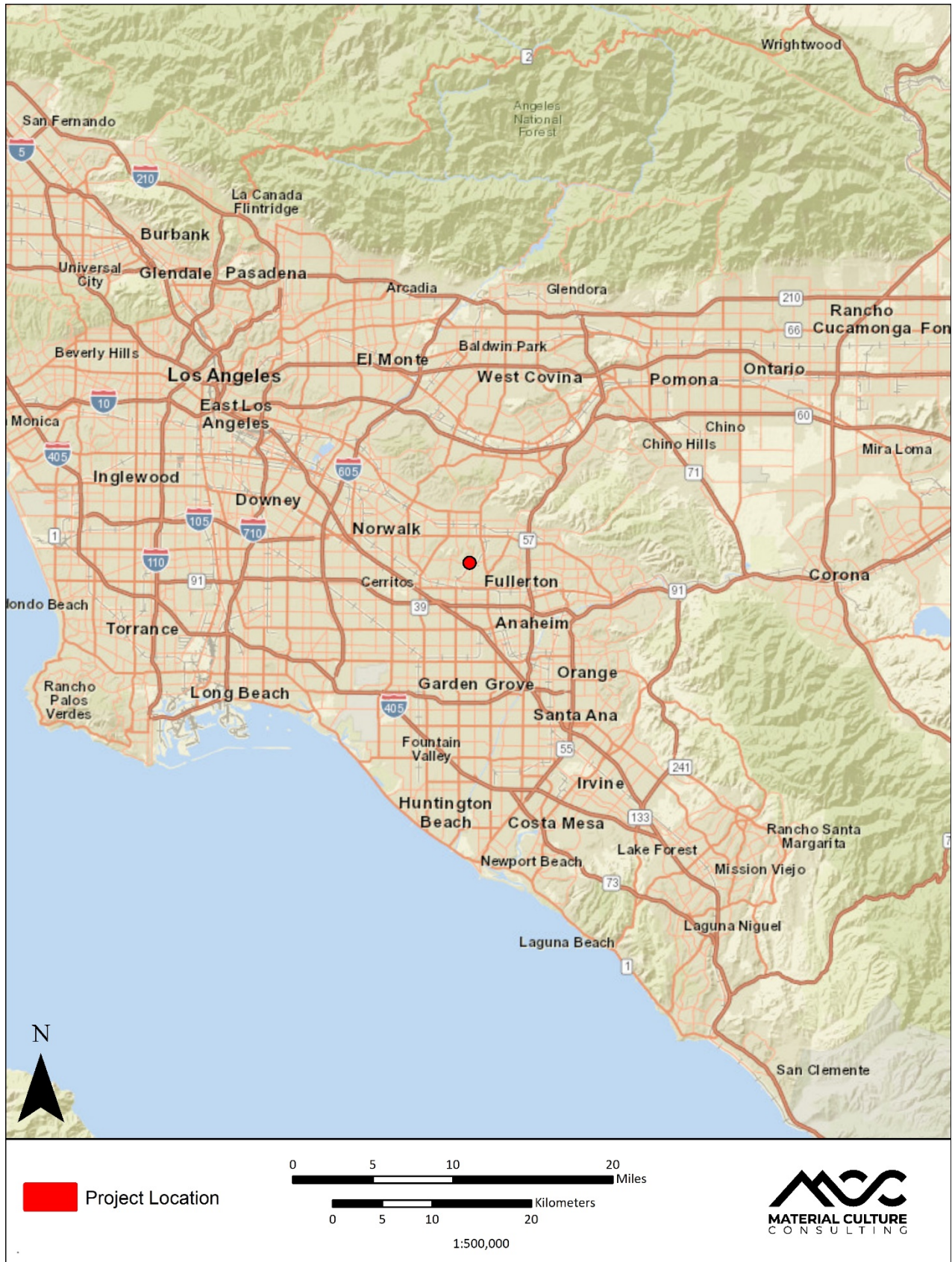


Figure 1. Project Vicinity Map (scale 1:500,000)

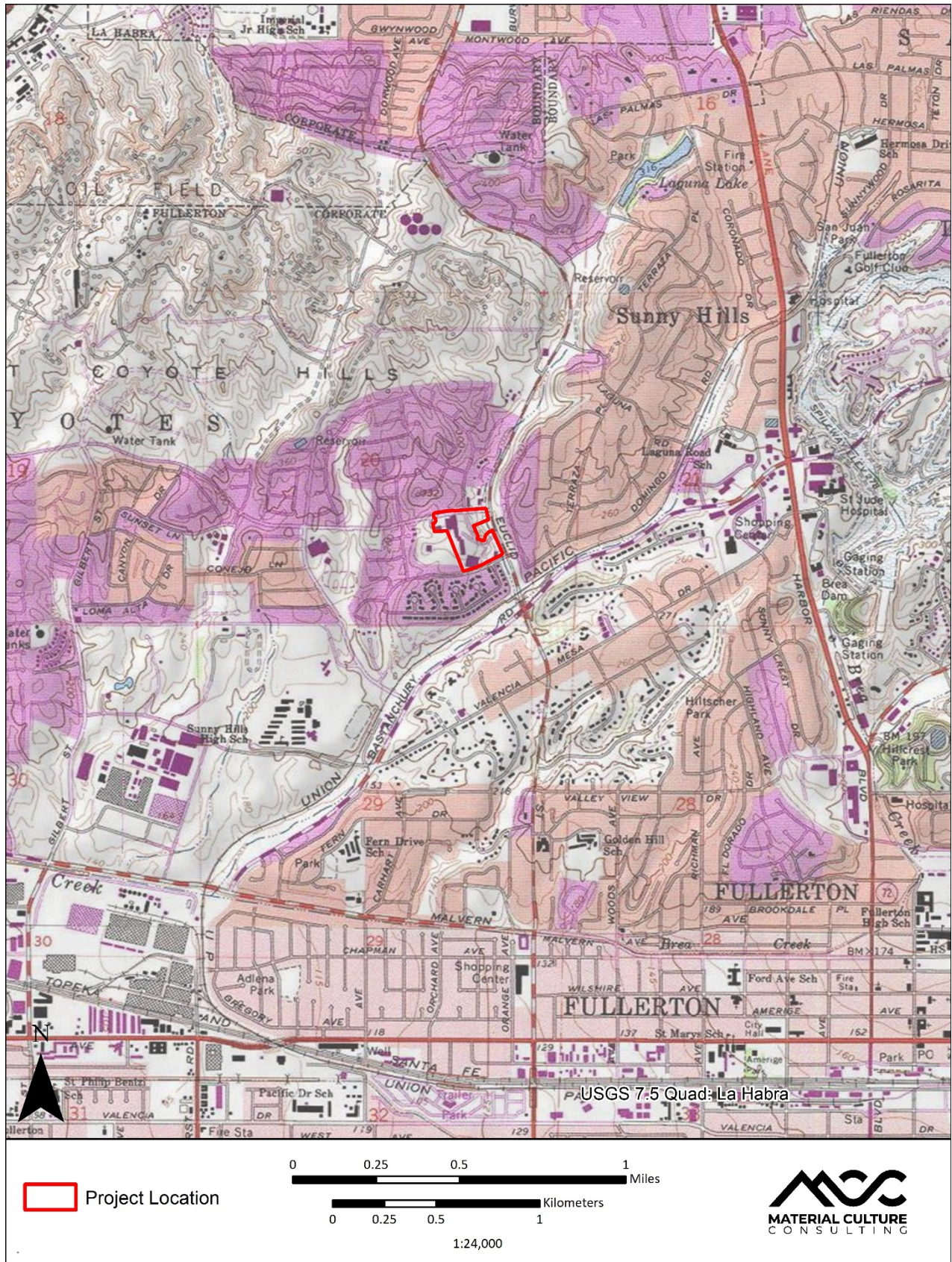


Figure 2: Project Area (depicted on topographic map; scale 1:24,000)



Figure 3: Project Area (as depicted on aerial imagery; scale 1:3,00)

**ATTACHMENT B: (CONFIDENTIAL) CHRIS Records Search**