



APPENDIX D

CULTURAL RESOURCES STUDY



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MEMORANDUM

DATE: November 6, 2020

To: Jeff Zwack, City Planner, City of Cypress

FROM: Kerrie Collison, RPA, Associate/Senior Cultural Resources Manager, LSA

SUBJECT: Record Search Results for the Cypress Town Center Project in Cypress, Orange County, California (LSA Project No. CCP1603.08)

This memorandum presents the results of the cultural resources record search for the proposed Cypress Town Center Project (project) in Cypress, Orange County, California. The record search was conducted to do the following: (1) identify archaeological deposits that may meet the California Environmental Quality Act (CEQA) definition of a historical resource (California Public Resources Code [PRC] §21084.1) or a unique archaeological resource (PRC §21083.2) and that may be impacted by the project; (2) assess the potential for human remains; and (3) recommend procedures for avoiding or mitigating impacts to such deposits, if warranted.

PROJECT LOCATION AND DESCRIPTION

The approximately 7-acre project location is depicted on Figure 1 (Attachment B; references in Attachment A) on the United States Geological Survey (USGS) *Los Alamitos, California* 7.5-minute topographic quadrangle map in Section 21 of Township 4 South, Range 11 West, San Bernardino Baseline and Meridian (USGS 1981). The project site is located south of Vessels Circle and west of Walker Street on the southeast portion of the existing Los Alamitos Race Course parking lot in the City of Cypress (Attachment B, Figure 2).

Proposed project work consists of the development of multi-family residential homes on the project site. The multi-family residential development would consist of 135 dwelling units. The proposed development would include two types of multi-family units: 56 two-story condominiums in four buildings arranged around motor courts in the center portion of the project site; and 79 three-story row townhomes located throughout the outer portions of the project site. The layout of the proposed project is a paseo-style community with a central large open space area that would include a pool and landscaped areas for other active and passive recreation uses. Access to the project site would be provided via a driveway from a proposed extension of Vessels Circle to the north of the project site. Additionally, the project would include an off-site, 200-foot (ft) long bioswale to treat drainage from the proposed Vessels Circle extension, and an off-site swale south of the project site that would direct overflow from the proposed on-site drainage facilities towards Winners Circle.

Construction activities for the project would include removal of asphalt; site preparation; grading; construction of the residential buildings and paving; architectural coating activities; and installation of landscaping. Overall grading in the project site will extend to a depth of approximately 4 ft below the existing surface. Trenching for footings on the two-story condominiums will extend no more than 12 inches deep and trenching for footings on the three-story townhomes will extend no more than 18 inches deep. Excavation depths for underground utilities would reach a maximum of up to 7 ft. Excavation depths would range from 6 ft to 7 ft for sewer lines, approximately 5 ft for storm drain systems, and approximately 60 inches for dry utilities (personal communication, Melia Homes, October 6, 2020).

BACKGROUND RESEARCH

Record Search

On October 19, 2020, a record search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, was conducted by Michelle Galaz, Assistant Coordinator at the SCCIC (SCCIC Records Search File No. 21741.7849; Attachment C). The SCCIC, an affiliate of the California Office of Historic Preservation (OHP), is the official repository of cultural resources records and reports for Orange County. The record search included a review of all recorded historic-period and prehistoric cultural resources within a 0.25-mile radius of the project site, as well as a review of known cultural resources surveys and excavation reports. The record search also included a review of the following State and federal inventories:

- Directory of Properties in the Historic Property Data File (OHP 2012). The directory includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.
- California Historical Landmarks (OHP 1996).
- California Points of Historical Interest (OHP 1992).
- Five Views: An Ethnic Historic Site Survey for California (OHP 1988).
- California Inventory of Historic Resources (OHP 1976).

Record Search Results

Three previous cultural resources studies have included the project site and consist of two surveys and a historic resources report. Two additional cultural resource studies have included a portion of the 0.25-mile radius surrounding the project site, both of which are surveys. As a result of previous cultural resources studies, no cultural resources have been recorded within the project site. One cultural resource has been recorded within 0.25-mile of the project site – the historic-period Navy Golf Course in Seal Beach (P-30-176854).

Aerial Photographs and Historic Maps

Additional background research included a review of historic-period USGS maps and aerial photographs to assess the potential for subsurface historic-period archaeological deposits at the project site (NETR 2020). The earliest historic-period map reviewed for the project dates to 1896, at which time the project site was undeveloped. The Southern Pacific Railroad first appears on the map dated to 1902. No buildings are depicted on the project site in any of the topographic maps. The earliest available aerial photographs of the project site date to 1952, showing the project site was used for agriculture. The site continued to be used for agricultural purposes until the project site began to be used as a parking lot for the Los Alamitos Race Course between 1994 and 2002. By this time, the railroad no longer appeared on the project site.

FIELD SURVEY

No native soils are visible on the surface of the project site due to development, paving, and maintained landscaping. As such, no archaeological field survey was conducted for the project since any cultural resources observed in unpaved areas would be in a disturbed context.

SUMMARY AND RECOMMENDATIONS

Geologic mapping shows that the entire project site is underlain by Young Alluvium, Unit 2, which is Holocene to late Pleistocene in age (less than 129,000 years ago) (Saucedo et al. 2016). Additionally, Artificial Fill was noted throughout the project site beneath the existing asphalt to depths of approximately 3 ft to 4 ft (GeoTek, Inc. 2019). No cultural resources were identified in the project site by the record search. However, no subsurface archaeological studies have included the project site or the area surrounding the project site, and the sediments under the Artificial Fill date to a time period that includes human occupation of the area. As such, there is potential for subsurface archaeological cultural resources within the project site that may be encountered during ground-disturbing work in non-Artificial Fill sediments.

Based on the results of the *Geotechnical Evaluation for Proposed Multi-family Residential Development South of Vessels Circle and West of Walker Street, City of Cypress, Orange County, California* (Geotechnical Evaluation) (Geotek, Inc. 2019), the majority of project grading/over-excavation will occur in Artificial Fill (to a depth of between 3 ft and 4 ft below the existing surface). As such, LSA recommends that an archaeological monitor be present full-time during trenching activities for utilities only, not during over excavation or building footing excavations. In the event that archaeological resources are identified during project excavation, a qualified professional archaeologist should assess the nature and significance of the find and determine if any additional study or treatment of the find is warranted. Additional studies could include, but would not be limited to, collection and documentation of artifacts, documentation of the cultural resources on State of California Department of Parks and Recreation Series 523 forms, or subsurface testing. Archaeological monitoring should occur until grading and excavation are complete or until the monitoring archaeologist determines, based on field observations and in consultation with the professional archaeologist, that there is no likelihood of encountering intact archaeological cultural resources. Archaeological monitoring could also be reduced from full-time to part-time or spot-checking if determined appropriate by the professional archaeologist based on monitoring results. Upon completion of any monitoring activities, the archaeologist should prepare a report to

document the methods and results of monitoring activities. The final version of this report should be submitted to the SCCIC.

If human remains are encountered, the regulatory process outlined in California Health and Safety Code Section 7050.5 must be followed, which involves coordination with the Native American Heritage Commission and a Native American Most Likely Descendant.

If you have any questions concerning the content or the intent of this memorandum, please contact me at kerrie.collison@lsa.net or (805) 782-0745.

Attachments: A: References
 B: Project Figures
 C: Record Search Results

ATTACHMENT A

REFERENCES

California Office of Historic Preservation (OHP)

- 1976 California Inventory of Historic Resources. California Department of Parks and Recreation, Sacramento.
- 1988 *Five Views: An Ethnic Historic Site Survey for California*. California Department of Parks and Recreation, Sacramento.
- 1992 California Points of Historical Interest. California Department of Parks and Recreation, Sacramento.
- 1996 California Historical Landmarks. California Department of Parks and Recreation, Sacramento.
- 2012 Directory of Properties in the Historic Property Data File. California Department of Parks and Recreation, Sacramento. April 5.

GeoTek, Inc.

- 2019 *Geotechnical Evaluation for Proposed Multi-family Residential Development South of Vessels Circle and West of Walker Street, City of Cypress, Orange County, California*. Prepared for Melia Homes. August 12, 2019. GeoTek, Inc. Project No. 2155-CR.

Nationwide Environmental Title Research (NETR)

- 2020 Historic Aerials. Website: <https://www.historicaerials.com/viewer> (accessed October 30, 2020).

Saucedo, George J., H. Harry Greene, Michael P. Kennedy, and Stephen P. Bezore

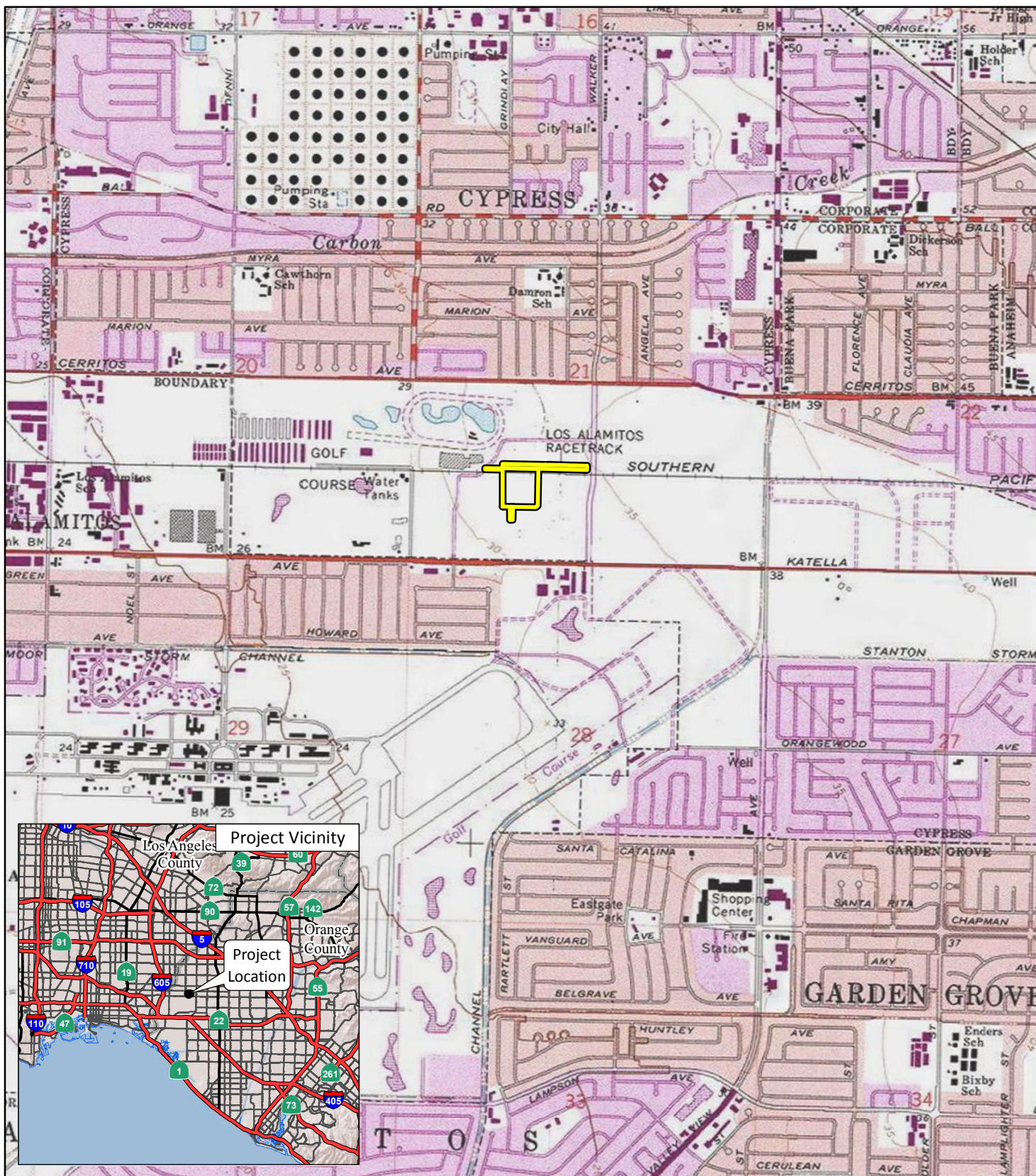
- 2016 Geologic Map of the Long Beach 30-minute by 60-minute Quadrangle, California. Version 2.0. Prepared by the California Geological Survey in Cooperation with the United States Geological Survey (USGS). Map Scale 1:100,000.

United States Geological Survey (USGS)

- 1981 *Los Alamitos, California* 7.5-minute topographic quadrangle. Prepared in 1964. Photorevised in 1981. USGS, Denver, Colorado.

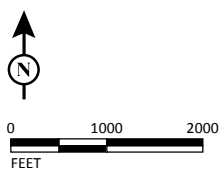
ATTACHMENT B

PROJECT FIGURES



LEGEND
 Project Location

FIGURE 1



SOURCE: USGS 7.5' Quad - Los Alamitos, CA (1981)

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Cypress Town Center
 Project Location

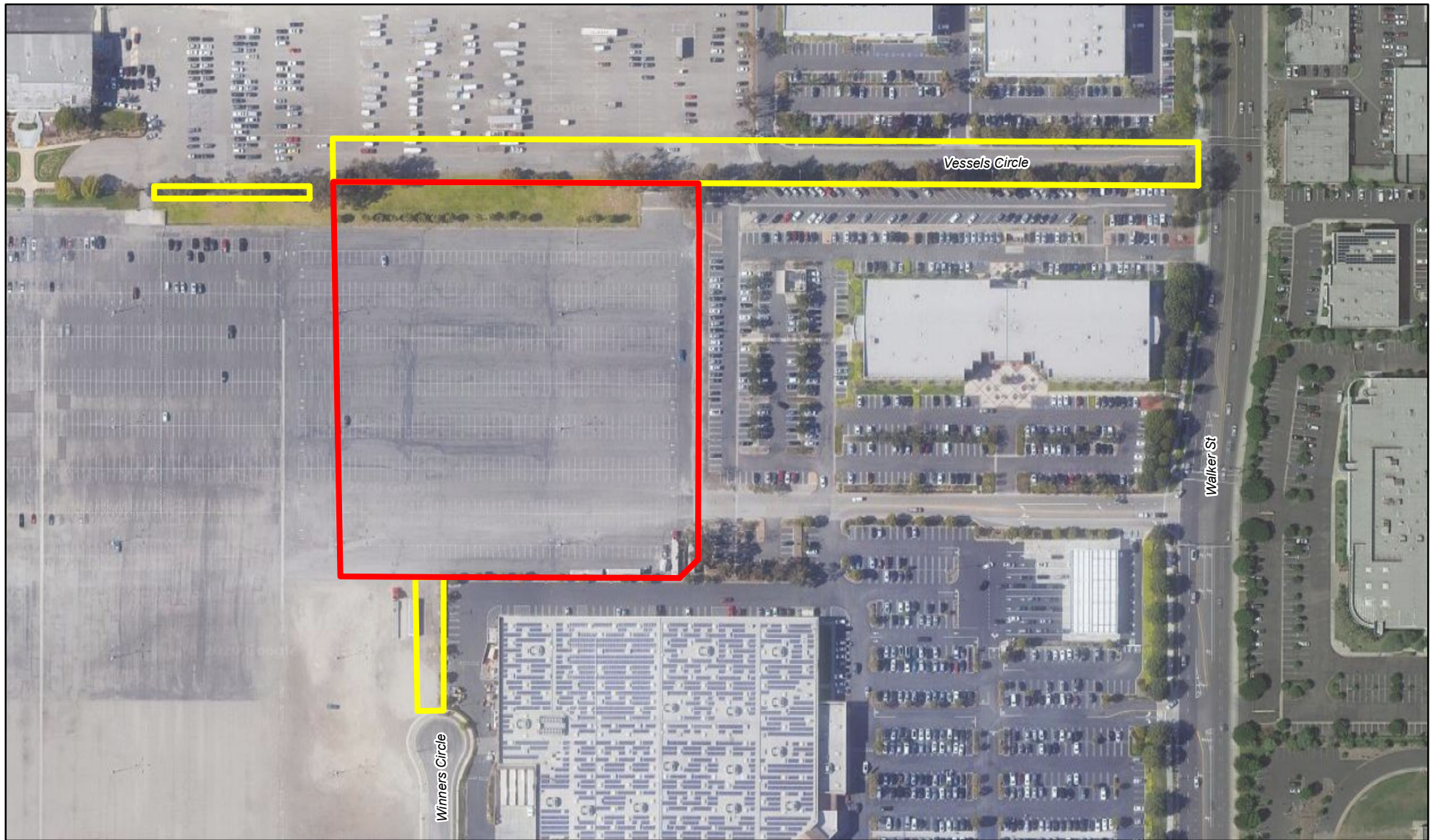


FIGURE 2

LSA

LEGEND

- Project Site
- Off-Site Improvements



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SOURCE: Google Maps (2019); County of Orange (2013)
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Cypress Town Center
Project Site