



APPENDIX B

CULTURAL RESOURCES RECORDS SEARCH RESULTS AND HISTORIC RESOURCES ASSESSMENT



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June 15, 2020

Pietro Martinez
Pacific Medical Buildings
3394 Carmel Mountain Road, Suite 200
San Diego, CA 92121

Subject: Record Search Results for the Main Street Medical Office Building Project in Orange, Orange County, California (LSA Project No. PMB2001)

Dear Mr. Martinez:

This letter report has been prepared to document the results of the cultural resources record search for the proposed Main Street Medical Office Building Project (project) in Orange, Orange County, California. The record search was conducted to do the following: (1) establish the status and extent of previously recorded sites, surveys, and excavations in and adjacent to the project site; and (2) note what site types might be expected to occur within the project site based on the existing data from archaeological sites located within 0.25 mile of the project site.

PROJECT LOCATION AND DESCRIPTION

The project site, which is rectangular in shape, is located at 353 South Main Street, 331 South Main Street, and 393 South Main Street, near the northeast corner of Main Street and Culver Avenue/Stewart Drive on the western side of the St. Joseph Hospital campus. The project site currently contains a motel, two medical office buildings, and associated parking areas. Columbia Place, which serves as a driveway to an adjacent parking structure, bisects the project site. An alley along the east side of the project site provides access to Palmyra Avenue to the north and properties to the east. The portion of the project site north of Columbia Place contains a surface parking lot. The project site includes Assessor's Parcel Numbers (APNs) 390-681-06, 390-681-25, and 390-681-26. The project site is depicted on Figure 1 (see Attachment B; references are provided in Attachment A) on the United States Geological Survey (USGS) *Orange, California* 7.5-minute topographic quadrangle map in Section 31 of Township 4 South, Range 9 West, San Bernardino Baseline and Meridian (USGS 1981).

The proposed project would construct a four-story building of up to 137,500 square feet for medical office and supporting ground-level retail adjacent to the existing St. Joseph Hospital campus. Parking would be provided on site within a subterranean garage containing up to five levels of parking. Construction would include the demolition of the existing motel and medical office buildings, vegetation and parking lot removal, excavation, grading, placement of new concrete foundations, building construction, and the installation of landscaping, irrigation, lighting, storm drain facilities, and underground utilities. Excavation is expected to extend no deeper than 63 feet below the existing ground surface for the subterranean parking garage. Excavation in other areas of the project site will be shallower than 63 feet.

According to aerial photographs, the project site consists of either buildings or landscaped areas, which means that no previously undisturbed, native soils exist on the surface of the project site. As such, no archaeological field survey was conducted for this project because no archaeological cultural resources would have been encountered in their original location on the project site.

RECORD SEARCH

On May 25, 2020, Michelle Galaz, Assistant Coordinator at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) at California State University, Fullerton, completed a cultural resources record search for the project site and a 0.25-mile radius of the project site (SCCIC Records Search File No. 21291.7386, provided in 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

The results of the record search indicate that no previous cultural resources studies have included the project site, and two previous cultural resources studies have included the 0.25-mile radius around the project site. These studies include archaeological monitoring (1) and a survey (1). No cultural resources have been recorded within the project site or the 0.25-mile search area as a result of previous cultural resources studies.

SUMMARY AND RECOMMENDATIONS

No cultural resources have been recorded within the project site or a 0.25-mile radius of the project site. The freshwater source nearest to the project site is Santiago Creek, approximately 3,600 feet (just under 0.7 mile) south-southeast of the project site. The current alignment of Santiago Creek closely follows its natural alignment as depicted on historic maps dating between 1896 and 1944 (NETR 2020). Additional research indicates that surficial deposits of the project site will include Artificial Fill (as a result of previous construction for the existing buildings) underlain by Quaternary

alluvium, lake, playa and terrace deposits that date to the Pleistocene and Holocene (ranging from 2.58 million years ago to the present) (CGS 2010).

Because the project site is located in close proximity to the historic natural alignment of Santiago Creek, a freshwater source, and sediments at the project site date to a timeframe that includes precontact human occupation in the region, LSA recommends that an archaeological monitor should be present full-time during the first 10 working days when excavation activities will extend below Artificial Fill deposits into native soils. No archaeological monitoring is recommended during demolition of existing buildings or clearing/grubbing of existing landscape. Archaeological monitoring should last no more than 10 working days if the monitoring archaeologist does not identify archaeological resources during that time. 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. If determined necessary, further monitoring should continue until grading and excavation are complete or until the monitoring archaeologist determines, based on field observations, that there is no likelihood of encountering intact archaeological cultural resources. Alternatively, further archaeological monitoring could 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 (NAHC) and a Native American Most Likely Descendant.

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

Sincerely,

LSA Associates, Inc.



Kerrie Collison, RPA

Associate/Senior Cultural Resources Manager

Attachments: A: References
B: Figure 1
C: Record Search Results

ATTACHMENT A

REFERENCES

California Geological Survey (CGS)

- 2010 Geological Map of California. Geologic Data Map No. 2. Website: <https://maps.conservation.ca.gov/cgs/gmc/> (accessed May 26, 2020).

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.

National Environmental Title Research (NETR)

- 2020 Historic Aerials. Website: <http://www.historicaerials.com> (accessed May 26, 2020).

South Central Coastal Information Center (SCCIC), California Historical Resources Information System (CHRIS)

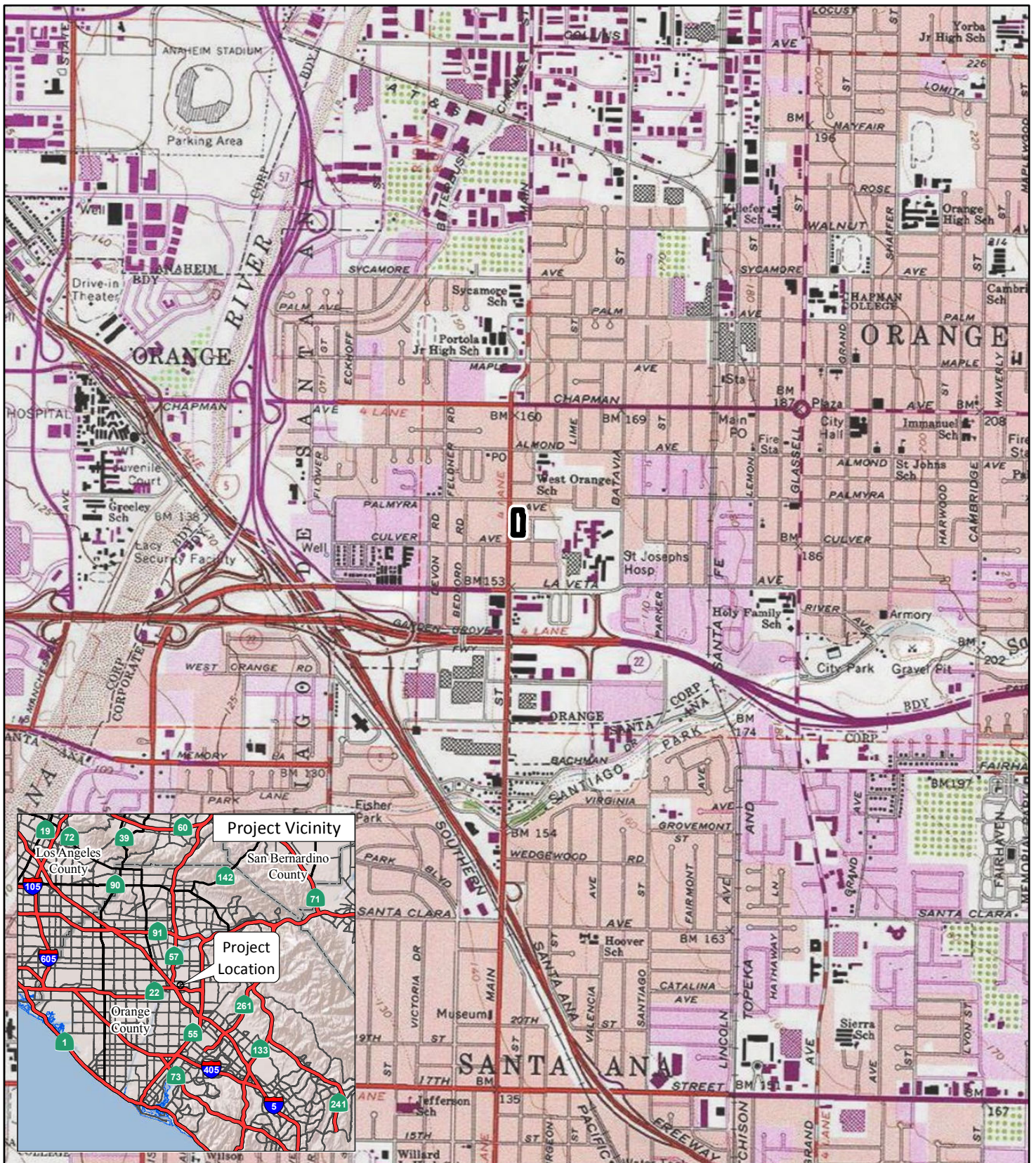
- 2020 Record Search Results for the Main Street Medical Office Building Project in Orange, Orange County, California (LSA Project No. PMB2001).

United States Geological Survey (USGS)

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

ATTACHMENT B

FIGURE



LSA

LEGEND

 Project Area



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Anaheim and Orange (1981)

I:\PMB2001\GIS\MXD\Project_Locations_USGS.mxd (4/30/2020)

FIGURE 1

Main Street Medical Office Building Project
Project Location

ATTACHMENT C

RECORD SEARCH RESULTS

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

5/25/2020

Records Search File No.: 21291.7386

Kerrie Collison
LSA
285 South Street, Suite P
San Luis Obispo, CA 93401

Re: Records Search Results for the Orange Medical Office Bldg Project (PMB2001.P)

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Orange, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ¼-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☐ custom GIS maps ☒ shape files ☐ hand-drawn maps

Resources within project area: 0	None
Resources within ¼-mile radius: 0	None
Reports within project area: 0	None
Reports within ¼-mile radius: 2	SEE ATTACHED LIST

Resource Database Printout (list):

☐ enclosed ☐ not requested ☒ nothing listed

Resource Database Printout (details):

☐ enclosed ☐ not requested ☒ nothing listed

Resource Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Report Database Printout (list):

☒ enclosed ☐ not requested ☐ nothing listed

Report Database Printout (details):

☒ enclosed ☐ not requested ☐ nothing listed

Report Digital Database (spreadsheet):

☐ enclosed ☒ not requested ☐ nothing listed

Resource Record Copies:

☐ enclosed ☐ not requested ☒ nothing listed

Report Copies:

☐ enclosed ☒ not requested ☐ nothing listed

OHP Built Environment Resources Directory (BERD) 2019:

☒ available online; please go to

https://ohp.parks.ca.gov/?page_id=30338

Archaeo Determinations of Eligibility 2012:

☐ enclosed ☐ not requested ☒ nothing listed

Los Angeles Historic-Cultural Monuments

☐ enclosed ☒ not requested ☐ nothing listed

Historical Maps:

☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information:

☒ not available at SCCIC

Historical Literature:

☒ not available at SCCIC

GLO and/or Rancho Plat Maps:

☒ not available at SCCIC

Caltrans Bridge Survey:

☒ not available at SCCIC; please go to

<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Shipwreck Inventory:

☒ not available at SCCIC; please go to

http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below)

☒ not available at SCCIC; please go to

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

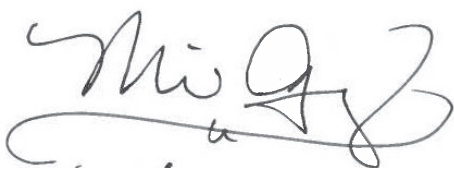
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,



Digitally signed by Michelle Galaz

Date: 2020.05.25 15:36:33 -07'00'

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 2 shapes

(X) Report Database Printout (list) – 1 page

(X) Report Database Printout (details) – 2 pages

Emergency Protocols for LA, Orange, and Ventura County BULK or SINGLE PROJECT Records Searches IF YOU HAVE A GIS PERSON ON STAFF ONLY!!

These instructions are for qualified consultants with a valid Access and Use Agreement.

WE ARE ONLY PROVIDING DATA THAT IS ALREADY DIGITAL AT THIS TIME.

Some of you have a fully digital operation and have GIS staff on board who can process a fully digital deliverable from the Information Center. IF you can accept shape file data and do not require a custom map made for you by the SCCIC, and you are willing to sort the data we provide to you then these instructions are for you. Read further to be sure. You may have only one project at this time or some of you have a lot of different search locations that can be processed all at once. This may save you a lot of time getting results back and if we process your jobs in bulk, and you may enjoy significant cost savings as well.

Bulk processing will work for you if you have a GIS person on staff who can sort bulk data for you and make you any necessary project maps. This type of job can have as many job locations as you want but the point is that we will do them in bulk – at the same time - not one at a time. We send all the bulk data back to you and you sort it. This will work if you need searches in LA, Orange, or Ventura AND if they all have the same search radius and if all the other search criteria is the same– no exceptions. This will not work for San Bernardino County because we are not fully digital for San Bernardino County. You must submit all your shape files for each location at the same time and this will count as one search. If you have some that need a different radius, or different search criteria, then you should submit that job separately with its own set of instructions.

INSTRUCTIONS FOR BULK PROCESSING:

Please send in your requests via email using the data request form along with the associated shape files and pdf maps of the project area(s) at 1-24k scale. PDFs must be able to be printed out on 8.5X 11 paper. We check your shape file data against the pdf maps. This is where we find discrepancies between your shape files and your maps. This is required.

Please use this data request form and make sure you fill it out properly.

<http://web.sonoma.edu/nwic/docs/CHRISDataRequestForm.pdf>

DELIVERABLES:

1. A copy of the Built Environment Resources Directory or BERD for Los Angeles, Orange, Ventura, or San Bernardino County can now be found at the OHP Website for you to do your own research. This replaces the old Historic Properties Directory or HPD. We will not be searching this for you at this time but you can search it while you are waiting for our results to save time.

2. You will only get shapefiles back, which means that you will have to make your own maps for each project location.
3. You will get a bulk processed bibliographies for resources and reports as selected; you will not get individual bibliographies for each project location.
4. You will get pdfs of resources and reports if you request them, provided that they are in digital formats. We will not be scanning records or reports at this time.
5. You will get one invoice for the bulk data processing. We can't bill this as individual jobs on separate invoices for you. If there are multiple project names, we are willing to reference all the job names on the invoice if needed. If there a lot of job id's we may ask you to send them in an email so that we can copy and paste it into the invoice details. If you need to bill your clients for the data, you can refer to our fee schedule on the OHP website under the CHRIS tab and apply the fees accordingly.
6. We will be billing you at the staff rate of \$150 per hour and you will be charged for all resources and report locations according to the "custom map charges". This is in lieu of the \$12 per GIS shape file data fee that we normally charge for GIS files and this will only apply during the Covid 19 emergency. You will also be billed 0.15 per pdf page, or 0.25 per excel line as is usual.
7. Your packet will be mailed to you on a CD or via Dropbox if you have an account. We use 7-zip to password protect the files so you will need both. We email you the password.

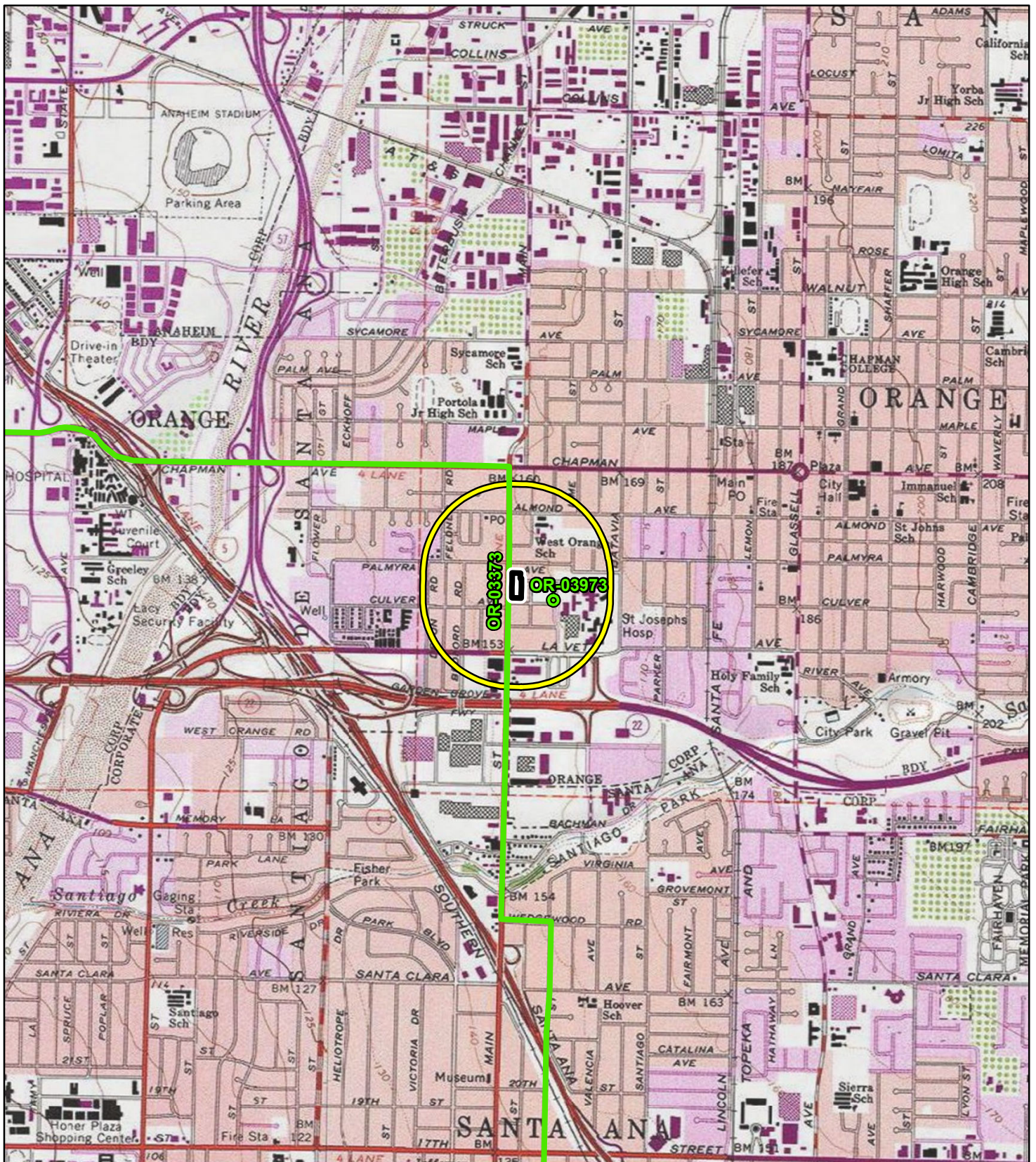
I may not have been able to cover every possible contingency in this set of instructions and will update it if necessary. You can email me with questions at sccic@fullerton.edu

Thank you,

Stacy St. James




South Central Coastal Information Center

Los Angeles, Orange, Ventura, and San Bernardino Counties



LSA

LEGEND

-  Project Area
-  Quarter-mile Radius of Project Area
-  Report Locations



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Anaheim and Orange (1981)

I:\PMB2001\GIS\MXD\Record_Search_Results.mxd (5/27/2020)

Orange Medical Office Building Project
Record Search Map

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03373		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
OR-03973		2007	unknown	Proposed FEMA project; Pre-Disaster Mitigation (PDM08) Program, St. Joseph Hospital of Orange in the City of Orange, California	St. Joseph Hospital of	