

CULTURAL RESOURCES ASSESSMENT

Bonanni Residential Project Fountain Valley, Orange County, California

Prepared for:

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Project No. PMA2203

National Archaeological Data Base (NADB) Information:

Type of Study: Intensive Survey

Resources Recorded: Courreges Ranch

USGS Quadrangle: 7.5-minute Newport Beach, California (1981)



BCRCONSULTING LLC

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MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Phil Martin & Associates to complete a Cultural Resources Assessment of the proposed Bonanni Residential Project (project) located in the City of Fountain Valley, Orange County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, Sacred Lands File Search with the Native American Heritage Commission, and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

BCR Consulting personnel conducted the cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search data revealed that 15 cultural resource studies have taken place resulting in the recording of three cultural resources within a 1/2-mile radius of the project site. Of these studies, none has occurred within the project site and no cultural resources have been previously identified within its boundaries. During the field survey, BCR Consulting personnel identified the remnants of the historic-period Courreges Ranch within the project site boundaries. This resource has been recorded on California State Department of Park and Recreation (DPR) 523 forms, as required. It has been evaluated and recommended not eligible for California Register of Historical Resources (California Register) listing eligibility. As such it is not significant under CEQA. Based on these results, BCR Consulting recommends that no additional cultural resources work or monitoring is necessary for any proposed project activities. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Findings were negative during the Sacred Lands File search with the NAHC. The City will initiate AB 52 Native American Consultation for the project. Since the City will initiate and carry out the required Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The appended Paleontological Overview provided in Appendix E has recommended that:

The geologic units underlying the project area are mapped primarily as deposits of sand and gravel from the Holocene and late Pleistocene epochs (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits; Pleistocene units are considered to be paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1 mile radius. However, this is likely due to the project area’s distance from the museum and should not be taken as indicative of paleontological sensitivity; other repositories may have localities in the area.

Any fossils recovered from the Proposed [Bonanni Residential] Project would be scientifically significant. Excavation activity associated with development of the project area could impact the paleontologically sensitive Pleistocene units close to the project area, and due to this proximity it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

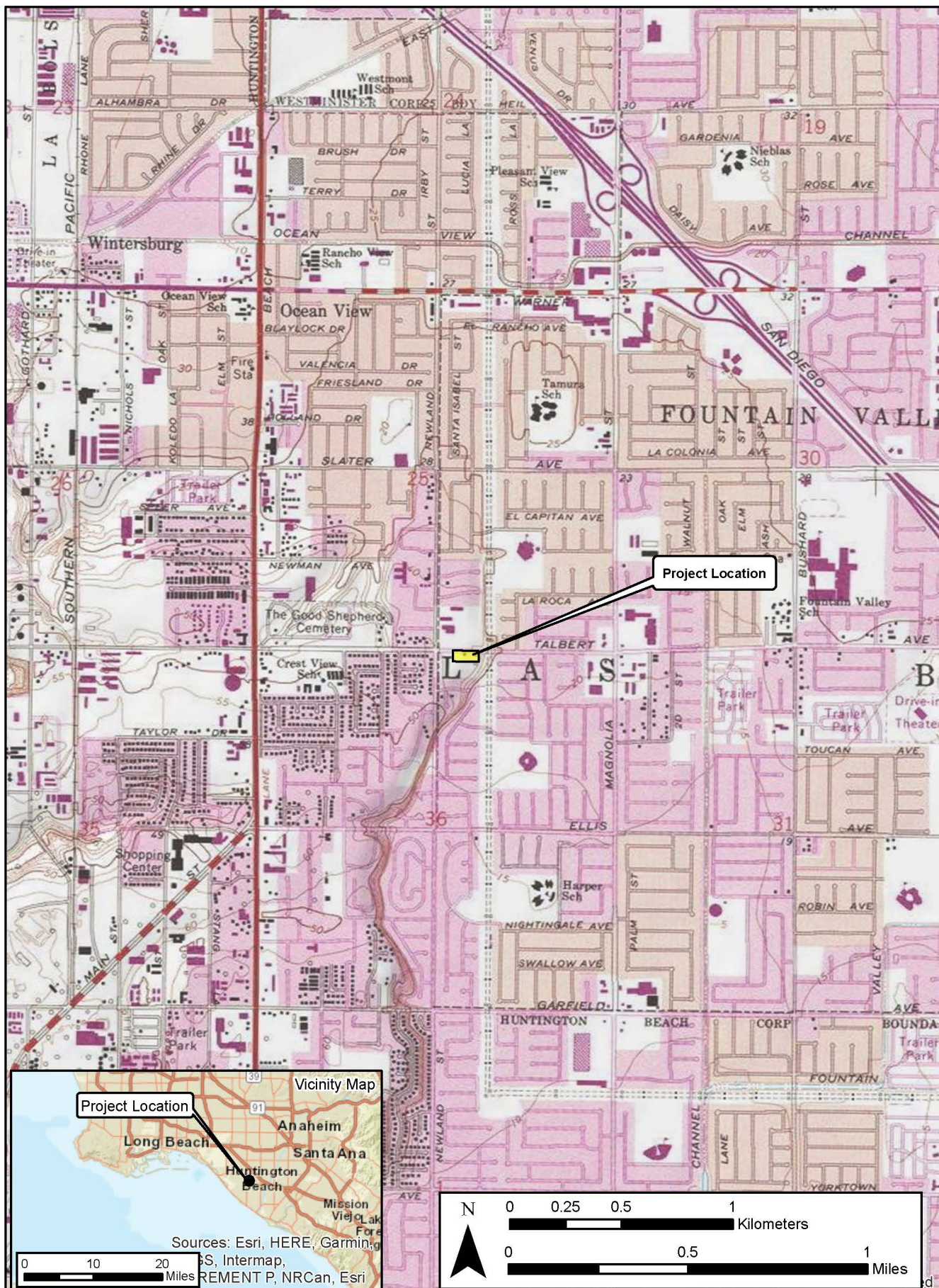
BCR Consulting LLC (BCR Consulting) is under contract to Phil Martin & Associates to complete a Cultural Resources Assessment of the proposed Bonanni Residential Project (project) in the City of Fountain Valley (City), Orange County, California. A cultural resources records search, additional research, intensive-level pedestrian field survey, Sacred Lands File Search with the Native American Heritage Commission, and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA). The project site is located in Section 36 of Township 4 South, Range 11 West, San Bernardino Baseline and Meridian. The project is depicted on the United States Geological Survey (USGS) *Newport Beach, California* (1981) 7.5-minute topographic quadrangle (Figure 1).

Regulatory Setting

The California Environmental Quality Act. CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations 14(3), § 15002(i)). Under CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (Cal. Code Regs. tit. 14(3), § 15064.5(b)). State CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project's lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California...Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (State CEQA Guidelines § 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the resource. Section 5024.1 of the Cal. Public Res. Code established the California



Register. Generally, a resource is considered by the lead agency to be “historically significant” if the resource meets the criteria for listing in the California Register (Cal. Code Regs. tit. 14(3), § 15064.5(a)(3)). The eligibility criteria for the California Register are similar to those of the National Register of Historic Places (National Register), and a resource that meets one of more of the eligibility criteria of the National Register will be eligible for the California Register. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. Criteria for Designation:

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 U.S.
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 prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resources.” (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years (i.e. resources from the “historic-period”) will be evaluated for California Register listing eligibility, or CEQA significance. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Tribal Cultural Resources. California Assembly Bill 52 was approved on September 25, 2014. As stated in Section 11 of AB 52, the act applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. AB 52 establishes “tribal cultural resources” (TCRs) as a new category of resources under CEQA. As defined under Public Resources Code Section 21074, TCRs are “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either: (1) included or determined to be eligible for inclusion in the CRHR; included in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (2) determined by the lead agency to be significant pursuant to the criteria for inclusion in the CRHR set forth in Public Resources Code Section 5024.1(c), if supported by substantial evidence and taking into account the significance of the resource to a California Native American tribe. A “historical resource” as defined in Public Resources Code Section 21084.1, a “unique archaeological resource” as defined in Public Resources Code Section 21083.2(g), or a “nonunique archaeological resource” as defined in Public Resources Code Section 21083.2(h) may also be TCRs. AB 52 further establishes a new consultation process with California Native American tribes for proposed projects in geographic areas that are

traditionally and culturally affiliated with that tribe. Per Public Resources Code Section 21073, "California Native American tribe" includes federally and non-federally recognized tribes on the NAHC contact list. Subject to certain prerequisites, AB 52 requires, among other things, that a lead agency consult with the geographically affiliated tribe before the release of an environmental review document for a proposed project regarding project alternatives, recommended mitigation measures, or potential significant effects, if the tribe so requests in writing. If the tribe and the lead agency agree upon mitigation measures during their consultation, these mitigation measures must be recommended for inclusion in the environmental document (Public Resources Code Sections 21080.3.1, 21080.3.2, 21082.3, 21084.2, and 21084.3). Since the City will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff are available to answer questions and address comments.

NATURAL SETTING

The project site is located in the Bluffs area of Fountain Valley. Local sediments are dominated by sedimentary deposits of the Upper Cretaceous, Tertiary, and Quaternary periods, obscured beneath an intermittent veneer of recent alluvium (Oates 1960, Stadum 1982). Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971: 36-37), and runoff flows in an easterly direction (USGS 1981). Chaparral, coastal sage scrub, and riparian vegetation communities dominate regional flora. Key native plants include black sage, California brittlebush, California buckwheat, California sagebrush, deerweed, golden yarrow, laurel sumac, lemonadeberry, poison oak, purple sage, sticky monkeyflower, sugar bush, toyon, white sage, coastal century plant, coastal cholla, prickly-pear cactus, arroyo willow, and bulrush. These plants were utilized by local animal species, which included kangaroo rats, California horned lizard, orange-throated whiptail, San Diego horned lizard, brown-headed cowbird, California gnatcatcher, California quail, cactus wren, darkling beetle, harvester ant, and Palos Verdes blue butterfly (Williams et al. 2008:117,122). Peripheral species included deer, and various rodents, rabbits, and birds - many of which were utilized by prehistoric inhabitants (Lightfoot and Parrish 2009).

CULTURAL SETTING

Prehistory

Various regional syntheses have been commonly utilized in the archaeological literature for southern California. The most widely cited include Wallace (1955) and Warren (1968 and 1986). Wallace defines four cultural horizons, each with characteristic local variations:

- Early Period (before 6000 B.C.)
- Milling Stone (6000 to 3000 B.C.)
- Intermediate (3000 B.C. to A.D. 500)
- Late Prehistoric (A.D. 500 to A.D. 1769).

Employing a more ecological model Warren (1968) defined three traditions, including:

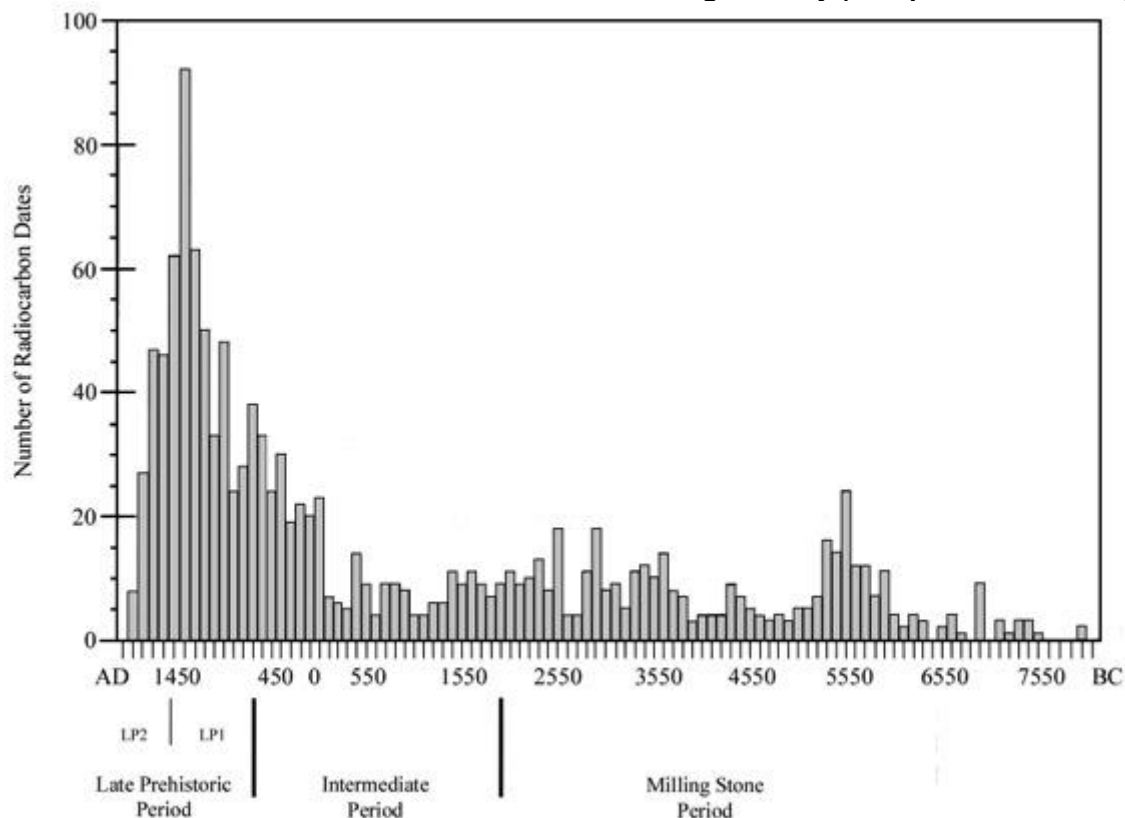
- San Dieguito (pre 5500 B.C.)
- Encinitas (5500 B.C. to A.D. 600)
- Shoshonean (A.D. 600 to A.D. 1769).

Relying on data from more desert-based groups Warren defined five periods in 1986:

- Lake Mojave (8000 to 5000 B.C.)
- Pinto (5000 to 2000 B.C.)
- Gypsum (2000 B.C. to A.D. 500)
- Saratoga Springs (A.D. 500 to 1200)
- Protohistoric (A.D. 1200 to 1769).

Although these references have provided useful overviews for southern California, updated studies more specific to the prehistory of coastal southern California (see Arnold 1990, 1991, 1992, 1995; Arnold et al. 1997; Raab and Larson 1997) are relevant to the current project area. The current study is synthesized from Mason et al. (1997), and Koerper et al. (2002). This regional focus is considered vital to Orange County prehistory because of the wealth of reliably dated prehistoric sites recorded in area, ranging from 7550 B.C. to the late Late Prehistoric (Mason et al. 1997:35; Koerper et al. 2002:68). A temporal scheme has been formulated from data utilized by both studies (see Table A).

Table A. Radiocarbon Dates/Periods from Sites in Orange County (Koerper et al. 2002:68)



Mason et al. (1997) combine data from six sites excavated during the Newport Coast Archaeological Project (NCAP) with climatic and biogeographical information collected within the greater Orange County area to address the importance of:

- terrestrial/marine vertebrates versus shell-fish/plant utilization by Millingstone populations
- significant population fluctuations during the Early to Middle Holocene
- settlement transition and other adaptive strategies at the end of the Middle Holocene
- issues of prehistoric lithic trade.

They conclude that Middle Holocene site expansion along the Orange County coast is the result of new habitats containing important prehistoric food sources that flourished due to stabilizing sea levels between five and six thousand years ago (Mason et al. 1997:58). These habitats particularly included kelp beds containing sheephead fish, and sandy and muddy substrates that encouraged proliferation of cockles, scallops, oysters, bat rays, and guitar fish -each of which has been found in significant numbers during this era at various sites within NCAP (Mason et al. 1997:40-41). During the late Holocene population increase resulting from access to these food sources as well as terrestrial resources allowed further expansion into Orange County's interior.

As prehistoric populations spread throughout the Orange County area, their tool types and site remains indicate two settlement strategies. The first, known as the forager model, enabled whole groups to mobilize between residential bases as part of a seasonal round. This was commonly practiced during the Millingstone and early Intermediate Period. During the late Intermediate Period and the early Late Prehistoric Period, a functional hierarchy of site types appear, containing multi-season residential bases, minor residential bases, and single gender specialized activity locations. This indicates the second model, known as the collector (or village) model, in which residential bases remain the same or seasonal, while specialized procurement parties are deployed to collect resources and bring them back to base (Mason et al. 1997:52, 56; see also Binford 1980, and Thomas 1983).

In addition to site data, Koerper et al. (2002) utilize information from wetland salinity, climatic and hydrologic conditions, and artificial and natural resource depletion studies which link "demographic dynamics to subsistence intensification, territoriality, violent behavior, trade, and the further elaboration of status hierarchies during the late Holocene in Orange County" (Koerper et al. 2002:63). This approach has underscored the importance of punctuated environmental events, such as the capricious coursing of local drainage systems often catalyzed by the commencement and/or termination of droughts (i.e. the Medieval Climatic Anomaly and the Little Ice Age). Having occurred within relatively short time frames, these events are posited to give rise to a model of dramatic cultural shift rather than one of gradualism, and have been confirmed by correlating radiocarbon dates utilized in the local prehistoric chronology (Table A).

Dramatic shift is particularly evident between ca. 2000 and 1000 B.C. when a decline in carbon-fourteen dates from the area indicated the disappearance of a population practicing a residential mobility pattern of foraging, the predominant adaptive strategy practiced during the mid-Holocene. The disappearance of this group is highly correlated with very dry conditions, as indicated by pollen studies (Koerper et al. 2002:79), and people do not reappear in this area in significant numbers until circa 1000 B.C., at which

point fewer, more highly concentrated settlements appear. Some resource intensification is apparent during the ensuing generations, and by the beginning of the Late Prehistoric is confirmed by the expanding use of shellfish recovered in context as far as six kilometers from its origin at Newport Bay. Resource intensification is often a sign of a shortage of preferred or customary resources brought about by a rise in population and/or other factors. Such a rise in population certainly occurred by A.D. 600, peaking circa A.D. 1300 (see Table A), and is correlated with the local advent of the bow and arrow, which may have been brought by Takic speakers from the Southwest (Koerper et al. 2002:80). Native Orange County populations began to decline during the late Late Prehistoric prior to any likely effects of European disease. Koerper et al. suggests that rather than exceeding the land's carrying capacity, this decline in the Orange County area was due to a failure of "food yields...to increase in proportion to the additional investments of energy expended in subsistence labor" (Koerper et al. 2002:80; see also Halstead and O'Shea 1989; Hayden 1990). This has been further supported by oral tradition, which suggests that people were driven to leave food procurement areas due to incongruities between population and resources (ibid), which gave rise to the patterns whose rudiments remained at the time of European contact.

Ethnography

The project site is situated within traditional Gabrielino territory. The Gabrielino consisted of semi-nomadic hunter-gatherers who spoke a variation of the Takic language subfamily. The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

History

In Southern California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

Spanish Period. The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772 (Beck and Haase 1974).

Mexican Period. In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

Fountain Valley. The City of Fountain Valley was once prime agricultural land and comprised a portion of Manuel Nieto's Rancho that was originally granted by the Spanish government in 1784. During this period, the Santa Ana River flowed year-round, and the area was mostly swampland thick with tules and willows. The land had little use aside from the grazing of small quantities of cattle on the many islands within the swamp. The Rancho passed to Nieto's daughter-in-law in the form of Rancho Las Bolsas, which, around the time of the Civil War was purchased by Massachusetts businessman Abel Stearns. It was during this time that many evangelistic gatherings were held in tents on islands in the swamp, and the area came to be known by some as "Gospel Swamp" (Dick 1988). Between 1877 and 1879 a severe drought reduced the water level to a point where fertile farmland had become available. The prospect of rich soil and abundant water from natural springs and artesian wells (from which the city's name is derived) prompted farmers to purchase property from the Stearns Ranchos Company. Among others, the Courreges family, the Talberts, the Wardlows, the Gislens, and the Bushards established farms beginning in 1878 (Haire 2013). The Talbert family were prominent farmers from Illinois who settled in Long Beach in 1878, and in 1896 purchased and cleared 300 acres of swamp in present-day Fountain Valley. They eventually opened a general store, and the settlement became known as Talbert. A post office was opened in 1899 with Thomas B. Talbert as postmaster (Person 2007). Farming and ranching activities intensified locally in the early part of the 20th century, and dominated the local economy until after World War II. By the 1950's, suburban settlements had been developed throughout Orange County,

and threats of annexation from Santa Ana and Garden Grove to the north prompted Talbert residents to propose incorporation. The city of Fountain Valley was incorporated on June 13, 1957 and it became the 21st city in Orange County. Jim Kanno was later elected as mayor at the first meeting of the city council, becoming the first Japanese-American to be elected mayor in mainland United States. By the early 1960's plans for large-scale developments were underway, and Fountain Valley became the first city in Orange County to adopt a Master Plan of Development. The document was intended to control and direct future tract developments as well as the overall growth of the city. In 1966, the city was near municipal bankruptcy when James E. Neal was hired as city manager and eventually returned the city to a state of surplus. In conjunction with City Finance Director and Controller, Howard Stephens, Neal helped the city adopt a ten-year budget plan that received national and international attention for its effectiveness (Dick 1988).

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study and authored the technical report. Mr. Brunzell also completed the cultural resource records search at the South Central Coastal Information Center (SCCIC). BCR Consulting Staff Archaeologist Doug Kazmier completed additional research through various repositories and internet resources, drafted the California Department of Park and Recreation (DPR) 523 forms, and conducted the field survey.

METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals. This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards. Tasks include:

- Cultural resources records search to review studies and archaeological/historical resources recorded within a one half-mile radius of the project boundaries
- Systematic pedestrian survey of the entire project site
- California Register of Historical Resources (California Register) eligibility evaluation for any cultural resources identified
- Development of recommendations for cultural resources documented within the project boundaries, following CEQA
- Completion of DPR 523 forms for any discovered cultural resources.
- Vertebrate paleontology resources report through the Western Science Center.

Records Search

Mr. Brunzell completed the archaeological records search at the SCCIC using California State University, Fullerton records on January 9, 2023. The records search included a review of all recorded historic and prehistoric cultural resources, as well as a review of known cultural resources, and survey and excavation reports generated from projects completed within 0.5-miles of the project site. In addition, a review was conducted of the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and documents and inventories from the California Office of Historic Preservation including the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures. Additional research was performed through the General Land Office records of the Bureau of Land Management, the Orange County Assessor, and various internet resources.

Field Survey

An archaeological pedestrian field survey of the project site was conducted on December 5, 2022. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the project site, where accessible. Where necessary, vegetation was moved aside to enhance surface visibility. Soil exposures, including natural and artificial clearings were carefully inspected for evidence of cultural resources. Photographs were taken of all buildings and structures, and at various points throughout the project site.

RESULTS

Records Search

BCR Consulting completed the records search at the SCCIC at California State University, Fullerton. The records search data revealed that 15 cultural resource studies have taken place resulting in the recording of three cultural resources within a 1/2-mile radius of the project site. Of these studies, none has occurred within the project site and no cultural resources have been previously identified within its boundaries. The records search results are summarized as follows, and a complete records search bibliography is provided as Appendix A.

Table A. Cultural Resources and Reports Located Within 1/2-Mile of the Project Site

| | | |
|---------------------------------------|--|---|
| <i>La Habra, California</i> (1981) | P-30-145: Prehistoric Habitation Site with Historic-Period Refuse (1/4 Mile SW) P-30-296: Prehistoric Habitation Site (1/4 Mile NW) | OR-326, 356, 1836, 2033, 2037, 2226, 3008, 3069, 3616, 3624, 3683, 4087, 4259, 4313, 4434 |
|---------------------------------------|--|---|

Additional Research. The subject property comprised a portion of the 80-acre parcel of farmland known as “The Bluffs”. It was first purchased from the Abel Stearns Rancho Company by Basque immigrant and pioneer farmer Roch Courreges in 1878. The first building on the property was a three-story tank house constructed in 1898 by Courreges

and his wife Magdalena. The tank house has been relocated and preserved by the Courreges Family and the Fountain Valley Historical Society. An additional residence was constructed in 1908, but was subsequently destroyed by fire. The residence that would replace it would remain next to the tank house until it was demolished between 2014 and 2016, prior to the removal of the tank house. The remaining residence was constructed in 1916, six years prior to the death of Roch Courreges. Pieces of the property were sold off and the surrounding neighborhoods were subdivided as housing developments between 1963 and 1987. 1.4 acres of the original property were kept in the Courreges family, most recently owned by Ronald Courreges, until its acquisition by Bonanni Development LLC in 2021 (Parcelquest 2022; Courreges, Ronald, personal communication, December 5 2022; Jones 1990; Mellen 2016; United States Department of Agriculture 1963, 1972, 1987).

Field Survey

The subject property is currently occupied by a 1,169 square-foot single family residence. This residence is the only one remaining on the subject property and was constructed in 1916. The craftsman style residence features triangular knee braces, timber-frame construction, and a twin-gabled roof. The main entrance is accessed between the gables beneath a small roof that is supported by brick columns. The roof is topped by composition shingles. The building is fronted by a modern concrete masonry unit wall, and the property is surrounded on three sides by chain-link fence with two gates facing Talbert Avenue. The property features one ancillary building and various storage structures east of the residence, as well as mature trees and large cacti. The 1.4-acre property originally comprised 80 acres and contained an additional residence, another building to the west of the extant residence, and a “tank house” used for water storage and as a residence. One of the former residences was destroyed by fire in 1909 and the building to the west of the residence was demolished between 2014 and 2016. In 2017 the tank house was moved to the Fountain Valley Historical Society property at 17635 Los Alamos Street in Fountain Valley.

SIGNIFICANCE EVALUATIONS

During the field survey the remnants of the historic-period Courreges Ranch were identified. CEQA calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

Significance Criteria

California Register of Historical Resources. The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;

2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

The California Register evaluations of the resource identified within the project site boundaries are provided below.

California Register Evaluation

Courreges Ranch. Criterion 1: The Courreges family developed the subject property during 19th century, in the first wave of local American agricultural enterprises. Only one of the early residences and a small shed remains in place, and the original buildings have all been destroyed, demolished, or moved. Also, most of the property has been converted and sold for residential subdivisions leaving only 1.4 acres intact, none of which is cultivated. As such, the property cannot convey any significance connected with Criterion 1 due to diminished integrity of location, setting, association, design, materials, workmanship, and feeling. Therefore the subject property is not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has connected the subject property with the Courreges family, a pioneering Fountain Valley family that retains a connection to the area. However, the integrity issues listed under Criterion 1 prevent the property from conveying any significance under Criterion 2. Therefore, the project is not eligible for the California Register under Criterion 2. The shed lacks any distinctive architectural elements. The remaining residence is a modest house with Craftsman elements but lacks architectural distinction and does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

RECOMMENDATIONS

During the records search, additional research, and field survey, BCR Consulting personnel identified the historic-period Courreges Ranch within the project site boundaries. This resource has been recorded on DPR 523 forms, as required. The

resource has been evaluated and recommended not eligible for California Register listing eligibility. As such it is not significant under CEQA. Based on these results, BCR Consulting recommends that no additional cultural resources work or monitoring is necessary for any proposed project activities. Therefore, no significant impacts related to archaeological or historical resources is anticipated and no further investigations are recommended for the proposed project unless:

- the proposed project is changed to include areas not subject to this study;
- the proposed project is changed to include the construction of additional facilities;
- cultural materials are encountered during project activities.

Although the current study has not indicated sensitivity for cultural resources within the project boundaries, ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;

Findings were negative during the Sacred Lands File search with the NAHC. The City will initiate AB 52 Native American Consultation for the project. Since the City will initiate and carry out the required Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff is available to answer questions and address concerns as necessary.

According to CEQA Guidelines, projects subject to CEQA must determine whether the project would “directly or indirectly destroy a unique paleontological resource”. The appended Paleontological Overview provided in Appendix E has recommended that:

The geologic units underlying the project area are mapped primarily as deposits of sand and gravel from the Holocene and late Pleistocene epochs (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits; Pleistocene units are considered to be paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1 mile radius. However, this is likely due to the project area's distance from the museum and should not be taken as indicative of paleontological sensitivity; other repositories may have localities in the area.

Any fossils recovered from the Proposed [Bonanni Residential] Project would be scientifically significant. Excavation activity associated with development of the project area could impact the paleontologically sensitive Pleistocene units close to the project area, and due to this proximity it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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APPENDIX A

RECORDS SEARCH BIBLIOGRAPHY

Report List

PMA2203

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|------------|------------|------|----------------------|--|--------------------------------------|--|
| OR-00326 | | 1978 | Desautels, Roger J. | Archaeological Report on the Proposed Orange County Water District Costa Mesa/Huntington Beach Area of the County of Orange, | Scientific Resource Surveys, Inc. | 30-000076, 30-000087, 30-000113, 30-000142, 30-000145, 30-000174, 30-000296, 30-000358, 30-000492 |
| OR-00356 | | 1972 | Ahlering, Michael L. | Report of Archaeological Testing: the Dobkin Site (4-ORA-145) | Archaeological Research, Inc. | 30-000145 |
| OR-01836 | | 1998 | Padon, Beth | Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County | Discovery Works, Inc. | |
| OR-02033 | | 1987 | Mason, Roger D. | Research Design for Evaluation of Coastal Archaeological Sites in Northern Orange County, California | Scientific Resource Surveys, Inc. | 30-000078, 30-000082, 30-000083, 30-000084, 30-000085, 30-000086, 30-000088, 30-000143, 30-000145, 30-000183, 30-000256, 30-000257, 30-000258, 30-000259, 30-000260, 30-000261, 30-000262, 30-000263, 30-000264, 30-000288, 30-000290, 30-000291, 30-000292, 30-000294, 30-000302, 30-000322, 30-000365, 30-000366, 30-000368, 30-000555 |
| OR-02037 | Cellular - | 1999 | Duke, Curt | Cultural Resource Assessment for Pacific Bell Mobile Services Facility Cm 292-01, County of Orange, California | LSA Associates, Inc. | |
| OR-02226 | Cellular - | 2001 | Duke, Curt | Cultural Resource Assessment Cingular Wireless Facility No. CM 292-03 Orange County, California | LSA Associates, Inc. | 30-000296 |
| OR-03008 | | 2002 | Miller, Jason A. | Archaeological Monitoring During Construction of the Lambert Park Access Ramp | RMW Paleo Associates, Inc. | 30-000145 |
| OR-03069 | | 2004 | Sikes, Nancy E. | Cultural Resources Monitoring for the Gwrs-west Barrier Pipeline Project, Cities of Fountain Valley and Huntington Beach, Orange County, California | SWCA Environmental Consultants, Inc. | |
| OR-03616 | | 2004 | McKenna, Jeanette A. | Negative Archaeological Survey Report to Construct a New Oc-9 (21 Inch) Transmission Pipeline Within the Existing Newlad Street Right-of-way, Extending From Edinger Ave and Yorktown Ave; and a New 12 Inch Distribution Main Between Waner Ave and Heil Ave. | McKenna et al. | 30-000145, 30-000356, 30-000383 |

Report List

PMA2203

| Report No. | Other IDs | Year | Author(s) | Title | Affiliation | Resources |
|------------|--------------------------|------|--|--|--------------------------------------|---------------------------------|
| OR-03624 | | 2004 | Sikes, Nancy E. and Stephen O'Neil | Cultural Resources Monitoring for the Talbert Barrier West End Improvement Project, City of Fountain Valley, Orange County, California | SWCA Environmental Consultants, Inc. | 30-000145, 30-000302, 30-000356 |
| OR-03683 | Cellular - | 2007 | Bonner, Wayne H. | Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate LA02915H (Magnolia Car Wash), 9002 Talbert Avenue, Fountain Valley, Orange County, California | Michael Brandman Associates | |
| OR-04087 | Paleo - | 1998 | Salenius, Sylvia | Program EIR/Tier 1 EIS, for the Groundwater Replenishment System | P&D Consultants, Inc. | |
| OR-04259 | | 2007 | Becker, Kenneth, Goodman, John, Sewell, Kristin, and Van Galder, Sarah | Cultural Resources Monitoring Report, Orange County Water District Groundwater Replenishment System, Orange County, California | SRI | 30-001670, 30-001671, 30-100402 |
| OR-04313 | City of Huntington Beach | 2013 | Unknown | Historic and Cultural Resources Element - Huntington Beach | City of Huntington Beach | |
| OR-04434 | | 2014 | Bonner, Diane, Wills, Carrie, and Crawford, Kathleen | Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate LA02292A (CM292 St Vincent De Paul) 8345 Talbert Avenue, Huntington Beach, Orange County, California | EAS | 30-000145, 30-000296 |

Resource List

PMA2203

| Primary No. | Trinomial | Other IDs | Type | Age | Attribute codes | Recorded by | Reports |
|-------------|-----------------|---|------|--------------------------|---------------------------|---|---|
| P-30-000145 | CA-ORA-000145/H | Resource Name - DOBKINS; Resource Name - Lambert Park Site | Site | Prehistoric, Historic | AH04; AP02; AP09; AP15 | 1963 (MCKINNEY, PCAS); 1963 (Cowper, Dorothy, Archaeological Survey Association of So Cal); 1964 (PURCELL); 2001 | OR-00001, OR- 00326, OR-00356, OR-01995, OR- 02033, OR-03008, OR-03616, OR- 03624, OR-03662, OR-04034, OR- 04266, OR-04434 |
| P-30-000296 | CA-ORA-000296 | | Site | Prehistoric | AP02; AP09; AP15; AP16 | 1971 (BURSZTYNSKY, C., PCAS) | OR-00326, OR- 01995, OR-02226, OR-04034, OR- 04434 |

APPENDIX B

DEPARTMENT OF PARK AND RECREATION 523 FORMS/PHOTOGRAPHS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Courreges Ranch

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad: Newport Beach Date: 1981
c. Address: 8572 Talbert Avenue
d. UTM: Zone: N/A mE/
e. Other Locational Data: The subject property is located on the south side of Talbert Avenue east of its intersection with Newland Street.

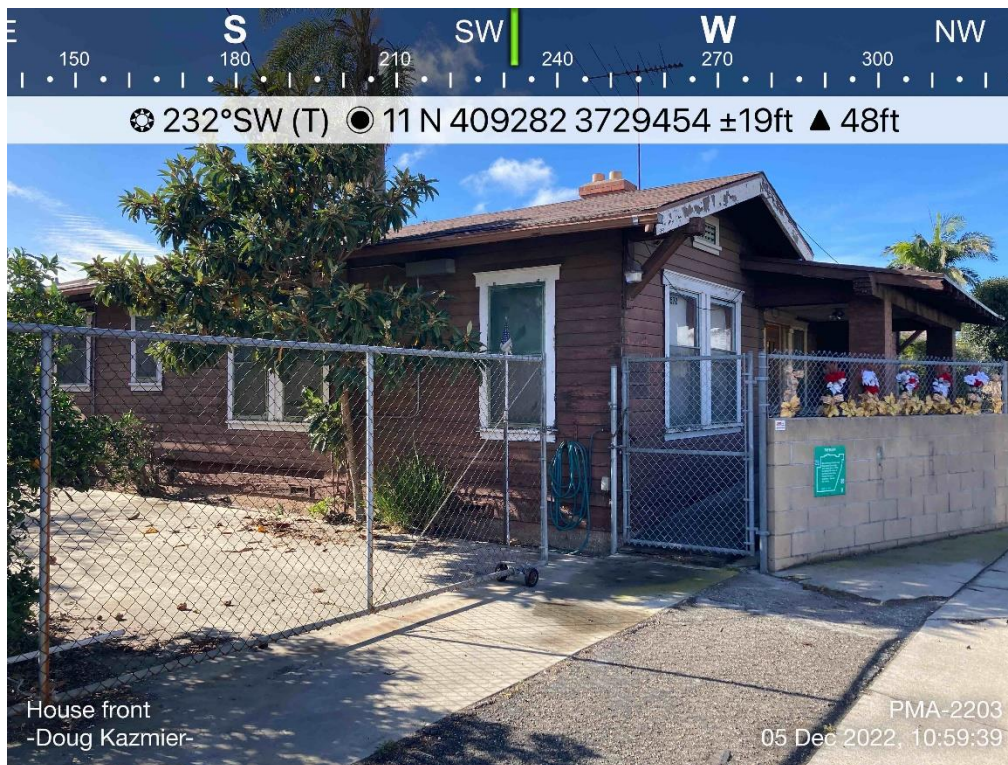
*a. County: San Bernardino

T4S; R11W; Section 36; SBBM
City: Fountain Valley Zip: 92708
Elevation: 46' AMSL

*P3a. Description: The subject property is currently occupied by a 1,169 square-foot single family residence. This residence is the only one remaining on the subject property and was constructed in 1916. The craftsman style residence features triangular knee braces, timber-frame construction, and a twin-gabled roof. The main entrance is accessed between the gables beneath a small roof that is supported by brick columns. The roof is topped by composition shingles. The building is fronted by a modern concrete masonry unit wall, and the property is surrounded on three sides by chain-link fence with two gates facing Talbert Avenue. The property features one ancillary building and various storage structures east of the residence, as well as mature trees and large cacti. The 1.4-acre property originally comprised 80 acres and contained an additional residence, another building to the west of the extant residence, and a "tank house" used for water storage and as a residence. One of the former residences was destroyed by fire in 1909 and the building to the west of the residence was demolished between 2014 and 2016. In 2017 the tank house was moved to the Fountain Valley Historical Society property at 17635 Los Alamos Street in Fountain Valley.

*P3b. Resource Attributes: HP3. Single Family Residence

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



***P4. Resources Present:**

☒ Building ☐ Structure ☐ Object
☐ Site ☐ District ☐ Element of
District ☐ Other

P5b. Description of Photo:
(View, date, accession #) Photo 1:
Residence Overview (View SW)

*P6. Date Constructed/ Age and
Sources: ☒ Historic 1916 (see
page 2) ☐ Prehistoric ☐ Both

*P7. Owner and Address:
Bonanni Development LLC
5500 Bolsa Avenue #120,
Huntington Beach, CA 92649

*P8. Recorded by:
Doug Kazmier
BCR Consulting LLC
Claremont, California 91711

*P9. Date Recorded: 12/5/22

*P10. Survey Type: Intensive.

*P11. Report Citation: *Cultural
Resources Assessment of the
Bonanni Residential Project,
Fountain Valley, Orange County,
California*. On File at BCR
Consulting LLC.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

***NRHP Status Code:**

***Resource Name or #** (Assigned by recorder): Courreges Ranch

B1. Historic Name: Corregues Ranch

B2. Common Name: N/A

B3. Original Use: Ranch and Residence

B4. Present Use: Residence

***B5. Architectural Style:** The remaining house is Craftsman.

***B6. Construction History:** (Construction date, alterations, and date of alterations): The tank house was constructed in 1898 and moved to the Fountain Valley Historic Society near City Hall in 2017. A second residence was built in 1908 and destroyed by fire in 1909. A third building was built to the west of the extant residence at an unknown date (it was present by 1938) and demolished between 2014 and 2016. The extant residence was built in 1916, and no modern alterations were visible from the building's exterior aside from composite roofing materials. Much of the wood siding and some external window frames have been removed.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** None

B9a. Architect: Unknown **b.** Builder: Unknown

***B10. Significance: Theme:** Early 20th Century Agricultural **Area:** Fountain Valley **Applicable Criteria:** N/A

History

Fountain Valley. The City of Fountain Valley was once prime agricultural land and comprised a portion of Manuel Nieto's Rancho that was originally granted by the Spanish government in 1784. During this period, the Santa Ana River flowed year-round, and the area was mostly swampland thick with tules and willows. The land had little use aside from the grazing of small quantities of cattle on the many islands within the swamp. The Rancho passed to Nieto's daughter-in-law in the form of Rancho Las Bolsas, which, around the time of the Civil War was purchased by Massachusetts businessman Abel Stearns. It was during this time that many evangelistic gatherings were held in tents on islands in the swamp, and the area came to be known by some as "Gospel Swamp" (Dick 1988). Between 1877 and 1879 a severe drought reduced the water level to a point where fertile farmland had become available. The prospect of rich soil and abundant water from natural springs and artesian wells (from which the city's name is derived) prompted farmers to purchase property from the Stearns Ranchos Company. Among others, the Courreges family, the Talberts, the Wardlows, the Gislens, and the Bushards established farms beginning in 1878 (Haire 2013). The Talbert family were prominent farmers from Illinois who settled in Long Beach in 1878, and in 1896 purchased and cleared 300 acres of swamp in present-day Fountain Valley. They eventually opened a general store, and the settlement became known as Talbert. A post office was opened in 1899 with Thomas B. Talbert as postmaster (Person 2007). Farming and ranching activities intensified locally in the early part of the 20th century, and dominated the local economy until after World War II. By the 1950's, suburban settlements had been developed throughout Orange County, and threats of annexation from Santa Ana and Garden Grove to the north prompted Talbert residents to propose incorporation. The city of Fountain Valley was incorporated on June 13, 1957 and it became the 21st city in Orange County. Jim Kanno was later elected as mayor at the first meeting of the city council, becoming the first Japanese-American to be elected mayor in mainland United States. By the early 1960's plans for large-scale developments were underway, and Fountain Valley became the first city in Orange County to adopt a Master Plan of Development. The document was intended to control and direct future tract developments as well as the overall growth of the city. In 1966, the city was near municipal bankruptcy when James E. Neal was hired as city manager and eventually returned the city to a state of surplus. In conjunction with City Finance Director and Controller, Howard Stephens, Neal helped the city adopt a ten-year budget plan that received national and international attention for its effectiveness (Dick 1988).

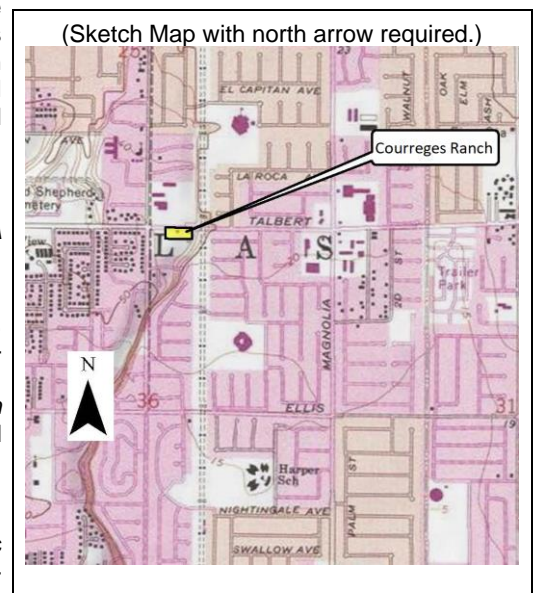
***B12. References:**

Dick, Jim. 1988. *Fountain Valley*. In *A Hundred Years of Yesterdays, A Centennial History of the People of Orange County and Their Communities*, edited by Esther R. Kramer, Keith A. Dixon, Diann Marsh, Phil Brigandi, Haire, Chris. 2013. A History Forgotten: How Farming Shaped Fountain Valley. Electronic Document: <https://www.ocregister.com/2013/04/21/a-history-forgotten-how-farming-shaped-fountain-valley/>. Accessed January 20, 2023.

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Mellen, Greg. 2016. *Why Fountain Valley's Oldest Structure is Being Moved*. *Orange County Register*. Published August 26, 2016.

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***B14. Evaluators:** D. Brunzell, D. Kazmier, BCR Consulting

***Date of Evaluation** 12/05/22

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#

Page 3 of 4

Recorded by Doug Kazmier

*Resource Name or # (Assigned by recorder) Courreges Ranch
*Date: December 12, 2022 ☒ Continuation ☐ Update

B10. Significance [Continued from page 2]:

Property History. The subject property comprised a portion of the 80-acre parcel of farmland known as “The Bluffs”. It was first purchased from the Abel Stearns Rancho Company by Basque immigrant and pioneer farmer Roch Courreges in 1878. The first building on the property was a three-story tank house constructed in 1898 by Courreges and his wife Magdalena. The tank house has been relocated and preserved by the Courreges Family and the Fountain Valley Historical Society. An additional residence was constructed in 1908, but was subsequently destroyed by fire. The residence that would replace it would remain next to the tank house until it was demolished between 2014 and 2016, prior to the removal of the tank house. The remaining residence was constructed in 1916, six years prior to the death of Roch Courreges. Pieces of the property were sold off and the surrounding neighborhoods were subdivided as housing developments between 1963 and 1987. 1.4 acres of the original property were kept in the Courreges family, most recently owned by Ronald Courreges, until its acquisition by Bonanni Development LLC in 2021 (Parcelquest 2022; Courreges, Ronald, personal communication, December 5 2022; Jones 1990; Mellen 2016; United States Department of Agriculture 1963, 1972, 1987).

California Register of Historical Resources Evaluation

Criterion 1: The Courreges family developed the subject property during 19th century, in the first wave of local American agricultural enterprises. Only one of the early residences and a small shed remains in place, and the original buildings have all been destroyed, demolished, or moved. Also, most of the property has been converted and sold for residential subdivisions leaving only 1.4 acres of the original property, none of which is cultivated. As such, the property cannot convey any significance connected with Criterion 1 due to diminished integrity of location, setting, association, design, materials, workmanship, and feeling. Therefore the subject property is not eligible for the California Register of Historical Resources (California Register) under Criterion 1. Criterion 2: Substantial research has connected the subject property with the Courreges family, a pioneering Fountain Valley family that retains a connection to the area. However, the integrity issues listed under Criterion 1 prevent the property from conveying any significance under Criterion 2. Therefore, the project is not eligible for the California Register under Criterion 2. The shed lacks any distinctive architectural elements. The remaining residence is a modest house with Craftsman elements but lacks architectural distinction and does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

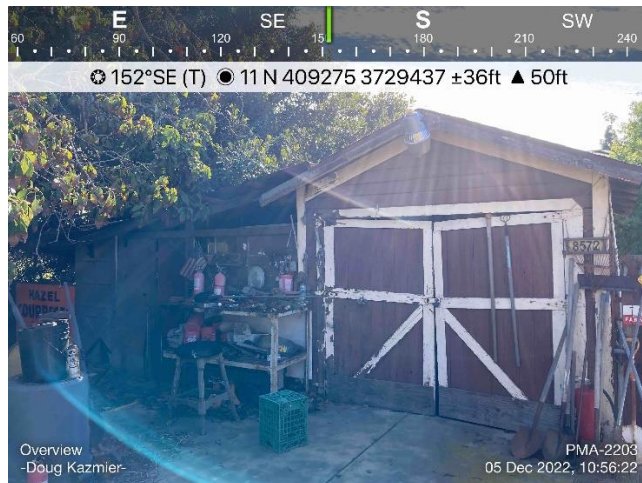


Photo 1: Shed to the East of the Main Residence

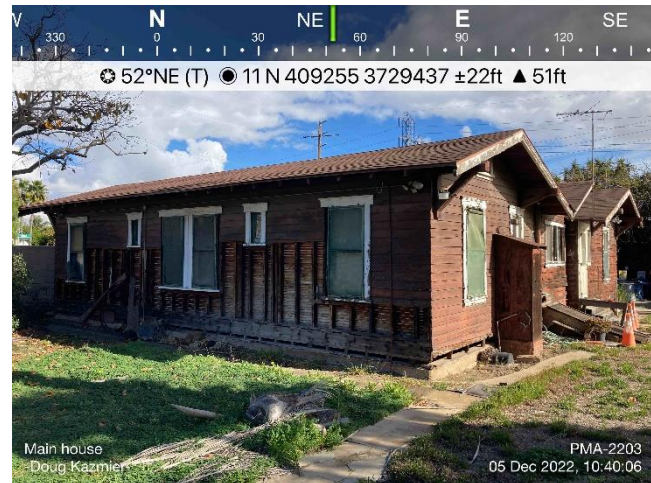


Photo 2: Overview from Rear of Residence

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#

Page 4 of 4

Recorded by Doug Kazmier

*Resource Name or # (Assigned by recorder) Courreges Ranch

*Date: December 12, 2022 ☒ Continuation ☐ Update

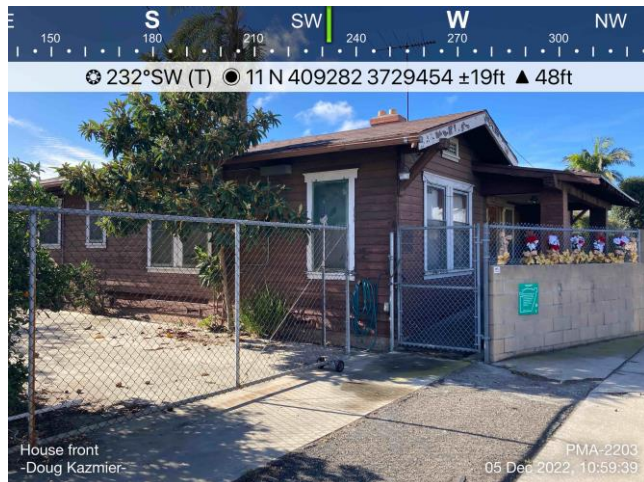


Photo 3: Façade of Residence



Photo 4: Storage Structures



Photo 5: Original Tank House (Moved Off Site)



Photo 6: Courreges Ranch ca. 1909 (Fountain Valley Historical Society)

APPENDIX C

NATIVE AMERICAN HERITAGE COMMISSION SACRED LANDS FILE SEARCH



NATIVE AMERICAN HERITAGE COMMISSION

December 20, 2022

David Brunzell
BCR Consulting, LLC

Via Email to: bcrllc2008@gmail.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

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Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Bonanni Residential (PMA2203) Project, Orange County

Dear Mr. Brunzell:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Orange County
12/20/2022**

***Gabrieleno Band of Mission
Indians - Kizh Nation***

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
admin@gabrielenoindians.org

Gabrieleno

***Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes***

Matias Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno

***Gabrieleno/Tongva San Gabriel
Band of Mission Indians***

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626) 286-1262
GTTribalcouncil@aol.com

Gabrieleno

***Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes***

Joyce Perry, Tribal Manager
4955 Paseo Segovia
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951) 807 - 0479
sgoad@gabrielino-tongva.com

Gabrielino

***Juaneno Band of Mission
Indians Acjachemen Nation 84A***

Heidi Lucero, Chairperson
31411-A La Matanza Street
San Juan Capistrano, CA, 92675
Phone: (562) 879 - 2884
hllucero105@gmail.com

Juaneno

***Gabrielino Tongva Indians of
California Tribal Council***

Christina Conley, Tribal
Consultant and Administrator
P.O. Box 941078
Simi Valley, CA, 93094
Phone: (626) 407 - 8761
christina.marsden@alumni.usc.edu

Gabrielino

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula
Rd.
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

Cupeno
Luiseno

***Gabrielino Tongva Indians of
California Tribal Council***

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com

Gabrielino

***Santa Rosa Band of Cahuilla
Indians***

Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

Cahuilla

Gabrielino-Tongva Tribe

Charles Alvarez,
23454 Vanowen Street
West Hills, CA, 91307
Phone: (310) 403 - 6048
roadkingcharles@aol.com

Gabrielino

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Bonanni Residential (PMA2203) Project, Orange County.

**Native American Heritage Commission
Native American Contact List
Orange County
12/20/2022**

***Soboba Band of Luiseno
Indians***

Isaiah Vivanco, Chairperson
P. O. Box 487
San Jacinto, CA, 92581
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Cahuilla
Luiseno

***Soboba Band of Luiseno
Indians***

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Bonanni Residential (PMA2203) Project, Orange County.

APPENDIX D

PALEONTOLOGICAL OVERVIEW



December 28th, 2022

BCR Consulting, LLC
Joseph Orozco
505 W. 8th St.
Claremont, CA 91711

Dear Mr. Orozco,

This letter presents the results of a record search conducted for the Bonanni Residential Project located in the city of Fountain Valley, Orange, CA. The project site is located south of Talbert Avenue, west of Newland Street, and north of Shadow Lane on Township 5 South, Range 11 West, on an unsectioned portion of the *Newport Beach, CA* USGS 7.5 minute quadrangle.

The geologic units underlying the project area are mapped primarily as deposits of sand and gravel from the Holocene and late Pleistocene epochs (Morton and Miller 2006). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits; Pleistocene units are considered to be paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1 mile radius. However, this is likely due to the project area's distance from the museum and should not be taken as indicative of paleontological sensitivity; other repositories may have localities in the area.

Any fossils recovered from the Proposed Retail Fueling Project would be scientifically significant. Excavation activity associated with development of the project area could impact the paleontologically sensitive Pleistocene units close to the project area, and due to this proximity it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,


A handwritten signature in black ink, appearing to read 'Brittney Stoneburg', with a stylized, flowing script.


Brittney Elizabeth Stoneburg, MSc
Collections Manager


Bonanni Residential Project

project area + 1 mile radius

Legend

 1 Mile Radius

 Bonanni Residential Project

 Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

