

CULTURAL RESOURCES ASSESSMENT

HILLWOOD COTT BEVERAGE PROJECT SITE

CITY OF SAN BERNARDINO

SAN BERNARDINO COUNTY, CALIFORNIA

LSA

January 2012

CULTURAL RESOURCES ASSESSMENT

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SAN BERNARDINO COUNTY, CALIFORNIA

Prepared for:

Hillwood Investment Properties
268 Hospitality Lane, Suite 105
San Bernardino, California 92408

Prepared by:

Riordan Goodwin
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

LSA Project No. HIP1105

National Archaeological Data Base Information:

Type of Study: Reconnaissance Survey

Sites Recorded: LSA-HIP1105-S-1

USGS Quadrangle: 7.5-minute San Bernardino South, California

Acreage: 15.19

Keywords: Historic-period site, concrete building slabs

LSA

January 2012

MANAGEMENT SUMMARY

LSA Associates, Inc. (LSA) was retained by Hillwood Investment Properties to conduct a cultural resources assessment of the proposed Hillwood Cott Beverage Project Site project located in the City of San Bernardino, California. The project consists of the construction of a 350,000-square foot industrial warehouse. The cultural resources assessment was completed pursuant to the California Environmental Quality Act (CEQA).

A records search and a field survey were conducted for the project. No cultural resources were identified within the project boundaries by the records search. However, two historic-period concrete building slabs were identified by the survey. They were documented and evaluated as an archaeological site and determined not to be a "historical resource" under CEQA. The cultural resource value of this site has been realized by the current study, and this project will have no significant impact to historical resources. Therefore, no further archaeological investigation or monitoring is recommended. If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be retained to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered, 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 (NAHC), 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. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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INTRODUCTION

Under contract to Hillwood Investment Properties, LSA Associates, Inc. (LSA) conducted a cultural resources assessment of the proposed Hillwood Cott Beverage Project Site project located in the City of San Bernardino, California (Figure 1). This assessment addresses the requirements of the California Environmental Quality Act ([CEQA]; as amended January 1, 2011): Public Resources Code (PRC), Division 13 (Environmental Quality), Chapter 2.6 Section 21083.2 (Archaeological Resources) and Section 21084.1 (Historical Resources); and the Guidelines for CEQA (as amended March 18, 2010), California Code of Regulations (CCR) Title 14, Chapter 3, Article 5 Section 15064.5 (Determining the Significance of Impacts on Historical and Unique Archaeological Resources). All cultural resources within the project that are greater than 50 years of age were to be recorded and evaluated per CEQA.

PROJECT DESCRIPTION

The proposed project is an approximately 350,000-square foot industrial warehouse and assembly plant; 314,108 square feet of it will be building area, with the balance parking. The northern half of the site is currently occupied by a self-service storage facility that will be demolished as part of the project.

NATURAL SETTING

Biology

At an average elevation of 1,165 feet above mean sea level (amsl), the project falls within the Sonoran Life Zone of California (Schoenherr 1992), which ranges from below sea level to 3,500 feet amsl. The native vegetation of the project region is predominantly coastal sage scrub, which has a range that extends into inland valleys (Munz and Keck 1968). Although the natural setting of the entire project has been removed by the construction of transportation infrastructure and surrounding development, vegetation is reclaiming some of the unpaved areas; species observed include Russian thistle, hare oat, and others. Common fauna of the region include coyotes, rabbits, rodents, birds, reptiles, and insects.

Geology

The proposed project is within the northwestern Peninsular Range Province of southern California. The Perris Block extends from the southern foot of the San Gabriel and San Bernardino Mountains (Bailey and Jahns 1954) southeast to the vicinity of Bachelor Mountain and Poly Butte. The surface of the Perris Block consists of granitic exposures that have been tectonically tilted eastward, leaving granitic outcrops elevated and exposed on the west side (Jurupa Hills), and allowing Pleistocene sediments to cover the east side, filling the eastern San Bernardino, Lakeview, and San Jacinto Valleys.

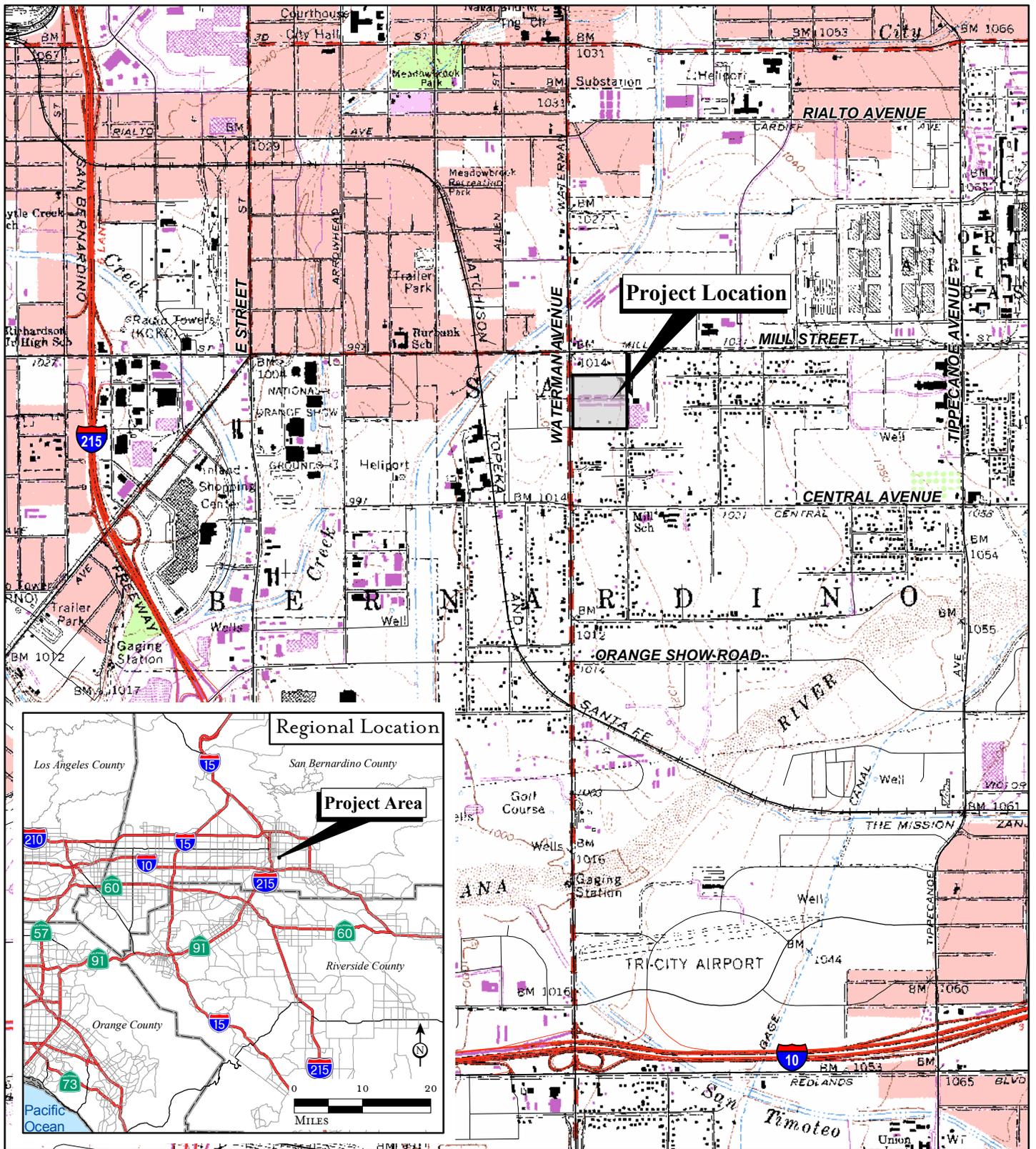
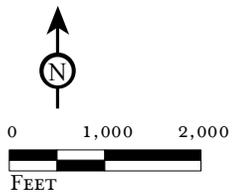


FIGURE 1

LSA



SOURCE: USGS 7.5' Quad: San Bernardino South, 1980, CA; Thomas Bros., 2009

I:\HIP1105\Reports\Cultural\fig1_reg_loc.mxd (1/31/12)

Hillwood Cott Beverage Project Site
Cultural Resources Assessment

Regional and Project Location

Hydrology

Rainfall ranges from 12 to 16 inches annually (Beck and Haase 1974). The project vicinity was once characterized by sparse unnamed ephemeral drainages, which have been removed and/or channelized in metropolitan storm drains and roadside ditches.

CULTURAL SETTING

Prehistory

Of the many chronological sequences proposed for southern California, two primary regional syntheses are commonly used in the archaeological literature. The first, advanced by Wallace (1955), defines four cultural horizons, each with characteristic local variations: Early Man Horizon, Milling Stone, Intermediate, and Late Prehistoric. Employing a more ecological approach, Warren (1986) defined five periods in southern California prehistory: Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric. Warren viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts and coast. Many changes in settlement patterns and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day (Warren 1986).

Ethnography

The project is located near the intersection of traditional territories of three Native American groups: the Cahuilla, Gabrielino, and Serrano (Kroeber 1925; Bean 1978; Bean and Smith 1978a, 1978b). Like other Native American groups in southern California, the Cahuilla, Gabrielino, and Serrano were semi-nomadic hunter-gatherers who subsisted by exploitation of seasonally available plant and animal resources and were first encountered by Spanish missionaries in the late 18th century. The first written accounts of these Native American groups are attributed to mission fathers. Later documentation of the Cahuilla was by Barrows (1900), Kroeber (1908), Hooper (1920), and many others; the Gabrielino were studied by Johnston (1962), Blackburn (1962–1963), Hudson (1971), and others; and ethnographies of the Serrano were written by Benedict (1924), Strong (1929), Bright (1975), and others.

History

In California, the historic era is generally divided into three periods: the Spanish (1769–1821), the Mexican (1821–1848), and the American Period (1848–present). Early exploration of the San Bernardino County area began in 1772 when Lieutenant Pedro Fages, Military Governor of San Diego, crossed through the area on his way from San Diego to the San Jacinto Valley.

San Bernardino County. An *asistencia* of the Mission San Gabriel was established in the San Bernardino area in 1819 at the Indian village of *Guachama* and later named San Bernardino by the Catholic padres (Gudde 1998). San Bernardino County was created from portions of Los Angeles and

San Diego Counties due to mineral wealth in 1853; and a year later, the City of San Bernardino was incorporated as the County Seat. Gold was discovered in Holcomb and Bear Valleys in the San Bernardino Mountains in 1860, and placer mining began in Lytle Creek. Silver was being mined at Ivanpah in 1870, and the rich silver mines of the Calico district were developed in the 1880s. Borax was first discovered in 1862 in the Searles Dry Lake area near Trona and transported by twelve-, eighteen-, or twenty-mule team wagons (Hoover, et al. 1990). Produce ultimately assumed prominence as the county's economic base, with thousands of acres under cultivation by the beginning of World War I (Southern California Panama Expositions Commission 1914).

San Bernardino. Captain Jefferson Hunt of the Mormon Battalion led a group of settlers into San Bernardino in 1851, and the Mormon Colony purchased land that same year. Brigham Young recalled the Mormons to Salt Lake City six years later (Haenzel 1992). By the early 1880s, citriculture was established as the economic base of the community, which would endure until the arrival of the steel industry and the U.S. military during World War II.

METHODS

Research

On December 12, 2011, a records search was conducted at the San Bernardino Archaeological Information Center (SBAIC) at the San Bernardino County Museum in Redlands. The California Historical Resources Information System (CHRIS) cultural resource maps at the SBAIC were checked for possible prehistoric and historic resources previously recorded within one mile of the study area. To supplement the CHRIS data, a review was conducted of the National Register of Historic Places Index, Office of Historic Preservation Directory of Properties, and historic USGS topographic maps.

Field Survey

A pedestrian survey of the entire study area was conducted by LSA Archaeologist Fred Lange, Ph.D., on December 16, 2011. The survey was conducted by walking a series of transects spaced approximately 15 meters apart and focused on the visible portions of the project area. Soil profiles were examined for evidence of cultural stratigraphy and rodent back dirt was checked for cultural remains.

RESULTS

Research

No resources were identified by the records search as within the project area. Data from the SBAIC indicate there have been nine previous cultural resource studies conducted within a one-mile radius of the project, none of which included any portion of the project. Two historic cultural resources are documented outside, but within one mile of the project area: a segment of the former Atchison Topeka & Santa Fe "Old Kite Route" (now Burlington Northern Santa Fe, CA-SBR-6847H); and the former site of the Mormon Flour Mill (36-017723), which is the California Point of Historical Interest

(CPHI-SBR-63) for which Mill Street was named. The site of the Mormon Flour Mill is the closest recorded resource to the project, formerly located approximately 650 feet to the west, near the northwest corner of Waterman and Mill Streets. It is listed in the Office of Historic Preservation Directory of Properties. The segment of railroad (CA-SBR-6847H) within the records search area was not listed in any of the registers or indexes.

Two 'pending' linear historic resources, P1074-92H-WTS and PSBR-26H-WTS (both unlined irrigation ditches), are noted within the records search area in the SBAIC database, the latter transecting the project area. As these are undocumented resources indicated in a historic reference, they were not included in the count of cultural resources above.

Field Survey

The project has been affected by previous grading and a storage facility that occupies the northern half of the property. Ground visibility was poor, averaging approximately 20 percent with obstruction from low cut grass over the non-built part of the project. The survey was conducted by walking a series of transects spaced approximately 15 meters apart in a north-south direction, with particular attention on the identification of a depression or other indication of the 'pending' linear historic resource, PSBR-26H-WTS (unlined irrigation ditch) that had been noted by the SBAIC as previously transecting the project area from east to west. There are no standing structures on the project.

Two previously undocumented concrete building slabs (LSA-HIP1105-S-1) were identified within the project area. These features appear on historic aerials beginning in the early 1950s (United States Department of Agriculture 1953, 1959). They appear to be foundations of a house and garage or shed, and their age range (late 1930s–early 1950s) and historic non-agricultural setting suggest a post-World War II residence. No historic-period refuse was observed associated with the slab features.

EVALUATION

Based on the research and survey results above, this section presents the significance evaluation of the archaeological resource and the conclusion regarding whether it qualifies as a "historical resource" as defined by CEQA.

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical 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 of Historical Resources (California Register) and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register of Historic Places (National Register), or designation under a local ordinance.

California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in 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 United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It 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; 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.

The site is a typical example of a ubiquitous resource type: mid-20th century residential building slabs with no associated archaeological deposits. Although broadly associated with the post-war residential development of the City of San Bernardino, the site represents minimal archaeological information. The site is not associated with significant events or persons, and does not embody distinctive characteristics of a type, period, or method of construction, nor does it appear to have the potential to yield information important in history. Therefore, it does not meet any of the above criteria and is not eligible for listing in the California Register and is not a “historical resource” under CEQA.

RECOMMENDATIONS

No cultural resources were identified within the project boundaries by the records search. The survey identified two concrete slabs of residential buildings constructed between the late 1930s and early 1950s. They were documented and evaluated as an archaeological site and determined not to be a “historical resource” under CEQA. The cultural resource value of this site has been realized by the current study, and this project will have no impact on historical resources. Therefore, no further archaeological investigation or monitoring is recommended. If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be retained to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered, 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 PRC 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 NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the descendent may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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APPENDIX A

RECORDS SEARCH LETTER

December 15, 2011

Mr. Ned Sciortino
Hillwood Investment Properties
268 Hospitality Lane, Suite 105
San Bernardino, California 92408

Subject: Records Search Results for the 15.19-acre Hillwood Cott Beverage Plant project in the City of San Bernardino, California (LSA Project No. HIP1105)

Dear Mr Sciortino:

LSA Associates, Inc. (LSA) is under contract to provide a records search for the 91-acre Stratford Ranch Industrial Warehouse project in the City of Perris, Riverside County, California. The records search was performed at the San Bernardino Archaeological Information Center located at the University of California, Riverside. It included a review of all recorded historic and prehistoric archaeological sites within a one-mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, LSA examined the California State Historic Property Data File (HPD), which includes the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and various local historic registers. The following are the results of the records search:

| USGS quadrangle map | Archaeological Sites | Reports (RI No.) | Built Environment |
|-----------------------------|----------------------|------------------------------------|-------------------|
| <i>San Bernardino South</i> | 36-017723 | 1060406, 1060407, 1062260, 1062587 | CA-SBR-6847H |

Data from the SBAIC indicate there have been nine previous cultural resource studies conducted within a one-mile radius of the project, none of which included any portion of the project. Two historic cultural resources are documented within one mile: an segment of the former AT &SF "Old Kite Route" (now BNSF CA-SBR-6847H) and the former site of the Mormon Flour Mill (36-017723), a California Point of Historical Interest (CPHI-SBR-63) for which Mill Street was named. The mill is the closest resource to the project, formerly located approximately 650 feet west near the northwest corner of Waterman and Mill Streets. It is in the Office of Historic Preservation Directory of Properties. The segment of railroad (CA-SBR-6847H) within the study area was not listed on any of the registers or indexes.

Two 'pending' linear historic resources, P1074-92H-WTS and PSBR-26H-WTS (unlined irrigation ditches) are noted within the study area in SBAIC database, the latter transecting the project area. As these are undocumented resources indicated in a single historic reference, they were not included in the cultural resources inventory above.

Thank you for the opportunity to assist you on this project. If LSA can be of further assistance or if you have any questions concerning this letter, please contact us at (951) 781-9310.

Sincerely,

LSA ASSOCIATES, INC.



Riordan Goodwin
Cultural Resources Manager

APPENDIX B

DPR SITE RECORD

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) LSA-HIP1101-S-1

P1. Other Identifier: _____

Not for

*P2. Location: Publication _____ Unrestricted *a. County SB and (P2b and P2c or P2d. Attach a Location Map as necessary.)

San Bernardino

*b. USGS 7.5' quad South Date 1980 T 1S ; R 4W ; NW ¼ of NW ¼ of Sec 15 ; SB B.M.

c. Address N/A City San Bernardino ZIP 92408

d. UTM (Give more than one for large and/or linear resources) Zone 11 474322 mE / 3772080 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APNs 028-001-120 and -126

Access to site from Interstate 10 is via Waterman Avenue approximately 0.6 mile north of the highway. The resource is approximately 80 feet east of Waterman Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Two residential concrete slabs (see Archaeological Site Record for details)

*P3b. Resource Attributes: (List attributes and codes) Foundations/footings (AH2)

Resources

*P4. Present: Building Structure Object Site District Element of District Other (Isolates, etc.): _____

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

P5b. Description of Photo:

(View, data, accession #)
011: View southwest of slab 'A' LSA-HIP1101-S-1



*P6. Date Constructed/Age and Sources:

Historic Prehistoric
 Both
Date: Pre-1954

*P7. Owner and Address:
Unavailable

*P8. Recorded by: (Name, affiliation, and address):
Riordan Goodwin
LSA Associates, Inc.
1500 Iowa Ave., Suite 200
Riverside, California 92507

*P9. Date recorded: 1/10/11

*P10. Survey Type: (Describe)
Intensive pedestrian survey

*P11. Report citation: (Cite survey report and other sources or enter "none.")

Cultural Resources Assessment Hillwood Cott Industrial Warehouse Project, City of San Bernardino, California. 2012.

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): _____

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

Primary # 36-23628

Trinomial CA-SBR-14924 H

Page 2 of 5 *Resource Name or #: (Assigned by recorder) LSA-HIP1101-S-1

*A1. Dimensions (of parcel) : a. Length 365' by b. Width 174'
Method of Measurement: Paced Taped Visual estimate Other: Site map

Method of Determination (Check any that apply): Artifacts Features Vegetation Soil

Property boundary Topography Cut bank Animal burrow Excavation Other (Explain) _____

Reliability of determination: High Medium Low Explain: _____

Limitations (Check any that apply): Restricted access Paved/built over Site limits incompletely defined Disturbance

Vegetation Other (Explain): Slab 'B' is only partially exposed – majority of feature obscured by soil.

A2. Depth: <30 cm None Unknown Method of Determination: Estimate

*A3. Human Remains: Present Absent Possible Unknown (Explain): _____

*A4. Features (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map):
Two concrete building slabs: slab 'A' measures 36' x 26' and slab B (potentially) ~140' x ~60'.

*A5. Cultural Constituents (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features):
None

*A6. Were Specimens Collected? No Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)

*A7. Site Condition: Good Fair Poor (Describe disturbances): Weed-abatement discing

*A8. Nearest Water: (Type, distance, and direction) Warm Creek approximately 1,200' to the northwest

*A9. Elevation: Approximately 1,015' AMSL

A10. Environmental Setting (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.):
Site is located on level ground in a suburban commercial neighborhood. Site is on Santa Ana River floodplain; soil is silty alluvium.

A11. Historical Information: Buildings constructed between 1937 and 1953.

*A12. Age: Prehistoric Protohistoric 1542-1769 1769-1848 1848-1880 1880-1914
 1914-1945 Post 1945 Undetermined (Describe position in regional prehistoric chronology or factual historic dates if known): _____

A13. Interpretations (Discuss data potential, function(s), ethnic affiliation, and other interpretations):
These features appear to be foundations of a house and garage or shed. Their age range (late 1930s–early 1950s) and historical environment suggest post-World War II residence.

A14. Remarks: Features are a typical example of ubiquitous, unremarkable resource: house and associated building slabs with no associated archaeological deposits. The site represents a minimum of archaeological data, does not appear to be a "historical resource" under CEQA, and its resource potential has been realized by this documentation.

A15. References: U.S. Dept. of Agriculture 1938, 1953, 1959; Aerial photographs accessed via GeoSearch

A16. Photographs: Frames
Original Media/Negatives Kept at: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

*A17. Form Prepared By: Riordan Goodwin Date: 1/12/11
Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

Recorded by: Riordan Goodwin

*Date: January 9, 2012

Continuation Update



Source: 1959 Aerial

