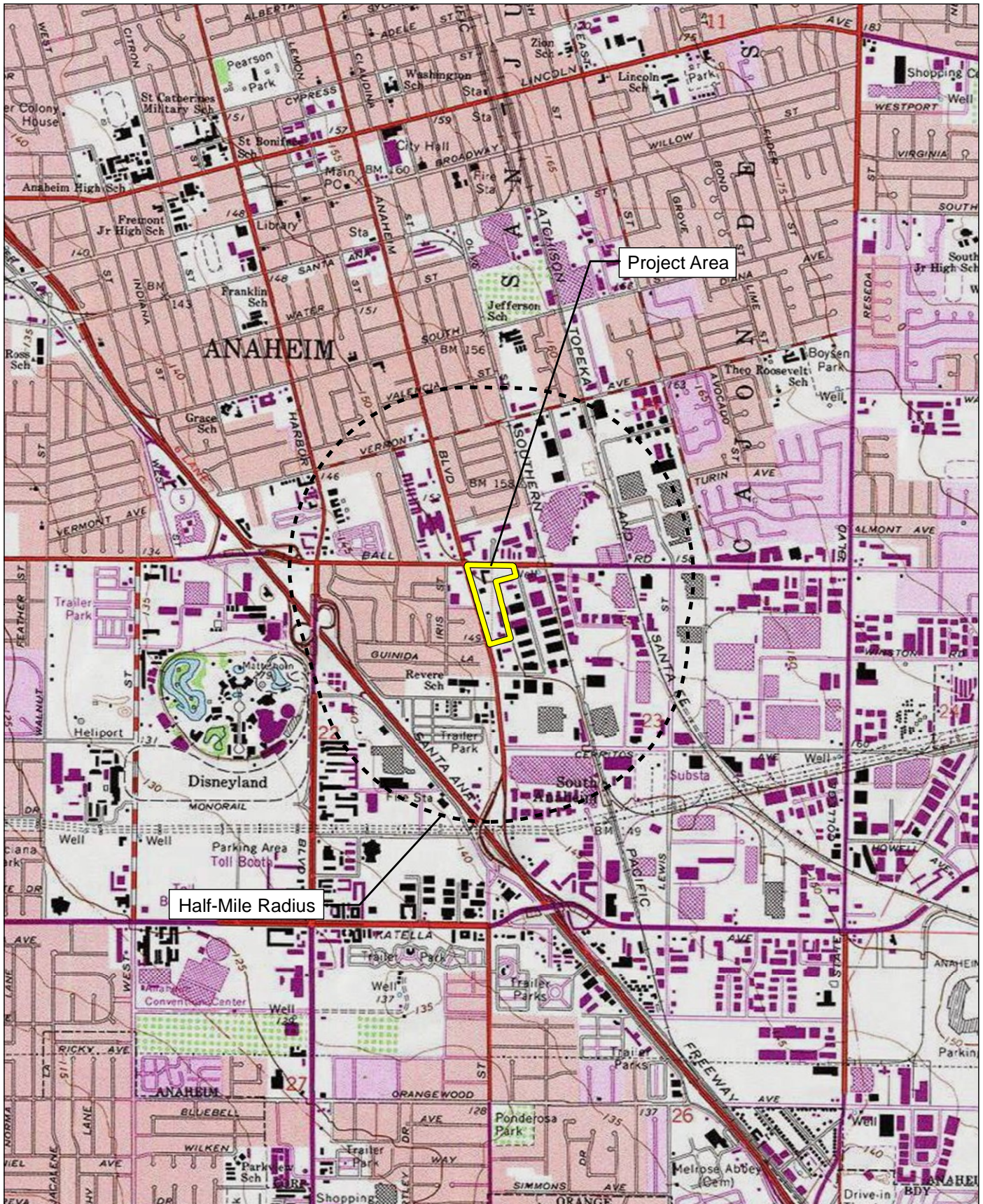


**Appendix C:  
Cultural and Tribal Cultural Resources Supporting Information**

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## **C1: Native American Heritage Commission Search Results**

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Source: USGS Anaheim 7.5' Quadrangle / Land Grant: San Juan Cajon de Santa Ana (USGS Publication Date: 1981)



## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-161718		OHP Property Number - 041105; Resource Name - Truxaw-Gervais House; Other - Truxaw House; Other - White House Restaurant; Other - zip 92805	Building	Historic	HP02; HP06	1982 (Diann Marsh, Anaheim Historical Society)	
P-30-176483		Resource Name - 314 Vermont Ave; Other - LSA-AC-S-1; Other - zip 92802	Building	Historic	HP02; HP04	1998 (C. Duke, LSA)	OR-03779
P-30-176663		OHP Property Number - 144278; Resource Name - Atchison, Topeka & Santa Fe RR, Burlington Northern Santa Fe RR; Other - Burlington Northern Santa Fe; Other - Metrolink Railroad; Voided - 30-176664; Other - CRM TECH 789-50H & 951-1H; Other - California Southern Railroad; Voided - 30-176700	Structure	Historic	HP37; HP39	2002 (D. Ballester, CRM Tech); 2002 ( Bai Tang and Josh Smallwood, CRM Tech); 2003 (Richard Shepard, BonTerra); 2007 (S. McCormick); 2012 (MK Meiser, AECOM); 2016; 2016 (B. Tang, CRM Tech); 2018	LA-07871, LA-08158, OR-03383, OR-03517, OR-03519, OR-03551, OR-03555, OR-03573, OR-03747, OR-03797, OR-03822, OR-03835, OR-03864, OR-03866, OR-03905, OR-03910, OR-03916, OR-03919, OR-03929, OR-03942, OR-03983, OR-04020, OR-04045, OR-04058, OR-04074, OR-04096, OR-04131, OR-04154, OR-04156, OR-04169, OR-04182, OR-04186, OR-04217, OR-04229, OR-04257, OR-04290, OR-04292, OR-04331, OR-04367, OR-04374, OR-04385, OR-04404, OR-04457

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00814		1982	Romani, John F.	ARCHAEOLOGICAL SURVEY REPORT for the Route I-5 Santa Ana Transportation Corridor, Route 405 in Orange County to Route 605 in Los Angeles County Pm 21.30/44.38; 0.00/6.85	Caltrans	
OR-01898		1990	Anonymous	Finding of Effect Widening of Interstate 5 and Reconstruction of Interchanges Between State Routes 22/57 and 91 in the Cities of Santa Ana, Orange, Anaheim, Fullerton and Buena Park	Caltrans	30-161815, 30-161816
OR-02188		1999	Demcak, Carol R.	Report of Archaeological Assessment of Assessor's Parcels 234-171-01 and 234-171-03, City of Anaheim	Archaeological Resource Management Corp.	
OR-02506		1978	Webb, Lois M. and Gene Huey	Historic Property Survey, Haster Street Overcrossing	Caltrans District 7	
OR-02514		2002	McKenna, Jeanette A.	Historic Property Survey Report - Highway Project	McKenna et al.	
OR-02824		1996	Gagnem, Marni	Replacement Facility for Anaheim, CA-anaheim Stadium Station Ign	United States Postal Service San Bruno Office	
OR-03373		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
OR-04610		2017	Brandman, Jason and So, Cecilia	Cultural Resources Assessment, Anaheim Boulevard Hotel Development, City of Anaheim, Orange County, California	First Carbon Solutions	

## NATIVE AMERICAN HERITAGE COMMISSION

May 5, 2022

Stefanie Griffin  
FirstCarbon Solutions

Via Email to: [sgriffin@fcs-intl.com](mailto:sgriffin@fcs-intl.com)

**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Anaheim Ball Mixed Use Project, Orange County**

Dear Ms. Griffin:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

*Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.*

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

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](mailto:nahc@nahc.ca.gov)



- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Tribal Consultation List  
Orange County  
5/5/2022**

**Campo Band of Diegueno  
Mission Indians**

Ralph Goff, Chairperson  
36190 Church Road, Suite 1 Diegueno  
Campo, CA, 91906  
Phone: (619) 478 - 9046  
Fax: (619) 478-5818  
rgoff@campo-nsn.gov

**Gabrielino Tongva Indians of  
California Tribal Council**

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

**Ewiiapaayp Band of Kumeyaay  
Indians**

Robert Pinto, Chairperson  
4054 Willows Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 368 - 4382  
Fax: (619) 445-9126  
ceo@ebki-nsn.gov

**Gabrielino Tongva Indians of  
California Tribal Council**

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

**Ewiiapaayp Band of Kumeyaay  
Indians**

Michael Garcia, Vice Chairperson  
4054 Willows Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 933 - 2200  
Fax: (619) 445-9126  
michaelg@leaningrock.net

**Gabrielino-Tongva Tribe**

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

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

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

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

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

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

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

**La Posta Band of Diegueno  
Mission Indians**

Gwendolyn Parada, Chairperson  
8 Crestwood Road Diegueno  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
LP13boots@aol.com

**Gabrielino /Tongva Nation**

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

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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Anaheim Ball Mixed Use Project, Orange County.

**Native American Heritage Commission  
Tribal Consultation List  
Orange County  
5/5/2022**

**La Posta Band of Diegueno  
Mission Indians**

Javaughn Miller, Tribal  
Administrator  
8 Crestwood Road Diegueno  
Boulevard, CA, 91905  
Phone: (619) 478 - 2113  
Fax: (619) 478-2125  
jmiller@LPtribe.net

**Soboba Band of Luiseno  
Indians**

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

**Manzanita Band of Kumeyaay  
Nation**

Angela Elliott Santos, Chairperson  
P.O. Box 1302 Diegueno  
Boulevard, CA, 91905  
Phone: (619) 766 - 4930  
Fax: (619) 766-4957

**Soboba Band of Luiseno  
Indians**

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

**Mesa Grande Band of Diegueno  
Mission Indians**

Michael Linton, Chairperson  
P.O Box 270 Diegueno  
Santa Ysabel, CA, 92070  
Phone: (760) 782 - 3818  
Fax: (760) 782-9092  
mesagrandeband@msn.com

**Pala Band of Mission Indians**

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

**Santa Rosa Band of Cahuilla  
Indians**

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

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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Anaheim Ball Mixed Use Project, Orange County.

May 5, 2022

Juaneno Band of Mission Indians Acjachemen Nation - Belardes  
Matias Belardes, Chairperson  
32161 Avenida Los Amigos  
San Juan Capistrano, CA, 92675

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Belardes:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

**Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.** Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
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Fresno, CA 93720

**Inland Empire**  
967 Kendall Drive  
#A-537  
San Bernardino, CA 92407

**Sacramento Valley**  
2351 Sunset Boulevard  
Suite 170-301  
Rocklin, CA 95765

**Utah**  
2901 Bluegrass Boulevard  
Suite 200-62  
Lehi, UT 84043

**Connecticut**  
2 Corporate Drive  
Suite 450  
Shelton, CT 06484

**New York**  
10 Monument Street  
Deposit, NY 13754

56 Broome Corporate Parkway  
Conklin, NY 13748

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**UNITED KINGDOM**

**PORTUGAL**

**FRANCE**

**KENYA**

**AUSTRALIA**

**PHILIPPINES**

**CHINA**

**MALAYSIA**

**SINGAPORE**

(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at [sgriffin@fcs-intl.com](mailto:sgriffin@fcs-intl.com) and thank you for your valuable assistance.

Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Gabrielino Tongva Indians of California Tribal Council  
Christina Conley, Tribal Consultant and Administrator  
P.O. Box 941078  
Simi Valley, CA, 93094

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Christina Conley:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

**Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.** Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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**SINGAPORE**

(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at [sgriffin@fcs-intl.com](mailto:sgriffin@fcs-intl.com) and thank you for your valuable assistance.

Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Gabrielino Tongva Indians of California Tribal Council  
Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Dorame:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

**Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.** Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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**MALAYSIA**

**SINGAPORE**



(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at [sgriffin@fcs-intl.com](mailto:sgriffin@fcs-intl.com) and thank you for your valuable assistance.

Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 5, 2022

Ewiiapaayp Band of Kumeyaay Indians  
Michael Garcia, Vice Chairperson  
4054 Willows Road  
Alpine, CA, 91901

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Vice Chairperson Garcia:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

**Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.** Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at [sgriffin@fcs-intl.com](mailto:sgriffin@fcs-intl.com) and thank you for your valuable assistance.

Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 5, 2022

Pala Band of Mission Indians  
Shasta Gaughen, Tribal Historic Preservation Officer  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA, 92059

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Shasta Gaughen:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Gabrielino /Tongva Nation  
Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., #231  
Los Angeles, CA, 90012

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Goad:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 5, 2022

Campo Band of Diegueno Mission Indians  
Ralph Goff, Chairperson  
36190 Church Road, Suite 1  
Campo, CA, 91906

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Goff:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Mesa Grande Band of Diegueno Mission Indians  
Michael Linton, Chairperson  
P.O. Box 270  
Santa Ysabel, CA, 92070

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Linton:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

La Posta Band of Diegueno Mission Indians  
Javaughn Miller, Tribal Administrator  
8 Crestwood Road  
Boulevard, CA, 91905

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Javaughn Miller:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Gabrieleno/Tongva San Gabriel Band of Mission Indians  
Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Morales:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Soboba Band of Luiseno Indians  
Joseph Ontiveros, Cultural Resource Department  
P.O. BOX 487  
San Jacinto, CA, 92581

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Joseph Ontiveros:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

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Archaeologist  
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967 Kendall Drive # A-537  
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Enc: Attachment A: Records Search Map

May 5, 2022

La Posta Band of Diegueno Mission Indians  
Gwendolyn Parada, Chairperson  
8 Crestwood Road  
Boulevard, CA, 91905

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Parada:

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Archaeologist  
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Enc: Attachment A: Records Search Map



May 5, 2022

Ewiiapaayp Band of Kumeyaay Indians  
Robert Pinto, Chairperson  
4054 Willows Road  
Alpine, CA, 91901

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Pinto:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

**Please note that this letter is a request for information pertaining to a cultural resources assessment and is not notification of a project under Senate Bill (SB) 18, Assembly Bill (AB) 52 or Section 106 of the National Historic Preservation Act.** Designated lead agencies under the California Environmental Quality Act (CEQA) and National Environmental Policy Act

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(NEPA) are handling project notification and consultation requirements. Please feel free to contact me at 209.608.0028 or via email at [sgriffin@fcs-intl.com](mailto:sgriffin@fcs-intl.com) and thank you for your valuable assistance.

Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



May 5, 2022

Santa Rosa Band of Cahuilla Indians  
Lovina Redner, Tribal Chair  
P.O. Box 391820  
Anza, CA, 92539

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Tribal Chair Redner:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

Enclosed is a Records Search map with a 0.5-mile buffer around the site for your reference.

As part of the cultural resources assessment, FCS conducted a Sacred Lands File (SLF) search and California Historical Resource Information System (CHRIS) search. The results of the SLF records search was negative. We are still waiting on results from the CHRIS search. The Native American Heritage Commission (NAHC) suggested you might be able to provide further information. If you have any additional information regarding potential historic or cultural resources in proximity or relation to the proposed project area, we would greatly appreciate your input.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 5, 2022

Manzanita Band of Kumeyaay Nation  
Angela Elliott Santos, Chairperson  
P.O. Box 1302  
Boulevard, CA, 91905

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Santos:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map

May 5, 2022

Soboba Band of Luiseno Indians  
Isaiah Vivanco, Chairperson  
P. O. Box 487  
San Jacinto, CA, 92581

**Subject: Proposed Anaheim Ball Mixed Use Project**

Dear Chairperson Vivanco:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed on behalf Anaheim Ball Mixed Use Project of the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The approximately 10.1-acre project site is located at the southeast corner of the intersection of Ball Road and Anaheim Boulevard. The proposed project would demolish approximately 85,400 square-feet of existing commercial and industrial buildings and construction of a 6,000 square-feet of retail building; a five-story, 182-room hotel with various guest amenities, and 159 for-sale residential flats and townhomes. The hotel would also include various guest amenities, such as a pool and lounge areas, a lawn for family leisure, a kitchen, a fitness area an outdoor patio and deck area with a connection to group seating shared with a market and coffee bar. The proposed project would also include a communal meeting spaces with outdoor functions and a view deck on the hotel's roof.

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Sincerely,



Stefanie Estelle Griffin, MA,  
Archaeologist  
**FirstCarbon Solutions**  
967 Kendall Drive # A-537  
San Bernardino, CA 92407

Enc: Attachment A: Records Search Map



Photo 1: Overview of structure 1200 S Anaheim Blvd. View S.



Photo 2: Overview of structure 1200 S Anaheim Blvd. View NE.



Photo 3: Overview of 1200 S Anaheim Blvd. View E



Photo 4: Overview of 1234 Anaheim Blvd. View SE.



Photo 5: Overview of 1234 Anaheim Blvd, Anaheim, CA 92805. View NE.



Photo 6: Overview of 1280 S Anaheim Blvd. View NE.



Photo 7: View of 1280 S Anaheim Blvd. View E.



Photo 8: View of 1280 S Anaheim Blvd. View NE.



Photo 9: Overview of 1300 S Anaheim Blvd. View SE.



Photo 10: Overview of 1354 S Anaheim Blvd. View E.



## **C2: Historic Built Environment Assessment**

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July 15, 2022

Dr. Dana Douglas DePietro  
Director of Cultural Resources  
FirstCarbon Solutions  
Email: [ddepietro@fcs-intl.com](mailto:ddepietro@fcs-intl.com)

**RE: Historic Built Environment Assessment for the Anaheim Ball Mixed Use Project, City of Anaheim, California**

Dear Dr. DePietro:

South Environmental was retained by FirstCarbon Solutions (FCS) to prepare an historic built environment assessment report in support of the Anaheim Ball Mixed Use Project (project) in the City of Anaheim, California. The purpose of this report is to determine if the proposed project will result in impacts to historic built environment resources located within the project site. This report was prepared in conformance of the requirements of the California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the City of Anaheim's Mills Act Program Guidelines.

The project site comprises seven parcels containing buildings that were constructed over 45 years ago (c. 1959-1967). In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, these buildings were recorded and evaluated for historical significance and integrity on the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms, Attachment A).

This significance evaluation and associated impacts assessment was prepared by Architectural Historians Laura Carias, MA and Principal Architectural Historian Samantha Murray, MA who meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Resumes for Ms. Carias and Ms. Murray are provided in Attachment B.

## Introduction

### Project Description

The applicant, Greenlaw Partners, is proposing to demolish approximately 85,400 square feet of existing commercial and industrial buildings and to develop a 4,500-square-foot retail building and 249 residential flats and townhomes. The retail centers would be located on Ball Road at the entrance to the project site located along a proposed internal road. The proposed project would also include a recreational amenity area with outdoor functions. The residential component of the proposed project would consist of two residential building types as described below:



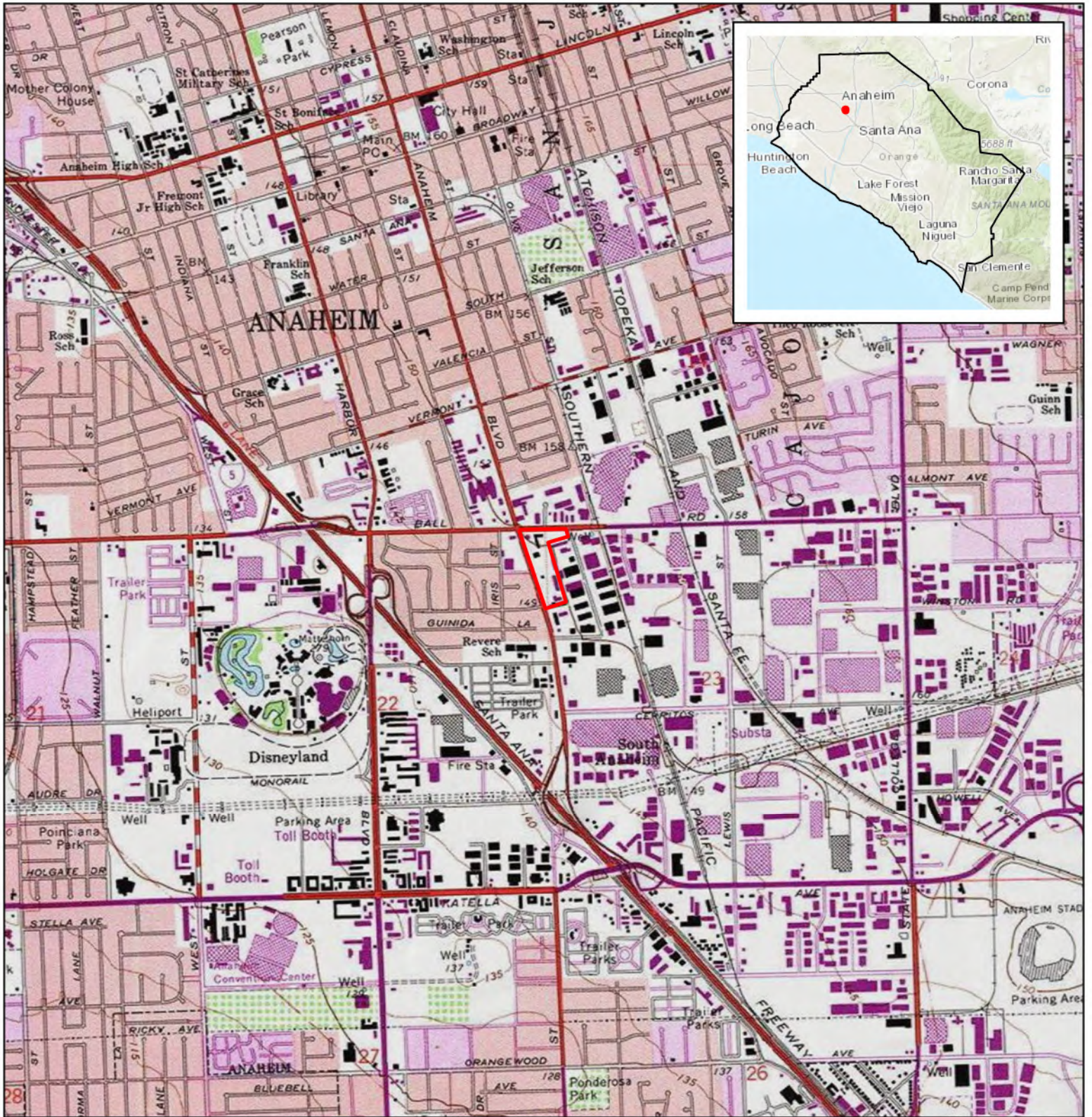
Article I. Flats—The flats would be located in three 4-story buildings located at the northwest corner of the project site. Each building would contain 12 residential units, for a total of 36 residential units consisting of 26 2-bedroom flats and 10 3-bedroom flats, and would include Americans with Disabilities Act (ADA)-compliant residential units. Each residential unit would include 70 square feet of balcony space.

Article II. Townhomes—The Townhomes would consist of 213 residential units in 30 three-story buildings. Each building would contain a minimum of four residential units and a maximum of 12 residential units. Residential units would consist of 53 1-bedroom residential units, 93 2-bedroom residential units, and 67 3-bedroom residential units, and would include ADA-compliant residential units. The 1-bedroom and 3-bedroom residential units would include a 70-square-foot balcony, and the 2-bedroom residential units would include either a 70-foot or a 95-foot balcony.

The proposed project would provide private roadways and parking, pedestrian walkways, common space and amenity areas throughout the project site, landscaping, and a recreational amenity area in the center of the project site. Density on the project site would be 24.65 du/ac, which would not exceed the maximum density of the Mixed-Use Medium land use designation of 36 du/ac. The proposed project would provide a trash enclosure on the north side of the project site near the entrance at East Ball Road.

## Project Location

The project site is located at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim, in Orange County, California (Figure 1). The 10.1-acre project site consists of seven Assessor's Parcel Numbers (APNs) 082-461-23, -24, -25, -31, -34, -35, and -39. The project site is located 0.44 mile east of Interstate 5 (I-5), the Santa Ana Freeway. The project site is in the western/central portion of the City. Regional access to the project site is from I-5 via South Harbor Boulevard, Katella Avenue, and Lincoln Avenue exits (Figure 2).



Source: ESRI USA Topo Maps and World Topo Map 2022

Anaheim Ball Mixed Use Project

# Figure 1. Project Location Map

Project Site



0 1,000 2,000 Feet

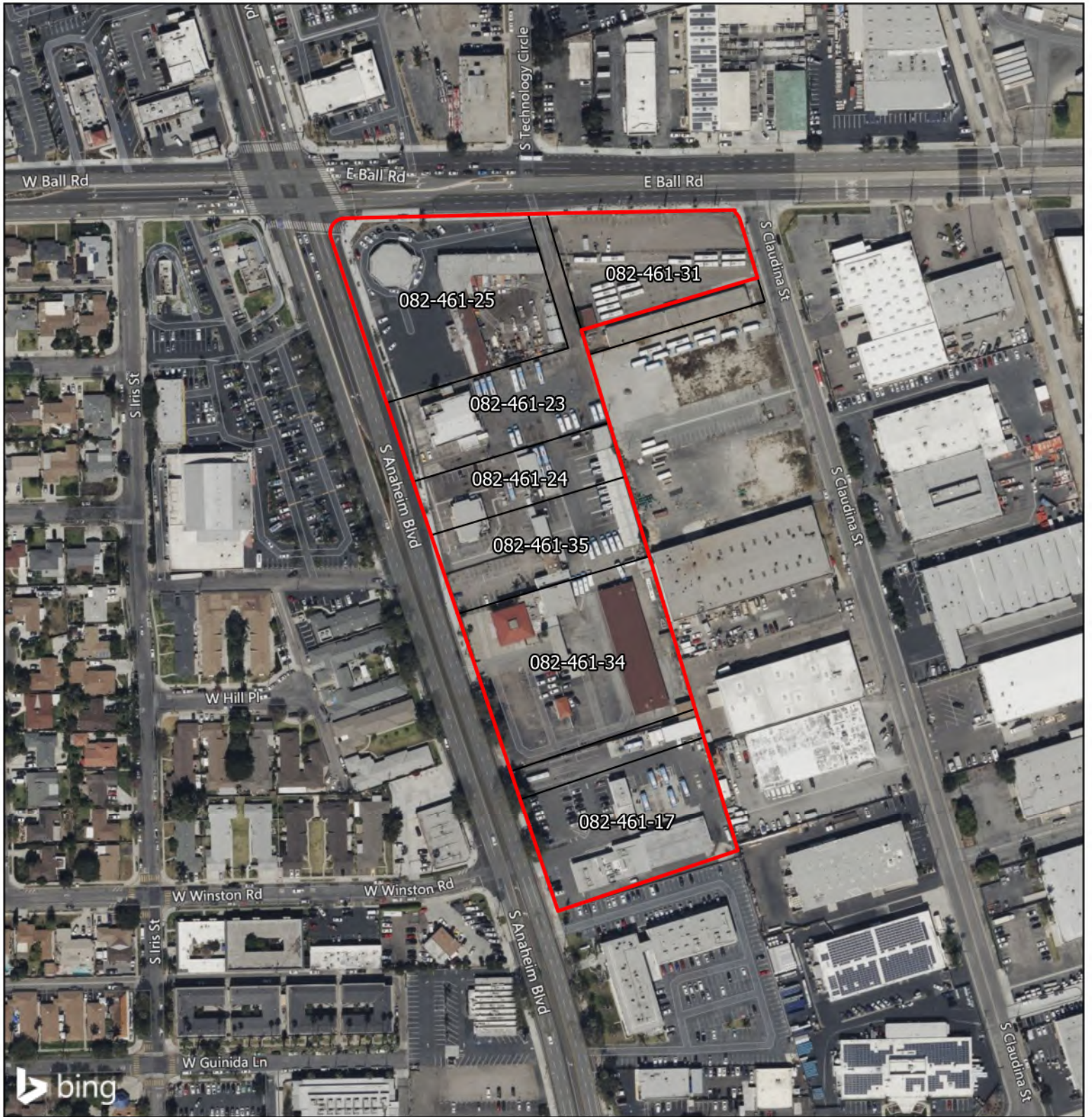
Scale: 1:24,000



Project Site is within the City of Anaheim, California, in Orange County on the USGS Anaheim 7.5-minute quadrangle map in Sections 22 and 23 of Township 04 South and Range 10 West

Center Coordinate (Decimal Degrees):  
 Latitude: 33.816683N, Longitude: -117.906840W



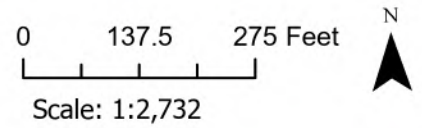


Source: BING Aerial Map 2022

Anaheim Ball Mixed Use Project

Figure 2. Project Site Detail

- Project Site
- Parcel Boundary



## Regulatory Setting

### California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR (enumerated below) were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### California Environmental Quality Act

CEQA requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in,

or determined to be eligible for listing, in the CRHR, a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. 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 inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change



in the significance of a historical resource such that the resource's historical significance is materially impaired.

## **City of Anaheim Mills Act Program Guidelines**

### Eligible Properties

Properties eligible to apply for a Mills Act Contract are those listed in the NRHP, CRHR, and/or Anaheim's list of "Qualified Historic Structures." The last category includes properties that are documented to contribute to the significance of historic districts as well as individually significant properties, which are designated in Anaheim as "Historically Significant Structures." Owners of properties that are not currently listed as a "Qualified Historic Structure" may apply to be added if they meet the criteria below:

#### *Properties Located within a Historic District*

These properties may be considered for designation as a "Contributor" to the district, if the property:

- Was constructed within the period of significance documented for the district (1949 or earlier for most districts; 1941-1955 for the Hoskins District).
- Is associated with the significant historic themes identified for the district.
- Retains historic integrity from the period of significance.

#### *Properties Located Outside of a Historic District*

These properties may be considered for listing as a "Historically Significant Structure," if the property meets one or more of the following criteria:

- It strongly represents a significant event or broad patterns of local, regional, or national history.
- It is associated with the life of a significant person in local, regional, or national history.
- It is a very good example of a significant architectural style, property type, period, or method of construction; or it represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or it is a significant visual feature of the City.

## **Methods**

### **Background Research**

Background research was conducted on the project site which consists of five properties: 1200, 1234, 1300, and 1354 South Anaheim Boulevard, and 200 East Ball Road, to establish a thorough and accurate historic context, and to confirm the development history of the property (see DPR form set

in Attachment A). This included a review of all available building permits on file with the City of Anaheim; historical newspapers covering Anaheim and Orange County via newspapers.com; historic aerial photographs of the project site via National Environmental Title Reference (NETR) and the University of Santa Barbara FrameFinder Maps; and applicable primary and secondary sources on file with local libraries.

## Survey

South Environmental Architectural Historian Laura Carias, MA completed a pedestrian survey of the project site on June 27, 2022. The built environment survey entailed walking the site and documenting the exterior of the existing building with notes and photographs.

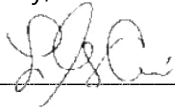
## Findings

Five built environment resources over 45 years old were identified within the project site: 1200, 1234, 1300, and 1354 South Anaheim Boulevard, and 200 East Ball Road. These properties were recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). All properties within the project site were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit.

No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Should you have any questions regarding this report or its findings, please do not hesitate to contact us at [smurray@southenvironmental.com](mailto:smurray@southenvironmental.com) or (818) 458-1162.

Sincerely,



---

Laura Carias, MA  
Architectural Historian



---

Samantha Murray, MA  
Principal Architectural Historian

## Attachments

- A. DPR Form Set for 1200, 1234, 1300, and 1354 South Anaheim Boulevard, and 200 East Ball Road
- B. Resumes

**ATTACHMENT A.**

**DPR Form Set for 1200, 1234, 1300, and 1354 South Anaheim Boulevard, and 200 East Ball  
Road**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) 1200 South Anaheim Boulevard

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Anaheim Date 2022 T 04 S ; R 10 W ;  of  of Sec 22 and 23; SB B.M.

c. Address 1200 South Anaheim Boulevard City Anaheim Zip 94010

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 082-461-25. The subject property is located on the southeast corner of South Anaheim Boulevard and East Ball Road. It is bound by commercial properties to the east and south.

**\*P3a. Description:**

The subject property is a one-story former car dealership with a combination octagonal and attached rectangular floor plan (showroom) located on the southeast corner of South Anaheim Boulevard and East Ball Road (Photograph 1). The rectangular portion of the building has a concrete masonry unit (CMU) structural system. (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Primary northwest elevation, view to southeast (South Environmental 2022)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1964 (City of Anaheim)

**\*P7. Owner and Address:**

City of Anaheim  
201 S. Anaheim Blvd, Ste. 1003  
Anaheim, CA 92805

**\*P8. Recorded by:**

Laura Carias  
South Environmental  
1443 E. Washington Blvd.  
#288  
Pasadena, CA 91104

\*P9. Date Recorded: 7/7/2022

\*P10. Survey Type: Pedestrian

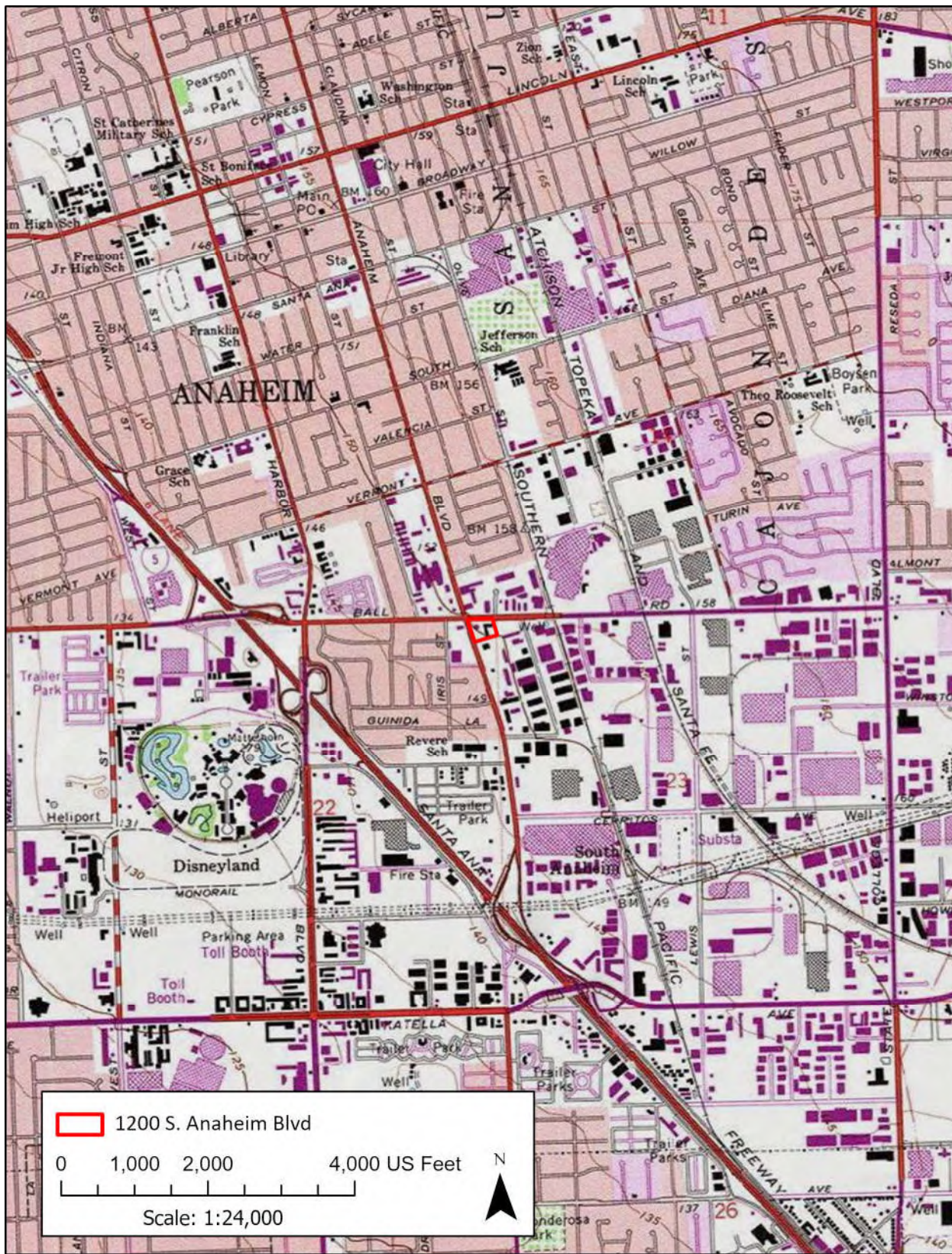
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Built Environment Assessment for the Anaheim

Ball Mixed Use Project, Anaheim, California (South Environmental 2022)

\*Attachments:  NONE  Location 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): \_\_\_\_\_

Page 2 of 9 \*Resource Name or # (Assigned by recorder) 1200 South Anaheim Boulevard  
\*Map Name: Anaheim, California \*Scale: 1:24,000 \*Date of map: 2022



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1200 South Anaheim Boulevard \*NRHP Status Code 6Z  
 Page 3 of 9

B1. Historic Name: McPeek Plymouth Valiant dealership  
 B2. Common Name: So Cal Autohaus  
 B3. Original Use: Car dealership B4. Present Use: Used car dealership  
 \* B5. Architectural Style: Utilitarian with Modern influence  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The subject property was constructed in 1964 (City of Anaheim).

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: n/a  
 B9a. Architect: Engineer: Ben L. Schmid b. Builder: William J. Moran Company  
 \*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

**Historic Context**

**Anaheim Historical Overview**

Anaheim began in 1857 as "a number of clerks, mechanics, and other businessmen of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884). These men were San Francisco investors who had incorporated themselves as the Los Angeles Vineyard Society. Seeking land for their expanding wine business, John Fröhling and Charles Kohler sought out the assistance of Los Angeles County surveyor, George Hansen to find a site for a colony for vineyardists (Faessel 2006:7)

In 1857, Hansen found the ideal location on Rancho San Juan Cajon De Santa Ana belonging to Juan Pacifico Ontiveros. Hansen purchased 1,165 acres at \$2 per acre and soon began dividing and preparing the land as vineyard lots. "Each member of the colony was provided with a town lot for a residence and a ten-acre tract for farming." (Los Angeles Herald 1894). In a meeting of the Vineyard Society in 1858, Anaheim was chosen as the colony's name taken from the German name "heim" meaning home, and Ana, for the Santa Ana River that runs nearby. (Los Angeles Herald 1894). "By the fall of 1859, Hansen's Mission Grape vines were started, an irrigation system was installed, and a few rudimentary houses were built that would meet the first migration from San Francisco [of vineyardists]. By autumn of 1864, Anaheim's 400,000 vines were already producing over 300,000 gallons of wine." (Faessel 2006: 7).  
 (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
 \*B12. References: See Continuation Sheet  
 B13. Remarks:  
 \*B14. Evaluator: Laura Carias, South Environmental  
 \*Date of Evaluation: 7/7/2022

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1200 South Anaheim Boulevard

Page 4 of 9

**\*P3a. Description (Continued):** The octagonal portion features metal sash, full-length storefront windows. The building features a flat roof. Entrances to the building are accessed on the north and west elevations (Photographs 2, 3). A secondary building (car service building) is located east of the main building. It has a nearly L-shaped floor plan with west and north wings, flat roof, and has a CMU structural system. A sally port is located on the west elevation of the west wing (Photograph 4). Car service bays are located on the east and south elevations of the wings.



Photograph 2. Main building; facing south.

## CONTINUATION SHEET

Property Name: 1200 South Anaheim Boulevard

Page 5 of 9



Photograph 3. Main building; facing north



Photograph 4. Service building, west wing, view east.



## CONTINUATION SHEET

Property Name: 1200 South Anaheim Boulevard

Page 6 of 9

**\*B10. Significance (Continued):** The vineyards began to transform into a town as they were cleared out and subdivided into neighborhoods (Faessel 2006: 7). Businesses began setting roots in a slowly developing downtown that attracted customers from all over the county. A rail line connection to Los Angeles was installed in 1875 when an Anaheim pioneer donated land for its first depot. A devastating blight now known as Pierce's Disease wiped out 400,000 grapevines between 1884 and 1888. It took the town approximately two years to get back on its feet replacing vineyards with citrus groves and other produce such as walnuts, Anaheim chili peppers, sugar beets, lima beans, potatoes, cabbage, and strawberries (City of Anaheim n.d.).

Anaheim continued to prosper in the early 20<sup>th</sup> century with a successful commercial district and expanding neighborhoods. After World War I, many veterans were drawn to Anaheim by the affordable housing and mild climate. By 1930, Anaheim was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The citrus industry was strong well into the early 1940s and Anaheim's population grew to over 11,000 (Faessel 2006: 8).

Unfortunately, in the late 1940s, another disease ravaged crops in Anaheim, this time targeting orange crops. "The accelerating loss of this agricultural industry, coupled with the new high cost of irrigation water, gave the citrus ranchers a strong incentive to sell their land for residential development." (Faessel 2007: 7).

Similar to what occurred following World War I, returning World War II soldiers were enticed by all that Anaheim had to offer. Also intrigued by the city was Walt Disney who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located approximately 4.5 miles southwest of the subject property, to build Disneyland, the "Happiest Place on Earth." (Faessel 2007: 7). "Anaheim's business-friendly climate allowed unexpected rapid and unplanned growth [in west Anaheim] around the Disneyland Park area in the 1960s and 1970s..." (Faessel 2007: 7). Disneyland's popularity and close proximity was used as a selling tool as real estate advertisements for land, existing homes and news housing tracts.

The population in Anaheim grew from 14,522 in 1950 to more than 104,000 in 1960. The city's growth was also fueled by an "aggressive annexation program" that added 20 square miles in the 1950s and continued into the 1970s (Newell 2022). By the 1990s, the City of Anaheim grew to its present size of 50 square miles (City of Anaheim 2010: 10). "This type of expansive development brought about the creation of a city with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown" (City of Anaheim 2010: 11).

Anaheim's population grew along with the city's borders. By 1970 there were 166,701 residents; 226,701 by 1980; and about 344,000 by 2020 (City of Anaheim 2010: 11; U.S. Census 2020).

### Property History

The subject property is located on land that was agricultural. A farmhouse was located on the northern border of the parcel up until 1953. Up until 1953, the surrounding area was surrounded by acres of orchards. By 1963, the vast majority of the orchards were removed, notably on the subject parcel, which remained undeveloped, with orchards located directly south of the subject property. The showroom and the service building are first visible in the 1972 historic aerial. That same year, the remaining orchards in the immediate area were replaced with residential and commercial development.

## CONTINUATION SHEET

Property Name: 1200 South Anaheim Boulevard

Page 7 of 9

The subject property was the location of the former McPeek Plymouth Center. It was constructed at the cost of \$300,000 by engineer Ben L. Schmid and contractor William J. Moran Co. (Los Angeles Times 1964; City of Anaheim 1964). It was at the location from approximately 1965 to 2005, but not before changing names to McPeek Chrysler Plymouth then McPeek Dodge of Anaheim. The business name changed to Anaheim Auto Finance in 2010. It appears that by 2014, the showroom operated Anaheim Auto Finance Center, and the service center operated as Rudy's Garage Pro Lube and Star Auto Smog. Currently, the subject property operates as So Cal Autohaus.

Frank and Grethe Busalacchi sold the property to the City of Anaheim in 2008. No other information regarding previous businesses or property owners were found.

### **Engineer**

Ben L Schmid received a Bachelor of Science and Master of Science in Civil and Structural Engineering from Stanford University. Schmid worked for a few companies before opening up his own private practice in 1957. He pioneered the first concrete tilt-up building and was the co-author and co-principal in developing the Los Angeles Unreinforced Masonry, cripple wall and soft story ordinances which were adopted into the International Existing Building Code. He was a FEMA damage advisor since 1951 and was devastated by the damage caused by the Northridge earthquake in 1994. He researched, tested, and created "a system for improving single and multi-family residential construction to ensure the property remains inhabitable following a significant earthquake." (Los Angeles Times 2014). Schmid passed away in 2014.

### **Contractor**

William J. Moran Company was the contractor for the subject property. William J. Moran inherited the family business in 1942 after having graduated from Pasadena City College. Moran sold the company in 1970 and founded Moran Properties Inc. Research on the company yielded several newspaper articles citing the company as the contractor of choice for several buildings throughout California including several commercial and residential properties (Los Angeles Times 2006).

### **Significance Evaluation**

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria.

*CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

*City Criteria 1. It strongly represents a significant event or broad patterns of local, regional, or national history.*

The subject property is a commercial property that served as an automobile dealership when first constructed in 1964. It was built during a time when Anaheim was clearing out its farmland to make way for post war development. It continues to function as an auto-related commercial building in a commercial area of the city. However, the property was not the impetus of post-war development but rather a result of it. Further, it has no important associations with the history of commercial development in Anaheim. Therefore, the subject property is recommended not eligible under CRHR or City Criterion 1.

## CONTINUATION SHEET

Property Name: 1200 South Anaheim Boulevard

Page 8 of 9

*CRHR Criterion 2. Is associated with the lives of persons important in our past.*

*City Criteria 2. It is associated with the life of a significant person in local, regional, or national history.*

Review of local publications and newspaper articles indicates that the property was engineered by Ben L. Schmid. He was well known for his expertise in seismic code compliance and development. William J. Moran Company was credited as the contractor for the subject property. The company was known for winning contracts throughout California for commercial properties. Although both companies are associated with the subject property, it is not one of Schmid's or Moran's best known or last remaining examples of their work. Therefore, the subject property is not eligible under CRHR or City Criterion 2.

*CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

*City Criterion 3. It is a very good example of a significant architectural style, property type, period, or method of construction; or represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or is significant visual feature of the City.*

The subject property was constructed using common materials from the 1960s including concrete masonry unit structural system and metal framed full length windows. Its most distinguishing feature is the former showroom's octagonal floor plan, however it lacks many of the Mid-century Modern/Google architectural details typically associated with the property type in the 1960s, including dominant signage, lighting, dramatic rooflines, etc. While the building is located on a prominent corner, there is no evidence that it has become an established, significant visual feature of the City. Therefore, the subject property is not eligible under CRHR or City Criterion 3.

*CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4.

### **Integrity**

**Location:** The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

**Design:** The subject property retains integrity of design as continues to convey its original appearance.

**Setting:** The subject property retains integrity of setting. Most of the surrounding properties were constructed in the 1960s and 1970s around the same time as the subject property.

**Materials:** The subject property retains integrity of materials. As it retains its original windows and doors.

## CONTINUATION SHEET

Property Name: 1200 South Anaheim Boulevard

Page 9 of 9

**Workmanship:** The subject property retains integrity of workmanship and has sustained little to no alterations since construction.

**Feeling:** The subject property retains integrity of feeling and continues to look like a 1960s automobile dealership and service center.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 1200 South Anaheim Boulevard is not eligible for designation in the CRHR or local listing.

### References

Faessel, Stephen J.

2006 *Images of America: Early Anaheim*. Arcadia Publishing: Charleston, South Carolina.

2007. *Images of America: Anaheim 1940-1970*. Arcadia Publishing: Charleston, South Carolina.

City of Anaheim

1964. Application for Building Permit. Department of Planning & Building.

2010. "Citywide Historic Preservation Plan." Prepared by Architectural Resources Group for City of Anaheim Community Development Department. May 18, 2010.

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1964. "Japanese Diesel Car to Be Unveiled Here." Los Angeles Times (Los Angeles, California). May 31, 1964. Accessed online: <https://www.newspapers.com/clip/104966907/19640531latnew-dealership/>

2006. "William Moran Obituary." Los Angeles Times (Los Angeles, California). December 23, 2006. Accessed online:

<https://www.legacy.com/us/obituaries/latimes/name/william-moran-obituary?id=25324107>

2014. "Schmid, Ben L." Los Angeles Times (Los Angeles, California). September 7, 2014. Accessed online: <https://www.newspapers.com/clip/104976240/20140907latschmid-obit/> <https://www.newspapers.com/image/380400692/>

Newell, Jane

2022. Anaheim Heritage Center. Correspondence with Jane Newell, Anaheim Heritage Services Manager.

United States Census

2020. Anaheim, CA. Accessed online April 1, 2022: <https://www.census.gov/quickfacts/anaheimcitycalifornia>

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) 1234 South Anaheim Boulevard

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted .

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Anaheim Date 2022 T 04 S ; R 10 W ;  of  of Sec 22 and 23; SB B.M.

c. Address 1234 South Anaheim Boulevard City Anaheim Zip 94010

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 082-461-23. The subject property is located on the east side of South Anaheim Boulevard. It is bound by commercial properties to the north, south and east.

**\*P3a. Description:**

The subject property is a one-and-a-half story commercial building with a squared, concrete masonry unit structural system. It was constructed in the new Formalist Style of architecture and features a flat roof and a rectangular floor plan. The east-facing primary elevation is symmetrical and features six I-beam supports. The main entrance is centrally located with metal-framed glazed doors and full-length windows. (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Primary east and south elevations, view to northeast (South Environmental 2022)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1961 (City of Anaheim)

\*P7. Owner and Address:  
City of Anaheim  
201 S. Anaheim Blvd, Ste. 1003  
Anaheim, CA 92805

\*P8. Recorded by:  
Laura Carias  
South Environmental  
1443 E. Washington Blvd.  
#288  
Pasadena, CA 91104

\*P9. Date Recorded: 7/7/2022

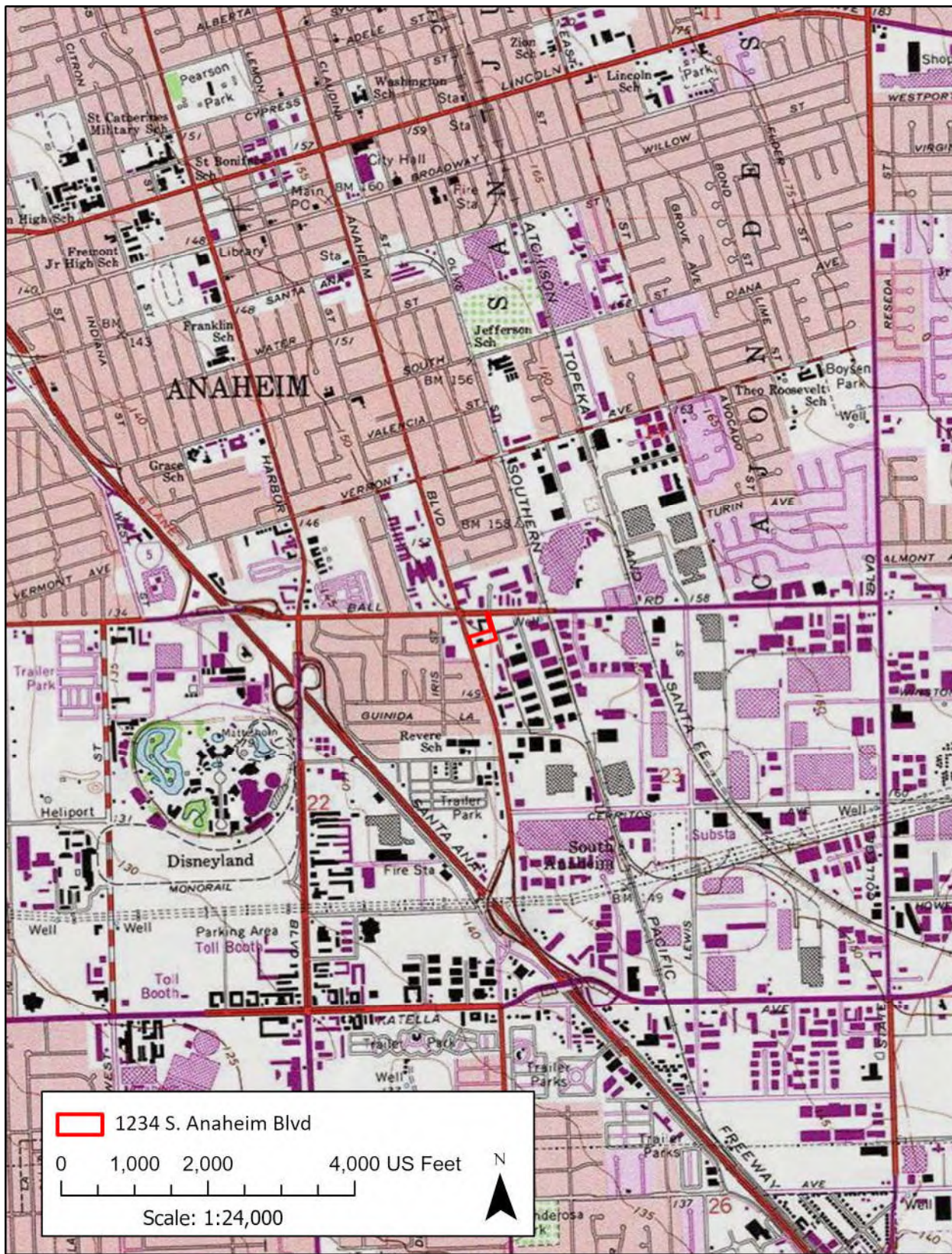
\*P10. Survey Type: Pedestrian

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

Historic Built Environment Assessment for the Anaheim Ball Mixed Use Project, Anaheim, California (South Environmental 2022)

\*Attachments:  NONE  Location 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): \_\_\_\_\_

Page 2 of 9 \*Resource Name or # (Assigned by recorder) 1234 South Anaheim Boulevard  
\*Map Name: Anaheim, California \*Scale: 1:24,000 \*Date of map: 2022



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1234 South Anaheim Boulevard \*NRHP Status Code 6Z  
 Page 3 of 9

B1. Historic Name: United California Bank  
 B2. Common Name: n/a  
 B3. Original Use: Bank B4. Present Use: Vacant  
 \* B5. Architectural Style: New Formalist  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
The subject property was constructed in circa 1961 (City of Anaheim 1961)  
 \*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: n/a  
 B9a. Architect: Stiles and Robert Clement b. Builder: M. Simpson  
 \*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

**Historic Context**

**Anaheim Historical Overview**

Anaheim began in 1857 as "a number of clerks, mechanics and other businessmen of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884). These men were San Francisco investors who had incorporated themselves as the Los Angeles Vineyard Society. Seeking land for their expanding wine business, John Fröhling and Charles Kohler sought out the assistance of Los Angeles County surveyor, George Hansen to find a site for a colony for vineyardists (Faessel 2006:7)

In 1857, Hansen found the ideal location on Rancho San Juan Cajon De Santa Ana belonging to Juan Pacifico Ontiveros. Hansen purchased 1,165 acres at \$2 per acre and soon began dividing and preparing the land as vineyard lots. "Each member of the colony was provided with a town lot for a residence and a ten-acre tract for farming." (Los Angeles Herald 1894). In a meeting of the Vineyard Society in 1858, Anaheim was chosen as the colony's name taken from the German name "heim" meaning home, and Ana, for the Santa Ana River that runs nearby. (Los Angeles Herald 1894). "By the fall of 1859, Hansen's Mission Grape vines were started, an irrigation system was installed, and a few rudimentary houses were built that would meet the first migration from San Francisco [of vineyardists]. By autumn of 1864, Anaheim's 400,000 vines were already producing over 300,000 gallons of wine." (Faessel 2006: 7).  
 (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
 \*B12. References: See Continuation Sheet  
 B13. Remarks:  
 \*B14. Evaluator: Laura Carias, South Environmental  
 \*Date of Evaluation: 7/7/2022



(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: 1234 South Anaheim Boulevard

Page 4 of 9

**\*P3a. Description (Continued):** A secondary flat roof extends from the south elevation which was once use a drive-through window. Alterations include the removal of original sunscreens and boarding up of a few windows on the primary elevation, and boarding up the drive-through window on the south elevation.

**\*B10. Significance (Continued):** The vineyards began to transform into a town as they were cleared out and subdivided into neighborhoods (Faessel 2006: 7). Businesses began setting roots in a slowly developing downtown that attracted customers from all over the county. A rail line connection to Los Angeles was installed in 1875 when an Anaheim pioneer donated land for its first depot. A devastating blight now known as Pierce's Disease wiped out 400,000 grapevines between 1884 and 1888. It took the town approximately two years to get back on its feet replacing vineyards with citrus groves and other produce such as walnuts, Anaheim chili peppers, sugar beets, lima beans, potatoes, cabbage, and strawberries (City of Anaheim n.d.).

Anaheim continued to prosper in the early 20<sup>th</sup> century with a successful commercial district and expanding neighborhoods. After World War I, many veterans were drawn to Anaheim by the affordable housing and mild climate. By 1930, Anaheim was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The citrus industry was strong well into the early 1940s and Anaheim's population grew to over 11,000 (Faessel 2006: 8).

Unfortunately, in the late 1940s, another disease ravaged crops in Anaheim, this time targeting orange crops. "The accelerating loss of this agricultural industry, coupled with the new high cost of irrigation water, gave the citrus ranchers a strong incentive to sell their land for residential development." (Faessel 2007: 7).

Similar to what occurred following World War I, returning World War II soldiers were enticed by all that Anaheim had to offer. Also intrigued by the city was Walt Disney who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located approximately 4.5 miles southwest of the subject property, to build Disneyland, the "Happiest Place on Earth." (Faessel 2007: 7). "Anaheim's business-friendly climate allowed unexpected rapid and unplanned growth [in west Anaheim] around the Disneyland Park area in the 1960s and 1970s..." (Faessel 2007: 7). Disneyland's popularity and close proximity was used as a selling tool in real estate advertisements for land, existing homes and news housing tracts.

The population in Anaheim grew from 14,522 in 1950 to more than 104,000 in 1960. The city's growth was also fueled by an "aggressive annexation program" that added 20 square miles in the 1950s and continued into the 1970s (Newell 2022). By the 1990s, the City of Anaheim grew to its present size of 50 square miles (City of Anaheim 2010: 10). "This type of expansive development brought about the creation of a city with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown" (City of Anaheim 2010: 11).

Anaheim's population grew along with the city's borders. By 1970 there were 166,701 residents; 226,701 by 1980; and about 344,000 by 2020 (City of Anaheim 2010: 11; U.S. Census 2020).



## CONTINUATION SHEET

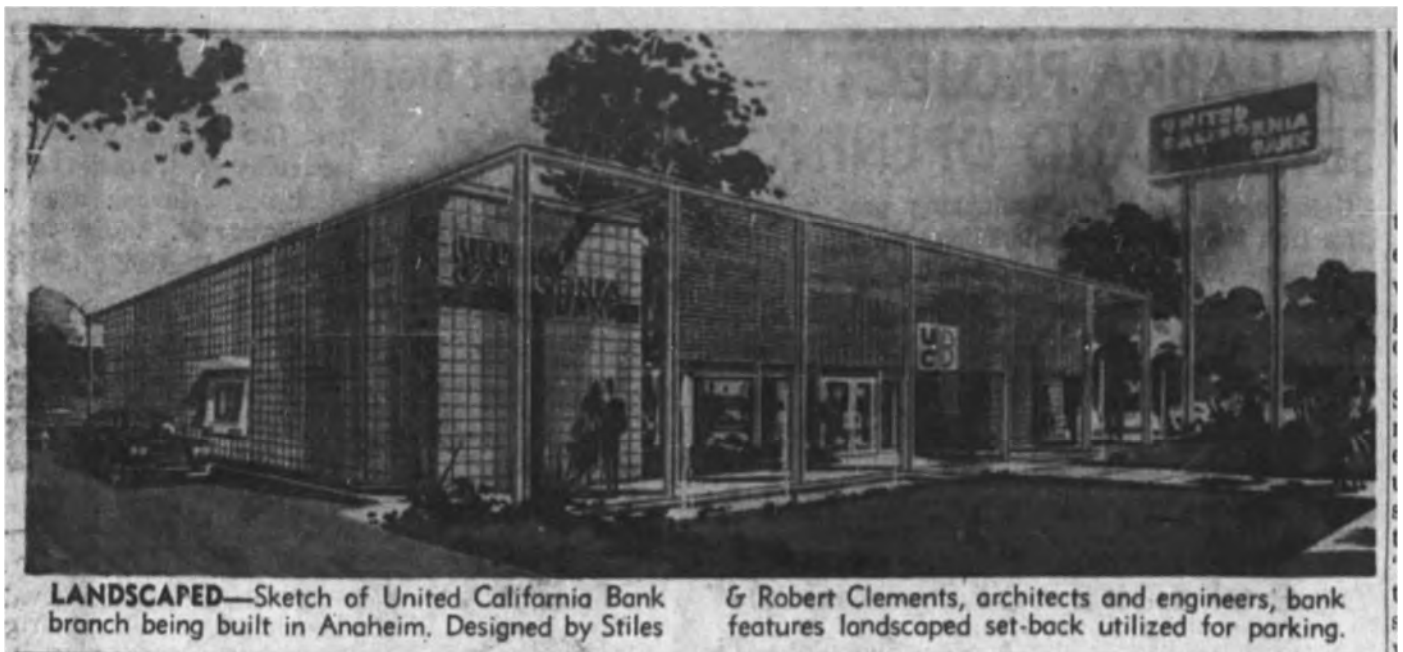
Property Name: 1234 South Anaheim Boulevard

Page 5 of 9

### Property History

The subject property is located on land that was once agricultural. A farmhouse was located on the eastern border of the parcel up until 1953. Up until 1953, the surrounding area was surrounded by acres of orchards. By 1963, the vast majority of orchards were removed, notably on the subject parcel which featured a new building. Orchards were still present directly south of the subject property. The subject property is first seen in the 1963 historic aerial. The same year, the remaining orchards in the immediate area were replaced with residential and commercial development. By 1972, the area was completely surrounded by commercial development.

The subject property was the location of the former United California Bank and was designed by Stiles and Robert Clements. The bank was established in 1962 when First Western Bank and Trust Company and California Bank merged in 1961. Sixty-five of the former First Western Bank and Trust Company banks across 20 counties in California became United California Bank on February 20, 1961. The Anaheim branch of the United California Bank was constructed in 1961 and officially opened on May 15, 1962. A Los Angeles Times article states that the bank would have a 50-foot setback to allow for a landscaped "front garden" and the "front and rear glass facades" would be screened by sun control louvers (Photograph 2) (Los Angeles Times 1962).



Photograph 2: 1962 Sketch of subject property (Los Angeles Times 1962)

City directories indicate there were new tenants from 1975 to 1991 when the subject property functioned as the South Anaheim Industrial Office. The 2005 directory lists San Fernando Marble & Granite as the tenant. The subject property is currently vacant.

No other information regarding previous businesses or property owners were found.

## CONTINUATION SHEET

Property Name: 1234 South Anaheim Boulevard

Page 6 of 9

### Architect

Stiles and Robert Clements were the architects for the subject property. Stiles O. Clements, master architect, began his own firm in 1937 after having partnered with other architectural firms such as Morgan, Walls, and Clements. In 1955, Clements Sr. brought in his son, Robert O. Clements (PCAD 2022b).

Robert O. Clements served received his degree in architecture from the University of Southern California in 1941 and then joined the United States Marine Corp during World War II. He joined his father's firm in 1955 and was the chief designer. The firm designed several Sears, Montgomery Ward Department Stores, and grocery stores for Safeway/Vons, Hughes, and Ralphs (PCAD 2022a).

### New Formalist Style (c.1955-1970)

New Formalism developed during the 1950s as a response to ridged, inflexible characteristics dictated by the International Style. The new style sought to explore classical architectural elements and forms in monumental size and stature but fabricated from the innovative modern building technologies advanced by the International Style during the preceding decades. New Formalism was frequently employed for civic and institutional architecture during the 1950s and 1960s due to its playful yet striking colossal forms (McAlester 2013: 662; Fung Associates 2011: A-6). "The buildings of the New Formalism are typically self-contained, freestanding blocks, with strictly symmetrical elevations. Skylines are level, the building often being defined at the top by a heavy, projecting roof slab." (Docomomo US 2020). Ornament typically appears in the form of patterned screens or grills of metal, cast stone, or concrete (Docomomo US 2020).

Characteristics of the New Formalist style include:

- Architectural reference to Classicism, such as use of evenly spaced columns, repetitive patterns, arches and use of decoration
- Use of decorative grilles or sun screens
- Symmetry
- Monumental scale
- Formal landscape; often use of pools, fountains, sculpture within a central plaza
- Use of traditionally rich materials, such as travertine, marble, and granite or man-made materials that mimic their luxurious qualities

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria.

*CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

*City Criteria 1. It strongly represents a significant event or broad patterns of local, regional, or national history.*

The subject property is a former bank building constructed when Anaheim was clearing its agricultural land to make room for new development. United California Bank was the first business to set up at the subject property. The property was constructed when South Anaheim Boulevard was in the process of transforming from farmland to commercial development.

## CONTINUATION SHEET

Property Name: 1234 South Anaheim Boulevard

Page 7 of 9

Although the subject property is evidence of commercial postwar development in Anaheim, its construction was a direct consequence of the trend rather than the source. Further, it has no important associations with the history of commercial development in Anaheim. Therefore, the subject property is recommended not eligible under CRHR or City Criterion 1.

*CRHR Criterion 2. Is associated with the lives of persons important in our past.*

*City Criteria 2. It is associated with the life of a significant person in local, regional, or national history.*

Research indicates that the original owner of the subject property was United California Bank from approximately 1961 to 1970. The following tenants were South Anaheim Industrial Office with a longer tenure from approximately 1975 to 1991. San Fernando Marble & Granite were conducting business in 2005. No other information was found regarding the companies or people associated with the subject property. Therefore, the subject property is not eligible under CRHR or City Criterion 2.

*CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

*City Criterion 3. It is a very good example of a significant architectural style, property type, period, or method of construction; or represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or is significant visual feature of the City.*

The subject property was constructed in the New Formalist style of architecture by the firm Stiles and Robert Clements. It has a rectangular floor plan and a concrete masonry unit structural system. The metal columns at the primary elevation are characteristic of the style. Although designed by a well-known architect, this is a modest example of the style and not the one of the best representative examples of Stiles and Robert Clements, who were better known for their work on department and grocery stores. Further, the removal of the original sunscreens on the primary elevation is considered a significant alteration. Therefore, the subject property is not eligible under CRHR or City Criterion 3.

*CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies. Therefore, the property is not eligible under CRHR Criterion 4.

### Integrity

**Location:** The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

**Design:** The subject property has diminished integrity of design. A few windows have been boarded up and sunscreens have been removed from the primary elevation.

## CONTINUATION SHEET

Property Name: 1234 South Anaheim Boulevard

Page 8 of 9

**Setting:** The subject property retains integrity of setting. Most of the surrounding properties were constructed in the 1960s and 1970s around the same time as the subject property.

**Materials:** The subject property retains integrity of materials. The cladding and architectural details of the building remain.

**Workmanship:** The subject property retains integrity of workmanship as it has been minimally altered since construction.

**Feeling:** The subject property retains integrity of feeling as the property still feels like a commercial building from the 1960s.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 1234 South Anaheim Boulevard is not eligible for designation in the CRHR or local listing.

### References

Faessel, Stephen J.

2006 *Images of America: Early Anaheim*. Arcadia Publishing: Charleston, South Carolina.

2007. *Images of America: Anaheim 1940-1970*. Arcadia Publishing: Charleston, South Carolina.

City of Anaheim

1961. Application for Building Permit. Department of Planning & Building.

2010. "Citywide Historic Preservation Plan." Prepared by Architectural Resources Group for City of Anaheim Community Development Department. May 18, 2010.

Los Angeles Herald

1894. "Anaheim." Los Angeles Herald (Los Angeles, California). January 1, 1894. Pg. 39. Accessed online at:

<https://www.newspapers.com/image/80562090/?terms=%22anaheim%22&match=1>

Los Angeles Times

1962. "Construction Starts on New Bank Building." Los Angeles Times (Los Angeles, California). March 11, 1962. P125. Accessed online:

<https://www.newspapers.com/clip/104988410/19620311latbank-construction/#>

Newell, Jane

2022. Anaheim Heritage Center. Correspondence with Jane Newell, Anaheim Heritage Services Manager.

Pacific Coast Architecture Database (PCAD)

2022a. "Robert Oliver Clements (Architect)" Accessed online:

<https://pcad.lib.washington.edu/person/190/>

## CONTINUATION SHEET

Property Name: 1234 South Anaheim Boulevard

Page 9 of 9

2022b. "Stiles Oliver Clements (Architect)" Accessed online:

[https://pcad.lib.washington.edu/person/116/#::~:~:text=Stiles%20Oliver%20Clements%20\(Architect\)&text=Clements%20and%20Associates%2C%20Architects%2DEngineers,1965%3B%20Clements%20retired%20in%201965.](https://pcad.lib.washington.edu/person/116/#::~:~:text=Stiles%20Oliver%20Clements%20(Architect)&text=Clements%20and%20Associates%2C%20Architects%2DEngineers,1965%3B%20Clements%20retired%20in%201965.)

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) 1300 South Anaheim Boulevard

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted .

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Anaheim Date 2022 T 04 S ; R 10 W ;  of  of Sec 22 and 23; SB B.M.

c. Address 1300 South Anaheim Boulevard City Anaheim Zip 94010

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 082-461-24, 082-461-34, 082-461-35. The subject property is located on the east side of South Anaheim Boulevard. It is bound by commercial properties to the north, south and east.

\*P3a. Description:

The subject property is one-and-one-half story commercial building with a squared floor plan. It rests on a raised concrete foundation and is capped by pyramidal clay tile roof. The east-facing primary elevation is symmetrical and features a centrally located main entrance accessed via concrete steps. The main entrance consists of double metal framed glazed doors. The primary, south, and north elevations feature metal framed store front windows. (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Primary west and south elevations, view to northeast (South Environmental 2022)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1963 (City of Anaheim)

\*P7. Owner and Address:  
City of Anaheim  
201 S. Anaheim Blvd, Ste. 1003  
Anaheim, CA 92805

\*P8. Recorded by: Laura Carias & Samantha Murray  
South Environmental  
1443 E. Washington Blvd.  
#288  
Pasadena, CA 91104

\*P9. Date Recorded: 7/7/2022

\*P10. Survey Type: Pedestrian

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

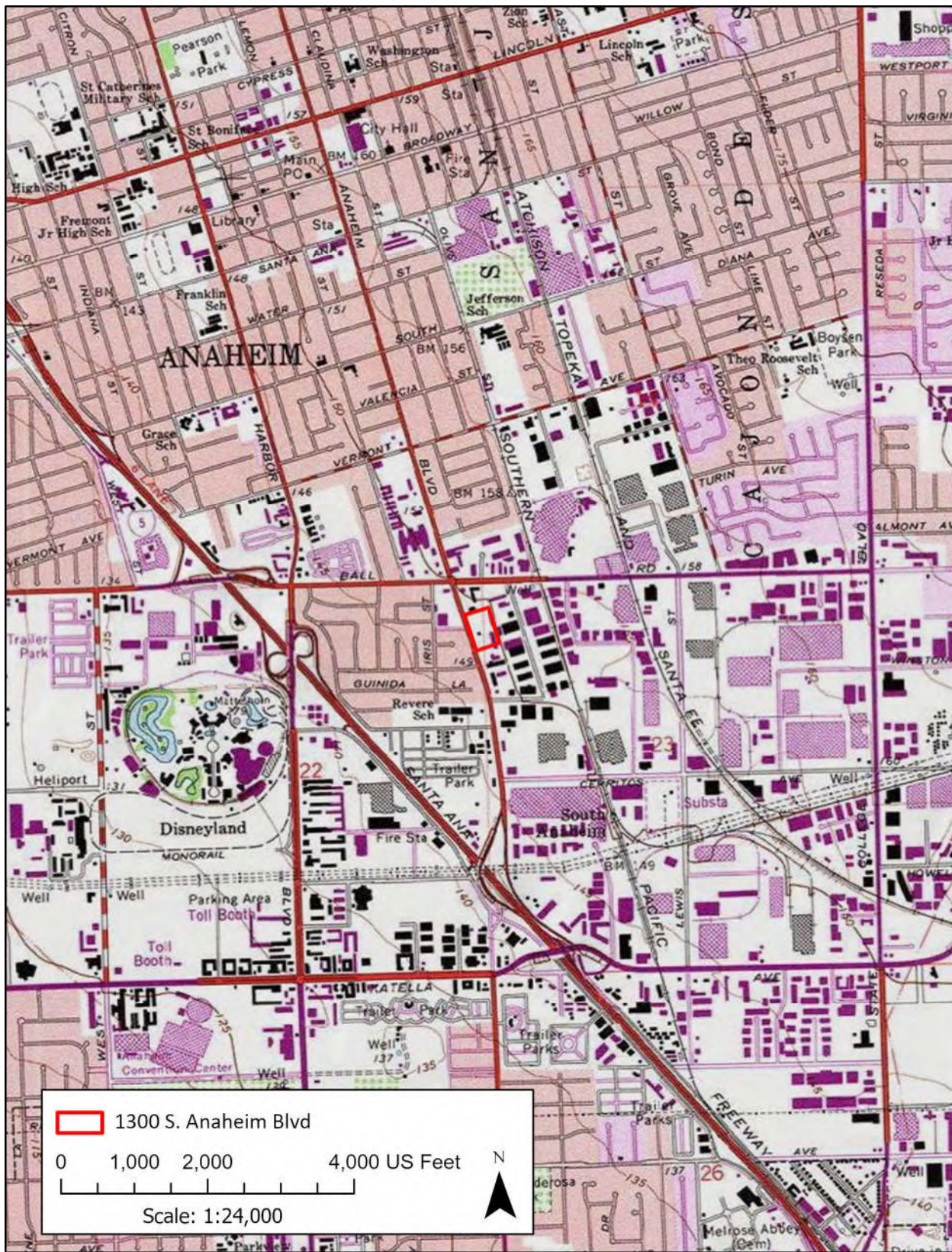
Historic Built Environment Assessment for the Anaheim Ball Mixed Use Project, Anaheim, California (South Environmental 2022)

\*Attachments:  NONE  Location 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): \_\_\_\_\_

Page 2 of 9 \*Resource Name or # (Assigned by recorder) 1300 South Anaheim Boulevard  
\*Map Name: Anaheim, California \*Scale: 1:24,000 \*Date of map: 2022



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1300 South Anaheim Boulevard \*NRHP Status Code 6Z  
Page 3 of 9

B1. Historic Name: Hardin Oldsmobile  
B2. Common Name: n/a  
B3. Original Use: Automobile dealership B4. Present Use: Vacant

\* B5. Architectural Style: Eclectic with Modern influence

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The subject property was constructed in 1963 (City of Anaheim). A room addition was added to the north elevation and windows enclosed on south elevation (date unknown).

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: William P. Ficker b. Builder: Integrated Inc.

\*B10. Significance: Theme n/a Area n/a  
Period of Significance n/a Property Type n/a Applicable Criteria n/a

## Historic Context

### Anaheim Historical Overview

Anaheim began in 1857 as "a number of clerks, mechanics and other businessmen of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884) These men were San Francisco investors who had incorporated themselves as the Los Angeles Vineyard Society. Seeking land for their expanding wine business, John Fröhling and Charles Kohler sought out the assistance of Los Angeles County surveyor, George Hansen to find a site for a colony for vineyardists (Faessel 2006:7)

In 1857, Hansen found the ideal location on Rancho San Juan Cajon De Santa Ana belonging to Juan Pacifico Ontiveros. Hansen purchased 1,165 acres at \$2 per acre and soon began dividing and preparing the land as vineyard lots. "Each member of the colony was provided with a town lot for a residence and a ten-acre tract for farming." (Los Angeles Herald 1894). In a meeting of the Vineyard Society in 1858, Anaheim was chosen as the colony's name taken from the German name "heim" meaning home, and Ana, for the Santa Ana River that runs nearby. (Los Angeles Herald 1894). "By the fall of 1859, Hansen's Mission Grape vines were started, an irrigation system was installed, and a few rudimentary houses were built that would meet the first migration from San Francisco [of vineyardists]. By autumn of 1864, Anaheim's 400,000 vines were already producing over 300,000 gallons of wine." (Faessel 2006: 7).  
(see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Laura Carias, South Environmental

\*Date of Evaluation: 7/7/2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1300 South Anaheim Boulevard

Page 4 of 9

**\*P3a. Description (Continued):** A two-story ancillary building is located northeast of the show room and features a flat roof and rectangular floor plan clad with vertical wood siding (Photograph 2). A one-story car service building is located south of the showroom attached with a flat roof. Along the eastern border of the parcel is a three-sided ancillary building open to the elements (Photograph 4). Another ancillary building with a raised foundation and capped by a hipped roof is located south of the showroom (Photographs 4 and 5).



Photograph 2. Ancillary building, west elevation, view east

## CONTINUATION SHEET

Property Name: 1300 South Anaheim Boulevard

Page 5 of 9



Photograph 3. Service building, view east.



Photograph 4. Ancillary building, west elevation, view east.

## CONTINUATION SHEET

Property Name: 1300 South Anaheim Boulevard

Page 6 of 9



Photograph 5. Contextual photograph of property, view northeast.

**\*B10. Significance (Continued):** The vineyards began to transform into a town as they were cleared out and subdivided into neighborhoods (Faessel 2006: 7). Businesses began setting roots in a slowly developing downtown that attracted customers from all over the county. A rail line connection to Los Angeles was installed in 1875 when an Anaheim pioneer donated land for its first depot. A devastating blight now known as Pierce's Disease wiped out 400,000 grapevines between 1884 and 1888. It took the town approximately two years to get back on its feet replacing vineyards with citrus groves and other produce such as walnuts, Anaheim chili peppers, sugar beets, lima beans, potatoes, cabbage, and strawberries (City of Anaheim n.d.).

Anaheim continued to prosper in the early 20<sup>th</sup> century with a successful commercial district and expanding neighborhoods. After World War I, many veterans were drawn to Anaheim by the affordable housing and mild climate. By 1930, Anaheim was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The citrus industry was strong well into the early 1940s and Anaheim's population grew to over 11,000 (Faessel 2006: 8).

Unfortunately, in the late 1940s, another disease ravaged crops in Anaheim, this time targeting orange crops. "The accelerating loss of this agricultural industry, coupled with the new high cost of irrigation water, gave the citrus ranchers a strong incentive to sell their land for residential development." (Faessel 2007: 7).

Similar to what occurred following World War I, returning World War II soldiers were enticed by all that Anaheim had to offer. Also intrigued by the city was Walt Disney who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located approximately 4.5 miles southwest of the subject property, to build Disneyland, the "Happiest Place on Earth." (Faessel 2007: 7). "Anaheim's business-friendly climate allowed unexpected rapid and unplanned growth [in west Anaheim] around

## CONTINUATION SHEET

Property Name: 1300 South Anaheim Boulevard

Page 7 of 9

the Disneyland Park area in the 1960s and 1970s..." (Faessel 2007: 7). Disneyland's popularity and close proximity was used as a selling tool as in real estate advertisements for land, existing homes, and news housing tracts were using their proximity to Disneyland as a selling tool.

The population in Anaheim grew from 14,522 in 1950 to more than 104,000 in 1960. The city's growth was also fueled by an "aggressive annexation program" that added 20 square miles in the 1950s and continued into the 1970s (Newell 2022). By the 1990s, the City of Anaheim grew to its present size of 50 square miles (City of Anaheim 2010: 10). "This type of expansive development brought about the creation of a city with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown" (City of Anaheim 2010: 11).

Anaheim's population grew along with the city's borders. By 1970 there were 166,701 residents; 226,701 by 1980; and about 344,000 by 2020 (City of Anaheim 2010: 11; U.S. Census 2020).

### Property History

The subject property is located on land that was agricultural and until 1953, the area was surrounded by acres of orchards. By 1963, the vast majority of orchards were removed, although some trees remained on the subject parcel and to the northeast. The subject property is first seen in the 1972 historic aerial. The same year, the remaining orchards in the immediate area were replaced with residential and commercial development.

The subject property was the location of the former Hardin Oldsmobile car dealership. City directories demonstrate that Hardin Oldsmobile dealership remained at the subject property until at least 2014. By 1980 Hardin added Honda to its brand but not before adding Nissan, GMC, Suzuki, and Buick Pontiac, to its list of available manufacturers. Other companies leased portions of the parcel, as city directories also list other company names such as Orange Blue Towing, Able Auto Glass, Jordacity, Massive Dollar Plus USA, and Bobs Motor Home Rentals. The subject property is currently vacant.

No other information regarding previous businesses or property owners were found.

### Architect

William P. Ficker received his architecture degree from the University of California. Various newspaper articles cite him as the architect for several commercial properties in Southern California. However, most information found about Ficker is regarding his strength as a yachtsman and the awards he won, including winning the 1958 Star World Championship. In 1972, Ficker joined the William L. Pereira Associates as a member of the board of directors and the firm's policy board (Los Angeles Times 1972).

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria.

*CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

*City Criteria 1. It strongly represents a significant event or broad patterns of local, regional, or national history.*

## CONTINUATION SHEET

Property Name: 1300 South Anaheim Boulevard

Page 8 of 9

The subject property is a commercial property that served as an automobile dealership when first constructed in 1963. It was built during a time when Anaheim was clearing out its farmland to make way for post war development. It continues to function as an auto-related commercial building in a commercial area of the city. However, the property was not the impetus of post-war development but rather a result of it. Further, it has no important associations with the history of commercial development in Anaheim. Therefore, the subject property is recommended not eligible under CRHR or City Criterion 1.

*CRHR Criterion 2. Is associated with the lives of persons important in our past.*

*City Criteria 2. It is associated with the life of a significant person in local, regional, or national history.*

Research found the original owner to be Hardin Oldsmobile and appears to remain under the Hardin business name until 2014. Additional tenants used the subject parcel for their business throughout the years. No other information was found regarding the companies or people associated with the subject property. Therefore, the subject property is not eligible under CRHR or City Criterion 2.

*CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

*City Criterion 3. It is a very good example of a significant architectural style, property type, period, or method of construction; or represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or is significant visual feature of the City.*

The subject property in the Eclectic style of architecture with Modern influence designed by William P. Ficker. The property does not exhibit character-defining features of a particular style and has had a few alterations including a room addition to the north elevation and enclosure of windows on the south elevation. The subject property is not representative of the work of an architect who is locally, regionally, or nationally significant. Ficker was better known as an expert yachtsman. Therefore, the subject property is not eligible under CRHR or City Criterion 3.

*CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies. Therefore, the property is not eligible under CRHR Criterion 4.

### Integrity

**Location:** The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

**Design:** The subject property retains integrity of design as there do not appear to be any major alterations to the building.

**Setting:** The subject property retains integrity of setting. Most of the surrounding

## CONTINUATION SHEET

Property Name: 1300 South Anaheim Boulevard

Page 9 of 9

properties were constructed in the 1960s and 1970s around the same time as the subject property.

**Materials:** The subject property retains integrity of materials. The cladding and architectural details of the building remain.

**Workmanship:** The subject property retains integrity of workmanship as it has been minimally altered since construction.

**Feeling:** The subject property retains integrity of feeling as the property still feels like a commercial building.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 1300 South Anaheim Boulevard is not eligible for designation in the CRHR or local listing.

### References

Faessel, Stephen J.

2006 *Images of America: Early Anaheim*. Arcadia Publishing: Charleston, South Carolina.

2007. *Images of America: Anaheim 1940-1970*. Arcadia Publishing: Charleston, South Carolina.

City of Anaheim

2010. "Citywide Historic Preservation Plan." Prepared by Architectural Resources Group for City of Anaheim Community Development Department. May 18, 2010.

Los Angeles Herald

1894. "Anaheim." Los Angeles Herald (Los Angeles, California). January 1, 1894. Pg. 39. Accessed online at:

<https://www.newspapers.com/image/80562090/?terms=%22anaheim%22&match=1>

Los Angeles Times

1972. "Merger." Los Angeles Times (Los Angeles, California). January 16, 1972 Pg. 14. Accessed online: <https://www.newspapers.com/clip/104993396/19720116latficker-joins-pereria/>

Newell, Jane

2022. Anaheim Heritage Center. Correspondence with Jane Newell, Anaheim Heritage Services Manager.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) 1354 South Anaheim Boulevard

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted .

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Anaheim Date 2022 T 04 S ; R 10 W ;  of  of Sec 22 and 23; MD B.M.

c. Address 1354 South Anaheim Boulevard City Anaheim Zip 94010

d. UTM: (Give more than one for large and/or linear resources) Zone   ,    mE/    mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 082-461-39. The subject property is located on the east side of South Anaheim Boulevard. It is bound by commercial properties to the north, south and east.

**\*P3a. Description:**

The subject property is one-story commercial building with a nearly rectangular floor plan and is capped by a flat roof that cantilevers over the primary east elevation. The building is clad in smooth stucco on the north and south elevations. The primary elevation is nearly symmetrical and features a recessed main entrance offset to the north. It features aluminum framed glazed double doors. The primary elevation is made up of five bays of aluminum framed fixed windows of different sizes (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Primary west and south elevations, view to northeast (South Environmental 2022)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1959 (City of Anaheim)

\*P7. Owner and Address:  
City of Anaheim  
201 S. Anaheim Blvd, Ste. 1003  
Anaheim, CA 92805

\*P8. Recorded by:  
Laura Carias  
South Environmental  
1443 E. Washington Blvd.  
#288  
Pasadena, CA 91104

\*P9. Date Recorded: 7/7/2022

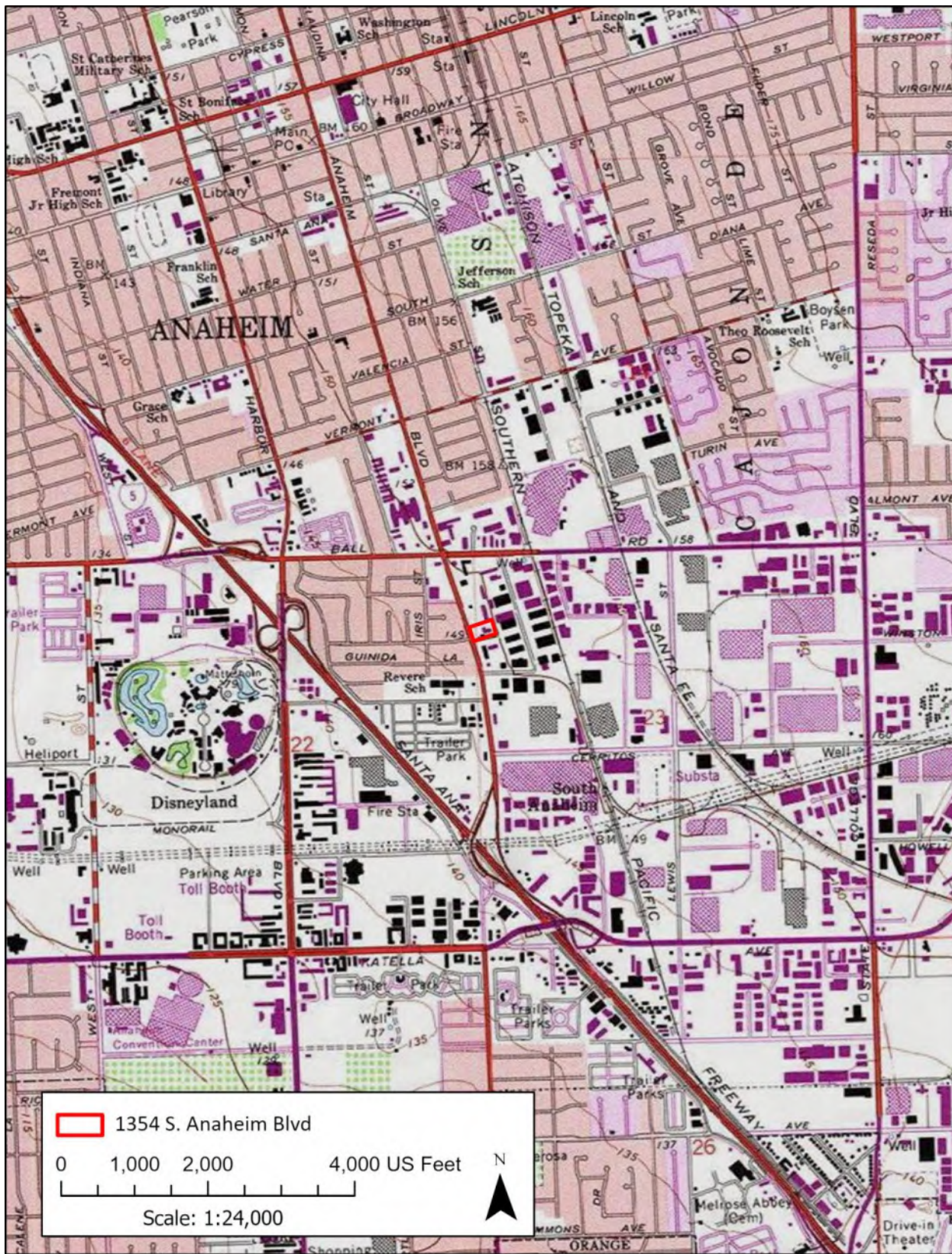
\*P10. Survey Type: Pedestrian

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

Historic Built Environment Assessment for the Anaheim Ball Mixed Use Project, Anaheim, California (South Environmental 2022)

\*Attachments:  NONE  Location 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):

Page 2 of 7 \*Resource Name or # (Assigned by recorder) 1354 South Anaheim Boulevard  
\*Map Name: Anaheim, California \*Scale: 1:24,000 \*Date of map: 2022





State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1354 South Anaheim Boulevard \*NRHP Status Code 6Z  
 Page 3 of 7

B1. Historic Name: McClure Mercury car dealership  
 B2. Common Name: n/a  
 B3. Original Use: Automobile dealership B4. Present Use: Transit related  
 \* B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The subject property was constructed in 1959 (City of Anaheim 1959). A second building was added in 1964. The carport on the main building and the eastern half of the second building was demolished in 2013 (City of Anaheim 2013).

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: n/a  
 B9a. Architect: Facility Engineer Ltd. b. Builder: Co-ordinated Construction Inc.  
 \*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

**Historic Context**

**Anaheim Historical Overview**

Anaheim began in 1857 as "a number of clerks, mechanics and other businessmen of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884) These men were San Francisco investors who had incorporated themselves as the Los Angeles Vineyard Society. Seeking land for their expanding wine business, John Fröhling and Charles Kohler sought out the assistance of Los Angeles County surveyor, George Hansen to find a site for a colony for vineyardists (Faessel 2006:7).

In 1857, Hansen found the ideal location on Rancho San Juan Cajon De Santa Ana belonging to Juan Pacifico Ontiveros. Hansen purchased 1,165 acres at \$2 per acre and soon began dividing and preparing the land as vineyard lots. "Each member of the colony was provided with a town lot for a residence and a ten-acre tract for farming." (Los Angeles Herald 1894). In a meeting of the Vineyard Society in 1858, Anaheim was chosen as the colony's name taken from the German name "heim" meaning home, and Ana, for the Santa Ana River that runs nearby. (Los Angeles Herald 1894). (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Laura Carias, South Environmental

\*Date of Evaluation: 7/7/2022

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1354 South Anaheim Boulevard

Page 4 of 7

**\*P3a. Description (Continued):** The north elevation features fixed aluminum windows. Open car service bays are located on the eastern end of the north elevation. A second building is located directly north of the primary building. It is one- and two-stories tall and features a rectangular floor plan and flat roof.

**\*B10. Significance (Continued):** "By the fall of 1859, Hansen's Mission Grape vines were started, an irrigation system was installed, and a few rudimentary houses were built that would meet the first migration from San Francisco [of vineyardists]. By autumn of 1864, Anaheim's 400,000 vines were already producing over 300,000 gallons of wine." (Faessel 2006: 7). The vineyards began to transform into a town as they were cleared out and subdivided into neighborhoods (Faessel 2006: 7). Businesses began setting roots in a slowly developing downtown that attracted customers from all over the county. A rail line connection to Los Angeles was installed in 1875 when an Anaheim pioneer donated land for its first depot. A devastating blight now known as Pierce's Disease wiped out 400,000 grapevines between 1884 and 1888. It took the town approximately two years to get back on its feet replacing vineyards with citrus groves and other produce such as walnuts, Anaheim chili peppers, sugar beets, lima beans, potatoes, cabbage, and strawberries (City of Anaheim n.d.).

Anaheim continued to prosper in the early 20<sup>th</sup> century with a successful commercial district and expanding neighborhoods. After World War I, many veterans were drawn to Anaheim by the affordable housing and mild climate. By 1930, Anaheim was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The citrus industry was strong well into the early 1940s and Anaheim's population grew to over 11,000 (Faessel 2006: 8).

Unfortunately, in the late 1940s, another disease ravaged crops in Anaheim, this time targeting orange crops. "The accelerating loss of this agricultural industry, coupled with the new high cost of irrigation water, gave the citrus ranchers a strong incentive to sell their land for residential development." (Faessel 2007: 7).

Similar to what occurred following World War I, returning World War II soldiers were enticed by all that Anaheim had to offer. Also intrigued by the city was Walt Disney who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located approximately 4.5 miles southwest of the subject property, to build Disneyland, the "Happiest Place on Earth." (Faessel 2007: 7). "Anaheim's business-friendly climate allowed unexpected rapid and unplanned growth [in west Anaheim] around the Disneyland Park area in the 1960s and 1970s..." (Faessel 2007: 7). Disneyland's popularity and close proximity was used as a selling tool in real estate advertisements for land, existing homes, and new housing tracts.

The population in Anaheim grew from 14,522 in 1950 to more than 104,000 in 1960. The city's growth was also fueled by an "aggressive annexation program" that added 20 square miles in the 1950s and continued into the 1970s (Newell 2022). By the 1990s, the City of Anaheim grew to its present size of 50 square miles (City of Anaheim 2010: 10). "This type of expansive development brought about the creation of a city with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown" (City of Anaheim 2010: 11).

Anaheim's population grew along with the city's borders. By 1970 there were 166,701 residents; 226,701 by 1980; and about 344,000 by 2020 (City of Anaheim 2010: 11; U.S. Census 2020).

## CONTINUATION SHEET

Property Name: 1354 South Anaheim Boulevard

Page 5 of 7

### Property History

The subject property is located on land that was agricultural until about 1953. By 1963, the vast majority of orchards were removed and the main building is visible, surrounded by asphalt paving. The same year, the remaining orchards in the immediate area were replaced with residential and commercial development. The second building on the subject parcel is not visible until the 1972 aerial. The parcel remains unchanged until 2013 when a carport on the north elevation of the main building and a second story is removed and the eastern end of the second building is demolished. It is likely that at this time, the fenestration on the primary elevation of the main building was updated with contemporary windows and doors.

The subject property was the location of the former McClure Mercury car dealership from 1959 to 1974. According to city directories, Anaheim Datsun operated at the subject property from 1975 to 1986, followed by Anaheim Nissan until about 1991. Other tenants who leased the property after 1991 include WW Auto Parts, Gaynors Imports, Professional Benz & Beemer, Professional Auto Wrecking, Mercedes Benz Independent Service, BMW Professional Service Center, RKPR Enterprises, Apro Autos, and Shawn Varble Professional. The subject property is currently used by Anaheim Resort Transit (Partner 2020)

The property was initially owned by R.W. Marcellus, Inc. From available building permits, it appears that Dr. Walter J. & Gladys C. Furie and/or their trust owned the property from 1965 to 2010 (City of Anaheim 1965, 2010). Dr. Furie was an orthodontist who practiced in Long Beach. No other information regarding previous businesses or property owners were found.

### **Engineer**

Research into the engineer, Facility Engineer Ltd yielded little to no information about the firm.

### **Contractor**

Research found that the contractor for the subject property was Co-ordinated Construction Inc. They are listed in several newspaper articles from the 1950s and 1960s as the contractor of choice for several commercial properties throughout Southern California. No other information was found regarding the company.

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria.

*CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

*City Criteria 1. It strongly represents a significant event or broad patterns of local, regional, or national history.*

The subject property is a commercial property that served as an automobile dealership when first constructed in 1959. It was built during a time when Anaheim was clearing out its farmland to make way for post war development. It currently functions as the transit center for the Anaheim Regional Transportation in a commercial area of the city. However, the property was not the impetus of post-war development but rather a result of it. Further, it has no important associations with the history of commercial development in Anaheim. Therefore, the subject property is recommended not eligible under CRHR or City Criterion 1.

## CONTINUATION SHEET

Property Name: 1354 South Anaheim Boulevard

Page 6 of 7

*CRHR Criterion 2. Is associated with the lives of persons important in our past.*

*City Criteria 2. It is associated with the life of a significant person in local, regional, or national history.*

Research found the original owner to be R.W. Marcellus Inc. City of Anaheim building permits indicates that property was owned by Dr. Walter J. and Gladys Furie in 1965 and remained in the family under a trust until about 2010. Dr. Furie was an orthodontist who practiced in Long Beach. No other information was found to suggest the Furies were significant in the history of Anaheim or the region. Therefore, the subject property is not eligible under CRHR or City Criterion 2.

*CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

*City Criterion 3. It is a very good example of a significant architectural style, property type, period, or method of construction; or represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or is significant visual feature of the City.*

The subject property was constructed in 1959. It was heavily modified in 2013 when original fenestration on the primary elevation was updated, the second floor and carport were removed, and the eastern half of the second building was demolished. The subject property no longer conveys its original design and is not the work of a master architect. Therefore, the subject property is not eligible under CRHR or City Criterion 3.

*CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4.

### Integrity

**Location:** The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

**Design:** The subject property does not retain integrity of design as there have been major alterations to the building.

**Setting:** The subject property retains integrity of setting. Most of the surrounding properties were constructed in the 1960s and 1970s around the same time as the subject property.

**Materials:** The subject property does not retain integrity of materials as fenestration has been updated and elements of the original design have been removed.

**Workmanship:** The subject property does not retain integrity of workmanship as it has been highly altered since construction.

## CONTINUATION SHEET

Property Name: 1354 South Anaheim Boulevard

Page 7 of 7

**Feeling:** The subject property does not retain integrity of feeling as it no longer appears as a car dealership.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 1354 South Anaheim Boulevard is not eligible for designation in the CRHR or local listing.

### References

Faessel, Stephen J.

2006 *Images of America: Early Anaheim*. Arcadia Publishing: Charleston, South Carolina.

2007. *Images of America: Anaheim 1940-1970*. Arcadia Publishing: Charleston, South Carolina.

City of Anaheim

1959, 2010, 2013. Application for Building Permit. Department of Planning & Building.

2010. "Citywide Historic Preservation Plan." Prepared by Architectural Resources Group for City of Anaheim Community Development Department. May 18, 2010.

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1894. "Anaheim." Los Angeles Herald (Los Angeles, California). January 1, 1894. Pg. 39. Accessed online at:

<https://www.newspapers.com/image/80562090/?terms=%22anaheim%22&match=1>

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1972. "Merger." Los Angeles Times (Los Angeles, California). January 16, 1972 Pg. 14. Accessed online: <https://www.newspapers.com/clip/104993396/19720116latficker-joins-pereria/>

Newell, Jane

2022. Anaheim Heritage Center. Correspondence with Jane Newell, Anaheim Heritage Services Manager.

Partner Engineering and Science, Inc.

2020. "Phase I Environmental Site Assessment Report: Ball Road Development." February 5, 2020. Partner Project No. 19-266733.1

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) 200 East Ball Road

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted .

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Anaheim Date 2022 T 04 S ; R 10 W ;  of  of Sec 22 and 23; SB B.M.

c. Address 200 E. Ball Road City Anaheim Zip 94010

d. UTM: (Give more than one for large and/or linear resources) Zone    ,     mE/     mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 082-461-31. The subject property is located on the southwest corner of East Ball Road. It is bound by an alley to the east, Claudine Street to the east, East Ball Road to the north, and industrial properties to the south.

**\*P3a. Description:**

The subject property is a commercial property with a rectangular floor plan. It has a concrete masonry unit (CMU) structural system and is capped by a flat roof. The subject property is set back from East Ball Road and surrounded by asphalt paving. The only fenestration visible are several double-height garage doors on the north elevation (Photograph 1) (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Photograph 1. Primary north elevation, view to southwest (South Environmental 2022)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1967 (City of Anaheim)

\*P7. Owner and Address:  
City of Anaheim  
201 S. Anaheim Blvd, Ste. 1003  
Anaheim, CA 92805

\*P8. Recorded by:  
Laura Carias  
1443 E. Washington Blvd.  
#288  
South Environmental  
Pasadena, CA 91104

\*P9. Date Recorded: 7/7/2022

\*P10. Survey Type: Pedestrian

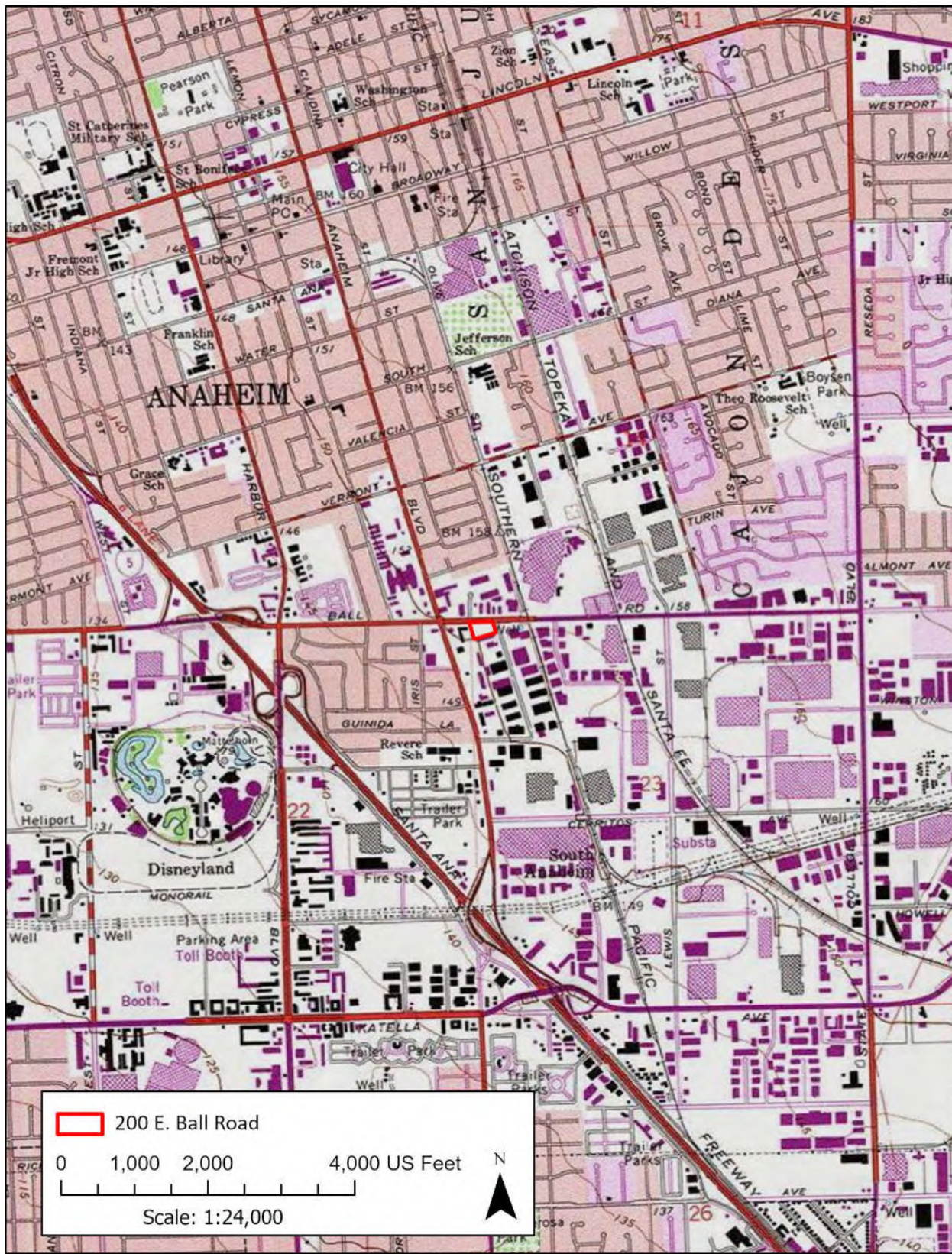
\*P11. Report Citation:

Historic Built Environment Assessment for the Anaheim Ball Mixed Use Project, Anaheim, California (South Environmental 2022)

\*Attachments:  NONE  Location 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): \_\_\_\_\_



Page 2 of 7 \*Resource Name or # (Assigned by recorder) 200 East Ball Road  
\*Map Name: Anaheim, California \*Scale: 1:24,000 \*Date of map: 2022



\*Resource Name or # (Assigned by recorder) 200 East Ball Road \*NRHP Status Code 6Z  
 Page 3 of 7

B1. Historic Name: McPeek Plymouth Valiant parking lot  
 B2. Common Name: Anaheim Regional Transportation  
 B3. Original Use: Car dealership B4. Present Use: Parking lot

\* B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The subject property was constructed in 1967 (City of Anaheim).

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: n/a

B9a. Architect: n/a b. Builder: n/a

\*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

**Historic Context**

**Anaheim Historical Overview**

Anaheim began in 1857 as "a number of clerks, mechanics and other businessmen of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884). These men were San Francisco investors who had incorporated themselves as the Los Angeles Vineyard Society. Seeking land for their expanding wine business, John Fröhling and Charles Kohler sought out the assistance of Los Angeles County surveyor, George Hansen to find a site for a colony for vineyardists (Faessel 2006:7)

In 1857, Hansen found the ideal location on Rancho San Juan Cajon De Santa Ana belonging to Juan Pacifico Ontiveros. Hansen purchased 1,165 acres at \$2 per acre and soon began dividing and preparing the land as vineyard lots. "Each member of the colony was provided with a town lot for a residence and a ten-acre tract for farming." (Los Angeles Herald 1894). In a meeting of the Vineyard Society in 1858, Anaheim was chosen as the colony's name taken from the German name "heim" meaning home, and Ana, for the Santa Ana River that runs nearby. (Los Angeles Herald 1894). "By the fall of 1859, Hansen's Mission Grape vines were started, an irrigation system was installed, and a few rudimentary houses were built that would meet the first migration from San Francisco [of vineyardists]. By autumn of 1864, Anaheim's 400,000 vines were already producing over 300,000 gallons of wine." (Faessel 2006: 7).  
 (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Laura Carias, South Environmental  
 \*Date of Evaluation: 7/7/2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 200 East Ball Road

Page 4 of 7

**\*B10. Significance (Continued):** The vineyards began to transform into a town as they were cleared out and subdivided into neighborhoods (Faessel 2006: 7). Businesses began setting roots in a slowly developing downtown that attracted customers from all over the county. A rail line connection to Los Angeles was installed in 1875 when an Anaheim pioneer donated land for its first depot. A devastating blight now known as Pierce's Disease wiped out 400,000 grapevines between 1884 and 1888. It took the town approximately two years to get back on its feet replacing vineyards with citrus groves and other produce such as walnuts, Anaheim chili peppers, sugar beets, lima beans, potatoes, cabbage, and strawberries (City of Anaheim n.d.).

Anaheim continued to prosper in the early 20<sup>th</sup> century with a successful commercial district and expanding neighborhoods. After World War I, many veterans were drawn to Anaheim by the affordable housing and mild climate. By 1930, Anaheim was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The citrus industry was strong well into the early 1940s and Anaheim's population grew to over 11,000 (Faessel 2006: 8).

Unfortunately, in the late 1940s, another disease ravaged crops in Anaheim, this time targeting orange crops. "The accelerating loss of this agricultural industry, coupled with the new high cost of irrigation water, gave the citrus ranchers a strong incentive to sell their land for residential development." (Faessel 2007: 7).

Similar to what occurred following World War I, returning World War II soldiers were enticed by all that Anaheim had to offer. Also intrigued by the city was Walt Disney, who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located approximately 4.5 miles southwest of the subject property, to build Disneyland, the "Happiest Place on Earth." (Faessel 2007: 7). "Anaheim's business-friendly climate allowed unexpected rapid and unplanned growth [in west Anaheim] around the Disneyland Park area in the 1960s and 1970s..." (Faessel 2007: 7). Disneyland's popularity and close proximity was used as a selling tool in real estate advertisements for land, existing homes, and news housing tracts.

The population in Anaheim grew from 14,522 in 1950 to more than 104,000 in 1960. The city's growth was also fueled by an "aggressive annexation program" that added 20 square miles in the 1950s and continued into the 1970s (Newell 2022). By the 1990s, the City of Anaheim grew to its present size of 50 square miles (City of Anaheim 2010: 10). "This type of expansive development brought about the creation of a city with multiple centers of activity, with commercial, retail, and recreational uses pulling away from the historic downtown" (City of Anaheim 2010: 11).

Anaheim's population grew along with the city's borders. By 1970 there were 166,701 residents; 226,701 by 1980; and about 344,000 by 2020 (City of Anaheim 2010: 11; U.S. Census 2020).

### Property History

The subject property is located on land that was agricultural. A farmhouse was located on the northern border of the parcel up until 1953. At that time, the surrounding area was surrounded by acres of orchards. By 1963, most of the orchards had been removed, notably on the subject parcel which remained undeveloped; orchards were still present directly south of the subject property. The subject property is seen for the first time in the 1972 historic aerial. That same year, the remaining orchards in the immediate area were replaced with residential and commercial development.

## CONTINUATION SHEET

Property Name: 200 East Ball Road

Page 5 of 7

The subject property is located directly east of the former McPeck Plymouth Center and was constructed in 1967, three years after the car showroom. It was constructed at the cost of \$3,000 by Jack E. Spencer (City of Anaheim 1967) Currently, the subject property operates as a parking lot for Anaheim Regional Transportation.

Frank and Grethe Busalacchi sold the property to the City of Anaheim in 2008. No other information regarding previous businesses or property owners were found.

No additional information regarding engineer, Jack E. Spencer was found.

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria. State and local criteria are addressed together to avoid duplicative text.

*CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

*City Criteria 1. It strongly represents a significant event or broad patterns of local, regional, or national history.*

The subject property is a commercial property that served as an ancillary building to an automobile dealership when first constructed in 1967. It was built during a time when Anaheim was clearing out its farmland to make way for post war development. It continues to function as a commercial building in a commercial area of the city. However, the property was not the impetus of post-war development but rather a result of it. Further, it has no important associations with the history of commercial development in Anaheim. Therefore, the subject property is recommended not eligible under CRHR or City Criterion 1.

*CRHR Criterion 2. Is associated with the lives of persons important in our past.*

*City Criteria 2. It is associated with the life of a significant person in local, regional, or national history.*

Research revealed that the property was owned by Frank and Grethe Busalacchi, however very little is known about them or other individuals that may be of significance to the City or region. Therefore, the subject property is not eligible under CRHR or City Criterion 2.

*CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

*City Criterion 3. It is a very good example of a significant architectural style, property type, period, or method of construction; or represents the work of an architect, designer, engineer, or builder who is locally, regionally, or nationally significant; or is significant visual feature of the City.*

The subject property was constructed using common materials from the 1960s including a concrete masonry unit structural system. It was not constructed with distinguishing features, nor does it represent the work of an important creative individual. Further,

## CONTINUATION SHEET

Property Name: 200 East Ball Road

Page 6 of 7

the building is utilitarian, its design focused on function and lacking any architectural style. Therefore, the subject property is not eligible under CRHR or City Criterion 3.

*CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies. Therefore, the property is not eligible under CRHR Criterion 4.

### Integrity

**Location:** The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

**Design:** The subject property retains integrity of design as continues to convey is original appearance.

**Setting:** The subject property retains integrity of setting. Most of the surrounding properties were constructed in the 1960s and 1970s around the same time as the subject property.

**Materials:** The subject property retains integrity of materials. As it retains its original windows, doors, and concrete block structure.

**Workmanship:** The subject property retains integrity of workmanship and has sustained little to no alterations since construction.

**Feeling:** The subject property retains integrity of feeling and continues to look like a 1960s automobile dealership and service center.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 200 Ball Road is not eligible for designation in the CRHR or local listing.

### References

Faessel, Stephen J.

2006 *Images of America: Early Anaheim*. Arcadia Publishing: Charleston, South Carolina.

2007. *Images of America: Anaheim 1940-1970*. Arcadia Publishing: Charleston, South Carolina.

City of Anaheim

1964. Application for Building Permit. Department of Planning & Building.

2010. "Citywide Historic Preservation Plan." Prepared by Architectural Resources Group for City of Anaheim Community Development Department. May 18, 2010.

## CONTINUATION SHEET

Property Name: 200 East Ball Road

Page 7 of 7

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1964. "Japanese Diesel Car to Be Unveiled Here." Los Angeles Times (Los Angeles, California). May 31, 1964. Accessed online:  
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Newell, Jane

2022. Anaheim Heritage Center. Correspondence with Jane Newell, Anaheim Heritage Services Manager.

United States Census

2020. Anaheim, CA. Accessed online April 1, 2022:  
<https://www.census.gov/quickfacts/anaheimcitycalifornia>

**ATTACHMENT B.**

**Resumes**

## EDUCATION

M.A., Public History,  
California State University,  
Sacramento, 2006

B.A., History and Chicano  
Studies, California State  
University, Dominguez Hills,  
2003

## PROFESSIONAL

### AFFILIATIONS

California Preservation  
Foundation

Society of Architectural  
Historians

National Trust for Historic  
Preservation

# Laura G. Carias, MA

## ARCHITECTURAL HISTORIAN

Laura Carias has over 17 years of experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carias specialized in historic resources assessments including historic significance evaluation in consideration of the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey and Historic American Engineering Record documentation, local Mills Act contracts, and local, state, and nation landmark designations.

Ms. Carias meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

## EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

## RECENT PROJECT EXPERIENCE

**Historic Built Environment Evaluation Report for the 1200-1340 Old Bayshore Highway Project, Burlingame, San Mateo County, California (2022).** South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Burlingame in support of the 1200-1340 Old Bayshore Highway Project. Three resources were identified within the proposed project area; a hotel, restaurant, and commercial building. The entire property was recorded and evaluated for historical significance in consideration of CRHR and City of Burlingame Zoning Code and integrity requirements. The property was found not eligible under all designation criteria due to a lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

**Historic Built Environment Evaluation Report for the 215 Skelly Project, Hercules, Contra Costa County, California (2022).** South Environmental was retained by FirstCarbon Solutions to prepare a historic built environment assessment report for the City of Hercules in support of the 215 Skelly Project. One historic built environment resource over 45 years old was identified within the project site: the previously identified Ellerhorst Home which consists of the main residence built circa 1873 along with several other outbuildings and structures. The entire property was recorded and evaluated for historical significance in consideration of CRHR criteria and integrity requirements. Although the property has important historical associations with early settlement patterns and significant individuals in Hercules, a recent fire destroyed much of the main residence such that the property can no longer convey these important associations. The proposed project was found to have a less than significant impact on historical resources under CEQA.

**Historic Built Environment Evaluation Report for 1442 North Dale Avenue Project, Anaheim, Orange County, California (2022).** South Environmental was retained by EcoTierra Consulting to prepare a historic built environment assessment report for the City of Burlingame in support of the 1442 North Dale Avenue Project. One resource, a single-family resource and associated ancillary buildings, were identified within the proposed project area. The entire property was recorded and evaluated for historical significance in consideration of CRHR and the City of Anaheim's Mills Act Program Guidelines. The property was found not eligible under all designation criteria due to a lack of significant historical associations and integrity. The proposed project was found to have a less than significant impact on historical resources under CEQA.

**G-P Site Restoration Project, Long Beach, California. November 2021 – ongoing.** While working for her previous firm, Ms. Carias served as architectural historian and principal author of the Historic Resources Cultural Report (report). The Port of Long Beach retained LSA Associates to prepare a cultural resources study in support of the Georgia-Pacific Gypsum Board Plant located at the port in Long Beach, California. The study included a pedestrian survey of the subject property for building and structures over 45 years of age; building development and archival research for the identified buildings located within the project site; recordation and evaluation of cultural resources identified within the study area for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local eligibility criteria and integrity requirements; and an assessment of potential impacts to historical resources in conformance with CEQA and all applicable local municipal code and planning documents. Responsibilities included site specific background research, authoring the cultural technical report. Prior to South Environmental, LSA Associates.



## EDUCATION

M.A., Anthropology,  
California State University,  
Los Angeles, 2013

B.A., Anthropology,  
California State University,  
Northridge, 2003

## PROFESSIONAL

### AFFILIATIONS

California Preservation  
Foundation

Society of Architectural  
Historians

National Trust for Historic  
Preservation

# Samantha Murray, MA

## PRINCIPAL ARCHITECTURAL HISTORIAN

Samantha Murray is the cultural resources director at South Environmental and a senior architectural historian with over 16 years' experience in all elements of cultural resources management, including project management, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

## EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Preparation of archival documentation for HABS/HAER/HALS.
- Assistance with complex mitigation including salvage and interpretive displays.
- Peer review.



## RECENT PROJECT EXPERIENCE

**Phase I and II Historical Resource Assessment Report for 4607 W. Melbourne Avenue, City of Los Angeles, California (2021).** South Environmental was retained to complete a Historical Resource Assessment (HRA) for a property located at 4607 W. Melbourne Avenue in the City of Los Angeles, California. The HRA included the results of a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; recordation and evaluation of one single-family residence for historical significance and integrity; meeting with Office of Historic Resources staff to discuss findings and recommendations; and review of proposed design plans for conformance with the Secretary of the Interior's Standards for Rehabilitation. The property was found eligible for designation in the NRHP, CRHR, and as a City HCM under Criteria C/3/3 as an individual property for its embodiment of the Craftsman-style of architecture and serving as an example of the airplane bungalow sub-type. The proposed project was found to be in conformance with the Standards for Rehabilitation such that the residence would continue to retain all its major character-defining features and would remain unchanged when viewed from the public right-of-way.

**Hope Gardens Sequoia Building Project, Los Angeles County, California (2021).** South Environmental was retained by Union Rescue Mission to complete a cultural resources technical report for the Hope Gardens Sequoia Building Project located at 12249 Lopez Canyon Drive in unincorporated Los Angeles County, California, which proposes demolition of the existing building on the site and construction of a new facility. Ms. Murray authored the cultural resources technical report, serving as principal architectural historian. This study included an intensive pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of the Hope Gardens property for historical significance and integrity in consideration of CRHR and Los Angeles County designation criteria. As a result of the property significance evaluation, eight buildings on the property were found eligible as contributing resources to the newly identified Forester Haven Historic District under CRHR and County Criterion 3. South Environmental is currently assisting Union Rescue Mission with implementation of project-specific mitigation.

**Historical Analysis for 3060 State Street, City of Carlsbad, California (2021).** South Environmental was retained by a private developer to prepare a historical analysis for a project that proposed demolition of the building at 3060 State Street in Carlsbad. This analysis includes the results of a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one commercial property for historical significance in consideration of CRHR and City of Carlsbad historic resources inventory designation criteria and integrity requirements. As a result of the property significance evaluation, the property was found not eligible for designation in the CRHR or City's historic resource inventory under all designation criteria and in consideration of the property's lack of requisite integrity.

**Historical Analysis for 245 Acacia Avenue, City of Carlsbad, California (2021).** South Environmental teamed with Anza Resources Consultants to prepare a historical analysis for a project that proposed demolition of the buildings at 245 Acacia Avenue in Carlsbad. This analysis includes the results of a pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one multi-family residential property for historical significance in consideration of CRHR and City of Carlsbad historic resources inventory designation criteria and integrity requirements. As a result of the property significance evaluation, the property was found not eligible for designation in the CRHR or City's historic resource inventory under all designation criteria and in consideration of the property's lack of requisite integrity.



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**C3: AB 52 Responses—Juaneno Band**

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**From:** [Joyce Perry](#)  
**To:** [Andy Uk](#)  
**Subject:** Re: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project  
**Date:** Wednesday, July 13, 2022 12:11:05 PM

---

Hi Andy,

Thank you, we approve of the mitigation measure. This can conclude consultation.

Húu'uni 'óomaqati yáamaqati.  
Teach peace  
Joyce Stanfield Perry  
Payomkawichum Kaamalam - President  
Juaneño Band of Mission Indians, Acjachemen Nation  
Cultural Resource Director

On Wed, Jul 13, 2022 at 9:30 AM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good morning Joyce,

The City has prepared our draft mitigation measures. Please find attached.

Thank you,

**Andy T. Uk**

Associate Planner

Anaheim Planning & Building Department | Planning Services Division

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Sent:** Thursday, June 16, 2022 1:15 PM

**To:** Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)>

**Subject:** Re: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

Hi Andy,

Thank you for providing the CHRIS. I will wait for the city's mitigation measures. Thanks!

Húu'uni 'óomaqati yáamaqati.  
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Cultural Resource Director

On Mon, Jun 13, 2022 at 11:23 AM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good morning Joyce,

I am following up on my inquiry from June 1. Would like you to set up a consultation meeting to discuss concerns, or would you rather just wait the City's proposed mitigation measure(s)?

Thank you,

**Andy T. Uk**

Associate Planner

Anaheim Planning & Building Department | Planning Services Division

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

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**From:** Andy Uk

**Sent:** Wednesday, June 1, 2022 3:14 PM

**To:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Subject:** RE: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

Hello Joyce,

My CEQA consultant provided me a link to download the SCCIC information.

Please use this link to download to those files:

[https://www.dropbox.com/sh/knlc0ke7pqovzku/AADZdN-4em5pqVjQyth\\_3Aaka?dl=0](https://www.dropbox.com/sh/knlc0ke7pqovzku/AADZdN-4em5pqVjQyth_3Aaka?dl=0)

Thank you,

**Andy T. Uk**

Associate Planner

Anaheim Planning & Building Department | Planning Services Division

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

---

**From:** Andy Uk

**Sent:** Wednesday, June 1, 2022 1:33 PM

**To:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Subject:** RE: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

Good afternoon Joyce,

Thank you for your response.

Staff is currently working on proposed mitigation measures and will get them to you ASAP.

The SLF results are negative. Please see attached. Our CEQA consultant has sent out the CHRIS request and I reached out to them if they can provide the report(s) at this time. I will follow up when I receive them.



The industrial and commercial buildings were constructed as early as 1960 and as late as 1979.

Would like you to set up a consultation meeting to discuss concerns, or would you rather just wait for the CHRIS report and the City's proposed mitigation measure(s)?

Thank you,

**Andy T. Uk**

Associate Planner

Anaheim Planning & Building Department | Planning Services Division

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Anaheim, CA 92805

Office (714) 765-5238

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E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

---

**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Sent:** Wednesday, May 18, 2022 2:41 PM

**To:** Kristen Talavera <[KTalavera@anaheim.net](mailto:KTalavera@anaheim.net)>; Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)>

**Subject:** [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

**Warning: This email originated from outside the City of Anaheim. Do not click links or open attachments unless you recognize the sender and are expecting the message.**

Good Afternoon,

I am responding on behalf of the Juaneno Band of Mission Indians, Acjachemen Nation-Belardes to your letter pursuant to AB 52/ SB 18 regarding the Anaheim Ball Mixed Use Project. This project is located within our territory. We wish to consult on this project as it moves forward.

Can you please provide additional information about when the existing commercial and industrial buildings slated for demolition were constructed? Additionally can you provide the SLF results and the CHRIS report for the project area as well as any proposed mitigation measures?

Thank you and we look forward to hearing from you.

Húu'uni 'óomaqati yáamaqati.  
Teach peace

Joyce Stanfield Perry

Payomkawichum Kaamalam - President

Juaneño Band of Mission Indians, Acjachemen Nation

Tribal Manager, Cultural Resource Director

On Wed, Apr 20, 2022 at 4:10 PM Kristen Talavera <[KTalavera@anaheim.net](mailto:KTalavera@anaheim.net)> wrote:

Hello,

Please find the attached AB 52 and SB 18 notification the Anaheim / Ball Mixed Use Project MND. A physical mail copy has also been sent, via certified mail.

Thank you,

Andy T. Uk  
Associate Planner  
Anaheim Planning & Building Department ? Planning Services Division  
200 South Anaheim Boulevard ? Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

**From:** [Joyce Perry](#)  
**To:** [Kristen Talavera](#); [Andy Uk](#)  
**Subject:** [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project  
**Date:** Wednesday, May 18, 2022 2:41:09 PM

---

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Tribal Manager, Cultural Resource Director

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Anaheim Planning & Building Department ? Planning Services Division  
200 South Anaheim Boulevard ? Suite 162  
Anaheim, CA 92805

Office (714) 765-5238  
Fax (714) 765-5280  
E-mail [aук@anaheim.net](mailto:aук@anaheim.net)

**From:** [Joyce Perry](#)  
**To:** [Andy Uk](#)  
**Subject:** Re: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project  
**Date:** Thursday, June 16, 2022 1:14:52 PM

---

Hi Andy,

Thank you for providing the CHRIS. I will wait for the city's mitigation measures. Thanks!

Húu'uni 'óomaqati yáamaqati.  
Teach peace  
Joyce Stanfield Perry  
Payomkawichum Kaamalam - President  
Juaneño Band of Mission Indians, Acjachemen Nation  
Cultural Resource Director

On Mon, Jun 13, 2022 at 11:23 AM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good morning Joyce,

I am following up on my inquiry from June 1. Would like you to set up a consultation meeting to discuss concerns, or would you rather just wait the City's proposed mitigation measure(s)?

Thank you,

**Andy T. Uk**

Associate Planner

Anaheim Planning & Building Department | Planning Services Division

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

---

**From:** Andy Uk

**Sent:** Wednesday, June 1, 2022 3:14 PM

**To:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Subject:** RE: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

Hello Joyce,

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Associate Planner

Anaheim Planning & Building Department | Planning Services Division

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

---

**From:** Andy Uk

**Sent:** Wednesday, June 1, 2022 1:33 PM

**To:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Subject:** RE: [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

Good afternoon Joyce,

Thank you for your response.

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The industrial and commercial buildings were constructed as early as 1960 and as late as 1979.

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Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

---

**From:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>

**Sent:** Wednesday, May 18, 2022 2:41 PM

**To:** Kristen Talavera <[KTalavera@anaheim.net](mailto:KTalavera@anaheim.net)>; Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)>

**Subject:** [EXTERNAL] Re: City of Anaheim AB 52 / SB 18 Tribal Notification for the Anaheim Ball Mixed Use Project

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Good Afternoon,

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Payomkawichum Kaamalam - President

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Thank you,

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Anaheim Planning & Building Department ? Planning Services Division  
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## Mitigation Measure

### TCR-1 Retention of a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

Prior to the commencement of any grading and/or construction activity, the Project Applicant will coordinate with the Juaneno Band of Mission Indians Acjachemen Nation Native American tribe in retention of a Native American Monitor (Tribal Monitor) and a copy of the executed contract will be submitted to the City of Anaheim Planning and Building Department. The Tribal Monitor will only be present on-site during the construction phases that involve ground-disturbing activities within disturbed and undisturbed sediments. Ground disturbing activities may include, but are not limited to, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project site. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the Project site has a low potential for impacting archaeological or tribal cultural resources.

### Unanticipated Discovery of Human Remains and Associated Funerary Objects

Upon discovery of any archaeological or tribal cultural resources, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. All archaeological and/or tribal cultural resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Tribal monitor. If the resources are Native American in origin, the Tribal Representative shall coordinate with the Project Applicant regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, the Copper Center, or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

### Procedures for Burials and Funerary Remains

In the event that human remains are uncovered during ground disturbing activities, the Project Applicant will cease ground disturbing activities and contact the county coroner, Tribal Monitor and archaeologist to inform of the discovery. The Project Applicant will coordinate and consult with the county coroner, Tribal Monitor and archaeologist for advisory on the matter, protocol, and any applicable mitigating requirements. Additionally, If the remains are determined to be of Native American origin, the most likely descendent (MLD), as the Native American Heritage Commission (NAHC) will be contacted by the Project Applicant to determine proper treatment and disposition of the remains. To protect the area in which the Native American human remains are present, development activity will cease until consultation with the MLD is complete regarding recommendations pursuant to PRC Section 5097.98. Discovery of human remains will also follow CEQA Guidelines Section 15064.5; PRC Section 7050.5 and PRC Section 5097.98.

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**C4: AB 52 Responses—Kizh Nation**

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**From:** [Gabrieleno Administration](#)  
**To:** [Andy Uk](#)  
**Subject:** [EXTERNAL] Anaheim Ball Mixed Use Project of the City of Anaheim  
**Date:** Monday, May 9, 2022 2:42:32 PM

---

**Warning:** This email originated from outside the City of Anaheim. **Do not click links or open attachments** unless you recognize the sender and are expecting the message.

Hello Andy

We would like to consult with you regarding the above project.

Thank you

Brandy Salas  
Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)



*The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. “The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area “. “That’s a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived.”*

**From:** [Gabrieleno Administration](#)  
**To:** [Andy Uk](#)  
**Subject:** [EXTERNAL] Anaheim Ball Mixed Use Project  
**Date:** Thursday, April 21, 2022 1:00:31 PM  
**Attachments:** [Anaheim Ball Mixed Use Project .pdf](#)

---

**Warning: This email originated from outside the City of Anaheim. Do not click links or open attachments unless you recognize the sender and are expecting the message.**

Hello Andy

Please see the attachment below.

Thank you

Brandy Salas  
Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
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**From:** [Gabrieleno Administration](#)  
**To:** [Andy Uk](#)  
**Subject:** [EXTERNAL] AB52 Consultation-Anaheim Ball Mixed Use project at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim  
**Date:** Friday, July 8, 2022 4:11:46 PM  
**Attachments:** [Anaheim Ball Mixed Use Mitigation.pdf](#)  
[CHRIS OHP Archaeological Sensitivity Letter.pdf](#)  
[15000 Rancherias houses.pdf](#)  
[ERA CRM Monitoring letter.pdf](#)  
[TCR Public Resources Code-Sec21074.pdf](#)

---

**Warning: This email originated from outside the City of Anaheim. Do not click links or open attachments unless you recognize the sender and are expecting the message.**

Dear Andy Uk,

Thank you for your time during the AB52 consultation for the Anaheim Ball Mixed Use project at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim.

The information provided herein is to be kept confidential as part of AB52 which requires that any information – not just documents – submitted by a California Native American tribe during the environmental review process to not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public consistent with Gov. Code Sections 6254, subd.(r) and 6254.10. (Pub. Resources Code § 21082.3, subd. (c)(1)). We ask that the information be included and kept in a confidential appendix to be mentioned in the public document but not included. This confidential appendix shall be available for use to those associated to the project but no entity outside of the project.

As stated in the Public Resource Code section 21080.3.1. (a) The Legislature finds and declares that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources and an area that has cultural value. We are a California Native American tribe with an ancestral connection (higher degree of connection than traditionally and culturally affiliated) to the project area as we are lineal descendants to the village(s) within and around the project area.

Since subsurface activities are planned to occur for this project that have potential to impact TCRs, we are providing tribal archive information to your agency to identify the high cultural sensitivity of the project location and to explain our concerns with specific subsurface ground disturbance activities that have impacted and destroyed our tribal cultural resources in the past. Attached are documents from historic books, screenshots of historic maps and some explanatory text that was also verbally explained in the phone consultation for your project location to explain the cultural significance of the area and the high amount of pre-historic human activity that occurred there.

This Anaheim Ball Mixed Use \_1938 map indicates the project location within the Gabrieleno community of Hutukngna which is now known as the city of Anaheim. All of our mainland villages (sans our island villages) overlapped each other to help facilitate the movement of tribal cultural resources throughout the landscape and also to our sister tribes outside of our traditional ancestral territory. Village use areas were usually shared between village areas and were commonly used by two or more adjoining villages depending on the type, quantity, quality, and availability of natural resources in the area. Therefore, human activity can be pronounced within the shared use areas due to the combined use by multiple villages and TCR's may be present in the soil layers from the thousands of years of human activity within that landscape.

The Anaheim Ball Mixed Use \_1881 map and the Anaheim Ball Mixed Use \_1938 map shows the many trade routes around the project area. Trade routes were heavily used by our Tribe for movement of trade items, visiting of family, going to ceremony, accessing recreation areas, and accessing foraging areas. Within and around these routes contained seasonal or permanent

ramadas or trade depots, seasonal and permanent habitation areas, and often still contain isolated burials and cremations from folks who died along the trail. These isolated burials are not associated with a village community burial site or ceremonial burial site, rather the location is simply where the person died and was buried where they died. Therefore, isolated burials are more concentrated and likely to occur in proximity to our trade routes, especially the major trade routes. Trade routes are considered a "cultural landscape", as stated in section 21074. (a) and are protected under AB52 as a tribal cultural resource.

The Anaheim Ball Mixed Use \_1938 map indicates the hydrography or waterways that existed around the project area. All water sources were used by our Tribe for life sustenance. Along these watercourses and water bodies occurred seasonal or permanent hamlets, seasonal or permanent trade depots, ceremonial and religious prayer sites, and burials and cremation sites of our ancestors. These activities occurred around water, both inland and coastal, because these water areas create unique habitats and riparian corridors that provide an abundance of food and medicine resources along with aesthetically peaceful areas with running water, shade trees, and shelter. Larger water bodies were high attractants for human activity and the banks and shores of these water bodies have a higher than average potential for encountering Tribal Cultural Resources of artifacts and human remains during ground disturbing activities. Waterways are a "cultural landscape", as stated in section 21074. (a) and are protected under AB52 as a tribal cultural resource.

Due to the project site being located within and around a sacred Community (Hutukngna), adjacent to sacred water courses and major traditional trade routes, there is a high potential to impact Tribal Cultural Resources still present within the soil from the thousands of years of prehistoric activities that occurred within and around these Tribal Cultural landscapes. Therefore, to avoid impacting or destroying Tribal Cultural Resources that may be inadvertently unearthed during the project's ground disturbing activities and pursuant to our consultation, we have provided to the Lead Agency substantial evidence that the proposed project may have a significant impact on our TCRs. . . "tribal cultural resources" are defined as (1) "sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe" that are included in the state or local register of historical resources or that are determined to be eligible for inclusion in the state register; and (2) resources determined by the lead agency, in its discretion, to be significant on the basis of criteria for listing in the state register of historical resources. Pub Res C §21074(a). A lead agency's determination whether a resource meets the criteria for listing in the state register must be supported by substantial evidence and must consider the significance of the resource to the tribe. Pub Res C §21074(a)(2). A "cultural landscape" may qualify as a tribal cultural resource to the extent it is "geographically defined in terms of the size and scope of the landscape." Pub Res C §21074(b) Moreover, Public Resources Code ("PRC") Section 21084.2 states that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." A project that may have a significant effect on the environment requires appropriate mitigation. (PRC § 21082.3(b).) Through the consultation process, AB 52 authorized California Native American tribes to assist lead agencies in identifying, interpreting, and determining the significance of TCRs. (See AB 52, Legislative Digest.) Unless the environmental document includes protective measures agreed on during the consultation process, "if substantial evidence demonstrates" the project "will cause" a significant effect to a TCR, the agency must "consider" feasible mitigation measures "pursuant to" Pub Res C §21084.3(b).

As well, Consultation is not deemed concluded for purposes of CEQA until the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource, or when a party concludes, after a reasonable effort, that mutual agreement cannot be reached. (PRC §21080.3.2(b).) Any mitigation measures agreed on during the consultation process must be recommended by lead agency staff for inclusion in the environmental document and the mitigation monitoring and reporting program for the project pursuant to section 21082.3(a) of the PRC. Moreover, now that consultation has begun, as the lead agency, you may certify an EIR or adopt a mitigated negative declaration for the subject project (which may have a significant impact on a tribal cultural resource ) only after consultation has concluded. (PRC §21082.3(d).)

As part of the consultation, we have requested any and all information that the lead agency may

possess or has access to attain regarding the history of the subsurface soils that will be impacted as part this project's ground disturbance activities. The key information we are requesting is information about whether the "original" soils of the project location have been "removed" and "replaced" by new soils (e.g. engineered, cleaned, imported) or have the original soils just been excavated, placed onsite and then "backfilled" into the same location. If documents exists about the original soils having been removed from the project's footprint and all new construction will be within soils that do not contain the original soils, our concerns for ground disturbance activities are reduced. In the absence of documentation or if it is known the original soils are still present within the project footprint, protective measures shall be created and implemented.

Please find attached the proposed mitigation measures for the subject project. Once you have reviewed them, please provide written notification to the Tribe stating whether and to what extent you will include and require the proposed mitigations for TCR for the subject project so that we may conclude our consultation, and if you do not agree with the mitigations as proposed, so that we may continue our consultation discussions in an effort to reach an agreement.

**Admin Specialist**  
**Gabrieleno Band of Mission Indians - Kizh Nation**  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)



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**From:** [Andy Uk](#)  
**To:** "[Gabrieleno Administration](#)"  
**Subject:** RE: [EXTERNAL] AB52 Consultation-Anaheim Ball Mixed Use project at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim  
**Date:** Tuesday, July 19, 2022 10:28:00 AM

---

Good morning Brandy,

Thank you so much for the quick turnaround. It is always a pleasure working with you, Mr. Salas and the rest of the Kizh Nation.

Thank you,

**Andy T. Uk**

Associate Planner  
Anaheim Planning & Building Department | Planning Services Division  
200 South Anaheim Boulevard | Suite 162  
Anaheim, CA 92805

Office (714) 765-5238  
Fax (714) 765-5280  
E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

**From:** Gabrieleno Administration <[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)>  
**Sent:** Tuesday, July 19, 2022 9:34 AM  
**To:** Andy Uk <[AUK@anaheim.net](mailto:AUK@anaheim.net)>  
**Subject:** Re: [EXTERNAL] AB52 Consultation-Anaheim Ball Mixed Use project at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim

Hello Andy

Thank you for the proposed mitigation measures. Chairman Salas is okay with the mitigations. Thank you again for your respect and understanding.

Thank you

Brandy Salas  
Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)



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On Wed, Jul 13, 2022 at 9:09 AM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good morning Brandy,

Thank you for these materials, they are extremely helpful in informing the City of pertinent Kizh Nation tribal cultural resource sensitivities. Please find attached our proposed mitigation measures.

Thank you,

**Andy T. Uk**

Associate Planner

Anaheim Planning & Building Department | Planning Services Division

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

Office (714) 765-5238

Fax (714) 765-5280

E-mail [auk@anaheim.net](mailto:auk@anaheim.net)

---

**From:** Gabrieleno Administration <[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)>

**Sent:** Friday, July 8, 2022 4:11 PM

**To:** Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)>

**Subject:** [EXTERNAL] AB52 Consultation-Anaheim Ball Mixed Use project at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim

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Dear Andy Uk,

Thank you for your time during the AB52 consultation for the Anaheim Ball Mixed Use project at the southeast corner of the intersection of South Anaheim Boulevard and East Ball Road in the City of Anaheim.

The information provided herein is to be kept confidential as part of AB52 which requires that any information – not just documents – submitted by a California Native American tribe during the environmental review process to not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public consistent with Gov. Code Sections 6254, subd.(r) and 6254.10. (Pub. Resources Code § 21082.3, subd. (c)(1)). We ask that the information be included and kept in a confidential appendix to be mentioned in the public document but not included. This confidential appendix shall be available for use to those associated to the project but no entity outside of the project.

As stated in the Public Resource Code section 21080.3.1. (a) The Legislature finds and declares that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources and an area that has cultural value. We are a California Native American tribe with an ancestral connection (higher degree of connection than traditionally and culturally affiliated) to the project area as we are lineal descendants to the village(s) within and around the project area.

Since subsurface activities are planned to occur for this project that have potential to impact TCRs, we are providing tribal archive information to your agency to identify the high cultural sensitivity of the project location and to explain our concerns with specific subsurface ground disturbance activities that have impacted and destroyed our tribal cultural resources in the past. Attached are documents from historic books, screenshots of historic maps and some explanatory text that was also verbally explained in the phone consultation for your project location to explain the cultural significance of the area and the high amount of pre-historic human activity that occurred there.

This Anaheim Ball Mixed Use \_1938 map indicates the project location within the Gabrieleno community of Hutukngna which is now known as the city of Anaheim. All of our mainland villages (sans our island villages) overlapped each other to help facilitate the movement of tribal cultural resources throughout the landscape and also to our sister tribes outside of our traditional ancestral territory. Village use areas were usually shared between village areas and were commonly used by two or more adjoining villages depending on the type, quantity, quality, and availability of natural resources in the area. Therefore, human activity can be pronounced within the shared use areas due to the combined use by multiple villages and TCR's may be present in the soil layers from the thousands of years of human activity within that landscape.

The Anaheim Ball Mixed Use \_1881 map and the Anaheim Ball Mixed Use \_1938 map shows the many trade routes around the project area. Trade routes were heavily used by our Tribe for movement of trade items, visiting of family, going to ceremony, accessing recreation areas, and accessing foraging areas. Within and around these routes contained seasonal or permanent ramadas or trade depots, seasonal and permanent habitation areas, and often still contain isolated burials and cremations from folks who died along the trail. These isolated burials are not associated with a village community burial site or ceremonial burial site, rather the location is simply where the person died and was buried where they died. Therefore, isolated burials are more concentrated and likely to occur in proximity to our trade routes, especially the major trade routes. Trade routes are considered a "cultural landscape", as stated in section 21074. (a) and are protected under AB52 as a tribal cultural resource.

The Anaheim Ball Mixed Use \_1938 map indicates the hydrography or waterways that existed around the project area. All water sources were used by our Tribe for life sustenance. Along these watercourses and water bodies occurred seasonal or permanent hamlets, seasonal or permanent trade depots, ceremonial and religious prayer sites, and burials and cremation sites of our ancestors. These activities occurred around water, both inland and coastal, because these water areas create unique habitats and riparian corridors that provide an abundance of food and medicine resources along with aesthetically peaceful areas with running water, shade trees, and shelter. Larger water bodies were high attractants for human activity and the banks and shores of these water bodies have a higher than average potential for encountering Tribal Cultural Resources of artifacts and human remains during ground disturbing activities. Waterways are a

“cultural landscape”, as stated in section 21074. (a) and are protected under AB52 as a tribal cultural resource.

Due to the project site being located within and around a sacred Community (Hutukngna), adjacent to sacred water courses and major traditional trade routes, there is a high potential to impact Tribal Cultural Resources still present within the soil from the thousands of years of prehistoric activities that occurred within and around these Tribal Cultural landscapes. Therefore, to avoid impacting or destroying Tribal Cultural Resources that may be inadvertently unearthed during the project's ground disturbing activities and pursuant to our consultation, we have provided to the Lead Agency substantial evidence that the proposed project may have a significant impact on our TCRs. . . "tribal cultural resources" are defined as (1) "sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe" that are included in the state or local register of historical resources or that are determined to be eligible for inclusion in the state register; and (2) resources determined by the lead agency, in its discretion, to be significant on the basis of criteria for listing in the state register of historical resources. Pub Res C §21074(a). A lead agency's determination whether a resource meets the criteria for listing in the state register must be supported by substantial evidence and must consider the significance of the resource to the tribe. Pub Res C §21074(a)(2). A "cultural landscape" may qualify as a tribal cultural resource to the extent it is "geographically defined in terms of the size and scope of the landscape." Pub Res C §21074(b) Moreover, Public Resources Code (“PRC”) Section 21084.2 states that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” A project that may have a significant effect on the environment requires appropriate mitigation. (PRC § 21082.3(b).) Through the consultation process, AB 52 authorized California Native American tribes to assist lead agencies in identifying, interpreting, and determining the significance of TCRs. (See AB 52, Legislative Digest.) Unless the environmental document includes protective measures agreed on during the consultation process, "if substantial evidence demonstrates" the project "will cause" a significant effect to a TCR, the agency must "consider" feasible mitigation measures "pursuant to" Pub Res C §21084.3(b).

As well, Consultation is not deemed concluded for purposes of CEQA until the parties agree to measures to mitigate or avoid a significant effect on a tribal cultural resource, or when a party concludes, after a reasonable effort, that mutual agreement cannot be reached. (PRC §21080.3.2(b).) Any mitigation measures agreed on during the consultation process must be recommended by lead agency staff for inclusion in the environmental document and the mitigation monitoring and reporting program for the project pursuant to section 21082.3(a) of the PRC. Moreover, now that consultation has begun, as the lead agency, you may certify an EIR or adopt a mitigated negative declaration for the subject project (which may have a significant impact on a tribal cultural resource ) only after consultation has concluded. (PRC §21082.3(d).)

As part of the consultation, we have requested any and all information that the lead agency may possess or has access to attain regarding the history of the subsurface soils that will be impacted as part this project’s ground disturbance activities. The key information we are requesting is information about whether the “original” soils of the project location have been “removed” and “replaced” by new soils (e.g. engineered, cleaned, imported) or have the original soils just been excavated, placed onsite and then “backfilled” into the same location. If documents exists about the original soils having been removed from the project’s footprint and all new construction will be within soils that do not contain the original soils, our concerns for ground disturbance activities are reduced. In the absence of documentation or if it is known the original soils are still present within the project footprint, protective measures shall be created and implemented.

Please find attached the proposed mitigation measures for the subject project. Once you have reviewed them, please provide written notification to the Tribe stating whether and to what extent you will include and require the proposed mitigations for TCR for the subject project so that we may conclude our consultation, and if you do not agree with the mitigations as proposed, so that we may continue our consultation discussions in an effort to reach an agreement.

**Admin Specialist**  
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*The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. “The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area “. “That’s a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived.”*



## Mitigation Measure

### TCR-1 Retention of a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

Prior to the commencement of any grading and/or construction activity, the Project Applicant will coordinate with the Gabrieleno Band of Mission Indians – Kizh Nation Native American tribe in retention of a Native American Monitor (Tribal Monitor) and a copy of the executed contract will be submitted to the City of Anaheim Planning and Building Department. The Tribal Monitor will only be present on-site during the construction phases that involve ground-disturbing activities within disturbed and undisturbed sediments. Ground disturbing activities may include, but are not limited to, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project site. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor have indicated that the Project site has a low potential for impacting archaeological or tribal cultural resources.

### Unanticipated Discovery of Human Remains and Associated Funerary Objects

Upon discovery of any archaeological or tribal cultural resources, construction activities shall cease in the immediate vicinity of the find until the find can be assessed. All archaeological and/or tribal cultural resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and Tribal monitor. If the resources are Native American in origin, the Tribal Representative shall coordinate with the Project Applicant regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the Project Site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource," time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County, the Copper Center, or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.

### Procedures for Burials and Funerary Remains

In the event that human remains are uncovered during ground disturbing activities, the Project Applicant will cease ground disturbing activities and contact the county coroner, Tribal Monitor and archaeologist to inform of the discovery. The Project Applicant will coordinate and consult with the county coroner, Tribal Monitor and archaeologist for advisory on the matter, protocol, and any applicable mitigating requirements. Additionally, If the remains are determined to be of Native American origin, the most likely descendent (MLD), as the Native American Heritage Commission (NAHC) will be contacted by the Project Applicant to determine proper treatment and disposition of the remains. To protect the area in which the Native American human remains are present, development activity will cease until consultation with the MLD is complete regarding recommendations pursuant to PRC Section 5097.98. Discovery of human remains will also follow CEQA Guidelines Section 15064.5; PRC Section 7050.5 and PRC Section 5097.98.