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April 26, 2017

KAB-228

Mr. Frank Chen
KB Home Coastal, Inc.
36310 Inland Valley Drive
Wildomar, CA 92595

Subject: Euclid & Broadway Project Cultural Resources Study Report

Dear Mr. Chen:

HELIX Environmental Planning, Inc., (HELIX) was contracted to conduct a cultural resources study for the Euclid & Broadway Project (project) on the southeastern corner of West Broadway and South Euclid Street in the City of Anaheim, California. The cultural resources study included a records search, a Sacred Lands File search, a site visit, a review of historic maps and aerial photographs, and the preparation of this letter report. No cultural resources have been identified within the project property, and none of the buildings exhibit historic significance. This letter report details the methods and results of the cultural resources study.

PROJECT LOCATION AND DESCRIPTION

The Euclid & Broadway Project is located in the West Anaheim area of the City of Anaheim (City), in northern Orange County, west of Interstate 5 (I-5) and south of State Route 91 (SR-91) (Figures 1 through 3, *Regional Location*, *Project Vicinity [USGS Topography]*, and *Project Vicinity [Aerial Photograph]*, respectively). The property is located on the southeast corner of West Broadway and South Euclid Street and includes addresses 316 Euclid Street, 400 Euclid Street, and 1678 West Broadway; the gas station at 1680 West Broadway is not included (Figure 4, *Project Plan*). The parcel is within Township 4 South, Range 10 West, Section 16, on the U.S. Geological Survey (USGS) 7.5-minute Anaheim quadrangle (Figure 2).

The applicant proposes to develop multi-family residential uses on the 2.35-acre property. The project includes 41 residential units, 123 parking spaces, and approximately 13,500 square feet (sq. ft.) of open space (Figure 4, *Project Plan*).

ENVIRONMENTAL SETTING

The project area is in a flat, highly urbanized area of West Anaheim, about 11 miles west of the Santa Ana Mountains and about 12 miles northeast of the Pacific Ocean at Long Beach. Average temperatures are around 55 degrees Fahrenheit (°F) in January and about 70°F in July, with an average annual rainfall around 11 inches (City Data 2009). The property is flat, with an elevation of about 125 ft. above mean sea level (amsl). It is about 4 miles northwest of the current, channelized location of the Santa Ana River and just under 1 mile south of Carbon Creek. No other water sources are shown in the vicinity on the current USGS map or historic topographic maps.

Geologically, the project area is underlain by recent alluvial deposits, as is the greater Santa Ana urban area (Rogers 1965). The soil mapped for the project site is Hueneme fine sandy loam, an alluvial soil derived from sedimentary rock (Web Soil Survey 2015). The Hueneme soil series generally only supports salt-tolerant grasses and forbs (National Cooperative Soil Survey 1997). The project area has been developed for decades, so native plant communities are no longer present.

CULTURAL SETTING

The project area is within the traditional territory of the Tongva people (also known as Gabrielino or Gabrieleno, after Mission San Gabriel). The earliest evidence of Gabrielino/Tongva occupation, derived from linguistic, archaeological, and osteological evidence, suggests the area was inhabited as early as the ninth century B.C.E. The Tongva people inhabited Los Angeles County, as well as the majority of modern day Orange County and the islands of Santa Catalina, Santa Barbara, San Nicholas, and San Clemente. At the time of Spanish explorer Juan Rodriguez Cabrillo's entrance into Tongva territory, it is estimated that the Tongva peoples' population reached nearly 5,000 people. They were semi-nomadic and subsisted on a hunter-gatherer lifestyle in the rich landscape abundant in coastal resources, as well as acorns, pine nuts, and small game.

The Tongva people created a rich material culture of varied and technical tools. They created wooden planked canoes, called *ti'ats*, which allowed them to populate and exploit the resources of the Southern Channel Islands (Welch 2006:3-4). Among these resources was steatite, a type of soapstone that was carved into vessels and ornaments and traded with neighboring tribes. The Tongva people also created rock art and ceramics. They used asphaltum, which occurs naturally in the area, both as a waterproof seal and as an adhesive to attach shell decorations to items. Other tools included portable mortars and metates, scrapers, knives, drills, paddles, wooden spoons and bowls, bone saws, needles, fishhooks, awls, slings, clubs, and baskets (Bean and Smith 1978: 538-542). Their pre-contact and contact period burial practices included cremation and flexed burials (Moratto 1984: 118, 130).

The first Tongva contact with Europeans was slow and sporadic. Spanish explorers visited Santa Catalina Island before entering continental Tongva territory. Cabrillo landed on Santa Catalina Island in 1542, and his crew was attacked by Tongva warriors in a battle that ultimately led to the captain's death (Welch 2006: 3-5). After a hiatus of 250 years, Conquistador Gaspar de

Portolá's expedition interacted with the Tongva on the California mainland in 1769 and met with rekindled hostility. By this time, the Tongva population was already diminished due to European diseases likely transmitted from southern tribes who had earlier Spanish contact. Nevertheless, the Spanish presence grew, and in 1771, Mission San Gabriel Arcángel was established in the modern city of San Gabriel in Los Angeles County (Bean and Smith 1978: 541). The Spanish period of California history ended in 1821 when Mexico, including Baja and Alta California, claimed independence; three decades later, California was annexed to the United States via the Treaty of Guadalupe Hidalgo, becoming the 31st state in the Union in 1850.

A review of online information regarding cultural resources indicates that there was a Gabrielino/Tongva village in Anaheim (Tongva People n.d.). The Cultural Resources and Historic Preservation Element of the City of Orange General Plan indicates: "While traveling through the area in 1769, Father Juan Crespi, a missionary, noted the presence of a large village, *Hotuuknga*, upstream from present day Olive on the north side of the Santa Ana River. Crespi wrote that 52 Indians came to greet them and accepted blankets, beads, and other goods" (City of Orange 2010: CR-18). This village location is over 5 miles east of the project area.

Mission San Gabriel Arcángel was established by Father Junipero Serra. It was originally located near Whittier Narrows, in the Los Angeles area, but was flooded in 1776 and rebuilt in San Gabriel, where it stands today. Agriculture and animal husbandry were the main pursuits of the Mission, and Tongva neophytes were forced to labor in these activities to make the Mission self-sufficient (McCawley 2006). Indian revolts were common at missions throughout the late 1770s; the most notable Tongva revolt was led by Toyipurina, a chief's daughter, against Mission San Gabriel in 1785. It was unsuccessful. The mission was secularized in 1833 (Bean and Smith 1978: 540-541).

The Mexican government replaced the Spanish in 1821 and began establishing land grants called ranchos. The project area is within the former Rancho San Juan Cajón de Santa Ana, a 35,971-acre land grant that covered the modern cities of Brea, Placentia, Fullerton, and Anaheim, with Ranchos Rincon de la Brea and La Puente to the north, Rancho Santiago de Santa Ana to the east, Rancho Las Bolsas to the south, and Ranchos La Habra and Los Coyotes to the west (Butler 1955). The Rancho San Juan Cajón de Santa Ana grant was given to Juan Pacifico Ontiveros, a corporal at the Mission San Gabriel Arcángel, by Spanish Governor Juan Alvarado in 1837. He and his wife, María Martina Osuña Ontiveros, sold 21,527 acres of the Rancho to Abel Stearns in 1853 and 1,165 acres, on which the City of Anaheim now stands, to the Los Angeles Vineyard Society in 1857 (Digital Anaheim 2011). George Hansen, leader of the Los Angeles Vineyard Society (Grimshaw 1931), surveyed and mapped out the entire Rancho two years earlier, indicating that the only building on site was the "House of D. Juan Pacifico Ondiveras (sic)" near a sycamore tree along the eastern border of the Rancho (Hansen 1855a, Hansen 1855b). After California was annexed to the United States, the Public Land Commission granted the rest of the Rancho lands to Juan Pacifico's son, Juan Patricio Ontiveros (United States District Court ca. 1893).

Hansen's land became the home of a large German immigrant population intent on agriculture and winemaking. The name of their town, Anaheim, comes from the Santa Ana River and the German word *heim*, meaning "home"—it was their home by the river (Gudde and Bright 2004).

The growing of citrus, walnuts, and grapes remained the primary feature of the landscape until 1955, when Walt Disney converted 160 acres of orange and walnut groves into Disneyland located in the southern portion of Anaheim (Kidney 2013).

REGULATORY FRAMEWORK

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of the region in history, architecture, archaeology, engineering, and culture. Several criteria are used in demonstrating resource importance. Specifically, criteria outlined in the California Environmental Quality Act (CEQA) provide the guidance for making such a determination. The City's Citywide Historic Preservation Plan and Mills Act Guidelines also address cultural and historic resources. This section details the criteria that a resource must meet in order to be determined significant.

California Environmental Quality Act (CEQA)

The CEQA Guidelines (§15064.5) address determining the significance of impacts to archaeological and historic resources.

- (a) For purposes to this section, the term “historical resources” shall include the following:
- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (CRHR) (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
 - (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
 - (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;

- (C) 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; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.
- (b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.
- (1) Substantial adverse change in the significance of an historical resource 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.
 - (2) The significance of an historical resource is materially impaired when a project:
 - (A) 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
 - (B) 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
 - (C) Demolishes or materially alters in an adverse manner those physical characteristics of an 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.
- (c) CEQA applies to effects on archaeological sites.
- (1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).

- (2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
- (3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
- (4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) & (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- (d) When an Initial Study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code §5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. Action implementing such an agreement is exempt from:
 - (1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
 - (2) The requirements of CEQA and the Coastal Act.

City of Anaheim Citywide Historic Preservation Plan

Anaheim's Citywide Historic Preservation Plan (2010) includes criteria for listing a structure as historically significant. In order to be listed, a structure must meet at least one of the following:

1. It strongly represents a significant event or broad patterns of local, regional, or national history.
2. It is associated with the life of a significant person in local, regional, or national history.
3. 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 (City of Anaheim 2010: 25).

In addition to these, the structure must also be at least 50 years in age and possess historic integrity as listed in the “Design Guidelines for Historic Properties” section. This is defined here and by the Secretary of the Interior as “the authenticity of a historic resource’s physical identity based on the survival of features and characteristics that existed during the resource’s historical period” (City of Anaheim 2010: 32).

City of Anaheim Mills Act Program

The Mills Act Program is a State of California law enacted to encourage homeowners to preserve their historic structures by allowing local governments to levy property taxes on historic residences with the agreement that the funds saved in taxes will go toward rehabilitating and maintaining the historic integrity of the structure (City of Anaheim 2015: 1). The City of Anaheim Mills Act Program Guidelines qualify eligible properties outside of a historic district by the same criteria under the Citywide Historic Preservation Plan (City of Anaheim 2015: 2) as listed above.

METHODS

HELIX reviewed recent photographs of the project site, historic maps and aerial photographs, the City Historic Preservation Plan, City historic resources listings, the National Register of Historic Places (NRHP), and other online information. HELIX conducted a records search of the project area and a 0.5-mile radius at the South Central Coastal Information Center (SCCIC) on March 8, 2016. The records search summary and maps are included as Confidential Appendix A to this letter report. A site visit was paid to the project property in conjunction with the records search on March 8, 2016, and the buildings were examined and photographed. The Native American Heritage Commission (NAHC) was contacted on March 18, 2016 for a Sacred Lands File search and list of Native American contacts for the project area. On March 23, 2016, letters were sent to the contacts listed by the NAHC. Native American correspondence is included as Confidential Appendix B to this letter report.

RESULTS

Four historic districts have been adopted by the City Council, all of which are adjacent to one another. This group of historic districts is located approximately 0.7 mile east of the project area. Online information from the City regarding historical resources indicates that “although Anaheim is comprised of historically significant structures throughout the City’s 50 square miles, the vast majority are clustered in the four historic districts shown below. These districts encompass approximately two-square miles” (Anaheim Convention Center n.d.).

The record search from the SCCIC indicated that 10 cultural resources have been previously recorded and nine cultural studies have been conducted within the search radius. The nearest recorded resource is about 0.3 miles to the north of the project site. All 10 resources are historic buildings (Table 1, *Previously Recorded Cultural Resources within a 0.5-Mile Radius*). Five of these are commercial buildings, four from the 1920s to 1930s and one from the 1870s. The remaining five are residential houses of various architectural styles from the 1920s and 1930s. None of the resources was considered eligible for listing in the NRHP. Four of the previously

completed studies were linear studies of the railroad or I-5 (Anonymous 1990; Arrington and Sikes 2006; Padon 1987; Romani 1982). The remaining studies were of localized properties, most for utility pole or facility construction (Bonner 1999, 2007; Duke 2002; Mason and Brechbiel 1997; Wlodarski 2012). None of the studies covered the current project area.

Table 1 PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN A 0.5-MILE RADIUS		
Site (P-30-#)	Site Type	Author, Date
176598	Historic (1937) Anaheim Spray Chemical Company building, not significant	Marsh, 1987
176599	Historic (1937) Pump and Agricultural Supplies, Inc. building, not significant	Marsh, 1987
176600	Historic (1938) vernacular “Doll’s Hut” restaurant building, not significant	Marsh, 1987
176605	Historic (1874) Boege Winery storage building, not significant	Marsh, 1987
176608	Historic (1920) Anaheim Cooperative Orange Association orange packing building, not significant	Marsh, 1987
176609	Historic (1922) California Bungalow style residence, not significant	Marsh, 1987
176611	Historic (1922) California Bungalow style residence, not significant	Marsh, 1987
176612	Historic (1939) California Ranch style residence, not significant	Johnson Heumann Research, 1988
176613	Historic (1925) Late Craftsman Bungalow style residence, not significant	Johnson Heumann Research, 1988
176614	Historic (1927) Spanish Revival style residence, not significant	Johnson Heumann Research, 1988

A review of historic aerial photographs revealed that the project property was used as an orchard or grove from at least 1953 until sometime before 1963. One building is shown along the central

northern perimeter in the 1953 aerial photograph, but by 1963, it is replaced by two smaller buildings in the northwestern corner (outside of the current project area) and by the current buildings at 316 Euclid Street and 400 Euclid Street. These are shown to be the same size and shape as presently. The office building at 1678 Broadway first appears in a photograph from 1972 and is in its present size and shape (NETR 2016).

A site visit confirmed the online review of the buildings via Google Earth and Google Earth Street View conducted for the constraints memo (Robbins-Wade 2016). While two of the buildings are more than 50 years old and the third is approaching this age, none exhibit any distinguishing architectural or aesthetic attributes. They are nondescript post-World War II era commercial buildings of which thousands of examples exist throughout Southern California.

A Sacred Lands File search conducted by the NAHC on March 21, 2016 failed to indicate the presence of Native American cultural resources within the project area. Letters regarding the project were sent on March 23, 2016 to the tribal contacts identified by the NAHC. As of this writing, no responses have been received. If responses are received, they will be forwarded to the applicant and the City.

ASSESSMENT

No archaeological resources are present within the project site. Two of the buildings present are over 50 years old and another is approaching 50 years in age. These buildings were assessed against the criteria for listing in the CRHR, which would make them significant resources under CEQA.

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

As detailed in the Cultural Setting section above, major events for the City of Anaheim include the establishment of the settlement by German vintners in the 1850s, activities associated with the County's citrus industry throughout the late 1800s until the 1950s, and the construction of Disneyland in 1954-1955. The buildings on the project property first appear on aerial photographs and historic topographic maps in 1967 (316 and 400 Euclid Street) and in 1972 (1678 Broadway), postdating the events described. As previously noted, citrus groves were present on the site from at least 1953 but disappear from aerial photographs in 1967, when the first of the commercial buildings appear. None of the historic documents electronically archived with the City of Anaheim (2017) or the Orange County Historical Society (2017) indicate that the buildings within the project area are associated with any significant historical event.

Criterion B (2) -- Is associated with the lives of persons important in our past.

A review of title documents for the project property showed no connection between the present buildings and any persons of historical significance.

Criterion C (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.

As previously addressed, the buildings on-site are nondescript post-World War II era commercial buildings lacking any distinguishing architectural or aesthetic attributes.

Criterion D (4) -- Has yielded, or may be likely to yield, information important in prehistory or history.

The buildings on-site are the only resources present. They have no research value for the study of the history of Anaheim or the region.


CONCLUSIONS

None of the standing structures within the project property are considered historically significant resources by the standards of CEQA, nor do they qualify as significant under the City of Anaheim Citywide Historic Preservation Plan or the Mills Act Program Guidelines.

No archaeological resources have been recorded within a 0.5-mile radius of the project area, and none were identified as part of the current study. And there is no exposed ground surface within the project area. Given the distance to water and the general lack of variety of native plants supported by soils found in the project area, the project site does not appear to have been attractive to Native populations. Areas along the Santa Ana River or other water sources would have been much more favorable habitation locations. Indeed, a village site is recorded along the Santa Ana River approximately 5 miles from the project area.

No historic or archaeological resources have been identified within the project area. Therefore, the project will have no impacts to cultural resources, and no mitigation measures are recommended. If you have any questions, please contact Mary Robbins-Wade at (619) 462-1515.


Nicole Falvey
Staff Archaeologist


Mary Robbins-Wade, RPA
Director of Cultural Resources
Southern California

Enclosures:

- Figure 1: Regional Location
- Figure 2: Project Vicinity (USGS Topography)
- Figure 3: Project Vicinity (Aerial Photograph)
- Figure 4: Project Plan

Confidential Attachments:

- A: Records Search Map
- B: Native American Correspondence

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Regional Location

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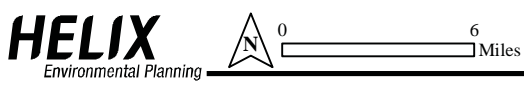
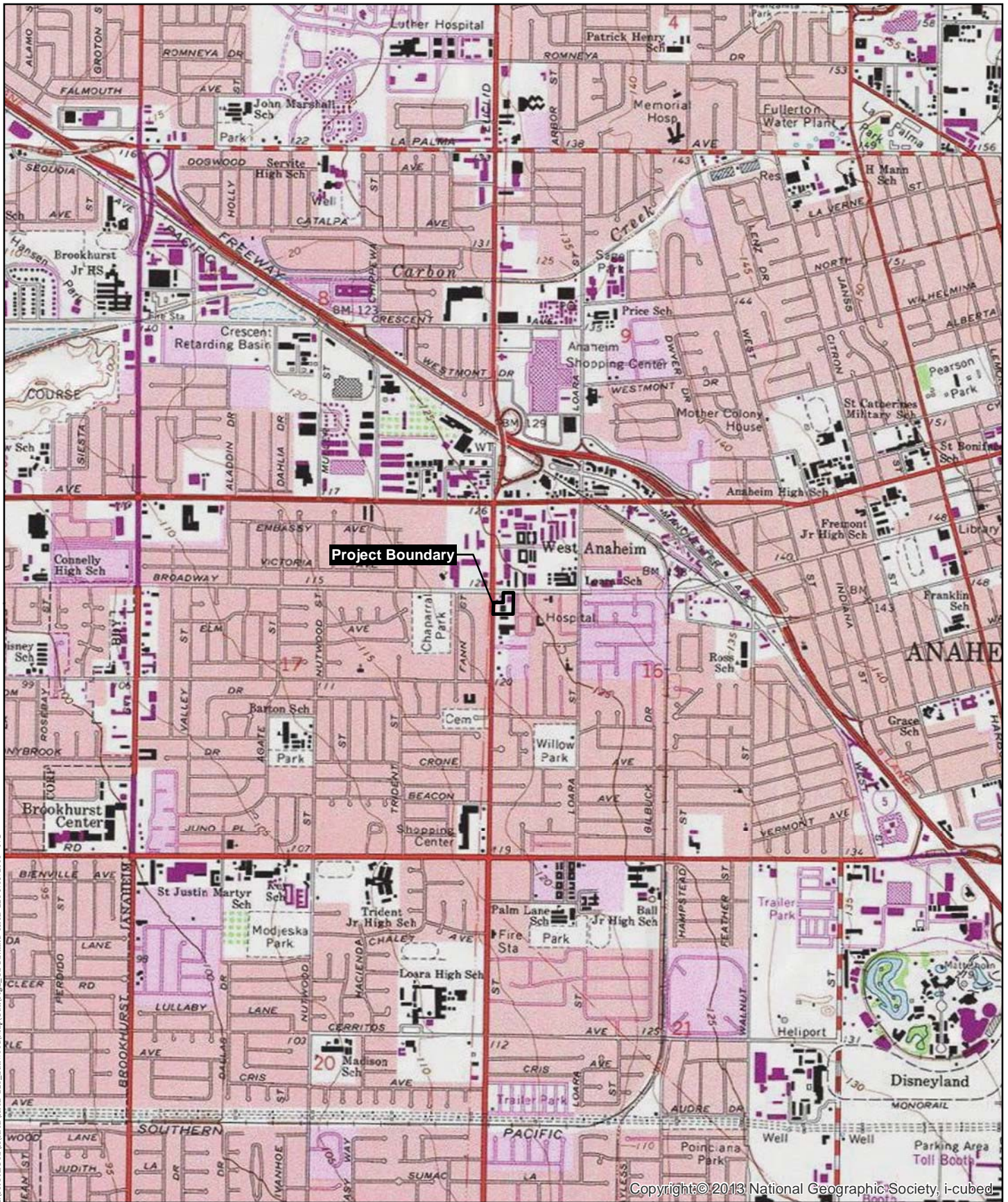


Figure 1



Project Vicinity (USGS Topography)

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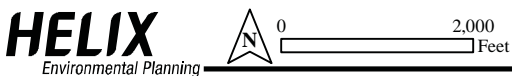
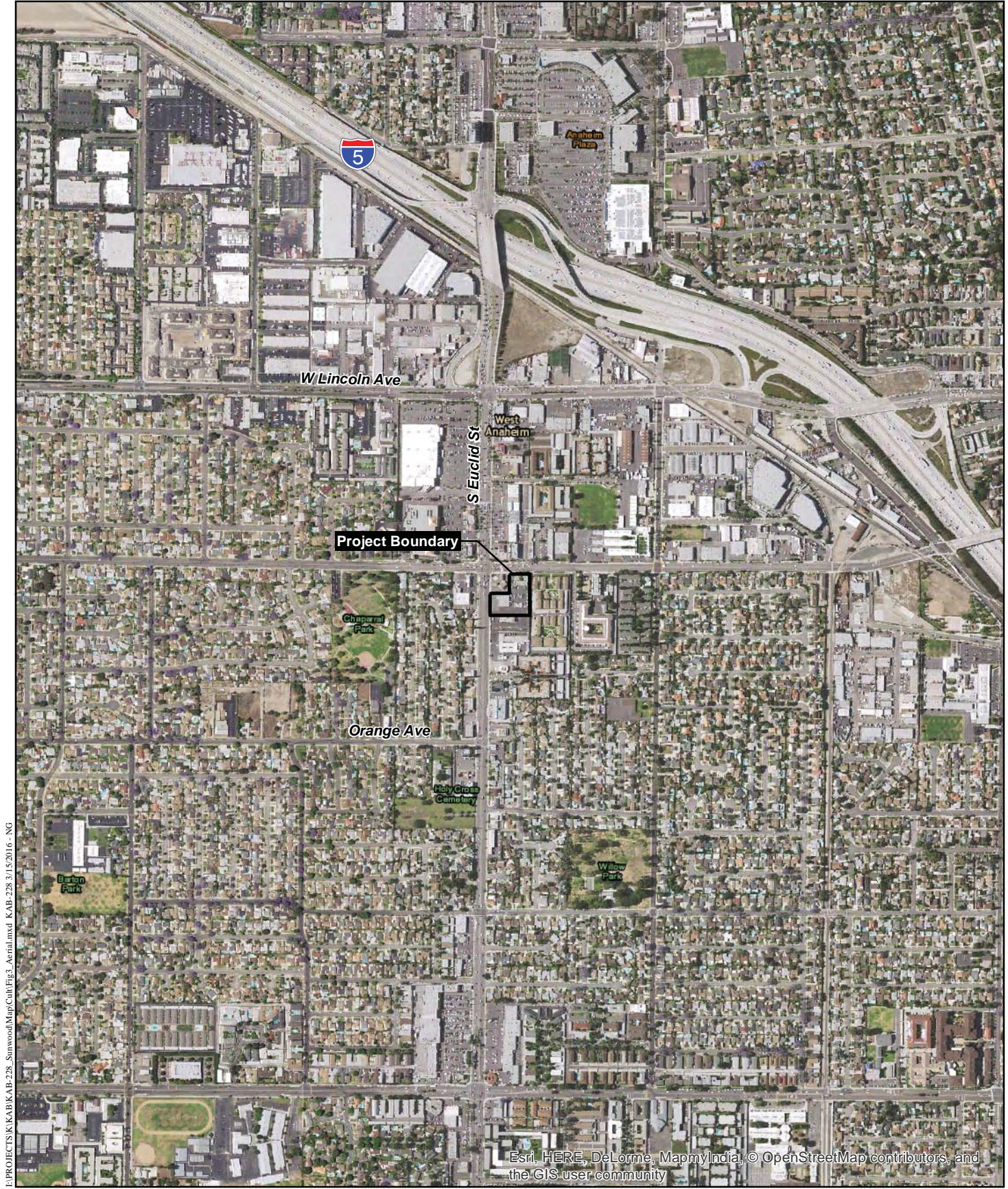


Figure 2

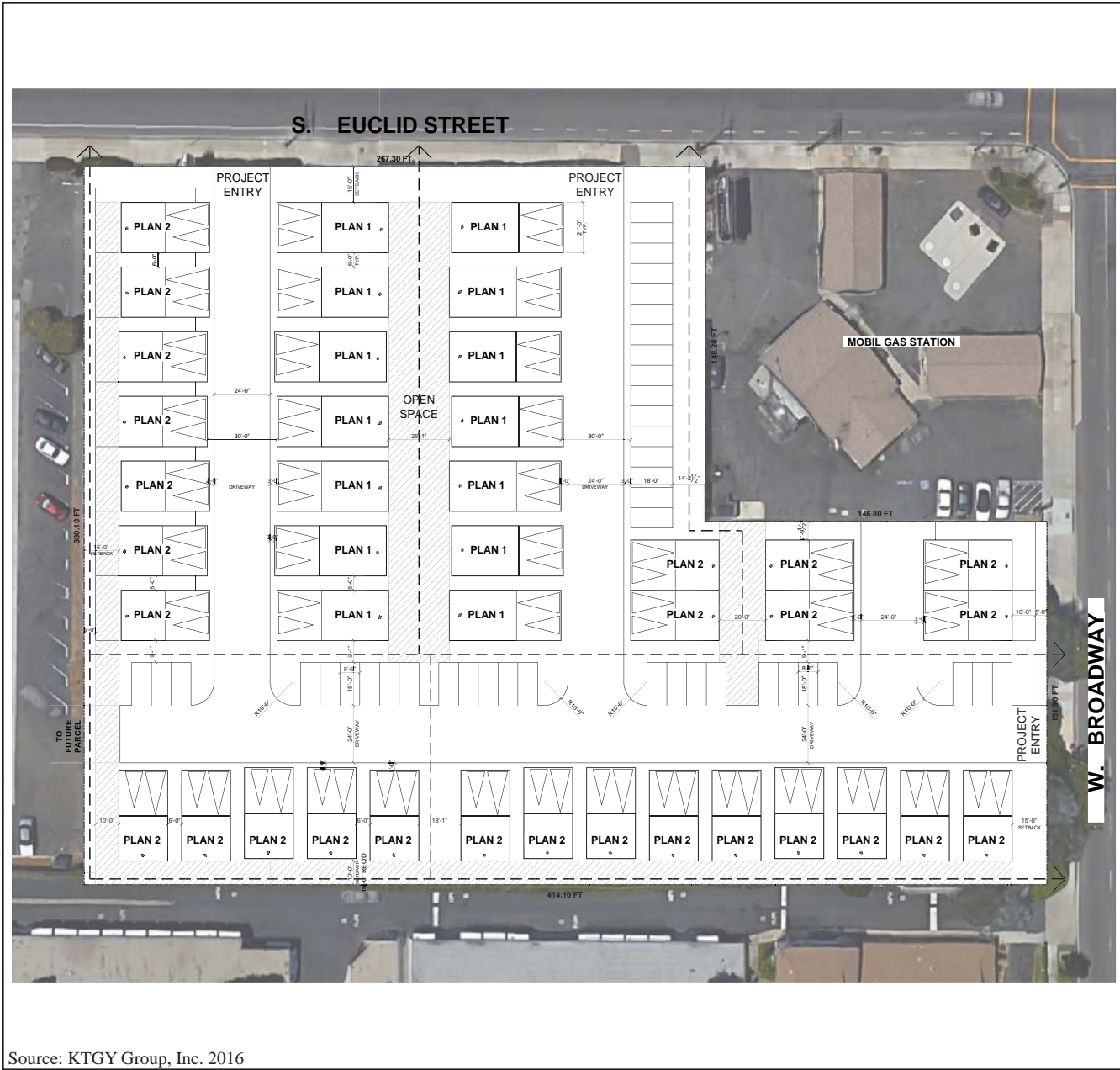


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Project Vicinity (Aerial Photograph)

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Source: KTG Group, Inc. 2016

Summary

Site Area: 2.35 Acres +/- (102,366 SF)
 Zone: RM-3 (Multi-family Residential Zone)
 Max. Building Height: 40'-0" (3-Story)
 Site Coverage: 34.8% (34,776 SF)
 Impervious Surfaces: ±93,190 SF
 Density: 17.45 du/ac
 Total Units: 41 Homes
 14 - Plan 1 : 1,618 SF / 2-Story / 3 BR + Tech / 2.5 Ba / Side-by-Side Garage
 27 - Plan 2: 1,970 SF / 3-Story / 3 BR + Bonus / 2.5 Ba / Side-by-Side Garage

Parking Required: 123 Spaces
 • 41 (3 BR) x 3.0/Unit = 123
 Parking Provided: 123 Spaces
 • 82 Side-by-Side Garage Spaces
 • 41 Guest (8.5'x18')

Open Space Required: 8,200 SF
 • 41 Unit x 200 SF/Unit = 8,200 SF
 Open Space Provided: ±13,501 SF (±329 SF/Unit)

- Notes:
- Assumes RM-3 Zoning with CUP for modifications to setback and building separation requirements.
 - City Parking Standard: 2 bedroom = 2.25 per du; 3 bedroom = 3.0 per du (+0.5 spaces for each bedroom over 3)
 - City Open Space Standard: 200 square feet per unit of recreational-leisure area required, which may be provided by private areas, common areas, or a combination of both. The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas. Private patios shall be not less than 100 SF with a minimum dimension of 8 feet. Private balconies for units located entirely above the ground floor shall be not less than 70 square feet with a minimum dimension of 7. Common area shall have a minimum dimension of 10 feet.

Open Space
 Walking Path

Project Plan

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Figure 4

