

## **APPENDIX E**

# **2024 RECORD SEARCH MEMORANDUM**



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## MEMORANDUM

**DATE:** February 10, 2025

**To:** Olivia Mattair, Environmental Planner, LSA

**FROM:** Ivan Strudwick, M.A., RPA, Associate/Archaeologist, LSA

**SUBJECT:** Record Search Results for the Dana Point Harbor Hotels Restart Project in Dana Point, Orange County, California (LSA Project No. 20241680)

This memorandum presents the results of a cultural resource literature and record search for the proposed Dana Point Harbor Hotels Restart Project (project) in Dana Point, Orange County, California. The record search was conducted for the project and an area within 1.0 mile of the project. The record search was conducted to establish the location and extent of prior cultural resource studies and previously recorded cultural resources in and near the Modified Project Site in order to determine where previous work was conducted and what types of sites might be expected to occur in this area.

### PROJECT LOCATION AND DESCRIPTION

The project location is depicted on Figure 1 (Attachment B) on the United States Geological Survey (USGS) *Dana Point, California* 7.5-minute topographic quadrangle map in Section 22 of Township 8 South, Range 8 West, San Bernardino Baseline and Meridian (USGS 1975). The project area, originally known in 2020 as the “Original Project Site,” is here (2024) referred to as the “Modified Project Site.” Generally, the project includes the development of two hotels (Dana House Hotel and Surf Lodge) within a 13-acre area at 24800 Dana Point Harbor Drive, near the intersection of Island Way and Dana Point Harbor Drive in Dana Point. Although the current project area encompasses 13 acres, ground disturbance is not proposed on approximately 4 of these acres where hotel/boater parking areas have already been approved under separate entitlements.

Currently, the Modified Project Site is developed and contains the Dana Point Marina Inn, two boater service buildings, and surface parking, all of which are proposed for demolition followed by construction of the two new hotels. Dana House Hotel is being proposed as a 148,500-square-foot boutique hotel with 130 market-rate guest rooms, while Surf Lodge will be a 71,590-square-foot affordable hotel with 169 traditional guest rooms.

### RECORD SEARCH

On November 12, 2024, a record search was conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, by Isabella Kott, Assistant Coordinator/GIS Program Specialist. The SCCIC, an affiliate of the California Office of Historic Preservation (OHP), is the official repository of cultural resource literature and resource locations for the Orange, Los Angeles, Ventura, Riverside, and San Bernardino County areas. The record search included a review

Modified Project Site, as well as a review of known cultural resource studies. The record search also included a review of the following State and federal inventories:

- Directory of Properties in the Historic Property Data File (OHP 2012). The directory includes the listings of the National Register of Historic Places (National Register), National Historic Landmarks, the California Register of Historical Resources, California Historical Landmarks, and California Points of Historical Interest.
- California Historical Landmarks (OHP 1996).
- California Points of Historical Interest (OHP 1992).
- California Inventory of Historic Resources (OHP 1976).

### Record Search Results

The record search shows that no resources are recorded within the Modified Project Site and that just one cultural resource study was conducted within the Modified Project Site. The study within the current project is a cultural resource survey conducted in 2003 for the Dana Point Harbor Revitalization Project, which covers over 90 percent of the Modified Project Site (Mason 2003). Only a thin sliver along the northernmost edge of the Modified Project Site was not surveyed in the 2003 study.

Within 1.0 mile of the Modified Project Site, the record search shows that 74 prior studies have been conducted. These consist of archaeological survey (57); archaeological test excavation (2); archaeological monitoring (3); record search/literature review (3); environmental planning (4); overview (2); architectural evaluation (2); and historic landmark studies (1). The large number of prior cultural studies here indicates a high level of scrutiny of this area.

Within 1.0 mile of the Modified Project Site, the record search shows that there are 77 recorded cultural resources: 67 historic and 10 prehistoric. The 10 prehistoric sites are habitation sites (6); artifact scatters (2); a lithic scatter (1); and a lithic scatter with an abalone shell (1). The 67 historic sites are buildings (56); a building ruin (1); structures (3); a railroad (1); a railroad depot (1); a remnant reinforced concrete groin (jetty; 1); a commemorative plaque (1); a sailing vessel (1); a roadway (State Route 1); and a wastewater treatment facility (1). The majority of the recorded historic buildings are residential "Woodruff Houses," constructed from 1928 to 1930 in the downtown area by real estate developer Sydney H. Woodruff, who earlier in the 1920s developed Hollywoodland," now known as Hollywood.

Twenty three of the 67 recorded historic sites are National Register-listed. These sites are buildings (19); a building ruin (1); a railroad (1); a sailing vessel (1); and a commemorative plaque (1). Most of the 19 National Register-listed buildings are Woodruff Houses. The commemorative plaque (site P-30-156545) is the marker for Dana Point, named for Richard Henry Dana, which is located atop the bluff overlooking the harbor from 34398 Blue Lantern (near Santa Clara Avenue). The plaque is also California Historic Landmark No. 189.

Most of the recorded historic sites are situated atop the bluff to the north and northwest of the Modified Project Site. The nearest 4 sites to the Modified Project Site are all residential Woodruff Homes constructed in 1928 and located 250 to 400 ft north and northwest of the Modified Project Site. These four residences are all National Register-listed. The nearest archaeological site to the Modified Project Site is a large prehistoric habitation site recorded as containing shell and stone tools that is situated atop the bluff between 800 ft and 0.75-mile west-northwest of the Modified Project Site. The remaining 9 prehistoric sites are all more than 0.5 mile distant from the Modified Project Site.

Typologically, the majority (6 of 10) of the archaeological sites are habitation sites indicating that this general area was used to a great extent prehistorically for occupational purposes and not just for temporary activities such as resource-gathering and/or processing. The large number of recorded historic resources, most of which are residential and commercial buildings, and many of which are National Register, clearly shows the intense significant post-1900 use of the project vicinity. Thus, the record search shows that the project vicinity has always been an area valued for habitation, both prehistorically and historically.

### **AERIAL PHOTOGRAPHS AND HISTORIC MAPS**

A review of aerial photographs and historic maps was conducted during the original 2020 review of the area (Collison 2020). For this reason, an intensive review of aerial photographs and maps was not conducted at this time. The 2020 study concluded that the Original Project Site was situated in an area that was ocean prior to being in-filled during the 1966–1971 construction of the breakwall and harbor at Dana Cove.

A cursory comparison of two historic aerial photographs (NETRonline 2024) shows that what is now the Modified Project Site extends from what was originally (and still is today) the steep bluffside above the beach and cove into what was once the ocean. A clear black and white aerial photograph dating 1952 was compared with a recent color aerial photograph dating 2022. The comparison clearly shows that the northernmost portion of the Modified Project Site was and still is a steep-sided bluff edge. The central portion of the Modified Project Site area was beach in 1952, and nearly the entire southern half of what is now the Modified Project Site was within the ocean in 1952, prior to any harbor construction. The bluffsides, beach, and ocean are areas highly unlikely to have cultural resources let alone intact significant resources.

### **SUMMARY AND RECOMMENDATIONS**

Results of a literature and record search conducted at the SCCIC on November 12, 2024, indicated that 74 prior cultural studies have been conducted within 1.0 mile of the current Modified Project Site and that 57 of these studies were archaeological surveys. Just one of these surveys included any portion of the project area. The survey, an archaeological survey conducted in 2003, covered nearly all of the current Modified Project Site but did not occur on the steep-sided bluff edge along the northern edge of the current project. The 2003 survey failed to locate any cultural resources within the Modified Project Site.

The November 12, 2024, record search also identified 77 previously recorded cultural resources that were identified within 1.0 mile of the 13-acre Modified Project Site at Dana Point Harbor, none of them within the current project. Ten of these sites are prehistoric while the remaining 67 sites are historic. All but one of the 10 prehistoric sites are more than 0.5 mile away from the current project site. The one prehistoric site closer than 0.5 mile is a large habitation site that exists atop the bluff between 800 ft and 0.75 mile to the west-northwest. A review of aerial photographs indicates that the Modified Project Site were bluffside, beach, and ocean prior to the construction of Dana Point Harbor, which was completed in 1971. Such areas are extremely unlikely to contain cultural resources, and even less likely to contain intact and significant cultural resources.

Given the above-listed reasons why prehistoric resources have not been recorded from the Modified Project Site, the likelihood of encountering intact subsurface archaeological resources during ground-disturbing construction activities is extremely low. As such, no additional cultural resource studies are recommended for the proposed project. If human remains are encountered, the regulatory process outlined in California Health and Safety Code Section 7050.5 must be followed, which involves coordination with the Native American Heritage Commission and determination of a Native American Most Likely Descendant.

If you have any questions concerning the content or the intent of this memorandum, please contact me at [ivan.strudwick@lsa.net](mailto:ivan.strudwick@lsa.net) or (949) 337-6101.

Attachments: A – References  
B – Project Figures  
C – CONFIDENTIAL SCCIC Record Search Results

## ATTACHMENT A

### REFERENCES

#### California Office of Historic Preservation (OHP)

- 1976 California Inventory of Historic Resources. California Department of Parks and Recreation, Sacramento.
- 1992 California Points of Historical Interest. California Department of Parks and Recreation, Sacramento.
- 1996 California Historical Landmarks. California Department of Parks and Recreation, Sacramento.
- 2012 Directory of Properties in the Historic Property Data File. California Department of Parks and Recreation, Sacramento. April 5.

#### Collison, Kerrie

- 2020 Memo: Record Search Results for the Dana Point Harbor Hotels Project in Dana Point, Orange County, California (LSA Project No. DPC2001). LSA. On file, LSA, 3210 El Camino Real, Irvine, California, 92602.

#### Mason, Roger D.

- 2003 Cultural Resources Records Search and Reconnaissance Survey Report for the Dana Point Harbor Revitalization Project, City of Dana Point, Orange County. Chambers Group, Inc. On file, South Central Coastal information Center, California State University, Fullerton. Accession No. OR2873.

#### Nationwide Environmental Title Research (NETRonline)

- 2024 Historic Aerials. Website: <https://www.historicaerials.com/viewer> (accessed December 13, 2024).

#### United States Geological Survey (USGS)

- 1975 *Dana Point, California* 7.5-minute topographic quadrangle. Prepared in 1968. Photorevised in 1975. USGS, Denver, Colorado.

## **ATTACHMENT B**

## **PROJECT FIGURES**



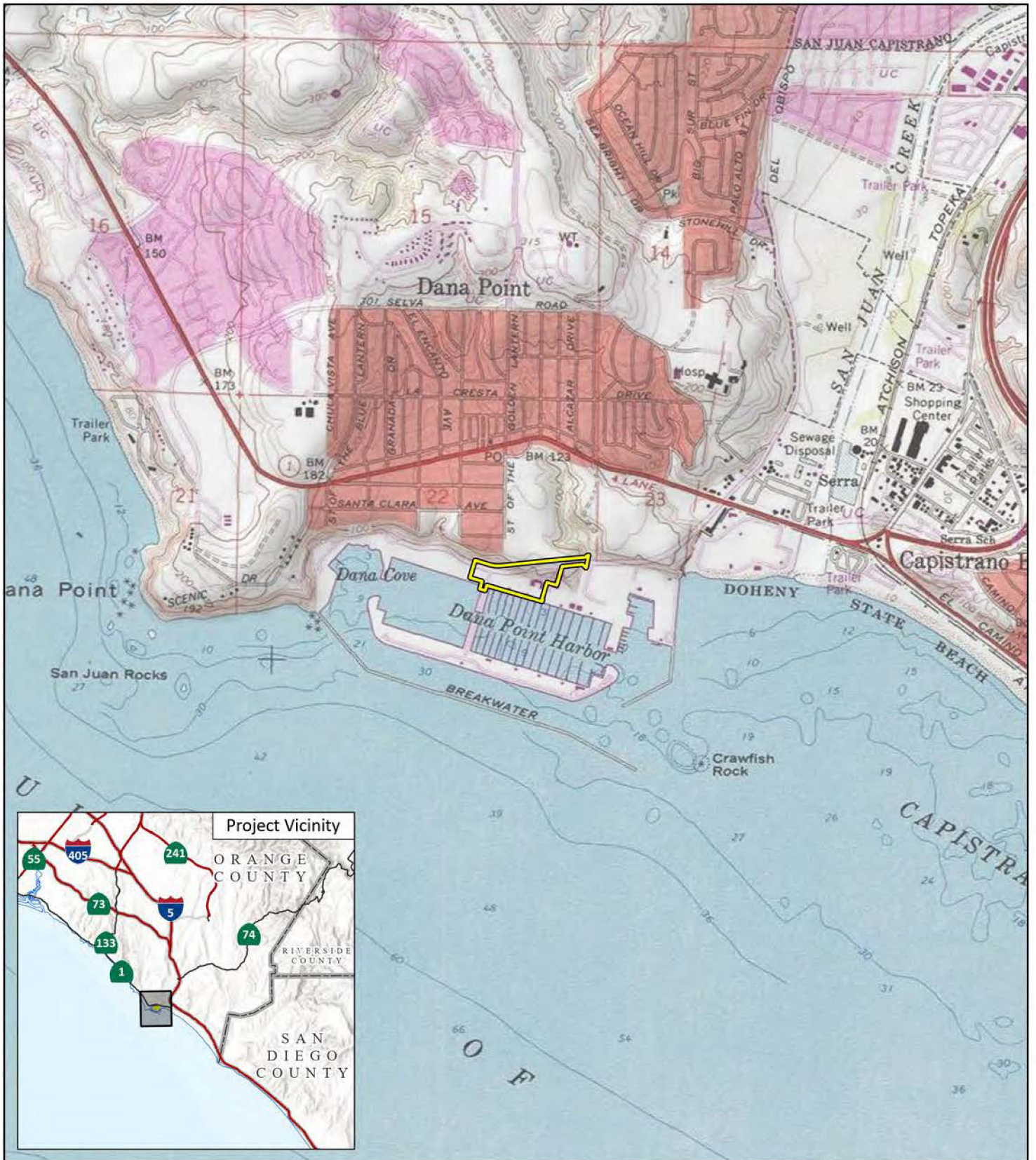
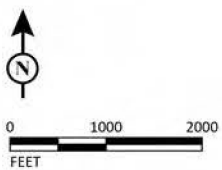


FIGURE 1

LSA

 Project Area



Dana Point Harbor Hotels  
Project Location

SOURCE: USGS 7.5' Quad - Dana Point (1975), CA

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**ATTACHMENT C**

**CONFIDENTIAL**

**SCCIC RECORD SEARCH RESULTS**