

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

draft

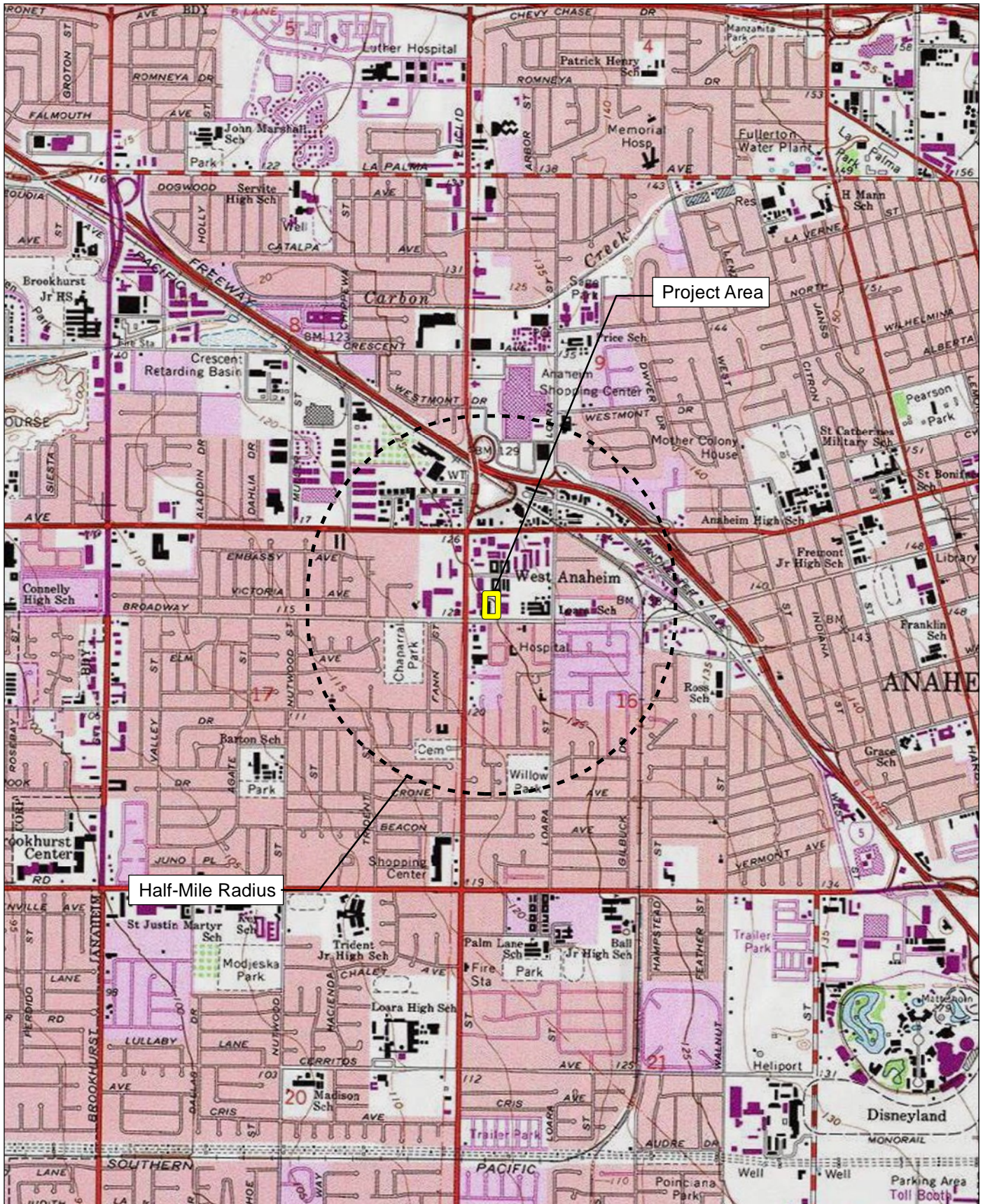
THIS PAGE INTENTIONALLY LEFT BLANK

**C.1 - Cultural and Tribal Record Search**

draft

THIS PAGE INTENTIONALLY LEFT BLANK





Source: USGS Anaheim 7.5' Quadrangle / Land Grant: San Juan Cajon De Santa Ana.

**FIRSTCARBON**  
SOLUTIONS™



Record Search Map



Reports highlighted in orange have NOT been scanned and are unavailable at this time.

## 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-01658		1997	Mason, Roger D.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 021-13, in the City of Anaheim, Ca.	Chambers Group, Inc.	
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-02752		2002	Duke, Curt	Cultural Resource Assessment at & T Wireless Services Facility No. 13226a Orange County, California	LSA Associates, Inc.	
OR-02847		1999	Bonner, Wayne H.	Records Search for Attws Site Number R138.1, 105 S. Manchester Avenue, Anaheim; Anaheim Quadrangle	W.H. Bonner Associates	
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-03693		2007	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate LA02893H (MAG Wheels), 528 West Central Park South, Anaheim, Orange County, California	Michael Brandman Associates	
OR-04196		2012	Wlodarski, Robert	LAR138 -- Manchester/Broadway, 1500 West Center Street Anaheim, CA 92802	ATC	

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-176598		Resource Name - Anaheim Spray Chemical Co	Building	Historic	HP08	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176599		Resource Name - Pump & Agricultural Supplies Inc	Building	Historic	HP08	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176600		Resource Name - Doll's Hut	Building	Historic	HP06	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176605		Resource Name - Anaheim Winery; Other - Boege Winery	Building	Historic	HP06	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176608		Resource Name - Anaheim Cooperative Orange Assn; Other - Moonigs Floor Coverings	Building	Historic	HP08	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176609		Resource Name - 219 N Euclid	Building	Historic	HP02	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176611		Resource Name - 223 N Euclid	Building	Historic	HP02	1987 (D. Marsh, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176612		Resource Name - 1717 W Lincoln	Building	Historic	HP06	1988 (Johnson Huemnan, LSA Associates, Inc)	OR-00980, OR-01961
P-30-176613		Resource Name - 1735 W Lincoln	Building	Historic	HP02	1988 (Johnson Huemnan, LSA Associates, Inc)	OR-00980, OR-01961, OR-03427
P-30-176614		Resource Name - 1721 W Lincoln Ave	Building	Historic	HP02	1988 (Johnson Huemnan, LSA Associates, Inc)	OR-00980, OR-01961, OR-03427, OR-04255

# Local Government Tribal Consultation List Request

## Native American Heritage Commission

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
916-373-3710  
916-373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

### Type of List Requested

CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

General Plan (SB 18) - *Per Government Code § 65352.3.*

#### Local Action Type:

\_\_\_ General Plan \_\_\_ General Plan Element \_\_\_ General Plan Amendment

\_\_\_ Specific Plan \_\_\_ Specific Plan Amendment \_\_\_ Pre-planning Outreach Activity

### Required Information

Project Title: \_\_\_\_\_

Local Government/Lead Agency: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

#### Specific Area Subject to Proposed Action

County: \_\_\_\_\_ City/Community: \_\_\_\_\_

#### Project Description:

### Additional Request

Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): \_\_\_\_\_

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section(s): \_\_\_\_\_

## NATIVE AMERICAN HERITAGE COMMISSION

August 27, 2021

Stefanie Griffin  
City of Anaheim

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

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

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

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://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: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Cultural Resources Analyst

Attachment

**Native American Heritage Commission  
Tribal Consultation List  
Orange County  
8/27/2021**

**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

**Gabrieleno 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

**Gabrieleno/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**

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

**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 Broadway Condos Project, Orange County.

**Native American Heritage Commission  
Tribal Consultation List  
Orange County  
8/27/2021**

**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

**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

**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

**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  
Isaul@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 Broadway Condos Project, Orange County.



September 2, 2021

Gabrielino-Tongva Tribe  
Charles Alvarez  
23454 Vanowen Street  
West Hills, CA, 91307

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Charles Alvarez:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Belardes:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Christina Conley:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Dorame:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map



September 1, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Vice Chairperson Garcia:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Shasta Gaughen:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 1, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Goad:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 1, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Goff:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map



September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Linton:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Javaughn Miller:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 1, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Morales:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Parada:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map



September 1, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Pinto:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Lovina Redner:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 1, 2021

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Salas:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Santos:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map



September 2, 2021

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

**Subject: Proposed Anaheim Broadway Condos Project**

Dear Chairperson Vivanco:

FirstCarbon Solutions (FCS) is preparing a cultural resources assessment for the proposed Anaheim Broadway Condos Project in the City of Anaheim. As part of the environmental review process, we are conducting a cultural analysis.

The Applicant is proposing to develop 34 attached townhomes on a 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of 5 residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either 6 townhomes or 8 townhomes.

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

**UNITED STATES**

T +1 888 826 5814  
T +1 714 508 4100  
F +1 714 508 4110  
E info@fcs-intl.com

**Irvine**  
250 Commerce  
Suite 250  
Irvine, CA 92602

**Bay Area**  
1350 Treat Boulevard  
Suite 380  
Walnut Creek, CA 94597

**Central Valley**  
7726 N. First Street  
#413  
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

**CANADA**

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

Enc: Attachment A: Records Search Map

**From:** [Joyce Perry](#)  
**To:** [Andy Uk](#)  
**Subject:** Re: FW: [EXTERNAL] Re: Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Anaheim AB 52 and SB 18  
**Date:** Sunday, January 2, 2022 5:06:49 PM

---

Hi Andy,

We approve of the mitigation measures. Thank 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 Mon, Dec 27, 2021 at 8:41 AM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good morning Joyce,

Just pinging you on this.

Thank you,

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:** Monday, December 20, 2021 4:52 PM

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

**Cc:** Nicholas J. Taylor <[NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net)>

**Subject:** RE: [EXTERNAL] Re: Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Anaheim AB 52 and SB 18

Hi Joyce,

Sorry to bug you once more, but can you review this mitigation measure. We changed the language to be more clear when reading it.

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:** Monday, December 20, 2021 9:26 AM

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

**Cc:** Nicholas J. Taylor <[NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net)>

**Subject:** Re: [EXTERNAL] Re: Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Ahaheim AB 52 and SB 18

Good Morning Andy,

We approve of the mitigation measures and ask that the Juaneno Band of Mission Indians, Acjachemen Nation- Belardes is given the opportunity to monitor. Thank 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 Mon, Dec 20, 2021 at 9:07 AM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good morning Joyce,

I am following up on this.

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:** Monday, December 13, 2021 11:01 AM

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

**Cc:** Nicholas J. Taylor <[NJTaylor@anaheim.net](mailto:NJTaylor@anaheim.net)>

**Subject:** RE: [EXTERNAL] Re: Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Ahaheim AB 52 and SB 18

Good morning Joyce,

According to our database around the 1960s.

Also attached are proposed mitigation.

CHRIS results here:

[www.anaheim.net/wfiles/](http://www.anaheim.net/wfiles/)

File ID: **F7N-2E9**

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:** Monday, December 13, 2021 10:27 AM

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

**Subject:** [EXTERNAL] Re: Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Ahaheim AB 52 and SB 18

**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.**

Hi Andy,

I apologize for the delayed reply. Can you please tell me when the building currently on the site was constructed? Can you please also provide SLF results, any CHRIS report and any proposed mitigation measures? Thank 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 Tue, Dec 7, 2021 at 5:30 PM Andy Uk <[AUk@anaheim.net](mailto:AUk@anaheim.net)> wrote:

Good evening Joyce,

I am following up on this.

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, November 24, 2021 1:12 PM  
**To:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>  
**Subject:** RE: Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Ahaheim AB 52 and SB 18

Hello Joyce,

I am followed up on this.

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, November 17, 2021 4:35 PM  
**To:** Joyce Perry <[kaamalam@gmail.com](mailto:kaamalam@gmail.com)>  
**Subject:** Anaheim Broadway Condos located at 1661 and 1673 W Broadway in the City of Ahaheim AB 52 and SB 18

Good evening Joyce,

In August, I sent out notifications to Tribes as part of notification procedures seeking consultation for this development project. I want to touch base with you, because I believe you originally had an inquiry – but I lost the email chain. So, I am emailing you now to reinitiate a conversation to continue if we had any things left unsettled.

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)



## GABRIELEÑO BAND OF MISSION INDIANS – KIZH NATION

California State Recognized Aboriginal Tribe of the Los Angeles Basin  
(Historically known as the Gabrieleño Tribal Council - San Gabriel Band of Mission Indians)



November 23, 2021

Andy T. Uk  
Associate Planner  
Anaheim Planning & Building Department  
200 South Anaheim Blvd, Suite 162  
Anaheim, CA 92805

Re: PROPOSED MITIGATION MEASURES RE KIZH NATION TRIBAL CULTURAL RESOURCES

Dear Andy T. Uk,

Pursuant to California Assembly Bill 52 and/or Senate Bill 18 (and any/all other applicable Federal, State, and local laws), the *Gabrieleño Band of Mission Indians – Kizh Nation* (“Tribe” or “Kizh”) requested to and did consult with the city of Anaheim (the “lead agency”), regarding the Anaheim Broadway Condos (the “Project”). As we explained, this Project site is located within the boundaries of Kizh ancestral territory.

As such, we discussed at length the adverse impacts of this Project on Kizh historical landscapes, ceremonial places, subsurface artifacts, and other Kizh tribal cultural resources (“TCR”). Significant, confidential information was shared, including *inter alia*, Kizh oral history, elder testimony, testimony by Kizh Certified Archaeologist, John Torres, data on Native American discoveries in proximity to the Project, historical information on Kizh cultural and historical uses of the area at and surrounding the Project site, historical maps, and relevant historical literature.<sup>1</sup>

Collectively, this evidence substantiated the irreparable harm Kizh TCRs will sustain unless you adopt and enforce the proposed mitigations for this Project, which are attached hereto. Please ensure to maintain the confidentiality of all information the Kizh has provided, and any/all additional information the Kizh

---

<sup>1</sup> “Evidence that may support such a finding could include, among other evidence, elder testimony, oral history, tribal government archival information, testimony of a qualified archaeologist certified by the relevant tribe, testimony of an expert certified by the Tribal Government, official tribal government declarations or resolutions, formal statements from a certified Tribal Historic Preservation Officer, and historical notes, such as those found in the Harrington Papers and other anthropological records. (Office of Planning and Research: TECHNICAL ADVISORY - AB 52 AND TRIBAL CULTURAL RESOURCES IN CEQA, June, 2017, pp. 4-5.)

provides in the future. (Pub. Res. Code §21082.3(c).) The laws preserving the confidentiality of Native American documents and records prohibits the inclusion of any information about the location of Native American artifacts, sites, sacred lands, or any other information that is exempt from public disclosure pursuant to the Public Records Act. (Cal. Code Regs. § 15120(d); Clover Valley Foundation v. City of Rocklin (2011) 197 Cal.App.4th 200, at p. 220).

Finally, as a reminder, CEQA requires lead agencies to evaluate a project's impacts to TCRs separate and apart from all other factors, such as cultural resources, archaeological, historical, and paleontological.<sup>2</sup> Moreover, the California Court of Appeal made clear in the 2020 published opinion, Save the Agoura Corndell Knoll v. City of Agoura Hills, et al. (2020) 46 Cal.App.5th 665, that upon adoption, it must be clear that the TCR mitigations adopted will sufficiently reduce the project's impacts to TCRs below the threshold of significance; otherwise, the mitigations do not comply with CEQA and cannot be enforced.<sup>3</sup> As you know, as lead agency, CEQA mandates you to oversee *and enforce* compliance with the mitigations and conditions of approval adopted for the Project, CEQA, and all applicable state and local laws. (Pub. Res. Code § 21081.6(a)(1) [The reporting or monitoring program shall be designed to ensure compliance during project implementation].)

Thank you for your anticipated cooperation. We look forward to working with you.

Sincerely,



*Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation*

---

Enclosures

---

<sup>2</sup> Public Resources Code Section 21083.09 required the Office of Planning and Research to revise the CEQA guidelines to include separate consideration of tribal cultural resources.

<sup>3</sup> (*Id.* at pp. 685-6 [“[i]t is improper to defer the formulation of mitigation measures until after project approval; instead, the determination of whether a project will have significant environmental impacts, and the formulation of measures to mitigate those impacts, must occur before the project is approved.”]; see also CEQA Guidelines §15126.4(a)(1)(B).)

## GABRIELEÑO BAND OF MISSION INDIANS – KIZH NATION - PROPOSED TCR MITIGATION MEASURES

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

- A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.
- E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

### TCR-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section

7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the Kizh determines in its sole discretion that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Kizh monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)
- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) 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 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.
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

TCR-3: Procedures for Burials and Funerary Remains:

- A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.
- B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
- C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.
- D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.
- E. In the event preservation in place is not possible despite good faith efforts by the project

applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

- F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
- G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.

***PLEASE NOTE THE FOLLOWING:***

Any/all revisions to the Kizh's proposed TCR mitigations set forth above must be requested in writing, and not more than ten (10) calendar days from the date that we consulted on the subject Project. Requested revisions shall be delivered to the Kizh via email at [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org), and in a Word document, redline format. Please include as the email subject: "REQUEST FOR MITIGATION REVISIONS," and identify the project name and location/address. If revisions are not requested within 10 calendar days of consultation, the Kizh's proposed mitigations are presumed accepted as proposed (i.e., as set forth above).

Thank you for your anticipated cooperation.





Photograph 1: View of north building. View northeast.



Photograph 2: Façade of north building. View east.





Photograph 3: View of south building. View southeast.



Photograph 4: View of hallway of south building. View west.





Photograph 5: View of south building. View south.



Photograph 6: View of north building. View northeast.



Photograph 7: Structure located at eastern end of property. View northeast.



Photograph 8: Parking lot. View west.



February 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 West Broadway Townhome Project,  
City of Anaheim, California**

Dear Dr. DePietro:

South Environmental was retained by FirstCarbon Solutions (FCS) to prepare a historic built environment assessment report in support of the West Broadway Townhome 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 two existing medical buildings and parking lot, which was constructed over 45 years ago (c. 1958 and 1963). In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the building was 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, City Ventures Homebuilding, LLC, is proposing to develop 34 attached townhomes on an approximately 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of five residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either six townhomes or eight townhomes. The proposed project would include the following floor plan variations:



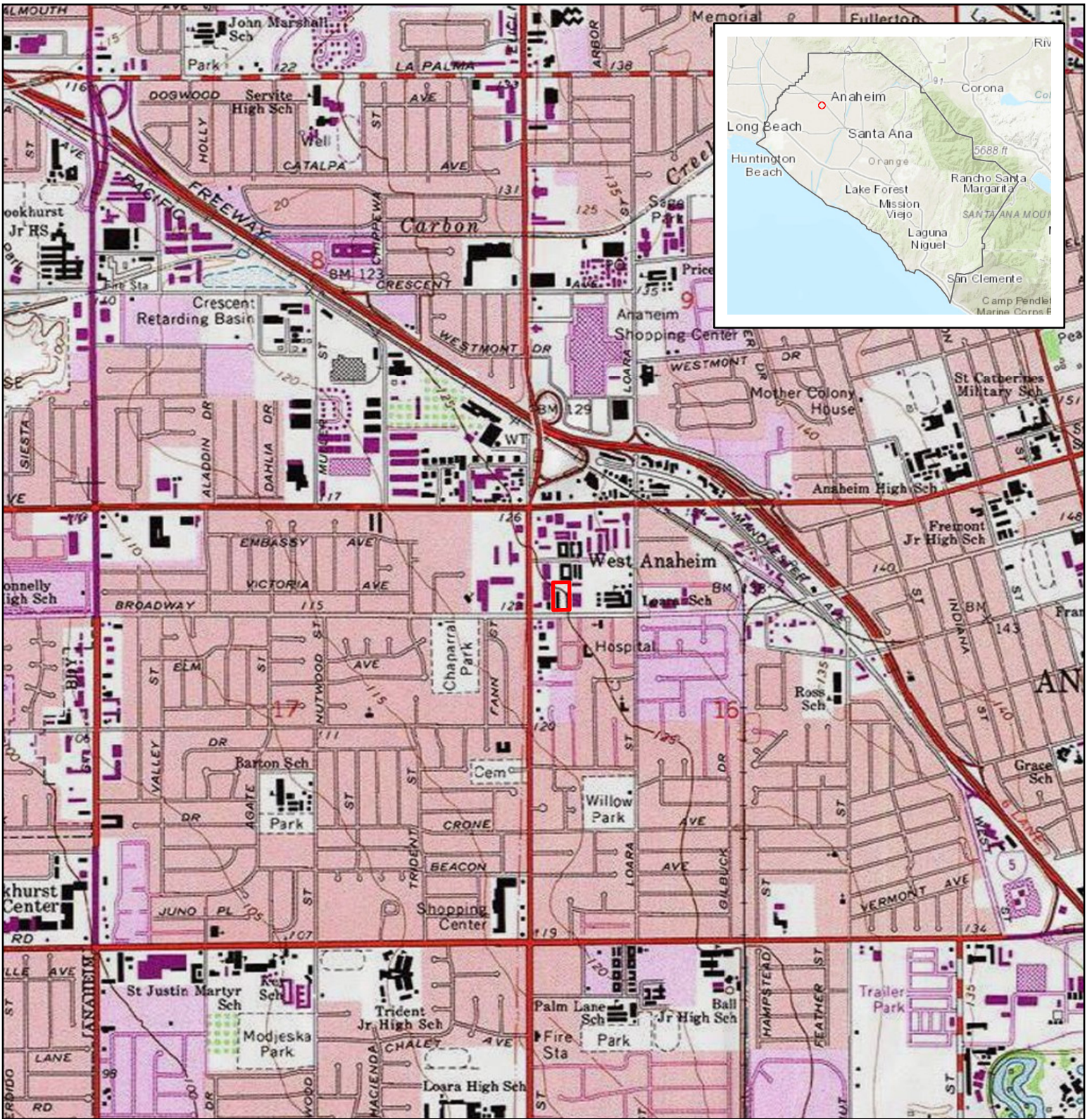
- Six 1,062-square-foot, 2-bedroom, 2.5-bathroom townhomes (Plan 1).
- Four 1,342-square-foot, 2-bedroom, 2.5-bathroom townhomes with a loft (Plan 2a).
- Four 1,342-square-foot, 3-bedroom, 2.5-bathroom townhomes (Plan 2b).
- Ten 1,317-square-foot, 3-bedroom, 3-bathroom townhomes (Plan 3).
- Ten 1,633-square-foot, 4-bedroom, 4-bathroom townhomes with an optional den (Plan 4).

The project applicant would request a General Plan Amendment from Office-Low to Mid Density Residential, Zoning Reclassification from C-G to RM-3.5, Tentative Tract Map to create a 1-lot subdivision for condominium purposes, a CUP to modify setback standards, and a development.

## Project Location

The proposed project site is located at 1661-1673 West Broadway in the City of Anaheim in Orange County, California (Figure 1). The parcels (APNs 2580-101-08 and 250-101-09) are generally bound by Shalom Mission Baptist Church (west), Los Olivos apartment building (north), Passion Bread of Life Christian Church (east), and West Broadway (south) (Figure 2).





Source: ESRI USA Topo Maps and World Topo Map 2022

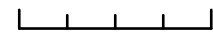
West Broadway Townhome Project

# 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 Section 16 of Township 04 South and Range 10 West

Center Coordinate (Decimal Degrees):  
 Latitude: 33.8294746N, Longitude: -117.9400687W





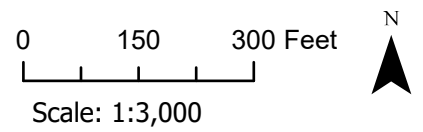


Source: BING Aerial Basemap accessed February 2022

West Broadway Townhome Project

## Figure 2. Project Site Detail

 Project Site



## 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 subject property at 1661-1673 West Broadway 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

FCS Archaeologist Natalie Adame completed a pedestrian survey of the project site on September 23, 2021. The built environment survey entailed walking the site and documenting the exterior of the existing building with notes and photographs.

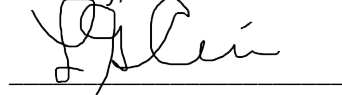
## Findings

Two built environment resources over 45 years old were identified within the project site: 1661 West Broadway constructed circa 1958 and 1673 West Broadway constructed circa 1963. The buildings 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). The property was found not eligible under all 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@southernenvironmental.com](mailto:smurray@southernenvironmental.com) or (818) 458-1162.

Sincerely,



Laura Carias, MA  
Architectural Historian



Samantha Murray, MA  
Principal Architectural Historian

## Attachments

- A. DPR Form Set for 1661-1673 West Broadway
- B. Resumes

**ATTACHMENT A.**

**DPR Form Set for 1661-1673 West Broadway**

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 11 \*Resource Name or #: (Assigned by recorder) 1661-1673 West Broadway

P1. Other Identifier: Broadway Pharmacy Medical Center; Broadway Medical Pharmacy

\*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 2021 T 04 S ; R 10 W ;  of  of Sec 16; B.M.

c. Address 1661-1673 West Broadway City Anaheim Zip 92802

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)

APNs 250-101-08 and -09. The subject property is located mid-block on the north side of West Broadway between Euclid Street to the west and South Loara Street to the east.

\*P3a. Description:

The subject property is located on two parcels and consists of two medical buildings that are nearly symmetrical with rectangular floor plans. The parcels are divided by an asphalt paved driveway and parking lot. The first building, 1673 West Broadway, is located on the westernmost parcel and faces east; 1661 West Broadway faces west. Both buildings feature flat roofs and stucco siding. The south elevation of each building is clad with flagstone and feature an extension of the main roof that extends east for 1673 and west for 1661 (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. 1673 West Broadway, main (south) and east elevations, view to northwest (FCS 2022)



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

Circa 1958 and 1963 (City of Anaheim building permits)

\*P7. Owner and Address:

Best Western Summit Inn Inc.

12823 Moorshire Dr.  
Cerritos, CA 90703

\*P8. Recorded by: Samantha

Murray & Laura Carias

South Environmental  
Pasadena, CA 91104

\*P9. Date Recorded: 2/11/2022

\*P10. Survey Type: Pedestrian

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

Historic Built Environment Assessment for the West Broadway Townhome Project, Anaheim, California (South Environmental 2022)

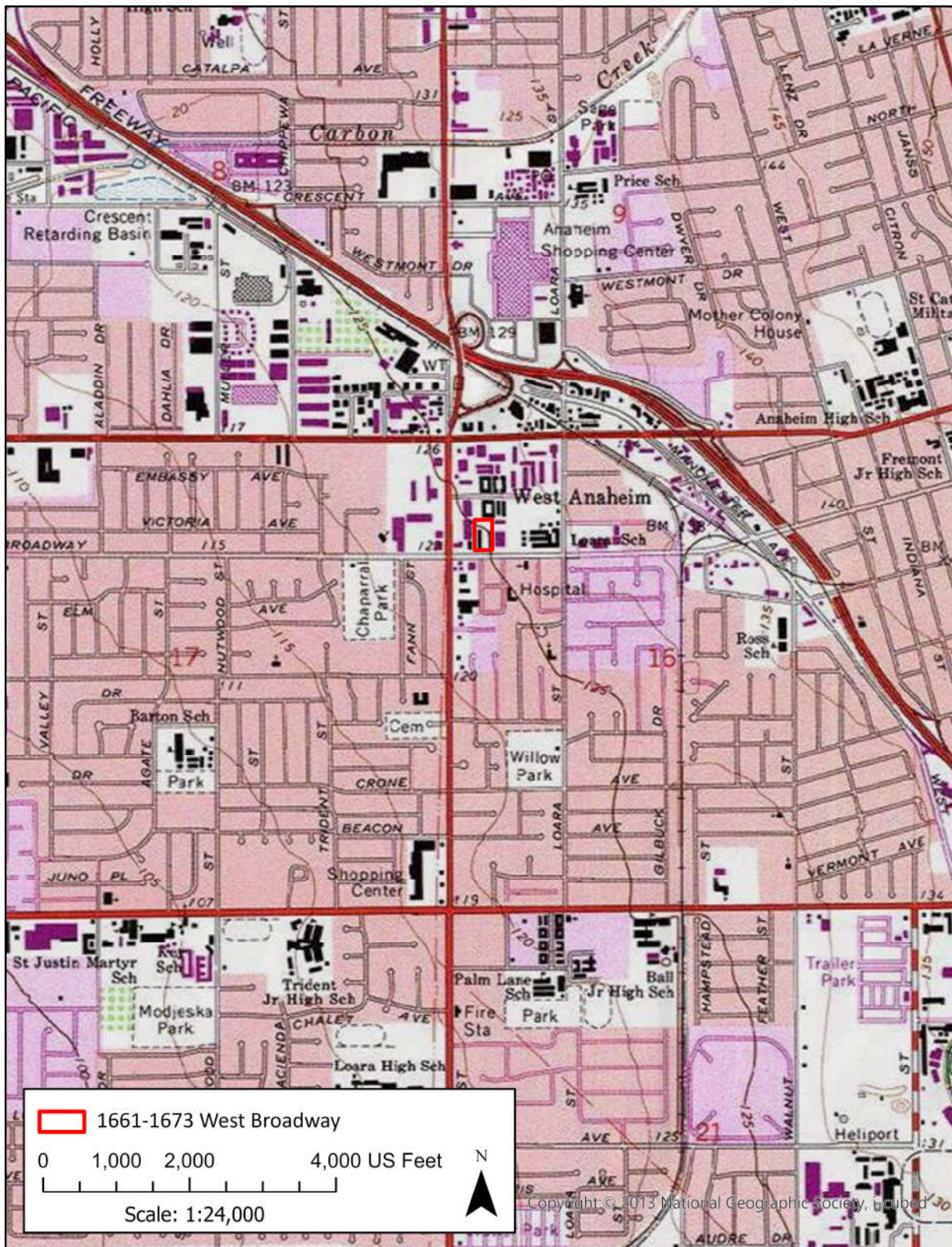
\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):



Page 2 of 11 \*Resource Name or # (Assigned by recorder) 1661-1673 West Broadway  
\*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) 1661-1673 West Broadway \*NRHP Status Code 6Z  
 Page 3 of 11

B1. Historic Name: n/a  
 B2. Common Name: n/a  
 B3. Original Use: Medical building B4. Present Use: Medical/commercial building  
 \* B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 1673 West Broadway was constructed circa 1958 (Certificate of Use and Occupancy); 1661 West Broadway was constructed circa 1963 (building permit); addition to 1673 West Broadway (1970 permit); addition to 1661 West Broadway for storage and office (1975 permit); re-roof (1985 permit).

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

\*B8. Related Features: n/a

B9a. Architect: Orwin Hollingsworth (1661 West Broadway) b. Builder: A.L. Mahoney (1673 West Broadway) and Betker Construction, Corp (1661 West Broadway)

\*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 business men of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884) These men were San Francisco investors that 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) (see Continuation Sheet).

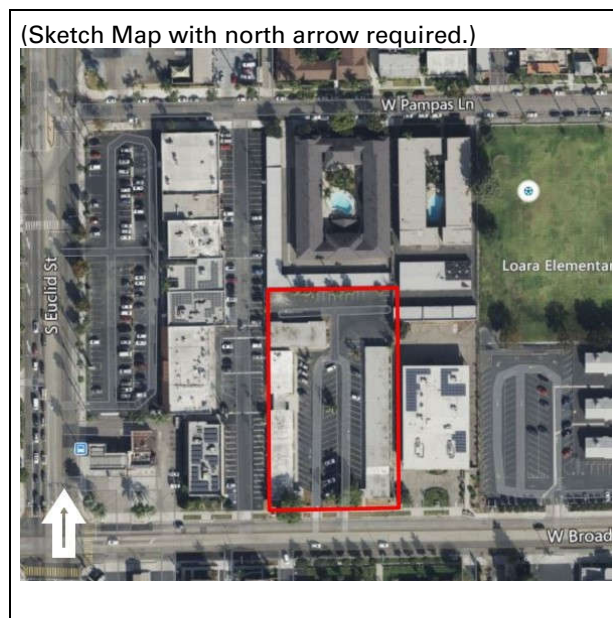
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Samantha Murray and Laura Carias, South Environmental  
 \*Date of Evaluation: 2/11/2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 4 of 11

**\*P3a. Description (Continued):** Entries into each office are located under the main roof which is supported by metal poles with intervals of decorative metal screen panels (Photograph 1). Fenestration consists of solid panel doors with solid sidelights and metal sash fixed full-length picture windows as well as windows located at the upper part of the wall plane; windows at 1673 West Broadway feature metal security bars. Two windows were boarded up on the south and west elevations of 1661 West Broadway; a utility closet was added to the space where the east window was once located.

Building 1673 features a breezeway between the last two offices (Photograph 3). A later addition with a squared floor plan is located north of 1673 West Broadway and features a flat roof and stucco siding. The building features metal sash fixed windows along the upper wall plane as well as full-length picture windows. Decorative metal panels are located outside the main entrance (Photograph 5).



Photograph 2. 1661 West Broadway, south and west elevations; facing northeast.



## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 5 of 11



Photograph 3. 1673 West Broadway, east elevation; facing northwest.



Photograph 4. 1661 West Broadway, west elevation; facing east.

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 6 of 11



Photograph 5. Rear addition, south and east elevations; facing northwest.

**\*B10. Significance (Continued):** 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).

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. The Germans that settled the area "started a municipal water system in 1879 followed by an electrical system in 1895 that provided a source of income for the community." (Faessel 2006: 7). 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 their feet replacing their 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. The commercial district

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 7 of 11

flourished, and neighborhoods expanded as World War I veterans were attracted to the affordable housing and mild Anaheim climate. The population grew to 10,000 by 1930 and was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The California Valencia Orange Show started in Anaheim in 1921 to showcase its prize crop and promote the community as place to live (Faessel 2006: 8). At the same time, City leaders created the Anaheim Industrial Land Development Company in 1924 to offer potential companies land below market rates as an inducement to settle in Anaheim (Faessel 2007: 7). 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).

Just like after the first World War, returning World War II soldiers were enticed by Anaheim. Also intrigued by the city was Walt Disney who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located a mile-and-a-half 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 was used as a selling tool as 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. This put a strain on city services. As a result, new civic facilities were installed such as new libraries, police and fire stations, as well as infrastructure improvements (Faessel 2007: 8). 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. 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 was constructed in two phases between circa 1958-1963 during Anaheim's post-war development boom when the City's landscape was drastically transformed from a sea of orchards to grids of new residential and commercial development. The stark difference between the 1953 and 1963 historic aerial photographs of West Anaheim evidence this rapid and intensive development, as described below (NETR 1953, 1963).

In 1953 West Broadway appears narrower than it currently is. All surrounding land was developed presumably with citrus orchards with almost no buildings but for the occasional farmhouse. A small portion of what is now known as Loara Elementary School was developed to the east. By 1963, the building at 1673 West Broadway was constructed, as were the multi-family residential properties directly to the north, the gas station to the west, and the rest of the elementary school to the east. Across the street on West Broadway were

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 8 of 11

buildings that have since been replaced with new commercial and multi-family developments. By the 1972 aerial, the subject property and surrounding development looked much the way it does today. The second building at 1661 West Broadway was constructed as well as the rear addition of 1673 West Broadway (NETR 1953, 1963, 1972).

Building permits for original construction indicate that the subject property has always functioned as a medical building, operating under various names including Broadway Medical Pharmacy and Broadway Pharmacy Medical Center.

The building at 1673 West Broadway was built circa 1958. Permits on file with the city indicate that there was an original building permit for 1673 West Broadway in 1956 that proposed a much larger building with 35 rooms, however another building permit was issued in 1958 with a different contractor that proposed a significantly smaller building with 13 rooms, representing the building that was ultimately constructed. The building was originally owned and commissioned by Dr. Richard E. Wineland of Anaheim and was constructed by A.L. Mahoney for \$26,000.

The building at 1661 West Broadway was built circa 1963 and was also owned and commissioned by Dr. Wineland. The building was designed by architect Orwin Hollingsworth and constructed by Betker Construction Corporation for a cost of \$50,000. In 1975, an application for a building permit was filed to construct an addition for storage and office use. Efforts were made to find more information on the people and businesses listed above, however, nothing other than a few social mentions were discovered regarding Dr. Wineland along with few mentions of other Betker Construction projects.

### Contemporary Style (1945-1990)

The subject property exhibits features of the Contemporary style of architecture. Contemporary buildings were prevalent throughout the United States between 1945 and 1990 and were common in California at roughly the same time (McAlester 2013). The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. Key character-defining features of the Contemporary Style include the following (McAlester 2013):

- Low pitched gable or flat roofs
- Exposed roof beams
- Wide, overhanging eaves
- Windows generally in gable ends
- Materials (wood, brick, glass concrete block) evoking a variety of textures
- Asymmetrical main façade
- Recessed or obscured entry

### 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,*

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 9 of 11

*regional, or national history.*

The subject property is a medical building that when first constructed, was located amongst a sea of orchards. Within ten years, all signs of agriculture were wiped out and replaced with modern development, demonstrating the effects of post-war boom in Anaheim. Although the construction of the building was sign of the rapidly expanding city, it was not part of a tract or larger development that made significant contributions to the broad patterns of local history. Therefore, 1661-1673 West Broadway is not eligible for 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.*

Review of local publications and newspaper articles failed to indicate that the subject property has any important associations with significant persons in the history of the City or otherwise. 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 Contemporary style of architecture. The buildings feature a flat roof, metal framed windows, metal screens, and stucco and flagstone siding. Although character-defining features of the style are present, the buildings lack distinctive features and high artistic values, instead presenting a ubiquitous architectural form lacking distinctive design features and connections between indoor and outdoor spaces. Although 1661 West Broadway was designed by an architect, Orwin Hollingsworth, there is little to no available information regarding any of his previous work and he is not considered to be an important creative individual or locally significant 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 on the original location it was constructed in its original orientation.

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 10 of 11

**Design:** The subject property retains diminished integrity of design. While most of the original character-defining features are present, iron security bars have been added to windows at 1673 West Broadway and a window was enclosed at 1661 West Broadway.

**Setting:** The subject property does not integrity of setting. When first constructed, it was surrounded by orchards. It was not until about 10 years after construction that those orchards were replaced by other commercial properties and expanding residential development.

**Materials:** The subject property retains integrity of materials as most features remain intact.

**Workmanship:** The subject property retains integrity of workmanship. Except for the two windows that were infilled at 1661 West Broadway, most character-defining features remain intact.

**Feeling:** The subject property lacks integrity of feeling. Although the property still feels like a medical building, its overall lack of integrity of setting keeps the building from feeling like when it was first constructed.

**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 1661-1673 West Broadway is not eligible for designation in the CRHR or as a City of Anaheim Historically Significant Structure.

### 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

n.d. "Facilities: Founder's Park." Accessed online:

<https://www.anaheim.net/Facilities/Facility/Details/Founders-Park-51>

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

1954a. "Disneyland 1, 3, 5, 8, 20 acres." Los Angeles Times (Los Angeles, California). August 28, 1954. Pg. 28. Accessed online:

<https://www.newspapers.com/image/386252586/?terms=%22disneyland%201%2C%203%2C%205%2C>

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 11 of 11

[%208%2C%2020%20acres%22](#)

1954b. "Anaheim Living Near Disneyland." Los Angeles Times (Los Angeles, California) July 23, 1954. Pg. 41. Accessed online:  
<https://www.newspapers.com/image/386043574/?terms=%22anaheim%20living%20near%20disneyland%22&match=1>

1954c. "Golden West Park." Los Angeles Times (Los Angeles, California). August 1, 1954. Pg. 126. Accessed online:  
<https://www.newspapers.com/image/385618929/?terms=%22golden%20west%20park%22&match=1>

McAlester, Virginia S.

2013. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.

NETR (Nationwide Environmental Title Research, LLC)

2022. Historic aerial photographs of 1661-1673 West Broadway, City of Anaheim, CA dating from 1953, 1963, 1972, 1980, 1992, 1993. Accessed February 4, 2022 online via: <https://historicaerials.com/viewer>.

UCSB (University of California, Santa Barbara).

2022. Historic aerial photographs of 1661-1673 West Broadway, City of Anaheim, CA dating from 1938, 1942, 1952, 1956, 1960, 1969. Map & Imagery Laboratory (MIL) UCSB Library. Accessed February 4, 2022:  
[https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)

United States Census

2020. Anaheim, CA. Accessed online February 4, 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 15 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

**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.

**Historic Built Environment Evaluation Report for the Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, San Diego County, California (2020).** While working for her previous firm, Ms. Carias co-authored a Historic Properties Inventory and Evaluation Report for the Sycuan Band of the Kumeyaay Nation Reservation (Sycuan) for the proposed Sycuan Fee to Trust Project (Project), located on the within the vicinity of El Cajon, California in unincorporated San Diego County. The Project proposes a fee-to-trust transfer of five (5) parcels that cumulatively total approximately 40 acres. The transfer of land from Sycuan to the Bureau of Indian Affairs (BIA), the federal lead agency. Responsibilities for the project included: background research and authoring the cultural resources report. Prior to South Environmental, DUDEK

**Department of Veterans Affairs, Sepulveda Ambulatory Care Center, Van Nuys, California.** Authored Finding of Effects report to satisfy Section 106. Project includes the demolition of 12 buildings located on a campus that has been determined ineligible as a historic district by the California Office of Historic Preservation. Prior to South Environmental, Chattel, Inc.

**Second Church of Christ, Scientist, Historic Structure Report, Long Beach, California.** Compiled a Historic Structure Report to assist current owner in obtaining much needed funds for rehabilitation of 1914 church with extensive water damage. Prior to South Environmental, Chattel, Inc.

**Sears Boyle Heights, Los Angeles, Federal Investment Tax Credit, Los Angeles, California.** Submitted and received conditional approvals on Part II Federal Investment Tax Credit application for former Sears, Roebuck and Company retail store and warehouse in Boyle Heights. Participated in design collaboration on rehabilitation of subject property as a mixed-use property with retail, creative office, and residential space. Prior to South Environmental, Chattel, Inc.

**San Juan Capistrano Substation, Historic American Engineering Record (HAER), San Juan Capistrano, California.** Prepared and submitted HAER documentation to the Library of Congress for the Southern California Edison Company Capistrano Substation as mitigation compliance as part of system upgrades. Providing construction monitoring of the rehabilitation of former utility structure located on San Diego Gas & Electric Company substation as part of a mitigation measure. Conducts bi-monthly site visits, provides design consultation, and monthly observation reports. Prior to South Environmental, Chattel, Inc.



## 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.



**C.2 - Historical Resources Evaluation Report**

draft

THIS PAGE INTENTIONALLY LEFT BLANK

February 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 West Broadway Townhome Project,  
City of Anaheim, California**

Dear Dr. DePietro:

South Environmental was retained by FirstCarbon Solutions (FCS) to prepare a historic built environment assessment report in support of the West Broadway Townhome 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 two existing medical buildings and parking lot, which was constructed over 45 years ago (c. 1958 and 1963). In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the building was 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, City Ventures Homebuilding, LLC, is proposing to develop 34 attached townhomes on an approximately 1.55-acre project site. The proposed project would include demolition of all the existing buildings and parking areas on-site and the construction of five residential buildings, roadways, sidewalks, and associated improvements on the project site. Each building would include either six townhomes or eight townhomes. The proposed project would include the following floor plan variations:



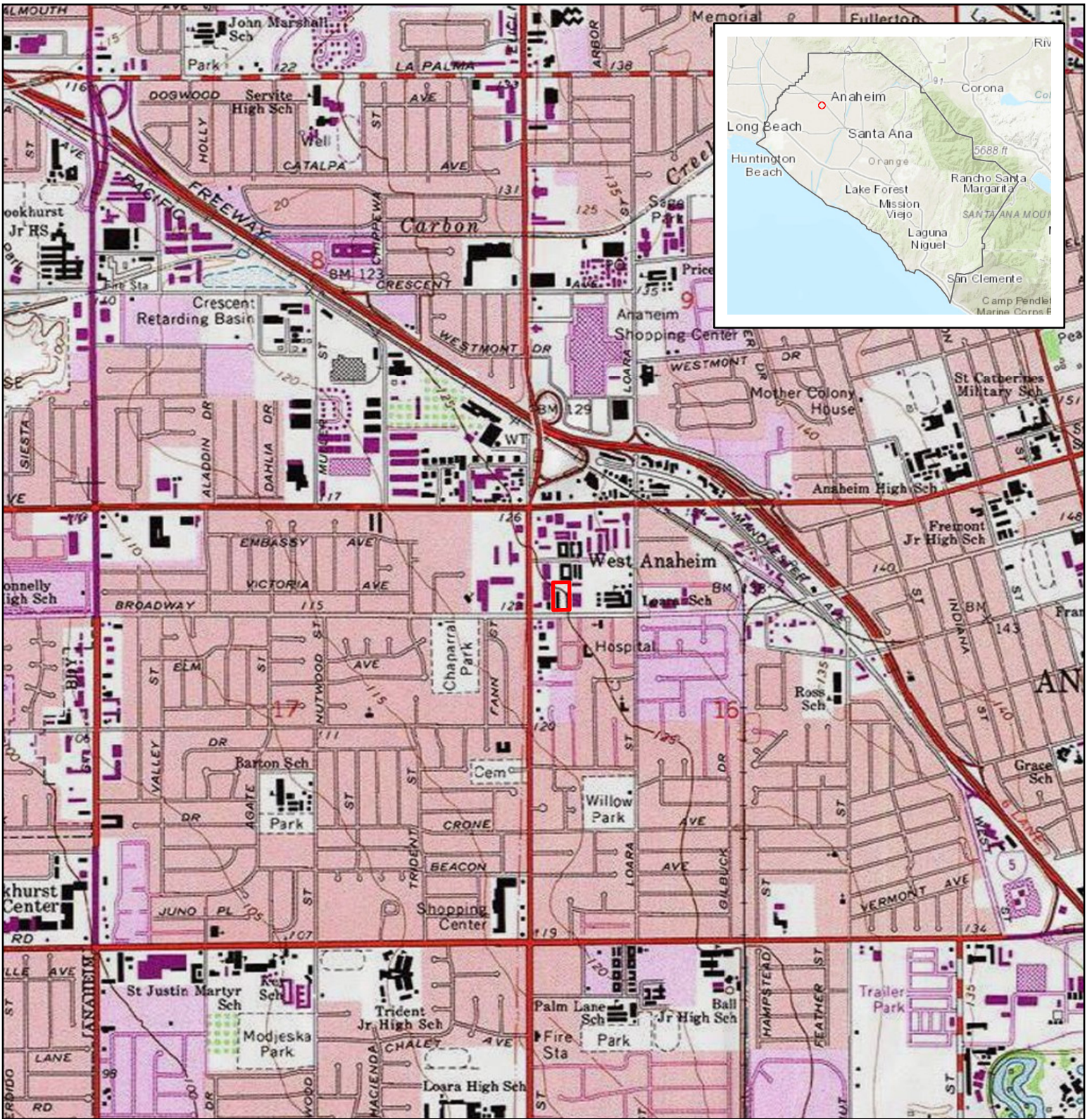
- Six 1,062-square-foot, 2-bedroom, 2.5-bathroom townhomes (Plan 1).
- Four 1,342-square-foot, 2-bedroom, 2.5-bathroom townhomes with a loft (Plan 2a).
- Four 1,342-square-foot, 3-bedroom, 2.5-bathroom townhomes (Plan 2b).
- Ten 1,317-square-foot, 3-bedroom, 3-bathroom townhomes (Plan 3).
- Ten 1,633-square-foot, 4-bedroom, 4-bathroom townhomes with an optional den (Plan 4).

The project applicant would request a General Plan Amendment from Office-Low to Mid Density Residential, Zoning Reclassification from C-G to RM-3.5, Tentative Tract Map to create a 1-lot subdivision for condominium purposes, a CUP to modify setback standards, and a development.

## Project Location

The proposed project site is located at 1661-1673 West Broadway in the City of Anaheim in Orange County, California (Figure 1). The parcels (APNs 2580-101-08 and 250-101-09) are generally bound by Shalom Mission Baptist Church (west), Los Olivos apartment building (north), Passion Bread of Life Christian Church (east), and West Broadway (south) (Figure 2).





Source: ESRI USA Topo Maps and World Topo Map 2022

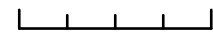
West Broadway Townhome Project

# 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 Section 16 of Township 04 South and Range 10 West

Center Coordinate (Decimal Degrees):  
 Latitude: 33.8294746N, Longitude: -117.9400687W





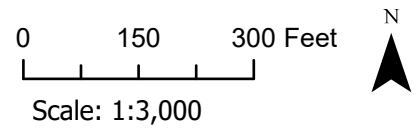


Source: BING Aerial Basemap accessed February 2022

West Broadway Townhome Project

## Figure 2. Project Site Detail

 Project Site



## 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 subject property at 1661-1673 West Broadway 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

FCS Archaeologist Natalie Adame completed a pedestrian survey of the project site on September 23, 2021. The built environment survey entailed walking the site and documenting the exterior of the existing building with notes and photographs.

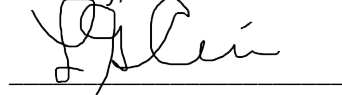
## Findings

Two built environment resources over 45 years old were identified within the project site: 1661 West Broadway constructed circa 1958 and 1673 West Broadway constructed circa 1963. The buildings 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). The property was found not eligible under all 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@southernenvironmental.com](mailto:smurray@southernenvironmental.com) or (818) 458-1162.

Sincerely,



Laura Carias, MA  
Architectural Historian



Samantha Murray, MA  
Principal Architectural Historian

## Attachments

- A. DPR Form Set for 1661-1673 West Broadway
- B. Resumes



**ATTACHMENT A.**

**DPR Form Set for 1661-1673 West Broadway**

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 11 \*Resource Name or #: (Assigned by recorder) 1661-1673 West Broadway

P1. Other Identifier: Broadway Pharmacy Medical Center; Broadway Medical Pharmacy

\*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 2021 T 04 S ; R 10 W ;  of  of Sec 16; B.M.

c. Address 1661-1673 West Broadway City Anaheim Zip 92802

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)

APNs 250-101-08 and -09. The subject property is located mid-block on the north side of West Broadway between Euclid Street to the west and South Loara Street to the east.

\*P3a. Description:

The subject property is located on two parcels and consists of two medical buildings that are nearly symmetrical with rectangular floor plans. The parcels are divided by an asphalt paved driveway and parking lot. The first building, 1673 West Broadway, is located on the westernmost parcel and faces east; 1661 West Broadway faces west. Both buildings feature flat roofs and stucco siding. The south elevation of each building is clad with flagstone and feature an extension of the main roof that extends east for 1673 and west for 1661 (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. 1673 West Broadway, main (south) and east elevations, view to northwest (FCS 2022)



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

Circa 1958 and 1963 (City of Anaheim building permits)

\*P7. Owner and Address:

Best Western Summit Inn Inc.  
12823 Moorshire Dr.  
Cerritos, CA 90703

\*P8. Recorded by: Samantha Murray & Laura Carias  
South Environmental  
Pasadena, CA 91104

\*P9. Date Recorded: 2/11/2022

\*P10. Survey Type: Pedestrian

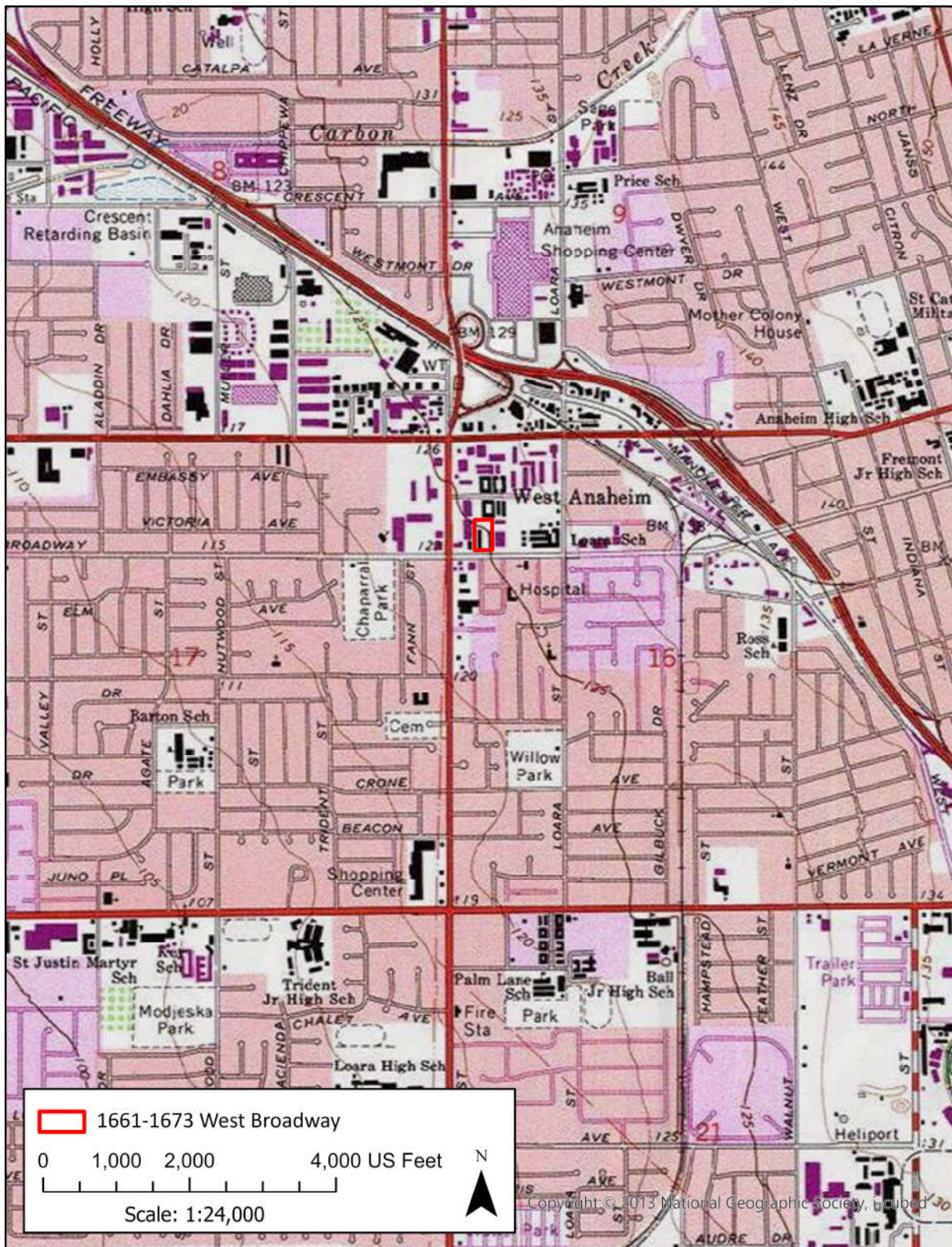
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Built Environment Assessment for the West Broadway Townhome 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 11 \*Resource Name or # (Assigned by recorder) 1661-1673 West Broadway  
\*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) 1661-1673 West Broadway \*NRHP Status Code 6Z  
 Page 3 of 11

B1. Historic Name: n/a  
 B2. Common Name: n/a  
 B3. Original Use: Medical building B4. Present Use: Medical/commercial building  
 \* B5. Architectural Style: Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 1673 West Broadway was constructed circa 1958 (Certificate of Use and Occupancy); 1661 West Broadway was constructed circa 1963 (building permit); addition to 1673 West Broadway (1970 permit); addition to 1661 West Broadway for storage and office (1975 permit); re-roof (1985 permit).

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

\*B8. Related Features: n/a

B9a. Architect: Orwin Hollingsworth (1661 West Broadway) b. Builder: A.L. Mahoney (1673 West Broadway) and Betker Construction, Corp (1661 West Broadway)

\*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 business men of San Francisco, mostly German, determined to turn planters." (Los Angeles Herald 1884) These men were San Francisco investors that 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) (see Continuation Sheet).

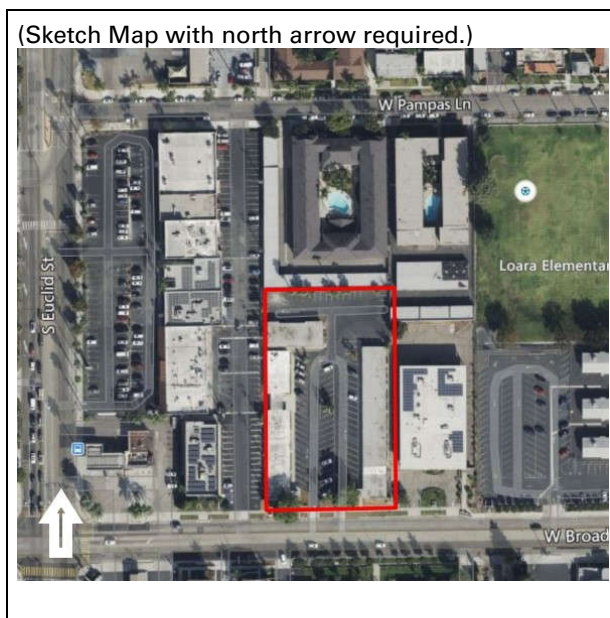
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Samantha Murray and Laura Carias, South Environmental  
 \*Date of Evaluation: 2/11/2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 4 of 11

**\*P3a. Description (Continued):** Entries into each office are located under the main roof which is supported by metal poles with intervals of decorative metal screen panels (Photograph 1). Fenestration consists of solid panel doors with solid sidelights and metal sash fixed full-length picture windows as well as windows located at the upper part of the wall plane; windows at 1673 West Broadway feature metal security bars. Two windows were boarded up on the south and west elevations of 1661 West Broadway; a utility closet was added to the space where the east window was once located.

Building 1673 features a breezeway between the last two offices (Photograph 3). A later addition with a squared floor plan is located north of 1673 West Broadway and features a flat roof and stucco siding. The building features metal sash fixed windows along the upper wall plane as well as full-length picture windows. Decorative metal panels are located outside the main entrance (Photograph 5).



Photograph 2. 1661 West Broadway, south and west elevations; facing northeast.

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 5 of 11



Photograph 3. 1673 West Broadway, east elevation; facing northwest.



Photograph 4. 1661 West Broadway, west elevation; facing east.



## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 6 of 11



Photograph 5. Rear addition, south and east elevations; facing northwest.

**\*B10. Significance (Continued):** 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).

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. The Germans that settled the area "started a municipal water system in 1879 followed by an electrical system in 1895 that provided a source of income for the community." (Faessel 2006: 7). 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 their feet replacing their 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. The commercial district

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 7 of 11

flourished, and neighborhoods expanded as World War I veterans were attracted to the affordable housing and mild Anaheim climate. The population grew to 10,000 by 1930 and was known as the Capital of the Valencia Orange Empire (Faessel 2006: 8). The California Valencia Orange Show started in Anaheim in 1921 to showcase its prize crop and promote the community as place to live (Faessel 2006: 8). At the same time, City leaders created the Anaheim Industrial Land Development Company in 1924 to offer potential companies land below market rates as an inducement to settle in Anaheim (Faessel 2007: 7). 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).

Just like after the first World War, returning World War II soldiers were enticed by Anaheim. Also intrigued by the city was Walt Disney who in 1954 famously purchased 160 acres of oranges and walnuts along South Harbor Boulevard, located a mile-and-a-half 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 was used as a selling tool as 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. This put a strain on city services. As a result, new civic facilities were installed such as new libraries, police and fire stations, as well as infrastructure improvements (Faessel 2007: 8). 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. 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 was constructed in two phases between circa 1958-1963 during Anaheim's post-war development boom when the City's landscape was drastically transformed from a sea of orchards to grids of new residential and commercial development. The stark difference between the 1953 and 1963 historic aerial photographs of West Anaheim evidence this rapid and intensive development, as described below (NETR 1953, 1963).

In 1953 West Broadway appears narrower than it currently is. All surrounding land was developed presumably with citrus orchards with almost no buildings but for the occasional farmhouse. A small portion of what is now known as Loara Elementary School was developed to the east. By 1963, the building at 1673 West Broadway was constructed, as were the multi-family residential properties directly to the north, the gas station to the west, and the rest of the elementary school to the east. Across the street on West Broadway were

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 8 of 11

buildings that have since been replaced with new commercial and multi-family developments. By the 1972 aerial, the subject property and surrounding development looked much the way it does today. The second building at 1661 West Broadway was constructed as well as the rear addition of 1673 West Broadway (NETR 1953, 1963, 1972).

Building permits for original construction indicate that the subject property has always functioned as a medical building, operating under various names including Broadway Medical Pharmacy and Broadway Pharmacy Medical Center.

The building at 1673 West Broadway was built circa 1958. Permits on file with the city indicate that there was an original building permit for 1673 West Broadway in 1956 that proposed a much larger building with 35 rooms, however another building permit was issued in 1958 with a different contractor that proposed a significantly smaller building with 13 rooms, representing the building that was ultimately constructed. The building was originally owned and commissioned by Dr. Richard E. Wineland of Anaheim and was constructed by A.L. Mahoney for \$26,000.

The building at 1661 West Broadway was built circa 1963 and was also owned and commissioned by Dr. Wineland. The building was designed by architect Orwin Hollingsworth and constructed by Betker Construction Corporation for a cost of \$50,000. In 1975, an application for a building permit was filed to construct an addition for storage and office use. Efforts were made to find more information on the people and businesses listed above, however, nothing other than a few social mentions were discovered regarding Dr. Wineland along with few mentions of other Betker Construction projects.

### Contemporary Style (1945-1990)

The subject property exhibits features of the Contemporary style of architecture. Contemporary buildings were prevalent throughout the United States between 1945 and 1990 and were common in California at roughly the same time (McAlester 2013). The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. Key character-defining features of the Contemporary Style include the following (McAlester 2013):

- Low pitched gable or flat roofs
- Exposed roof beams
- Wide, overhanging eaves
- Windows generally in gable ends
- Materials (wood, brick, glass concrete block) evoking a variety of textures
- Asymmetrical main façade
- Recessed or obscured entry

### 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,*

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 9 of 11

*regional, or national history.*

The subject property is a medical building that when first constructed, was located amongst a sea of orchards. Within ten years, all signs of agriculture were wiped out and replaced with modern development, demonstrating the effects of post-war boom in Anaheim. Although the construction of the building was sign of the rapidly expanding city, it was not part of a tract or larger development that made significant contributions to the broad patterns of local history. Therefore, 1661-1673 West Broadway is not eligible for 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.*

Review of local publications and newspaper articles failed to indicate that the subject property has any important associations with significant persons in the history of the City or otherwise. 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 Contemporary style of architecture. The buildings feature a flat roof, metal framed windows, metal screens, and stucco and flagstone siding. Although character-defining features of the style are present, the buildings lack distinctive features and high artistic values, instead presenting a ubiquitous architectural form lacking distinctive design features and connections between indoor and outdoor spaces. Although 1661 West Broadway was designed by an architect, Orwin Hollingsworth, there is little to no available information regarding any of his previous work and he is not considered to be an important creative individual or locally significant 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 on the original location it was constructed in its original orientation.

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 10 of 11

**Design:** The subject property retains diminished integrity of design. While most of the original character-defining features are present, iron security bars have been added to windows at 1673 West Broadway and a window was enclosed at 1661 West Broadway.

**Setting:** The subject property does not integrity of setting. When first constructed, it was surrounded by orchards. It was not until about 10 years after construction that those orchards were replaced by other commercial properties and expanding residential development.

**Materials:** The subject property retains integrity of materials as most features remain intact.

**Workmanship:** The subject property retains integrity of workmanship. Except for the two windows that were infilled at 1661 West Broadway, most character-defining features remain intact.

**Feeling:** The subject property lacks integrity of feeling. Although the property still feels like a medical building, its overall lack of integrity of setting keeps the building from feeling like when it was first constructed.

**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 1661-1673 West Broadway is not eligible for designation in the CRHR or as a City of Anaheim Historically Significant Structure.

### 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

n.d. "Facilities: Founder's Park." Accessed online:

<https://www.anaheim.net/Facilities/Facility/Details/Founders-Park-51>

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

1954a. "Disneyland 1, 3, 5, 8, 20 acres." Los Angeles Times (Los Angeles, California). August 28, 1954. Pg. 28. Accessed online:

<https://www.newspapers.com/image/386252586/?terms=%22disneyland%201%2C%203%2C%205%2C>

## CONTINUATION SHEET

Property Name: 1661-1673 West Broadway

Page 11 of 11

[%208%2C%2020%20acres%22](#)

1954b. "Anaheim Living Near Disneyland." Los Angeles Times (Los Angeles, California) July 23, 1954. Pg. 41. Accessed online:  
<https://www.newspapers.com/image/386043574/?terms=%22anaheim%20living%20near%20disneyland%22&match=1>

1954c. "Golden West Park." Los Angeles Times (Los Angeles, California). August 1, 1954. Pg. 126. Accessed online:  
<https://www.newspapers.com/image/385618929/?terms=%22golden%20west%20park%22&match=1>

McAlester, Virginia S.

2013. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York City, New York: Alfred A Knopf.

NETR (Nationwide Environmental Title Research, LLC)

2022. Historic aerial photographs of 1661-1673 West Broadway, City of Anaheim, CA dating from 1953, 1963, 1972, 1980, 1992, 1993. Accessed February 4, 2022 online via: <https://historicaerials.com/viewer>.

UCSB (University of California, Santa Barbara).

2022. Historic aerial photographs of 1661-1673 West Broadway, City of Anaheim, CA dating from 1938, 1942, 1952, 1956, 1960, 1969. Map & Imagery Laboratory (MIL) UCSB Library. Accessed February 4, 2022:  
[https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)

United States Census

2020. Anaheim, CA. Accessed online February 4, 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 15 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

**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.

**Historic Built Environment Evaluation Report for the Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, San Diego County, California (2020).** While working for her previous firm, Ms. Carias co-authored a Historic Properties Inventory and Evaluation Report for the Sycuan Band of the Kumeyaay Nation Reservation (Sycuan) for the proposed Sycuan Fee to Trust Project (Project), located on the within the vicinity of El Cajon, California in unincorporated San Diego County. The Project proposes a fee-to-trust transfer of five (5) parcels that cumulatively total approximately 40 acres. The transfer of land from Sycuan to the Bureau of Indian Affairs (BIA), the federal lead agency. Responsibilities for the project included: background research and authoring the cultural resources report. Prior to South Environmental, DUDEK

**Department of Veterans Affairs, Sepulveda Ambulatory Care Center, Van Nuys, California.** Authored Finding of Effects report to satisfy Section 106. Project includes the demolition of 12 buildings located on a campus that has been determined ineligible as a historic district by the California Office of Historic Preservation. Prior to South Environmental, Chattel, Inc.

**Second Church of Christ, Scientist, Historic Structure Report, Long Beach, California.** Compiled a Historic Structure Report to assist current owner in obtaining much needed funds for rehabilitation of 1914 church with extensive water damage. Prior to South Environmental, Chattel, Inc.

**Sears Boyle Heights, Los Angeles, Federal Investment Tax Credit, Los Angeles, California.** Submitted and received conditional approvals on Part II Federal Investment Tax Credit application for former Sears, Roebuck and Company retail store and warehouse in Boyle Heights. Participated in design collaboration on rehabilitation of subject property as a mixed-use property with retail, creative office, and residential space. Prior to South Environmental, Chattel, Inc.

**San Juan Capistrano Substation, Historic American Engineering Record (HAER), San Juan Capistrano, California.** Prepared and submitted HAER documentation to the Library of Congress for the Southern California Edison Company Capistrano Substation as mitigation compliance as part of system upgrades. Providing construction monitoring of the rehabilitation of former utility structure located on San Diego Gas & Electric Company substation as part of a mitigation measure. Conducts bi-monthly site visits, provides design consultation, and monthly observation reports. Prior to South Environmental, Chattel, Inc.



## 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.



THIS PAGE INTENTIONALLY LEFT BLANK



### C.3 - Paleontological Records Search Results

draft

THIS PAGE INTENTIONALLY LEFT BLANK



## Kenneth L. Finger, Ph.D. Consulting Paleontologist

---

18208 Judy St., Castro Valley, CA 94546-2306 510.305.1080 klfpaleo@comcast.net

---

August 5, 2021

Dana DePietro  
FirstCarbon Solutions  
1350 Treat Boulevard, Suite 380  
Walnut Creek, CA 94597

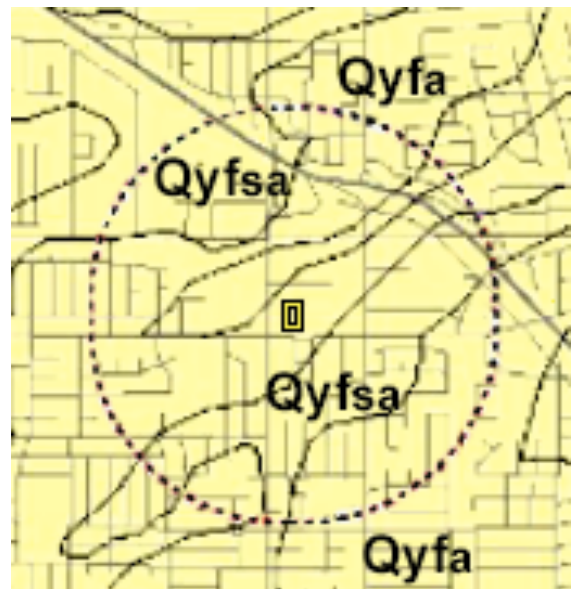
**Re: Paleontological Records Search: Anaheim Broadway Condos (0055.0087),  
Orange County**

Dear Dr. DePietro:

As per the request of Madelyn Dolan, I have performed a records search on the University of California Museum of Paleontology (UCMP) database for the Anaheim Broadway Condos project in West Anaheim. The 1.55-acre project site is located on the north side of W Broadway and is in the area between the S Euclid Street to the west, W Pampas Lane to the north, and Loara Street to the east, The Public Land Survey (PLS) location of the proposed project site is SW, NW¼, NW¼, Sec. 16, T4S, R10W, Anaheim quadrangle (USGS 7.5-series topographic map). The applicant is proposing to develop 34 attached townhomes on 1.55 acres. The project would include demolition of all existing buildings and parking areas on the site and construction of five residential buildings, roadways, sidewalks, and associated improvements.

### Geologic Units

According to the part of the geologic map of Morton and Miller (2006) shown here, the project site (yellow rectangle at center) and its surrounding half-mile search area (dashed circle) are on Holocene deposits (Qyf). Their publication, however, does not define their mapped subunits Qyfsa and Qyfa. Regardless, Holocene deposits are too young to be fossiliferous and therefore have no paleontological potential or sensitivity. Older than units are exposed in the Puente Hills to the north and Santa Ana Mountains to the east are too far from the site to extend into its shallow subsurface, especially because of the thick veneer of Holocene deposits.



UCMP Paleontological Records Search

The paleontological record search for this project focused on the Anaheim quadrangle. Only three invertebrate and one microfossil localities are recorded; no significant paleontological resources have been found in the quadrangle.

Remarks and Recommendations

The project site is located on Holocene alluvium that is too young to be fossiliferous. Thus, project-related excavations are not expected to disturb any older deposits. Hence, no further paleontological mitigation measures are recommended for the Anaheim Broadway Apartments project. This report therefore completes the paleontological mitigation for this project in accordance with CEQA guidelines.

Sincerely,

A handwritten signature in black ink that reads "Ken Finger". The signature is written in a cursive style with a large, prominent "K" and "F".

Reference Cited

Morton, D.M., and Miller, F.K., 2006. Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California. U.S. Geological Survey Open-File Report OF-2006-1217, scale 1:100,000.