

Appendix C

Cultural and Paleontological Resources Identification Memorandum

August 28, 2024

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**RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM
FOR THE VILLAGE SANTA ANA MIXED USE PROJECT, CITY OF SANTA ANA, ORANGE
COUNTY, CALIFORNIA**

Dear Mr. Guevara:

In support of the Village Santa Ana Mixed Use Project (project), Michael Baker International completed a South Central Coastal Information Center (SCCIC) records search, literature and historical map review, Santa Ana Historical Preservation Society consultation, Sacred Lands File search, built environment and archaeological field surveys, California Register of Historical Resources evaluation, and buried archaeological site sensitivity analysis to determine if the project area contains historical resources, as defined in California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a), that may be impacted by the project. Additionally, a Natural History Museum of Los Angeles County (NHMLAC) paleontological records search and search of online and published databases was completed to identify paleontological localities. The project is subject to CEQA review; the City of Santa Ana (City) is the lead agency. Methods, results, and recommendations are summarized below.

This memorandum includes a Historic Resources Assessment, Archaeological Resources Assessment, and paleontological sensitivity analysis, and is prepared in compliance with mitigation measures CUL-1, CUL-4, and GEO-2 of the *Santa Ana General Plan Update: Final Recirculated Program Environmental Impact Report* (GPU PEIR) (PlaceWorks 2021).

PROJECT DESCRIPTION

The project proposes to construct a new mixed-use development on an approximately 17.2-acre property located on the northeast corner of West Sunflower Avenue and Bear Street, transected by South Plaza Drive. The project area is currently developed with the South Coast Plaza Village commercial center on both sides of South Plaza Drive which consists of approximately 164,049 square feet of retail shops and restaurants, offices, and the Regency Theatres cinema building. The property also contains existing surface parking and landscaping, consisting of ornamental trees and a half-acre open space lawn area.

The project proposes a mixed-use community that allows for vertical and horizontal residential and commercial uses across the site. The project involves the construction of mixed-use

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commercial and residential, residential only, and commercial only buildings totaling approximately 1,583 residential units (encompassing approximately 1,850,000 square feet of building space), 80,000 square feet of retail space, 300,000 square feet of office space, and approximately 7.8 acres of publicly accessible open space and common areas. The residential-only buildings are anticipated to include a range of heights from 5 to 25 stories and the commercial-only buildings are anticipated to include a range of heights from 1 to 20 stories. The mixed-use commercial/residential buildings are anticipated to include a range of heights from 5 to 25 stories. The project structures would have a maximum height of 25 stories with a minimum of 1 story for commercial/office only buildings. No minimum height is included for residential or mixed use buildings. Parking would be provided in tower and podium buildings and underground building levels with up to four levels below grade with a maximum depth of approximately 52 feet below grade. Several existing buildings that are planned for demolition are over 45 years of age.

PROJECT AREA

The project area is identified as the boundaries of Assessor Parcel Numbers 412-451-01 through -04, 412-131-10, 412-131-20, and 412-131-21. This includes the maximum extent of ground disturbance and project activities associated with demolition, site preparation, and construction. The project is mapped within *Newport Beach, California* US Geological Survey (USGS) 7.5-minute topographic quadrangle map Township 5 South, Range 10 West, Rancho Santiago de Santa Ana (see **Attachment 1**).

CULTURAL RESOURCES IDENTIFICATION METHODS

The methods and results of the SCCIC records search, literature and historical map search, historical society consultation, Sacred Lands File search, built environment and archaeological field surveys, California Register evaluation, and buried archaeological site sensitivity analysis are presented below.

SOUTH CENTRAL COASTAL INFORMATION CENTER

Michael Baker International staff conducted a records search of the project area and half-mile search radius at the SCCIC on February 1, 2023 (see **Attachment 2**). The SCCIC, as part of the California Historical Resources Information System, California State University, Fullerton, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for Orange County. As part of the records search, the following federal and California inventories were reviewed:

- Archaeological Determinations of Eligibility (OHP 2022). The directory includes determinations for eligibility for archaeological resources in Orange County.
- California Inventory of Historic Resources (OHP 2023a).
- California Points of Historical Interest (OHP 2023b).
- California Historical Landmarks (OHP 2023c).
- Built Environment Resource Directory (BERD) (OHP 2023d). The directory includes resources evaluated for listing and listed in the National Register of Historic Places,

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National Historic Landmarks, California Register, California Historical Landmarks, and California Points of Historical Interest in Orange County.

Results

According to SCCIC records, ten studies have been completed within a half-mile search radius of the project area, as identified in **Table 1**. No studies have been previously completed within the project area.

Table 1: Previous Cultural Resource Investigations within 0.5 Miles

Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
OR-00289	Van Horn, David M.	1978	Sakioka Property Archaeological Survey Report	No	No
OR-01010	Padon, Beth	1990	An Archaeological Study of an 11.2 Acre Parcel Within the Town Center Area of Costa Mesa	No	No
OR-01197	Brown, Joan C.	1992	Cultural Resources Reconnaissance of Ten Miles of the Santa Ana-Delhi Channel Complex, Orange County, California	No	No
OR-02127	Demcak, Carol R.	1999	Final Report on Archaeological and Paleontological Monitoring for Robinson-May Expansion Project, City of Costa Mesa	No	No
OR-02371	Duke, Curt	2001	Cultural Resource Assessment: Cingular Wireless Facility No. CM 516-04, Orange County, California	No	No
OR-02553	Duke, Curt	2002	Cultural Resource Assessment AT&T Wireless Services Facility No. 13369a Orange County, California	No	No
OR-02603	Unknown	1976	Draft Environmental Impact Report, Bear Street Project, Arnel Development Company	No	No
OR-03373	Arrington, Cindy, and Nancy Sikes	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	No	No
OR-04172	Chasteen, Carrie	2011	Historic Property Survey Report San Diego Freeway (I-405) Improvement Project SR-73 to I-	No	No

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Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
			605, Orange and Los Angeles Counties		
OR-04223	Flynn, Chris	2011	Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California	No	No

A total of three resources are documented within the half-mile search radius of the project area, as detailed in **Table 2**. None of these resources are located within or adjacent to the project area. No built environment resources within the project area were identified in the BERD (OHP 2023d).

Table 2: Previously Recorded Cultural Resources within 0.5 Miles

Primary Number	Trinomial	Description	OHP Status Code/ Eligibility Status	Location in Relation to Project Site
P-30-100342	None	Isolate – Two historic period ceramic fragments	Unevaluated	Outside
P-30-100343	None	Isolate – Historic period ceramic fragment	Unevaluated	Outside
P-30-100344	None	Isolate – Historic period glass bottle fragment	Unevaluated	Outside

LITERATURE AND HISTORICAL MAP REVIEW

Michael Baker International staff reviewed literature and historical maps for historical information about the project area and the vicinity. Additionally, Michael Baker International reviewed the *Santa Ana General Plan Update: Final Recirculated Program Environmental Impact Report* for existing information about the project area and the vicinity (PlaceWorks 2021). Below is a list of resources reviewed, followed by a narrative description of the results.

Historical Maps

- Plat of the Santiago de Santa Ana Rancho (Huntington Library 1860)
- *Santa Ana, California*, 1:62,500 topographic map (USGS 1896)
- *Santa Ana, California*, 1:62,500 topographic map (USGS 1901)
- *Newport Beach, California*, 1:31,680 topographic map (USGS 1932)
- *Newport Beach, California*, 1:31,680 topographic map (USGS 1935)
- *Santa Ana, California*, 1:62,500 topographic map (USGS 1942)
- *Newport Beach, California*, 1:24,000 topographic map (USGS 1951)

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- *Newport Beach, California*, 1:24,000 topographic map (USGS 1965a)
- *Newport Beach, California*, 1:24,000 topographic map (USGS 1965b)
- *Costa Mesa, California*, 1:24,000 orthophotoquad map (USGS 1974)

Historical Aerial Images

- Orange County Archives (2023)
- University of California, Santa Barbara Library (UCSB) Geospatial Collection (2023)
- National Environmental Title Research (NETR) (2023)

Historical Databases

- Ancestry.com (2023)
- Newspaper.com (2023)
- California Digital Newspaper Collection (2023)
- Calisphere (2023)
- Internet Archive (2023)
- HathiTrust (2023)
- USModernist (2023)
- Pacific Coast Architecture Database (2023)

Literature

- "Gabrielino" (Bean and Smith 1978)
- "One If by Land, Two If by Sea: Who Were the First Californians?" (Erlandson et al. 2007)
- "Agriculture, Drought & Chumash Congregation in the California Missions (1782-1834)" (Jackson 1999)
- *Handbook of the Indians of California* (Kroeber 1925)
- *The First Angelinos: The Gabrielino Indians of Los Angeles* (McCawley 1996)
- "Los Angeles, 1781-1981" (Meyer 1981)
- *California Archaeology* (Moratto 1984)
- *Vineyards and Vaqueros: Indian Labor and the Economic Expansion of Southern California, 1771-1877* (Phillips 2010)
- "The Archaeology of California" (Arnold et al. 2004)
- "Reconceptualizing the Encinitas Tradition of Southern California (Sutton and Gardener 2010)
- "Cultural Tradition and Ecological Adaptation on the Southern California Coast" (Warren 1968)

Results

The earliest habitation of the Los Angeles Basin and Santa Ana River watershed likely occurred in the Paleo coastal or Paleoindian period, which is generally dated between about 13,000 and 8,500 before present (BP) (Arnold et al. 2004; Moratto 1984; Erlandson et al. 2007). These earliest inhabitants were highly mobile hunter-gatherers who left behind little in the way of archaeological remains.

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The first uncontested evidence of human occupation in this area dates to about 9,000 BP. The archaeological evidence is associated with the Millingstone Cultural Horizon, or as it is also known, the Encinitas Tradition. Millingstone populations established permanent settlements that were located primarily on the coast and in other locations with reliable water sources and a variety of potential foodstuffs. There they relied heavily on shellfish, seeds, and small animals. The period takes its name from the appearance of ground stone artifacts. In the Early Millingstone, these ground stone artifacts are manos and metates, but after approximately 5,000 BP, when acorns become important in the diet, mortars and pestles become an important component of the artifact assemblage (Warren 1968; Sutton and Gardner 2010).

The period between 3,500 BP and 1,500 BP is known as the Intermediate period. Increasing population pressures led to intensified exploitation of existing terrestrial and marine resources. The intensified resource procurement was enabled by technological innovations such as the circular fishhook on the coast, greater use of the mortar and pestle to exploit acorns more efficiently, and the use of the dart and atlatl to diversify hunting (Erlandson et al. 2007). Larger numbers of settlements that are also bigger in size are observed in the archaeological record, suggesting a larger and more sedentary population. Trade networks and greater craft specialization developed during this period.

During the Late Prehistoric, which began approximately 1,500 BP and continued until European intrusion, is the period of the development and florescence of the Native American tribes encountered by the Spanish. Late Prehistoric subsistence consisted of hunting, trapping, fishing, and gathering, and continued the pattern of increased population and sedentism.

Ethnohistoric and Historic Context

Spanish explorers first visited the coast of southern California in 1542, but European settlement did not begin in the area until 1769 when Gaspar de Portola led an exploratory mission intended to open up Alta California to settlement. On September 8, 1771, Franciscan friars established Mission San Gabriel Arcángel, approximately 30 miles northwest of the project site. The Franciscans called the local Native Americans Gabrielinos after the mission.

Gabrielino territory included the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains, and San Clemente, San Nicolas, and Santa Catalina Islands. The Gabrielino spoke a dialect of the Cupan group of the Takic language family (Bean and Smith 1978: 538-549). Gabrielino villages were most common along the coast and along the region's major rivers, where villages formed of domed semipermanent structures the Spanish likened to half-oranges centered around a temple and the home of the village chief. The project area is located between two known Gabrieleño village locations: *Pasbenga*, approximately 4 miles north, and *Lukupa*, approximately 5.5 miles southwest (McCawley 1996). Other villages, the names of which are not recorded, may have also existed in the area. By the early 1800s, as introduced diseases led to population decline, and Spanish use of the land for agriculture and grazing made the Gabrielinos' reliance on their traditional lifestyle increasingly untenable, the majority of California's coastal Native American populations had entered the mission system (Jackson 1999).

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In 1810, Mexican Governor Jose Joaquin de Arrillaga granted the 63,414-acre Rancho Santiago de Santa Ana, including the project area, to Jose Antonio Yorba and his nephew Pablo Peralta. The project area is located within the mapped boundaries of Rancho Santiago de Santa Ana (Huntington Library 1860). Native Americans continued to live on the land grant and made up much of the rancho's work force. California's Native Americans sometimes preferred to live as vaqueros and laborers on the region's vast land grants in order to avoid living more directly under the mission system (Phillips 2010).

In 1821, Mexico won its independence from Spain. The new state was secular in nature and moved increasingly towards secularization of the mission and dispersal of the mission properties among politically connected elites. In 1834, the missions were secularized and their lands divided up. Little of the missions' lands and wealth went to the Native Americans. More than 600 ranchos were granted between 1833 and 1846 as the Mexican government sought to solidify its authority over Alta California amid fears of intrusion by the United States.

California was captured by the United States during the Mexican American War of 1846–1848. The discovery of gold in California led to a population boom in the 1850s and 1860s. In 1869, William H. Spurgeon purchased approximately 70 acres of land and plotted a townsite, named Santa Ana in the tradition of Rancho Santiago de Santa Ana (ACHP n.d.). On the heels of nearly two decades of growth, hastened by the arrival of the Southern Pacific Railroad to the community in 1877, Santa Ana was officially incorporated as a city in 1886. Santa Ana was chosen as the seat of the newly formed Orange County in 1889 (ACHP n.d.; Goddard and Goddard 1988; OrangeCounty.net 2018).

Maps indicate that the project area and vicinity remained undeveloped well into the twentieth century. The earliest USGS maps, which date to the late nineteenth and early twentieth centuries, show the project area as undeveloped. Historically, the closest water was the braided channel of the Santa Ana River, approximately 1.75 miles northwest. Swamps were located south of the project area (USGS 1896, 1901).

Outside the city's historic core, originally bound by First Street, Broadway, Seventh Street, and Spurgeon Street, Santa Ana remained predominantly agrarian and sparsely developed through much of the first half of the twentieth century. This was particularly true of the area surrounding the subject property, which is located at the southernmost boundary of the current city limits, just north of the City of Costa Mesa. Historical maps and aerial photographs depict that the landscape around the subject property was previously characterized by large agricultural fields interspersed by modest, infrequent residences (USGS 1896, 1901, 1932, 1935, 1942, 1951; Orange County Archives 1931, 1938, 1947, 1952, 1953; Goddard and Goddard 1988).

Like many cities and towns in California, Santa Ana experienced a period of unprecedented growth during and following World War II as a result of wartime mobilization, improvement of regional transportation networks, and an abundance of local recreation opportunities. The population of Santa Ana exploded from 45,433 residents in 1950 to more than 100,000 by 1960. This growth translated into the magnification of the physical footprint of the city. New residential suburbs and

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commercial centers on the outskirts of Santa Ana were built, and highways were constructed or enhanced to connect them. Near the subject property, California State Route (SR) 55 was completed in 1962, Interstate 405 was completed in 1968, and SR 73 was completed in the late 1970s. The subject property was developed between 1972 and 1973, during the latter years of this period of mass suburbanization (Goddard and Goddard 1988; Richardson 1994; Kao 2008).

Project Area Development History

Through the 1960s, the vicinity of the subject property remained mostly under agricultural use. The first major retail intrusion into this rural setting occurred in 1967 when former lima bean producers C.J. Segerstrom & Sons constructed the South Coast Plaza mall on their land just south of the subject property. As early as 1970, the firm set its sights on building an outdoor “village” market to complement its thriving mall. The resulting South Coast Village, which opened to the public in 1973, consisted of an open-air pedestrian mall, a separate theater building, and at least two other buildings that are no longer extant. All of the buildings were designed in the Shed architectural style, which was popular in the United States from 1965 to 1980. Character-defining features of the Shed style include asymmetrical, geometric building plans and forms; multi-directional shed roofs of varying heights and arrangements; smooth roof-to-wall junctions with minimal or no roof overhang; wood board, shingle, or T1-11 exterior wall cladding; obscured, recessed, or inconspicuous entries; and large fixed-sash windows, clerestory window ribbons, and box windows (McAlester 2013). According to Bodrell Joer’dan Smith, the executive architect on the project, the appearance of South Coast Village was inspired by the Segerstroms’ farming roots. In a 1973 interview with the *Los Angeles Times*, Smith stated that “it’s a farm community that’s grown big, so we’ve tried to create something simple with a contemporary feeling” (Hopkins 1973). Another article described the facilities as “one of the largest all-wood construction projects in California” (*Los Angeles Times* 1973c). Early tenants of the shopping center were varied, ranging from art galleries to clothing boutiques. (Orange County Archives 1960, 1970, 1980, 1983, 1987, 1990; Historicaerials.com 1972; USGS 1965a, 1965b, 1974; *Los Angeles Times* 1970, 1971a, 1971b, 1971c, 1971d, 1971e, 1972, 1973a, 1973b, 1973c; Hopkins 1973; *House & Home* 1975a; Google Earth 1995; Linh 2017; South Coast Plaza n.d.a., n.d.b.). See **Attachment 5** for the full historical context of the City of Santa Ana, area commercial development, and development of the project area.

NATIVE AMERICAN HERITAGE COMMISSION (NAHC) SLF SEARCH

On December 22, 2022, Michael Baker International requested that the NAHC search the Sacred Lands File for any Native American cultural resources that might be affected by the project. The NAHC responded in a letter dated January 10, 2023, that the Sacred Lands File had been searched with negative results. Additionally, the NAHC appended a list of tribal contacts who may have knowledge about and interest in tribal cultural resources located within the project vicinity. The NAHC correspondence is presented in **Attachment 3**.

Assembly Bill 52 and Senate Bill 18 Native American consultation is being conducted by the City and will be documented separately as part of the environmental document.

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HISTORICAL SOCIETY CONSULTATION

On January 19, 2023, Michael Baker International staff emailed a letter and figures depicting the project area to the Santa Ana Historical Preservation Society. The correspondence requested any information or concerns regarding historical resources within the project area. No response was received. Outreach to the Santa Ana Historical Preservation Society is presented in **Attachment 4**.

FIELD SURVEY

An intensive-level built environment survey of the project area was conducted on January 19 and January 20, 2023. Photographs and notes were taken during the survey. Notes consisted of observations of exposed building elevations, architectural design, materials, and alterations. Photographs are presented in a DPR 523 form set included in **Attachment 5**.

An archaeological field survey was not completed because the project area is fully landscaped and hardscaped with no exposed native soils.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

The criteria for eligibility for listing in the California Register are based upon the National Register. To be eligible for listing in the California Register, a property must be at least 50 years of age (resources less than 50 years of age may be eligible if they can demonstrate that sufficient time has passed to understand its historical importance) and possess significance at the local, state, or national level, under one or more of the following criteria:

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

Criterion 2. It is associated with the lives of persons important in our past.

Criterion 3. It 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 value.

Criterion 4. It has yielded, or may yield, information important in history or prehistory.

In addition to meeting a significance criterion, a property must also have integrity, or the ability to convey its significance, under a majority of the seven aspects of integrity – location, design, materials, workmanship, setting, feeling, and association.

California Register Evaluation

The following includes an evaluation of South Coast Village for its eligibility for listing on the California Register (OHP 2001). This property has not previously been evaluated for the California Register (OHP 2023d). It has been evaluated herein in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The full evaluation is presented in **Attachment 5**.

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Criterion 1 – Research did not demonstrate that this property is associated with events significant to the broad patterns of our history or culture at the local, state, or national level. South Coast Village was completed in 1973, at the latter end of the mid-century period of suburbanized growth in Santa Ana. This property, particularly when considered separately from its parent development South Coast Plaza, is not directly or significantly associated with this period in history and is not known to have individually made a significant contribution to other broad patterns of local, regional, state, or national culture or history. It was not an early or pioneering commercial retail center of its kind in Santa Ana or Orange County, and its existence did not influence the later course of commercial development in the area. Therefore, the property is recommended not eligible for listing in the California Register under Criterion 1.

Criterion 2 – Research failed to indicate that South Coast Village is associated with the lives of persons who significantly contributed to culture or history at the local, state, or national level. To be eligible under Criterion 2, a property must be directly associated with a person's productive life during the period in which they achieved their significance. Additionally, if multiple properties are linked to the productive life of a significant person, those properties must be compared to determine which best represents the historical contributions of that individual. Although Henry T. Segerstrom and other leading members of the C.J. Segerstrom & Sons firm may be considered significant for their prominent roles as moguls of commercial development in Southern California, this small pedestrian mall is not the best reflection of their impact on their field or community. South Coast Village does not represent the first commercial property developed by the Segerstroms, nor is it as consequential in conveying the lasting legacy of the family as its parent development South Coast Plaza. Furthermore, there is no demonstrable evidence that any historic-period or current shop tenants or their employees made significant contributions to history at the local, state, or national level as occupants of South Coast Village. Therefore, this property is recommended not eligible under California Register Criterion 2.

Criterion 3 – The historic-period buildings that comprise South Coast Village, constructed between 1972 and 1973, display elements of the Shed architectural style, which was popular in the United States during the mid- to late twentieth century. These buildings were not conceptualized early in the period of significance or by one of the progenitors of the Shed style, and their design did not have repercussions for the adoption of the style in other commercial settings. These buildings are relatively simple, hybridized iterations of the Shed style, incorporating a variety of unrelated traditional architectural details. Many of the buildings' features that would typically identify them as notable examples of the Shed style have been altered. Such alterations include, but are not limited to, the installation of metal shingles on Building A, painting of the extant original wood siding, and replacement and reconfiguration of fenestration. South Coast Village is also not significant as an early or important example of the open-air pedestrian mall property type. Open-air pedestrian malls peaked in popularity during the 1950s. By the early 1960s, their construction was outpaced by new, fully enclosed malls. South Coast Village appears to have been a one-off open-air pedestrian mall built at a time in which fully enclosed malls, such as South Coast Plaza, represented the cutting edge of mall development.

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South Coast Village is not significant under Criterion 3 for its association with a master architect, builder, or craftsman. A master is a figure of generally recognized greatness in architecture or craftsmanship. To be eligible, a property must express a particular phase in the development of the master's career, a pivotal aspect of their work, or a particular idea or theme in their craft. As such, a property is not eligible as the work of a master simply because it was designed by a prominent architect or constructed by a successful builder. The historic-period buildings that comprise South Coast Village were designed by renowned architect Bodrell Joer'dan Smith of Bodrell Joer'dan Smith & Associates. The landscape plan for the property was prepared by celebrated landscape architect Donald C. Brinkerhoff of Lifescapes International, Inc. Both architects may be considered masters based on their contributions within their respective disciplines. However, the subject property is a modest, unexemplary representation of those accomplishments when compared against their vast bodies of work. Underscoring this, South Coast Village is not listed among Bodrell Joer'dan Smith & Associates' commercial designs in their promotional portfolio published in the 1970s, and it is likewise absent from the past projects section of Lifescapes International's website (Bodrell Joer'dan Smith & Associates n.d.; Lifescapes International, Inc. 2023). In general, the complex lacks striking architectural elements and high artistic value, and it is not one of the notable commissions designed by Smith or Brinkerhoff. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 3.

Criterion 4 – The built environment of the subject property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or commercial development. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 4.

Conclusion – Lacking significance, this property is recommended ineligible for listing in the California Register. As such, South Coast Village is not a historical resource as defined by CEQA Section 15064.5(a).

ARCHAEOLOGICAL SITE SENSITIVITY ANALYSIS

Sensitivity for cultural resources consisting of archaeological sites is considered low at and near the surface, but increases to moderate with depth. Geologic and soils maps indicate that the project area contains surficial deposits of younger Quaternary alluvial sediments. These sediments have the potential to contain buried archaeological deposits. The late nineteenth to early twentieth century bed of the Santa Ana River was located approximately 0.3-mile northwest, and swamps were located approximately 0.6-mile south of the project area; both would have provided abundant resources to area inhabitants. As the river meandered and changed its course, it would have been located even closer to the project area at times. These conditions heighten the sensitivity of the project area for buried cultural resources.

However, the project area has an extensive history of recent disturbances. The entire project area is developed by South Coast Village and adjacent roads. South Coast Village was completed in 1973. Building methods at the time, and the installation of associated utilities, would have resulted

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in the disturbance of archaeological sites buried at shallow depths. However, buried resources may remain in areas where developments such as parking lots or structures with shallow foundations have required only minimal ground disturbance.

Therefore, the sensitivity of the project area at the surface and near surface is low due to past disturbances. However, excavations for the project are anticipated to disturb a large part of the project area to a depth of 52 feet for the subsurface parking garage. The sensitivity for potential buried prehistoric archaeological sites is moderate in these undisturbed soils at lower depths and does not preclude the possibility that subsurface archaeological deposits underlie the project site.

PALEONTOLOGICAL RESOURCES IDENTIFICATION METHODS

The records search results, literature review, and paleontological sensitivity analysis are presented below.

RECORDS SEARCHES AND LITERATURE REVIEW

California is divided by eleven geomorphic provinces, each defined by unique geologic and geomorphic characteristics. The project area is located in the northwestern portion of the Peninsular Ranges geomorphic province. The province consists of series of ranges separated by northwest-trending valleys with geology typified by granitic rock intruding into older metamorphic rocks (CGS 2002).

The geology of Santa Ana has been mapped by Rogers (1965) at a scale of 1:250,000 and by Morton and Miller (2006) at a scale of 1:100,000. Geologic units underlying the project area have been mapped as Holocene alluvial deposits (Qal of Rogers 1965) and Holocene to late Pleistocene age young axial-channel deposits (Qya_s of Morton and Miller 2006). Deposits from the Holocene epoch (less than 11,700 years ago) can contain remains of animals and plants; however, only those from the middle to early Holocene (older than about 5,000 radiocarbon years) are considered scientifically important or significant (SVP 2010). Holocene-age deposits may overlie older alluvium of Pleistocene age at unknown but potentially shallow depths. Pleistocene-age alluvial deposits are also potentially present in the project area and have yielded scientifically important fossils elsewhere in the region, including horses, camels, reptiles, birds, marine mammals, and fish at various depths below current ground surface (**Tables 3 and 4**).

Soils of the project area are mapped as Omni silt loam, drained and Omni clay, drained (NRCS 2023). Omni series soils are very deep, poorly drained silty clay soils that formed on level concave basins, and the mean annual precipitation is 17 inches (USDA 2023). The project geotechnical study confirms that alluvial deposits of interbedded clays, sands, and silts extend from near the surface down to the maximum depth required for excavations for the proposed project.

The NHMLAC completed a paleontology collection records search for locality and specimen data on January 22, 2023. The results of that search are included in **Attachment 6**. The records search identified six known fossil localities in the NHMLAC's collection in the vicinity of the project area (**Table 3**). Pleistocene-age alluvial deposits have yielded scientifically important fossils such as

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identifiable freshwater invertebrate fossils, including clams and Bryozoa, within 1 mile of the project.

Table 3: NHMLAC Paleontological Records Search Results

Locality Number	Distance to Project Area	Formation	Taxa	Depth
LACM IP 4695	~ 1 mile S	Palos Verdes sand	Invertebrates - clam (<i>Saxidomus</i>), bryozoan (<i>Bryozoa indet.</i> , <i>Conopeum</i>)	Unknown
LACM IP 21488	~ 3.5 miles SW	Unknown formation (Pleistocene; med to coarse limonitic stained sand)	Invertebrates (unspecified)	Unknown
LACM VP 7657-7659	~ 5.5 miles W	Unknown formation (Pleistocene; gray siltstone)	School shark (<i>Galeorhinus</i>), eagle ray (<i>Myliobatus</i>), goby (<i>Lepidogobius</i> , <i>Leptocottus</i>), midshipmen (<i>Porichthys</i>), croaker (<i>Seriphus</i>), flatfish (<i>Citharichthys</i>), cusk-eel (<i>Otophidium</i>), skate (<i>Raja</i>), angelshark (<i>Squatina</i>), sculpin (<i>Cottidae</i>)	150-350 feet bgs
LACM VP 6370-6371	~ 6 miles SW	Terrace deposits (Pleistocene, silty sandstones)	Horse (<i>Equus</i>), other unspecified mammals; invertebrates: clam (<i>Tivela</i> , <i>Donax</i> , <i>Lucinisca</i>), scaphopod (<i>Dentalium</i> , <i>Antalis</i>), marine gastropods (<i>Glossaulax</i> , <i>Chlorostoma</i>)	Unknown (found during grading for parking lot construction)
LACM VP 3267	~ 4 miles SW	Unknown formation (Pleistocene)	Elephant clade (<i>Proboscidea</i>)	Unknown
LACM VP 7366, 7422-7425, 7679	~ 6.75 miles SW	Unknown formation (Pleistocene, sands)	Legless lizard (<i>Anniella</i>), tree frog (<i>Hyla</i>), gopher snake (<i>Pituophis</i>), garter snake (<i>Thamnophis</i>), kingsnake (<i>Lampropeltis</i>), ring-necked snake (<i>Diadophis</i>), garter snake (<i>Thamnophis</i>), long-nosed snake (<i>Rhinocheilus</i>),	Unknown

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Locality Number	Distance to Project Area	Formation	Taxa	Depth
			coachwhip (<i>Masticophis</i>), salamander (<i>Enatina</i>), slender salamander (<i>Batrachoseps</i>), skinks (<i>Plestiodon</i>), alligator lizard (<i>Gerrhonotus</i>), toad (<i>Bufo</i>), side-blotched lizard (<i>Uta</i>), spiny lizard (<i>Sceloporus</i>), climbing salamander (<i>Aneides</i>), turtle (<i>Clemmys</i>); quail (<i>Callipepla</i>), rail (<i>Rallus</i>); vole (<i>Microtus</i>), pocket gopher (<i>Thomomys</i>), shrew (<i>Sorex</i>), kangaroo rat (<i>Dipodomys</i>), cottontail rabbit (<i>Sylvilagus</i>), mole (<i>Scapanus</i>), harvest mouse (<i>Reithrodontomys</i>), deer mouse (<i>Peromyscus</i>), pack rat (<i>Neotoma</i>), chipmunk (<i>Eutamias</i>), bat (<i>Chiroptera</i>), Mammoth (<i>Mammuthus</i>), horse (<i>Equus</i>), bison (<i>Bison</i>); stickleback (<i>Gasterosteus</i>), houndshark (<i>Triakis</i>); Land snails (<i>Gastropoda</i>)	

Additionally, Michael Baker International conducted a supplemental investigation within 3 miles of the project area using the following online sources:

- University of California Museum of Paleontology Locality Search (UCMP 2023)
- San Diego Natural History Museum Collection Database (SDNHM 2023)
- The Paleobiology Database (PBDB 2023)

The supplemental investigation resulted in the identification of three additional fossil localities within 3 miles of the project area (**Table 4**).

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Page 15**Table 4: Supplemental Paleontological Records Search**

Locality Number	Distance to Project Area	Formation	Taxa	Depth
187072 (PBDB)	~ 2 miles SE	Fernando Formation (Pliocene to Pleistocene)	Invertebrates - (<i>Chlamys rubida</i>)	Unknown
190889 (PBDB)	~ 3 miles S	Palos Verdes Sand Formation (Pleistocene)	Turtles (<i>Emys marmorata</i>), loons (<i>Gavia</i>), murrees (<i>Uria aalge</i>), albatrosses (<i>Diomedea</i>), shearwaters (<i>Puffinus</i>), otters (<i>Enhydra lutris</i>), sea lions (<i>Eumetopias jubata</i> and <i>Zalophus californianus</i>), horses (<i>Equus</i>), camels (<i>Camelops hesternus</i>), bison (<i>Bison</i>), rabbits (Lagomorpha), sharks and rays, bony fish	Unknown
4447 (SDNHM)	~ 2.5 miles S	Palos Verdes Sand Formation (Pleistocene)	Sharks, rays, bryozoans, corals, worms, snails, bivalves, scaphopods, barnacles, chitons, crabs, sea stars, bony fish, birds, seals, camels, even-toed ungulates	

PALEONTOLOGICAL RESOURCES SENSITIVITY ANALYSIS

The Holocene-age deposits in the project area have low sensitivity, but Pleistocene-age alluvial sediments may underlie these younger sediments at a relatively shallow depth. The NHMLAC records search results indicate that potentially fossil-bearing units may underlie the project area, since Pleistocene-age deposits outside of the project area have contained fossils. Therefore, sediments in the project area are considered to have paleontological sensitivity increasing with depth, or Low-to-High Sensitivity.

FINDINGS AND RECOMMENDATIONS**CULTURAL RESOURCES**

The SCCIC records search, literature and historical map review, historical society and NAHC consultation, field survey, and California Register evaluation identified no historical or archaeological resources, as defined by CEQA Section 15064.5(a), within the project area. One

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shopping and entertainment complex, South Coast Village, was documented on appropriate DPR 523 series forms and evaluated for its eligibility for listing on the California Register in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The resource is recommended not eligible for inclusion in the California Register. No further work is recommended for this resource.

Sensitivity for cultural resources consisting of archaeological sites is considered low at and near the surface of the project site due to the project site's past disturbances, which would have resulted in the disturbance of archaeological sites buried at shallow depths. Though sensitivity for buried archaeological resources is low at the surface, it increases in the undisturbed deposits at lower depths. Therefore, there is a potential for disturbing previously unknown archaeological resources that underlie the project site during excavation into native soil. Project excavations have the potential to destroy or otherwise adversely impact significant buried archaeological resources.

The proposed project would require a maximum depth of 52 feet for the proposed subsurface parking garage increasing the sensitivity for potential buried prehistoric archaeological resources. Therefore, due to the depth and expanse of excavation for the project, it is recommended that the following mitigation measure from the GPU PEIR be implemented to avoid impacts to archaeological resources:

- CUL-6** If the archaeological assessment did not identify archaeological resources but found the area to be highly sensitive for archaeological resources, a qualified archaeologist and a Native American monitor approved by a California Native American Tribe identified by the Native American Heritage Commission as culturally affiliated with the project area shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil of high sensitivity. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. The Native American monitor shall be invited to participate in this training. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the Secretary's Standards. and This will include tribal consultation and coordination with the Native American monitor in the case of a prehistoric archaeological resource or tribal resource. If the discovery proves to be significant, the long-term disposition of any collected materials should be determined in consultation with the affiliated tribe(s), where relevant; this could include curation with a recognized scientific or educational repository, transfer to the tribe, or respectful reinternment in an area designated by the tribe.

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With the implementation of GPU PEIR Mitigation Measure CUL-6, potential impacts to significant archaeological resources would be reduced to a less than significant level.

PALEONTOLOGICAL RESOURCES

No significant fossils have been previously recovered from the project area, but several vertebrate and invertebrate fossils have been recovered from nearby (within one miles of the project area) exposures of rock formations anticipated to underlie the project area. The geology of the project area may include Pleistocene-age deposits at unknown depths. The project area has Low-to-High Sensitivity, suggesting that project-related ground-disturbing activities have the potential to destroy or otherwise adversely impact significant paleontological resources below young Holocene-age soils at unknown depths within the project area.

Consistent with the GPU PEIR, impacts may be avoided through the implementation of the following measures provided in the GPU PEIR:

GEO-2 Low-to-High Sensitivity. Prior to issuance of a grading permit for projects involving ground disturbance in previously undisturbed areas mapped with “low-to-high” paleontological sensitivity (see Figure 5.6-3), the project applicant shall consult with a geologist or paleontologist to confirm whether the grading would occur at depths that could encounter highly sensitive sediments for paleontological resources. If confirmed that underlying sediments may have high sensitivity, construction activity shall be monitored by a qualified paleontologist. The paleontologist shall have the authority to halt construction during construction activity as outlined in Mitigation Measure GEO-3.

GEO-3 All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). The most likely repository is the Natural History Museum of Los Angeles County (NHMLA). The repository shall be identified, and a curatorial arrangement shall be signed, prior to collection of the fossils.

Additionally, the following project-specific mitigation measure is recommended:

PALEO-1: Paleontological Monitoring. The project applicant shall retain a qualified professional paleontologist to monitor or supervise full-time monitoring should excavation occur into native Pleistocene-age soil and bedrock greater than 4 feet in depth. Ground disturbance refers to activities that would impact subsurface geologic deposits, such as grading, excavation, boring, etc. Activities taking place in current topsoil or within previously disturbed fill sediments, e.g., clearing, grubbing, pavement rehabilitation, do

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not require paleontological monitoring. Bedrock can occur at varying depths depending on the portion of the project area.

If no significant fossils have been recovered after 50 percent of excavation has been completed, full-time monitoring may be modified to weekly spot-check monitoring at the discretion of the qualified professional paleontologist. If the qualified professional paleontologist determines during the course of excavations that project excavations are located within fill or disturbed soils, or that the sensitivity for significant paleontological resources is otherwise low, then monitoring may be reduced or suspended at the qualified professional paleontologist's discretion. The determination to reduce or discontinue paleontological monitoring in the project area shall be based on the professional opinion of the qualified professional paleontologist regarding the potential for fossils to be present after a reasonable extent of the geology and stratigraphy has been evaluated.

With the implementation of GPU PEIR Mitigation Measures GEO-2 and GEO-3 and project-specific mitigation measure PALEO-1, potential impacts to significant paleontological resources would be reduced to a less than significant level.

PREPARER QUALIFICATIONS**MICHELLE ANDERSON, MA, ARCHITECTURAL HISTORIAN**

Michelle is an architectural historian with five years of professional experience in cultural resources management. She holds a Master of Arts degree in historic preservation planning from Cornell University. She has authored and contributed to historic resource evaluation studies and planning documents for municipal, state, and federal clients in California, Nevada, Arizona, Idaho, Montana, and New York. In her current role, Michelle prepares CEQA and National Historic Preservation Act (NHPA) Sections 106 and 110 compliance reports, conducts historical society and Native American consultation, and provides preservation planning staff augmentation services to Certified Local Governments. Outside the workplace, Michelle is active in preservation activities in her community and has served as a commissioner on the City of Davis Historical Resources Management Commission. Through her academics and experience, she meets the Secretary of the Interior's Professional Qualification Standards in history and architectural history.

MARC BEHEREC, PHD, RPA, PRINCIPAL INVESTIGATOR/SENIOR ARCHAEOLOGIST

Dr. Beherec has more than 20 years of experience in prehistoric and historical archaeology and cultural resources management. His experience includes writing technical reports, including National Environmental Policy Act (NEPA), NHPA, and CEQA compliance documents. He has supervised and managed all phases of archaeological fieldwork, including survey, Phase II testing and evaluations and Phase III data recovery, and archaeological construction monitoring at sites throughout Southern California. Dr. Beherec meets the Secretary of the Interior's Professional Qualification Standards for prehistory and historical archaeology and is listed in the Register of Professional Archaeologists.

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Maximilian has worked as an archaeologist in cultural resource management since 2013 and is certified as a Principal Investigator in California and Nevada by the Bureau of Land Management. He has more than 10 years of experience recording, excavating, and evaluating historic properties in California, Nevada, Arizona, Texas, Louisiana, Oklahoma, Indiana, and Kentucky. Maximilian specializes in applying Section 106 of the NHPA, CEQA analysis, and geospatial information science (GIS). He is currently pursuing a Master of Professional Studies degree in cultural and heritage resource management and has a GIS graduate certificate from the University of Maryland. Mr. van Rensselaer is listed in the Register of Archaeologists.

PETER KLOESS, PHD, SENIOR PALEONTOLOGIST/PRINCIPAL INVESTIGATOR

Dr. Kloess has over 20 years of experience in paleontology, with eight years in paleontology mitigation working as a project paleontologist, project coordinator, and principal investigator. His experience includes public and private consultation, field monitoring, excavation, and laboratory research on projects across the western United States, predominantly in California. He has consulting experience with a range of projects, including construction, transportation, utility, transmission, monitoring, and surveys, as well as experience recovering a diversity of fossils from project sites, such as marine invertebrates, microfossils, plants, small mammals and birds, large marine and terrestrial mammals, and dinosaurs. Dr. Kloess also has extensive experience in paleontological museum collections and lab settings. He has worked on and co-led scientific excavations of large mammals and dinosaurs in California, Utah, New Mexico, and Montana. Dr. Kloess has served as a lab preparator and assistant curator for paleontology museums in California and Montana where his duties included manual preparation of specimens, casting, jacketing, public outreach, cataloguing, and curation. In addition to extensive field and curation work, Dr. Kloess has researched, written, and published articles for paleontology publications. Several of his research projects have relied on paleontology and modern comparative collections housed in institutions across California, spanning geologic time from the Cretaceous period to present. He meets the Society of Vertebrate Paleontology Standards for Qualified Professional Paleontologist.

MARGO NAYYAR, SENIOR CULTURAL RESOURCES MANAGER

Senior Cultural Resources Manager Margo Nayyar provided QA/QC review of this report and evaluation. Margo is an architectural historian with 13 years of cultural management experience in California, Nevada, Arizona, Texas, Idaho, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the NHPA, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources environmental document sections for CEQA environmental documents including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic

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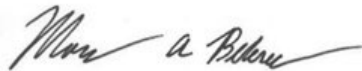
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preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Margo meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Sincerely,



Michelle Anderson, MA
Architectural Historian



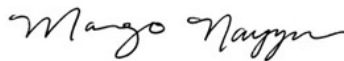
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Maximilian van Rensselaer, RA
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Peter Kloess, PhD
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Margo Nayyar, MA
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Attachments:

Attachment 1 – Figures

Attachment 2 – SCCIC Records Search Results

Attachment 3 – NAHC Sacred Lands File Search Results

Attachment 4 – Historical Society Consultation

Attachment 5 – DPR 523 Form Set

Attachment 6 – Paleontological Record Search Results

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MICHAEL BAKER INTERNATIONAL

RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE VILLAGE SANTA ANA MIXED USE PROJECT, CITY OF SANTA ANA, ORANGE COUNTY, CALIFORNIA
Page 25

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MICHAEL BAKER INTERNATIONAL

RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE VILLAGE SANTA ANA MIXED USE PROJECT, CITY OF SANTA ANA, ORANGE COUNTY, CALIFORNIA
Page 26

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Attachment 1

Figures



 Project Location

1561 SUNFLOWER AVENUE MIXED USE PROJECT
SANTA ANA, CA

Regional Vicinity

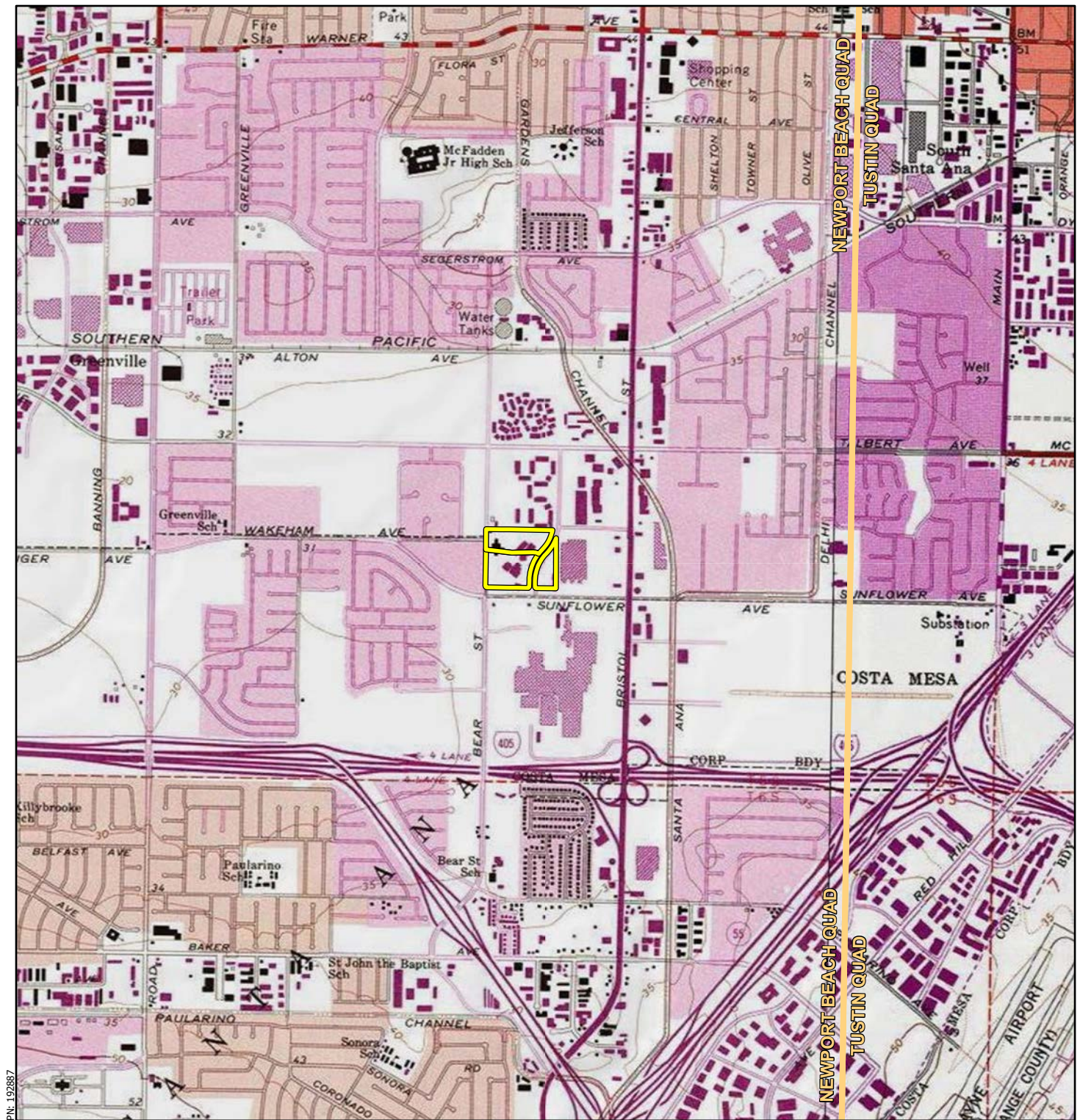
Michael Baker
INTERNATIONAL



0 2.5 5 10
Miles

Source: Esri, ArcGIS Online, National Geographic World Map: Santa Ana, California

Figure 1



 Project Area

1561 SUNFLOWER AVENUE MIXED USE PROJECT
SANTA ANA, CA

Project Vicinity

Michael Baker
INTERNATIONAL



0 0.13 0.25 0.5
Miles

Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Santa Ana, California

Figure 2



Project Area

- Phase 1
- Phase 2
- Phase 3

1561 SUNFLOWER AVENUE MIXED USE PROJECT
SANTA ANA, CA

Project Area

Michael Baker
INTERNATIONAL

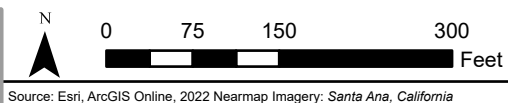


Figure 3

Attachment 2

SCCIC Records Search Results

(CONFIDENTIAL)

Attachment 3

NAHC Sacred Lands File

Search Results



NATIVE AMERICAN HERITAGE COMMISSION

January 10, 2023

Max van Rensselaer
Michael Baker International

Via Email to: max.vanrensselaer@mbakerintl.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 1561 Sunflower Avenue Mixed Use Project, Orange County

Dear Mr. van Rensselaer:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Orange County
1/10/2023**

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

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

Gabrieleno

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

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

Juaneno

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

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

Gabrieleno

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

Joyce Perry, Tribal Manager
4955 Paseo Segovia
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno

Gabrielino /Tongva Nation

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

Gabrielino

***Juaneno Band of Mission
Indians Acjachemen Nation 84A***

Heidi Lucero, Chairperson
31411-A La Matanza Street
San Juan Capistrano, CA, 92675
Phone: (562) 879 - 2884
hlucero105@gmail.com

Juaneno

***Gabrielino Tongva Indians of
California Tribal Council***

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

Gabrielino

Pala Band of Mission Indians

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

Cupeno
Luiseno

***Gabrielino Tongva Indians of
California Tribal Council***

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

Gabrielino

***Santa Rosa Band of Cahuilla
Indians***

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

Cahuilla

Gabrielino-Tongva Tribe

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

Gabrielino

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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1561 Sunflower Avenue Mixed Use Project, Orange County.

Native American Heritage Commission
Native American Contact List
Orange County
1/10/2023

***Soboba Band of Luiseno
Indians***

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

Cahuilla
Luiseno

***Soboba Band of Luiseno
Indians***

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

Cahuilla
Luiseno

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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1561 Sunflower Avenue Mixed Use Project, Orange County.

Attachment 4

Historical Society Consultation

From: [Anderson, Michelle](#)
To: ["SantaAnaHPS@gmail.com"](mailto:SantaAnaHPS@gmail.com)
Cc: [Beherec, Marc](#); [Nayyar, Margo](#)
Subject: 1561 Sunflower Mixed Use Project - Historical Society Consultation
Date: Thursday, January 19, 2023 9:10:47 AM
Attachments: [Santa Ana Historical Preservation Society Consultation Letter.pdf](#)

Good morning,

Michael Baker International is conducting a cultural resources investigation for the 1561 Sunflower Mixed Use Project in Santa Ana, California. Please see the attached letter and maps for additional details about the project. We are conducting outreach to you, the local historical society, to ask if you have any information or concerns about historic properties or cultural resources within the project area. If you have any questions or comments, please contact Michael Baker International using the contact information in the attached letter.

Sincerely,

Michelle Anderson | Architectural Historian II | Pronouns: she/her
3100 Zinfandel Drive, Suite 125 | Rancho Cordova, CA 95670 | [O] 916-517-4422
Michelle.Anderson@mbakerintl.com | www.mbakerintl.com



January 19, 2022

SANTA ANA HISTORICAL PRESERVATION SOCIETY

120 CIVIC CENTER DRIVE, WEST

SANTA ANA, CALIFORNIA 92701

VIA EMAIL: SANTAANAHPS@GMAIL.COM

RE: 1561 SUNFLOWER MIXED USE PROJECT, CITY OF SANTA ANA, ORANGE COUNTY, CALIFORNIA

To Whom It May Concern:

Michael Baker International is conducting a cultural resources study in support of the 1561 Sunflower Mixed Use Project (project) in Santa Ana, California. The proposed project consists of new mixed use development on 17.2 acres north of Sunflower Avenue and east of Bear Street (see **Attachment 1**). The project area, located at 1561, 1621, 1631, 1641, and 1661 West Sunflower Avenue; 3851 South Bear Street; and 3800 South Plaza Drive in Santa Ana (see **Attachment 1**), includes several buildings planned for demolition that are over 45 years of age. The proposed project is subject to the California Environmental Quality Act (CEQA).

Please notify us if your organization has any information or concerns about historical resources within the project area. This is not a request for research; it is solely a request for public input related to any concerns that the Santa Ana Historical Preservation Society may have. Please contact me at your earliest convenience at Michelle.Anderson@mbakerintl.com or 916-517-4422 if you have any questions or comments.

Sincerely,

Michelle Anderson

Michelle Anderson, MA
Architectural Historian

Attachments:

Attachment 1 - Figures



 Project Location

1561 SUNFLOWER AVENUE MIXED USE PROJECT
SANTA ANA, CA

Regional Vicinity

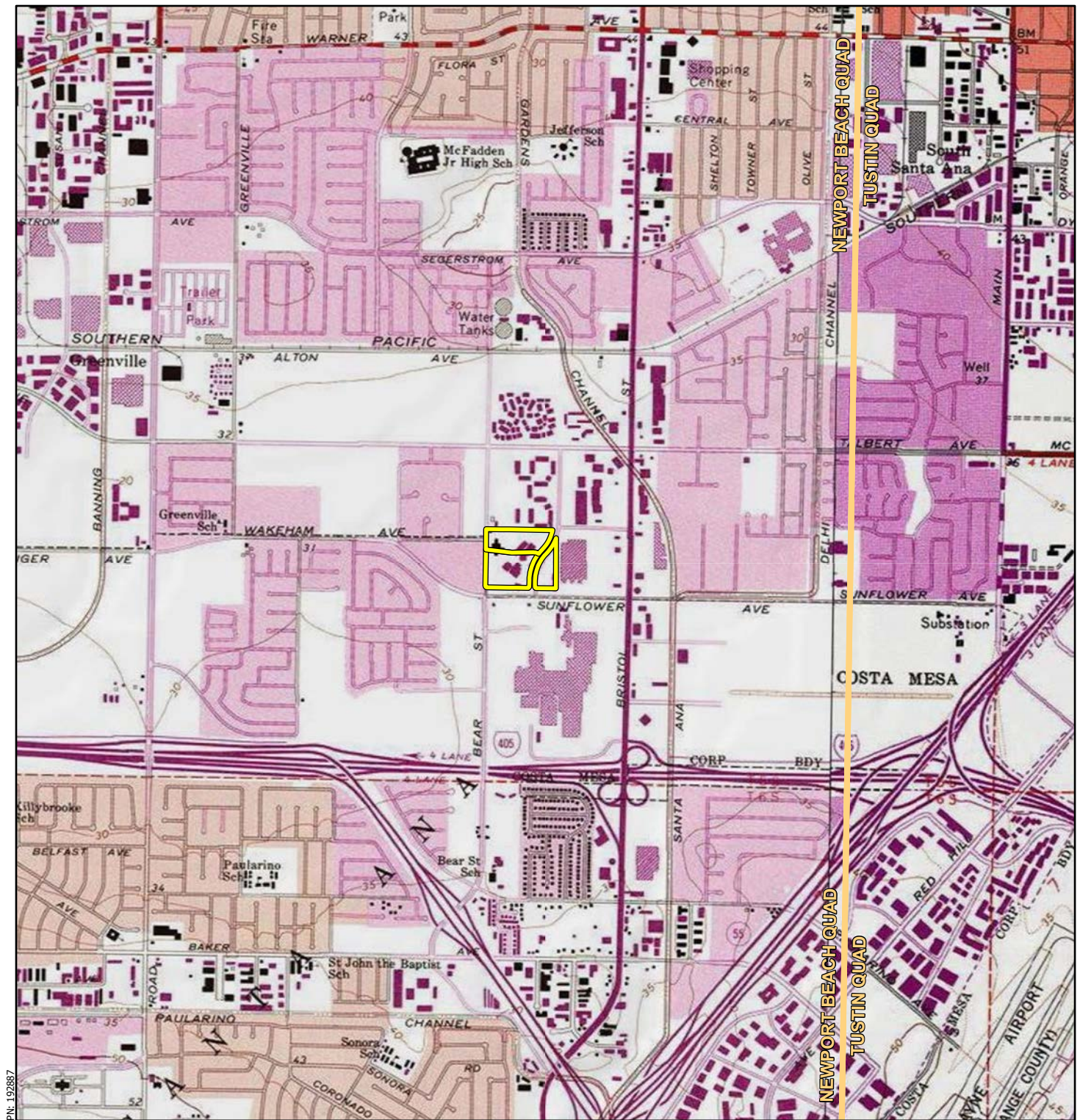
Michael Baker
INTERNATIONAL



0 2.5 5 10
Miles

Source: Esri, ArcGIS Online, National Geographic World Map: Santa Ana, California

Figure 1



 Project Area

1561 SUNFLOWER AVENUE MIXED USE PROJECT
SANTA ANA, CA

Project Vicinity

Michael Baker
INTERNATIONAL



0 0.13 0.25 0.5
Miles

Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Santa Ana, California

Figure 2



Project Area

- Phase 1
- Phase 2
- Phase 3

1561 SUNFLOWER AVENUE MIXED USE PROJECT
SANTA ANA, CA

Project Area

Michael Baker
INTERNATIONAL



0 75 150 300
Feet

Source: Esri, ArcGIS Online, 2022 Nearmap Imagery: Santa Ana, California

Figure 3

From: [Microsoft Outlook](#)
To: SantaAnaHPS@gmail.com
Subject: Relayed: 1561 Sunflower Mixed Use Project - Historical Society Consultation
Date: Thursday, January 19, 2023 9:11:01 AM
Attachments: [1561 Sunflower Mixed Use Project - Historical Society Consultation.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
SantaAnaHPS@gmail.com (SantaAnaHPS@gmail.com) <mailto:SantaAnaHPS@gmail.com>
Subject: 1561 Sunflower Mixed Use Project - Historical Society Consultation

Attachment 5

DPR 523 Form Set

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 33

*Resource Name or #: South Coast Village

P1. Other Identifier: N/A

***P2. Location:** ☒ **Unrestricted**

***a. County** Orange **and**

***b. USGS 7.5' Quad** Newport Beach, Calif. **Date** 1965 (rev. 1982) **T** 5S; **R** 10W; *Rancho Santiago de Santa Ana*; S.B.B.M

c. Address: 1561, 1621, 1631, 1641, and 1661 West Sunflower Avenue; 3851 South Bear Street and 3800 South Plaza Drive

City: Santa Ana **Zip:** 92704

d. UTM: Zone 11S, 417506mE/3728740mN

e. Other Locational Data: APNs 412-451-01 through -04; 412-131-10; 412-131-20; and 412-131-21

***P3a. Description:**

The South Coast Village shopping and entertainment center (**Photograph 1**) is located at the northeast corner of the intersection of West Sunflower Avenue and South Bear Street, along the southern limit of the City of Santa Ana, California. The complex is in a suburban area featuring commercial uses, including the associated South Coast Plaza mall to the south, and residential neighborhoods of various densities. Vehicular entry points are positioned along South Plaza Drive (**Photograph 2** and **Photograph 3**), which bisects the property, Sunflower Avenue (**Photograph 4**), and South Bear Street (**Photograph 5**). The South Coast Village movie theater (Building F) is situated east of South Plaza Drive, whereas the shops (Buildings A through E) and a modern restaurant (Building G) are west of South Plaza Drive. Ample asphalt-paved surface parking surrounds the buildings (**Photograph 6**). The parking lots and interior circulation routes are interspersed with narrow planting strips and islands (**Photograph 7** and **Photograph 8**). The parking lot striping and landscaping was substantially reconfigured during the early 1990s (Orange County Archives 1990; Google Earth 1995).

For documentation purposes, the seven buildings that comprise the subject property have been assigned alphabetic identifiers. The six buildings presented in **Table 1** were 45 years of age or older at the time of survey and are subject to evaluation for the California Register of Historical Resources. The modern building presented in **Table 2** was less than 45 years old at the time of survey and is not subject to individual evaluation as part of the present study (see **Figure 1** for locations) (see Continuation Sheets).

***P3b. Resource Attributes:** HP6. Commercial Building; HP10. Theater

***P4. Resources Present:** ☒ Building

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



Photograph 1: See P5b for caption.

P5b. Description of Photo:

Photograph 1: South Coast Village. Camera facing north, January 19, 2023.

P6. Date Constructed/Age and Source:

☒ Historic

1972-1973

(see **Table 1** and **Table 2**)

***P7. Owner and Address:**

South Coast Plaza
3315 Fairview Road
Costa Mesa, CA 92626-1610

***P8. Recorded by:**

Marcel Young
Michael Baker International
3100 Zinfandel Drive, #125
Rancho Cordova, CA 95670

***P9. Date Recorded:**

January 19-20, 2023

***P10. Survey Type:** Intensive
Pedestrian

***P11. Report Citation:** Anderson, Michelle and Marc Beherec. 2023. "Cultural and Paleontological Resources Identification Memorandum for the Village Santa Ana Mixed Use Project, City of Santa Ana, Orange County, California." Rancho Cordova, CA: Michael Baker International.

***Attachments:** ☒ Building, Structure, and Object Record ☒ Location Map ☒ Continuation Sheet

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 33

*NRHP Status Code 6Z

*Resource Name or #: South Coast Village

B1. Historic Name: South Coast Village

B2. Common Name: South Coast Village

B3. Original Use: Commercial

B4. Present Use: Commercial

***B5. Architectural Style:** Shed

***B6. Construction History:**

Refer to **Table 1** and **Table 2** for dates of construction (see Continuation Sheets).

***B7. Moved?** ☒ **No** **Date:** N/A **Original Location:** N/A

***B8. Related Features:** N/A

B9a. Architect: Bodrell Joer'dan Smith & Associates (architect); Donald C. Brinkerhoff (landscape architect)

B9b. Builder: South Coast Construction Company

***B10. Significance: Theme:** Architecture; Commercial Development

Area: Santa Ana, California

Period of Significance: 1972-1973

Property Type: Shopping Center

Applicable Criteria: N/A

Early History

Permanent Euro-American settlers arrived in the vicinity of present-day Santa Ana, California, en masse during the mid-nineteenth century. City founder William H. Spurgeon acquired approximately 70 acres of the former Rancho Santiago de Santa Ana in 1869 and subsequently plotted and developed a townsite. On the heels of nearly two decades of growth, hastened by the arrival of the Southern Pacific Railroad to the community in 1877, Santa Ana was officially incorporated as a city in 1886. Santa Ana was chosen as the seat of the newly formed Orange County in 1889 (ACHP n.d.; Goddard and Goddard 1988; OrangeCounty.net 2018).

Outside the city's historic core, originally bound by First Street, Broadway, Seventh Street, and Spurgeon Street, Santa Ana remained predominantly agrarian and sparsely developed through much of the first half of the twentieth century. This was particularly true of the area surrounding the subject property, which is located at the southernmost boundary of the current city limits, just north of the City of Costa Mesa. Historical maps and aerial photographs depict that the landscape around the subject property was previously characterized by large agricultural fields interspersed by modest, infrequent residences (USGS 1896, 1901, 1932, 1935, 1942, 1951; Orange County Archives 1931, 1938, 1947, 1952, 1953; Goddard and Goddard 1988) (see Continuation Sheets).

B11. Additional Resource Attributes: N/A

***B12. References:** (See Continuation Sheets)

B13. Remarks: N/A

***B14. Evaluator:**

Michelle Anderson, Architectural Historian

Michael Baker International

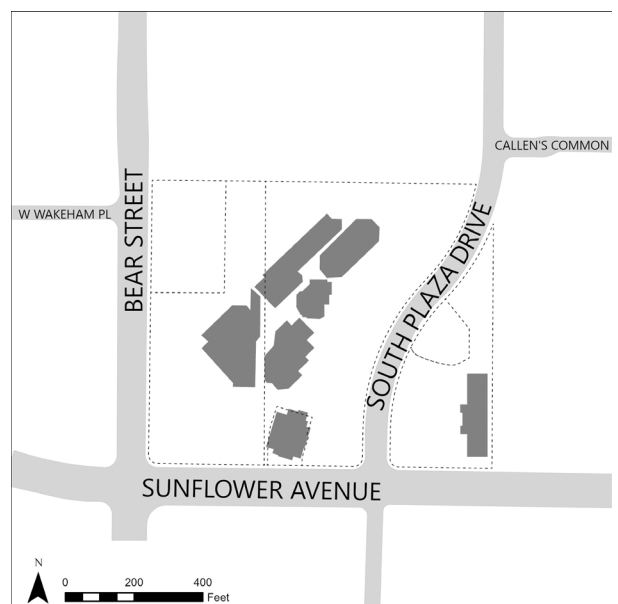
3100 Zinfandel Drive, #125

Rancho Cordova, CA 95670

***Date of Evaluation:** March 3, 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

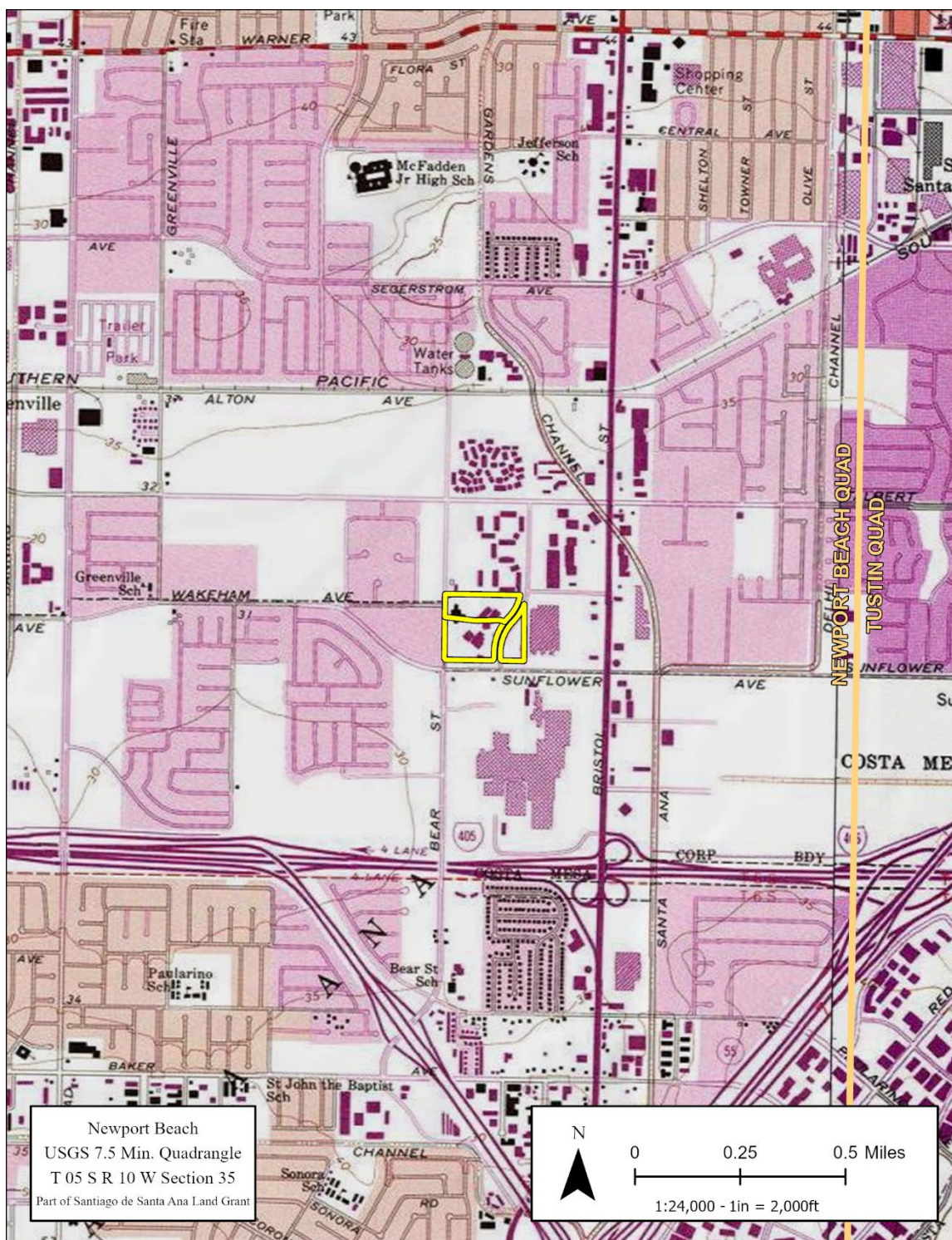
Page 3 of 33

*Resource Name or #: South Coast Village

*Map Name: Newport Beach, Calif.

*Scale: 1:24,000

*Date of map: 1965 (rev. 1982)



Page 4 of 33

*Recorded by: Marcel Young, Michael Baker International

*Date: January 19-20, 2023

*Resource Name or #: South Coast Village

☒ Continuation

P3a. Description (continued):



Photograph 2: View of the main vehicular entrance to the South Coast Village shopping center (Buildings A through E) from South Plaza Drive, facing northwest (Google Street View 2022b).



Photograph 3: View of the main vehicular entrance to the South Coast Village theater (Building F) from South Plaza Drive, facing southeast (Google Street View 2022b).

Page 5 of 33

***Resource Name or #:** South Coast Village

***Recorded by:** Marcel Young, Michael Baker International

***Date:** January 19-20, 2023

☒ Continuation



Photograph 4: View of a secondary vehicular entrance to South Coast Village from Sunflower Avenue, facing northwest (Google Street View 2022b).



Photograph 5: View of a secondary vehicular entrance to South Coast Village from South Bear Street, facing east (Google Street View 2022a).

Page 6 of 33

***Resource Name or #:** South Coast Village

***Recorded by:** Marcel Young, Michael Baker International

***Date:** January 19-20, 2023

☒ Continuation



Photograph 6: View of parking lot west of Buildings A through E, east of South Bear Street, facing east (Google Street View 2022b).



Photograph 7: View of a typical planting strip, located in the parking lot west of Buildings A through E, east of South Bear Street, facing northwest (Google Street View 2022b).

Page 7 of 33

*Recorded by: Marcel Young, Michael Baker International

*Date: January 19-20, 2023

*Resource Name or #: South Coast Village

☒ Continuation



Photograph 8: View of planting islands and trees in the parking lot located east of Buildings A through E, west of South Plaza Drive, facing southeast (Google Street View 2022b).



Figure 1: Aerial view of the subject property with the location of historic-period (blue) buildings and modern buildings (pink) denoted (Google Earth 2021).

Page 8 of 33

*Resource Name or #: South Coast Village

*Recorded by: Marcel Young, Michael Baker International

*Date: January 19-20, 2023

☒ Continuation

Historic-era Buildings

The following buildings presented in **Table 1** were at least 45 years of age at the time of survey on January 19, 2023 (see **Figure 1** for locations).

Table 1: Historic-age Features

Building/Structure ID	Use(s)	Construction Date	Sources(s)
A	Commercial Building	1973	Orange County Archives 1970; Historicaerials.com 1972; <i>Los Angeles Times</i> 1972, 1973a
B	Commercial Building	1973	Orange County Archives 1970; Historicaerials.com 1972; <i>Los Angeles Times</i> 1972, 1973a
C	Commercial Building	1973	Orange County Archives 1970; Historicaerials.com 1972; <i>Los Angeles Times</i> 1972, 1973a
D	Commercial Building	1973	Orange County Archives 1970; Historicaerials.com 1972; <i>Los Angeles Times</i> 1972, 1973a
E	Commercial Building	1973	Orange County Archives 1970; Historicaerials.com 1972; <i>Los Angeles Times</i> 1972, 1973a
F	Movie Theater	1972	Orange County Archives 1970; Historicaerials.com 1972; <i>Los Angeles Times</i> 1971a

Buildings A through E

The irregular plan, one- and two-story, Shed-style commercial buildings that comprise the shopping complex at South Coast Village, Buildings A through E, are clustered around a narrow internal courtyard oriented on a southwest to northeast axis on the west half of the property (**Photograph 9**). The courtyard is accessible via walkways between each of the buildings and is paved with original brick and faux cobblestone pavers. The primary entry, denoted by two original wood flagpoles, is located between Building B and Building C (**Photograph 10**). The courtyard features two green spaces. A grassy “village green” surrounded by trees is situated at the middle of the group of buildings (**Photograph 11**), whereas a common area surfaced with artificial sod is positioned between Building D and Building E. The latter communal space centers around a concrete fountain (**Photograph 12**).

Buildings A through E share similar designs and materials (**Photograph 13** through **Photograph 29**). Each building rests on a concrete foundation and is topped with multi-directional shed roofs clad with wood shingles. All of the buildings are sided with original vertical wood boards except for Building A, which is sheathed in modern metal shingles. Historical photographs suggest that the wood siding was originally stained, but has since been painted. Doors and windows throughout appear to be a combination of original and modern replacements. Most of the replacement window and door units are set in anodized metal frames. Other common alterations include modification or infill of openings and installation of storefront awnings.

Breaking from the modernistic minimalism that is typically prescribed by the Shed architectural style, Buildings A through E feature a number of traditional flourishes intended to evoke the appearance of a historical village center, such as multiple-light wood-frame windows, paneled wood doors, brick wall aprons, and ornamental light fixtures and hardware. Most of these embellishments are concentrated at anchor stores and restaurants within the complex.

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Photograph 9: View of the internal courtyard shared by Buildings A through E. Camera facing south, January 20, 2023.



Photograph 10: View of one of the flagpoles located between Building B and Building C. Camera facing east, January 20, 2023.

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Photograph 11: View of the “village green,” with the west side of Building C in the background. Camera facing northeast, January 20, 2023.



Photograph 12: View of common area lined with artificial sod. Camera facing south, January 20, 2023.

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Photograph 13: View of the west corner of Building A. Camera facing east, January 19, 2023.



Photograph 14: View of the south end of Building A. Camera facing northeast, January 19, 2023.

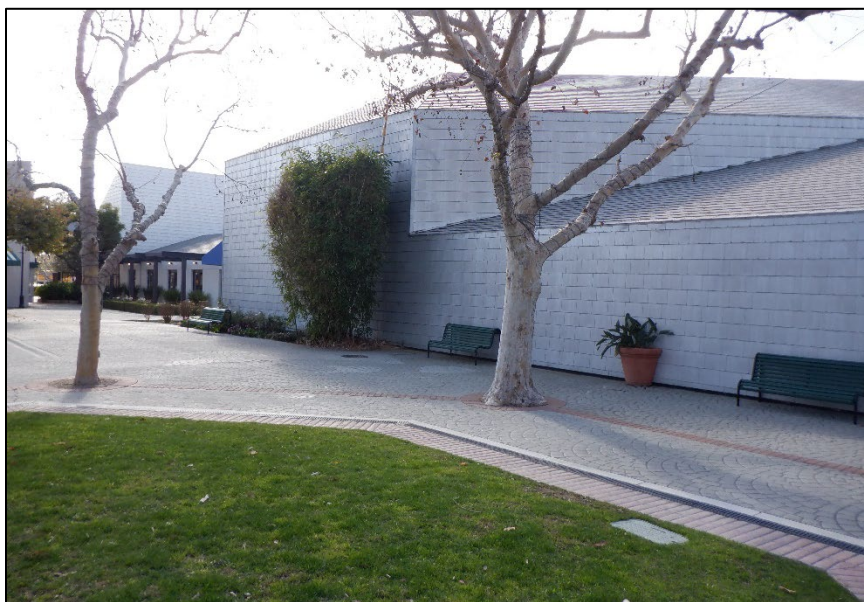
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Photograph 15: View of the east side of Building A. Camera facing southwest, January 19, 2023.



Photograph 16: View of the north end of Building A. Camera facing west, January 19, 2023.

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Photograph 17: View of the south end of Building B. Camera facing north, January 19, 2023.



Photograph 18: View of the east side of Building B. Camera facing northwest, January 19, 2023.

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Photograph 19: View of the north end of Building B. Camera facing southwest, January 19, 2023.



Photograph 20: View of the west side of Building B. Camera facing southeast, January 19, 2023.

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Photograph 21: View of the east side of Building C. Camera facing west, January 20, 2023.



Photograph 22: View of the east side of Building D. Camera facing northwest, January 20, 2023.

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Photograph 23: View of the north end of Building D. Camera facing southeast, January 20, 2023.



Photograph 24: View of the south end of Building D. Camera facing northeast, January 20, 2023.

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Photograph 25: View of the north end of Building E. Camera facing south, January 20, 2023.



Photograph 26: View of the west side of Building E. Camera facing southeast, January 20, 2023.

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Photograph 27: View of the west side of the south end of Building E. Camera facing northeast, January 20, 2023.



Photograph 28: View of the east side of the south end of Building E. Camera facing northwest, January 20, 2023.

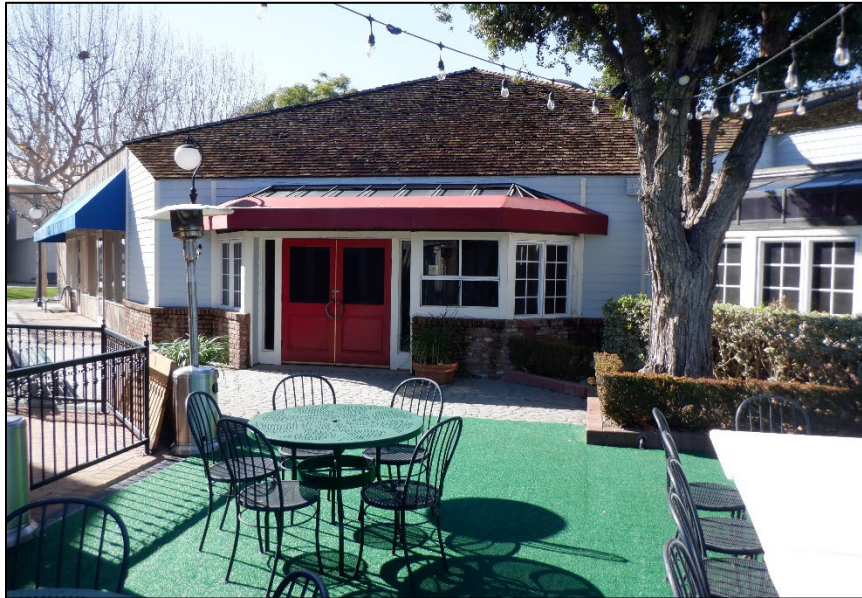
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Photograph 29: View of the east side Building E. Camera facing northwest, January 20, 2023.

Building F

Building F is a movie theater located on the east side of the South Coast Village property, east of South Plaza Drive (**Photograph 30** through **Photograph 34**). The building features a rectangular plan and a flat roofline. The roof surface is obscured from view by a low parapet. Metal flashing is installed at the roof edge. The building envelope is composed of textured concrete blocks. The exterior of the building is largely void of ornament and fenestration.

The main entrance is positioned on the primary, west façade and is accessed from a concrete sidewalk. Central glass doors are framed by fixed, metal-sash, full-height windows that form a glazed enclosure around the interior foyer. The entry is sheltered beneath a projecting portico consisting of three connected shed roof elements clad with wood shingles. The roof overhang is supported on squared posts wrapped with vertically oriented wood boards. The north and south elevations of the projection are also sided with vertical wood boards. Save for an emergency exit with a metal door near the southwest corner, there are no other openings on the west façade. Two additional emergency exits are located on the north end of the building, and a service entrance is located on the rear east side. There are no points of entry on the south end of the building. A rectangular sign displaying movie titles is mounted on two posts immediately south of the theater.

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Photograph 30: Primary, west façade of Building F, showing entrance portico. Camera facing northeast, January 19, 2023.



Photograph 31: Main entrance to Building F, located on the west façade. Camera facing northeast, January 19, 2023.

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Photograph 32: North end of the Building F. Note the presence of two service entries. Camera facing south, January 19, 2023.



Photograph 33: South end of Building F, flanked by a stand-alone sign mounted on two posts. Camera facing northwest, January 19, 2023.

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Photograph 34: Rear east side of Building F. Camera facing southwest, January 19, 2023.

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Modern Buildings

The building identified in **Table 2** was constructed during the past 45 years (1979 to present). This modern building was documented as part of the field survey. However, a detailed textual description was not prepared because the building is less than 45 years old and is not subject to California Register evaluation, at this time (see **Figure 1** for location).

Table 2: Modern Features

Building/Structure ID	Use(s)	Construction Date	Sources(s)	Photograph(s)
G	Restaurant	2001	City of Santa Ana n.d.; Historicaerials.com 2000, 2002	Photograph 35



Photograph 35: Primary, southeast east façade of Building G. Camera facing northwest, January 19, 2023.

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***B10. Significance (continued):**

Mid-Century Development in Santa Ana

Like many cities and towns in California, Santa Ana experienced a period of unprecedented growth during and following World War II as a result of wartime mobilization, improvement of regional transportation networks, and an abundance of local recreation opportunities. The population of Santa Ana exploded from 45,433 residents in 1950 to more than 100,000 by 1960. This growth translated into the magnification of the physical footprint of the city. New residential suburbs and commercial centers on the outskirts of Santa Ana were built, and highways were constructed or enhanced to connect them. Near the subject property, California State Route (SR) 55 was completed in 1962, Interstate 405 was completed in 1968, and SR 73 was completed in the late 1970s. The subject property was developed between 1972 and 1973, during the latter years of this period of mass suburbanization (Goddard and Goddard 1988; Richardson 1994; Kao 2008).

Property History

Through the 1960s, the vicinity of the subject property remained mostly under agricultural use. The first major retail intrusion into this rural setting occurred in 1967 when former lima bean producers C.J. Segerstrom & Sons constructed the South Coast Plaza mall on their land just south of the subject property. As early as 1970, the firm set its sights on building an outdoor “village” market to complement its thriving mall. The resulting South Coast Village (**Figure 2**), which opened to the public in 1973, consisted of an open-air pedestrian mall, a separate theater building, and at least two other buildings that are no longer extant. All of the buildings were designed in the Shed architectural style. According to Bodrell Joer’dan Smith, the executive architect on the project, the appearance of South Coast Village was inspired by the Segerstroms’ farming roots. In a 1973 interview with the *Los Angeles Times*, Smith stated that “it’s a farm community that’s grown big, so we’ve tried to create something simple with a contemporary feeling” (Hopkins 1973). Another article described the facilities as “one of the largest all-wood construction projects in California” (*Los Angeles Times* 1973c). Early tenants of the shopping center were varied, ranging from art galleries to clothing boutiques. (Orange County Archives 1960, 1970, 1980, 1983, 1987, 1990; Historicaerials.com 1972; USGS 1965a, 1965b, 1974; *Los Angeles Times* 1970, 1971a, 1971b, 1971c, 1971d, 1971e, 1972, 1973a, 1973b, 1973c; Hopkins 1973; *House & Home* 1975a; Google Earth 1995; Linh 2017; South Coast Plaza n.d.a., n.d.b.).

Although exterior fenestration and material changes have been applied to some of the buildings, the general layout of the South Coast Village complex has remained relatively intact since its construction. Multiple original buildings have been demolished during the last 45 years, including a building formerly situated northwest of Building A and a building formerly located in the current location of Building G (Orange County Archives 1960, 1970, 1980, 1983, 1987, 1990; Historicaerials.com 1972, 2000, 2002; Google Earth 1995; City of Santa Ana n.d.).



Figure 2: South Coast Village, photographed in 1976. Note the unpainted wood siding and wood shingle roofing (Tschoegl and Kinsman 1976).

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Its frequent inclusion in local press and trade magazines around the time of its opening implies some initial success. Over the following decades, though, evidence suggests that South Coast Village was continuously outshined by its profitable neighbor South Coast Plaza. In a 1986 *Los Angeles Times* article, South Coast Village was described as South Coast Plaza's "customer-hungry sibling" across Sunflower Avenue (Horovitz 1986). A physical link between the two malls was considered, but never materialized. Repeated investment in South Coast Plaza, now host to over 250 luxury stores and restaurants, underscores the prevailing inclination for indoor malls during the late twentieth century (**Figure 3** through **Figure 5**). Today, South Coast Plaza receives more than 20 million visitors per year and generates more than \$1.5 billion in revenue annually, making it the highest grossing planned retail center in the country (Horovitz 1986; HenrySegerstrom.com 2016d; Linh 2017; Page & Turnbull 2022; South Coast Plaza n.d.a., n.d.b.).



Figure 3: 1970 aerial photograph showing the initial footprint of the South Coast Plaza development, outlined in blue. The future location of South Coast Village is outlined in red (Orange County Archives 1970).

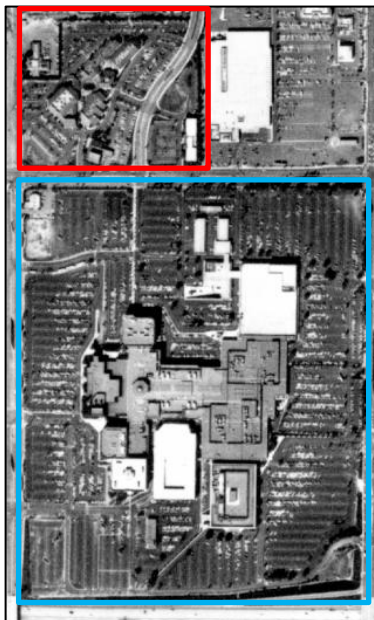


Figure 4: 1980 aerial photograph showing the completed South Coast Village, outlined in red, and the expanded South Coast Plaza, outlined in blue (Orange County Archives 1980).



Figure 5: 1990 aerial photograph showing South Coast Plaza, outlined in blue, and South Coast Village, outlined in red. Note that South Coast Plaza had been further expanded by 1990. Few physical changes to the South Coast Village plan had been introduced (Orange County Archives 1990).

People

South Coast Village and its predecessor South Coast Plaza were spearheaded by Henry T. Segerstrom of C.J. Segerstrom & Sons (**Figure 6**). The pioneer members of the Segerstrom family arrived in Orange County in 1898 and settled near the present location of the subject property. Prior to transitioning the family business into real estate management, the Segerstroms were the largest independent producer of lima beans in the nation. C.J. Segerstrom & Sons incorporated in 1937 as a means of keeping their vast acreage in the family. Born in 1923, Henry took an active role in the firm beginning in the late 1940s after receiving his Master's in Business Administration from Stanford University. Henry brought with him a long-range vision for the company, seeing the potential for a large retail and cultural center. Not long before South Coast Plaza opened in the 1960s, he and a hired consultant successfully lobbied to reroute the San Diego Freeway, which now passes through the Segerstrom's holdings as Interstate 405. Transportation connectivity with the greater Southern California region enabled the Segerstroms to grow their commercial empire in Costa Mesa and Santa Ana. Beyond the South Coast Plaza enterprise, Henry participated in local philanthropy efforts and civic life, and he received multiple awards for his business acumen and contributions. Henry passed away in 2014. Other members of the Segerstrom family remain involved in the real estate, architecture, and development activities of C.J. Segerstrom & Sons (Hopkins 1973; HenrySegerstrom.com 2016a, 2016b, 2016c, 2016d, 2016e, 2016f, 2016g, 2016h; Linh 2017; South Coast Plaza n.d.a., n.d.b.).

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Figure 6: Members of the Segerstrom family at a preview event for South Coast Village in 1973. Shown from left to right are Henry Segerstrom, Mrs. Anton Segerstrom, and Harold Segerstrom (Hopkins 1973).

Architect

Local news sources from the period of construction indicate that Bodrell Joer'dan Smith & Associates designed the historic-era buildings at South Coast Village. Bodrell Joer'dan Smith & Associates was organized in 1962 by its namesake architect Bodrell Joer'dan Smith. Born in 1931, Smith received his Bachelor of Arts in Architecture from the University of Southern California and his Master of Arts in Urban Planning from the Sorbonne, L'Institute D'Urbanisme. From 1956 to 1957, Smith worked as a designer under Le Corbusier. Between 1962 and the 1970s, Smith grew his company to four office locations, in Los Angeles, Seattle, Irvine, and Honolulu. A brochure detailing the firm's expertise and services provided evidence of its lengthy, award-winning portfolio of architecture and planning commissions, which was further corroborated by copious mentions in architectural trade journals. Bodrell Joer'dan Smith & Associates designed the plans for hundreds of high-profile medical facilities, office buildings, hotels, retail stores, residences, churches, and other building types, most commonly in the Contemporary and Brutalist architectural styles. UCLA's La Mancha Student Residence Hall, designed by Bodrell Joer'dan Smith & Associates in 1969, has been identified as a significant example of the Brutalist architectural style by SurveyLA (**Figure 7**) (Dixon 1962; *Architectural & Engineering News* 1962; *Arts & Architecture* 1963; *Architecture West* 1969; *Sunset Magazine* 1969; *Architecture California* 1988; Historic Resources Group 2015; Page & Turnbull 2019; Bodrell Joer'dan Smith & Associates n.d.; Prabook n.d.).

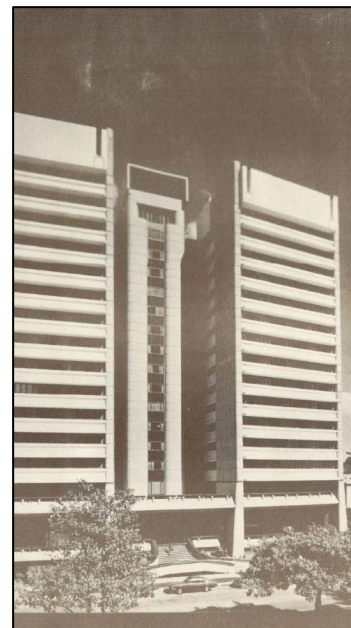


Figure 7: La Mancha Student Residence Hall at UCLA, now the W Hotel, designed by Smith and his team in 1969. This photograph was featured in a promotional portfolio of the firm's work, likely published in the 1970s (Bodrell Joer'dan Smith & Associates n.d.).

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Donald C. Brinkerhoff was hired to prepare the landscape design of the South Coast Village complex (*House & Home* 1975b). Brinkerhoff received his Bachelor of Science in Horticulture from California Polytechnic State University in 1952. He and his wife Barbara co-founded Lifescapes International, Inc., a globally recognized landscape architecture firm. More than one thousand projects, including master-planned communities, parks, golf courses, resorts, and casinos, can be attributed to Brinkerhoff or his firm. Brinkerhoff was particularly active in Las Vegas and has been described by his peers as having “transformed the once bland Las Vegas strip” by providing the landscaping vision for more than numerous flagship casinos there including, but not limited to, the Mirage, Treasure Island, Bellagio, Wynn, Venetian, and Encore (*Landscape Architect and Specifier News* 2021). He is also credited with the design of the center media of the Strip as part of the Las Vegas Beautification Project (**Figure 8**). Some of Brinkerhoff’s most important technical contributions to his field include the development of cobblestone-patterned concrete paving and coining the terms “softscape” and “hardscape” to distinguish planted features from solid landscape elements. Brinkerhoff was named a Fellow of the American Society of Landscape Architects in 1998, and he became the first architect to be inducted into the California Homebuilding Hall of Fame in 2001. He also received the Sarno Lifetime Achievement Award for Casino Design in 2005 and entered the Green Industry Hall of Fame in 2015 (*Las Vegas Review-Journal* 2021; *Landscape Architect and Specifier News* 2021; California Home Building Foundation n.d.; Green Industry Hall of Fame n.d.).



Figure 8: Before (left) and after (right) photographs of the Las Vegas Strip showing the results of the Las Vegas Beautification Project. Brinkerhoff designed the landscaping of the Strip’s center median as part of this project. The Strip has since been designated as a Nevada Scenic Highway (Lifescapes International, Inc. 2023a).

Architectural Style

The historic-period buildings that comprise the South Coast Village complex reflect elements of the Shed architectural style, which was popular in the United States from 1965 to 1980, and to a lesser extent through 1990. Influenced by precursor Contemporary architectural styles and the burgeoning environmental movement of the 1960s, the early proponents of the Shed style sought to meld modern design with nature. Northern California’s Sea Ranch Condominiums, designed by Charles Moore of Moore Lyndon Turnbull Whitaker, and the Hedgerow Houses, designed by Joseph Esherick of Joseph Esherick and Associates, introduced the style on the national stage during the early 1960s. Both projects produced striking yet simple residences that were subordinate to their environs on the Sonoma County coast. The uncomplicated, geometric forms of the buildings paired with their organic material finishes rendered a modern interpretation of the barns, cottages, and other vernacular building typologies already present on the landscape. These and similar developments were widely circulated in architectural periodicals, and the proliferation of the style was boosted during Moore’s tenure as Dean of the Yale School of Architecture from 1965 to 1970. Through the 1970s, the Shed style was adopted as a fashionable style for large-scale suburban tracts, as well as commercial developments. By about 1980, the Shed style began to fall out of favor as preference for traditional building design increased (McAlester 2013).

Identifiable characteristics of the Shed style include:

- Asymmetrical, geometric building plans and forms
- Multi-directional shed roofs of varying heights and arrangements
- Smooth roof-to-wall junctions with minimal or no roof overhang
- Wood board, shingle, or T1-11 exterior wall cladding

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- Obscured, recessed, or inconspicuous entries
- Large fixed-sash windows, clerestory window ribbons, and box windows (McAlester 2013).

Buildings A through F on the subject property include some of these features, such as irregular geometric forms, shed roofs, box windows, and extensive use of wood boards and shingles.

Property Type

South Coast Village is best described as an open-air pedestrian mall. Increased automobile ownership, rapid residential expansion, and growth of the middle class during the post-World War II era siphoned retail activity away from downtown commercial districts and led to the establishment of new, regional shopping centers across the nation. Much like South Coast Village and its neighboring parent development South Coast Plaza, these retail hubs were sited in suburban areas with convenient highway access (Page & Turnbull 2022).

The typical regional shopping center built during the immediate postwar period took the form of an open-air pedestrian mall with uniform, inward-facing buildings oriented around a landscaped courtyard or corridor (**Figure 9**). To attract car-bound customers, the complex would be adjoined on multiple sides by dedicated surface parking. The separation of parking and retail activities into distinct zones, however, compelled shoppers to stroll the mall on foot, thus acquainting them with stores that they might not have otherwise interacted with. Other amenities, such as artwork, seating areas, and designed landscape features, defined the internal pedestrian space as a relaxing social destination. Notable early examples of this open-air pedestrian mall typology include the Northgate Center in Seattle, Washington, opened in 1950; the Stonestown Shopping Center in San Francisco, opened in 1952, and the Northland Center in Southfield, Michigan, opened in 1954 (Page & Turnbull 2022).

By the 1960s, fully enclosed malls with large, anchor department stores supplanted open-air pedestrian malls as the dominant regional shopping center type. Endorsement of the enclosed mall model among developers was fanned by its ability to maintain year-round tenants and offer patrons a curated, self-contained, temperature-controlled experience. At the height of indoor mall construction in the 1970s and 1980s, some developers went so far as to enclose existing open-air pedestrian malls. The most well-known mall designers of this period included Victor Gruen Associates, who executed the initial plan of South Coast Plaza, and Welton Becket & Associates (House & Home 1975a; HenrySegerstrom.com 2016c; Page & Turnbull 2022).

Enclosed malls persisted in popularity through the early 2000s, but have slowly declined with the advent of online shopping and the economic fallout of the Great Recession. In more recent years, commercial development has trended toward mixed-use, transit-oriented projects and, in some cities, reinvestment in historical downtown cores (Page & Turnbull 2022).

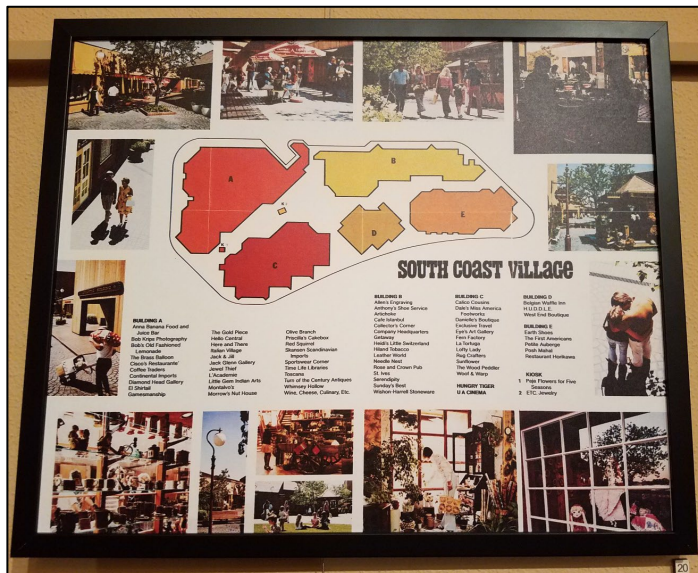


Figure 9: Reproduction of an early location map of South Coast Village. Note how each of the component commercial blocks of the complex (Buildings A through E), save for the theater (Building F, not shown here), are oriented around an open-air corridor (Jepsen 2017).

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California Register of Historical Resources Evaluation

The following includes an evaluation of South Coast Village for its eligibility for listing on the California Register (OHP 2001). This property has not previously been evaluated for the California Register (OHP 2023). It has been evaluated herein in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

Criterion 1 – Research did not demonstrate that this property is associated with events significant to the broad patterns of our history or culture at the local, state, or national level. South Coast Village was completed in 1973, at the latter end of the mid-century period of suburbanized growth in Santa Ana. This property, particularly when considered separately from its parent development South Coast Plaza, is not directly or significantly associated with this period in history and is not known to have individually made a significant contribution to other broad patterns of local, regional, state, or national culture or history. It was not an early or pioneering commercial retail center of its kind in Santa Ana or Orange County, and its existence did not influence the later course of commercial development in the area. Therefore, the property is recommended not eligible for listing in the California Register under Criterion 1.

Criterion 2 – Research failed to indicate that South Coast Village is associated with the lives of persons who significantly contributed to culture or history at the local, state, or national level. To be eligible under Criterion 2, a property must be directly associated with a person's productive life during the period in which they achieved their significance. Additionally, if multiple properties are linked to the productive life of a significant person, those properties must be compared to determine which best represents the historical contributions of that individual. Although Henry T. Segerstrom and other leading members of the C.J. Segerstrom & Sons firm may be considered significant for their prominent roles as moguls of commercial development in Southern California, this small pedestrian mall is not the best reflection of their impact on their field or community. South Coast Village does not represent the first commercial property developed by the Segerstroms, nor is it as consequential in conveying the lasting legacy of the family as its parent development South Coast Plaza. Furthermore, there is no demonstrable evidence that any historic-period or current shop tenants or their employees made significant contributions to history at the local, state, or national level as occupants of South Coast Village. Therefore, this property is recommended not eligible under California Register Criterion 2.

Criterion 3 – The historic-period buildings that comprise South Coast Village, constructed between 1972 and 1973, display elements of the Shed architectural style, which was popular in the United States during the mid- to late twentieth century. These buildings were not conceptualized early in the period of significance or by one of the progenitors of the Shed style, and their design did not have repercussions for the adoption of the style in other commercial settings. These buildings are relatively simple, hybridized iterations of the Shed style, incorporating a variety of unrelated traditional architectural details. Many of the buildings' features that would typically identify them as notable examples of the Shed style have been altered. Such alterations include, but are not limited to, the installation of metal shingles on Building A, painting of the extant original wood siding, and replacement and reconfiguration of fenestration. South Coast Village is also not significant as an early or important example of the open-air pedestrian mall property type. Open-air pedestrian malls peaked in popularity during the 1950s. By the early 1960s, their construction was outpaced by new, fully enclosed malls. South Coast Village appears to have been a one-off open-air pedestrian mall built at a time in which fully enclosed malls, such as South Coast Plaza, represented the cutting edge of mall development.

South Coast Village is not significant under Criterion 3 for its association with a master architect, builder, or craftsman. A master is a figure of generally recognized greatness in architecture or craftsmanship. To be eligible, a property must express a particular phase in the development of the master's career, a pivotal aspect of their work, or a particular idea or theme in their craft. As such, a property is not eligible as the work of a master simply because it was designed by a prominent architect or constructed by a successful builder. The historic-period buildings that comprise South Coast Village were designed by renowned architect Bodrell Joer'dan Smith of Bodrell Joer'dan Smith & Associates. The landscape plan for the property was prepared by celebrated landscape architect Donald C. Brinkerhoff of Lifescapes International, Inc. Both architects may be considered masters based on their contributions within their respective disciplines. However, the subject property is a modest, unexemplary representation of those accomplishments when compared against their vast bodies of work. Underscoring this, South Coast Village is not listed among Bodrell Joer'dan Smith & Associates' commercial designs in their promotional portfolio published in the 1970s, and it is likewise absent from the past projects section of Lifescapes International's website (Bodrell Joer'dan Smith & Associates n.d.; Lifescapes International, Inc. 2023b). In general, the complex lacks striking architectural elements and high artistic value, and it is not one of the notable commissions designed by Smith or Brinkerhoff. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 3.

Criterion 4 – The built environment of the subject property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or commercial development. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 4.

Conclusion – Lacking significance, this property is recommended ineligible for listing in the California Register. As such, South Coast Village is not a historical resource as defined by CEQA Section 15064.5(a).

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary#
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***B12. References (continued):**

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Attachment 6
Paleontological Record Search Results
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