ARCHAEOLOGICAL RESOURCES STUDY FOR THE PROSPECT AND 17TH PROJECT

CITY OF TUSTIN, ORANGE COUNTY, CALIFORNIA

APNs 401-401-12 to -17

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Report Title:	Archaeological Resources Study for the Prospect and 17th Project, City of Tustin, Orange County, California (APNs 401-401-12 to -17)
Type of Study:	Phase I Cultural Resources Survey
USGS Quadrangle:	*Orange, California* (7.5-minute)
Acreage:	Approximately 8.5 acres
Key Words:	Archaeological survey; Tustin Financial Plaza; No archaeological resources identified; notification of a qualified archaeologist in the event of a discovery during grading recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request from the project applicant, BFSA Environmental Services, a Perennial Company (BFSA), conducted an archaeological resources study for the proposed Prospect and 17th Project (Assessor's Parcel Numbers [APNs] 401-401-12 to -17). The approximately 8.5-acre project is located southeast of the intersection of Prospect Avenue and 17th Street in the city of Tustin, Orange County, California. The project is situated within an unsectioned area, Township 5 South, Range 9 West of the San Bernardino Baseline and Meridian, as shown on the United States Geologic Survey (USGS) *Orange, California* (7.5-minute) topographic quadrangle map. The project consists of a proposal to demolish the existing five-building office complex, the Tustin Financial Plaza, for the construction of a new residential condominium development.

This report focuses on the property's potential for archaeological resources, as a Historical Resource Analysis Report (HRAR) of the Tustin Financial Plaza is being completed separately. As such, the purpose of this investigation was to locate and record archaeological resources within the project, and subsequently evaluate any resources that could be impacted by the development as part of the City of Tustin's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological resources investigation included a review of an archaeological records search conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) to assess previous archaeological studies and identify any recorded archaeological sites within the project. No resources or previous studies of the property are on file with the SCCIC; however, four resources, all historic, and 18 previous studies are mapped within a one-mile radius. Although not listed in the National Register of Historic Places (NRHP) index, the Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD), or on file with the SCCIC, the Tustin Financial Plaza is identified in the City of Tustin Citywide Historic Resources Survey Update as a potential Historical Resource (ARG 2021). A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC), which returned negative results.

Survey conditions were generally good; however, ground surface visibility was limited due to the still extant Tustin Financial Plaza. The survey did not locate any archaeological resources within the project. Given current development found within the property, the potential for intact subsurface archaeological resources is low. However, it is recommended the grading permit includes a condition requiring the applicant to contact a Secretary of Interior qualified archaeologist in the event of inadvertent archaeological discoveries during grading to evaluate the potential resource in accordance with the CEQA. It is also recommended that, prior to the issuance of the grading permit, the HRAR of the Tustin Financial Plaza be completed in accordance with the previous recommendations of the Tustin Citywide Historic Resources Survey Update (ARG 2021). A copy of this report will be permanently filed with SCCIC at CSU Fullerton. All notes, photographs, and other materials related to this project will be curated at the BFSA archaeological laboratory in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

The archaeological resources study program for the Prospect and 17th Project was conducted in compliance with the CEQA and City of Tustin environmental requirements. The approximately 8.5-acre project (APNs 401-401-12 to -17) is located southeast of the intersection of Prospect Avenue and 17th Street in the city of Tustin, Orange County, California (Figure 1.1–1). The project is situated within an unsectioned portion (Township 5 South, Range 9 West [projected]) of the San Bernardino Baseline and Meridian, as shown on the USGS *Orange, California* (7.5-minute) topographic quadrangle map (Figure 1.1–2). The project proposes the demolition of the existing five-building office complex, the Tustin Financial Plaza, for the construction of a new residential condominium development (Figure 1.1–3). The decision to request this investigation was based upon the archaeological sensitivity of the locality, as suggested by known site density and predictive modeling. However, this report focuses on the property's potential for archaeological resources, as a HRAR of the Tustin Financial Plaza is currently being prepared separately from this archaeological study. Sensitivity for archaeological resources in a given area is usually indicated by known settlement patterns, which in Orange County were focused around freshwater resources and a food supply.

1.2 Environmental Setting

The Prospect and 17th Project is generally situated within the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest-to-southeast trend through the county, extends about 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The project is situated approximately four miles east of the Santa Ana River, two miles south of Santiago Creek, and four miles west of the Santa Ana Mountains.

Geologically, the surficial sediments across the project are mapped as middle to early Pleistocene-aged old alluvial fan deposits, characterized as moderately to well-consolidated silt, sand, and gravel (Morton and Miller 2006). The specific soil types mapped within the property are San Emigdio fine sandy loam, 0 to 2 percent slopes (194), and Modjeska gravelly loam, 0 to 2 percent slopes (168) (NRCS 2019).

The property contains an existing office complex completed in 1974 (Architectural Resources Group, Inc. [ARG] 2021). Having previously been graded for development, the property is relatively flat, with an average elevation of approximately 165 feet above mean sea level. Vegetation within the property consists entirely of maintained commercial landscaping. The vegetation during prehistoric times most likely consisted of a river valley riparian environment within the Santa Ana River watershed, native oak trees, and coastal/inland sage/scrub and chaparral in the nearby foothills.

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Figure 1.1–1
General Location Map

The Prospect and 17th Project

ESRI World Topographic Map

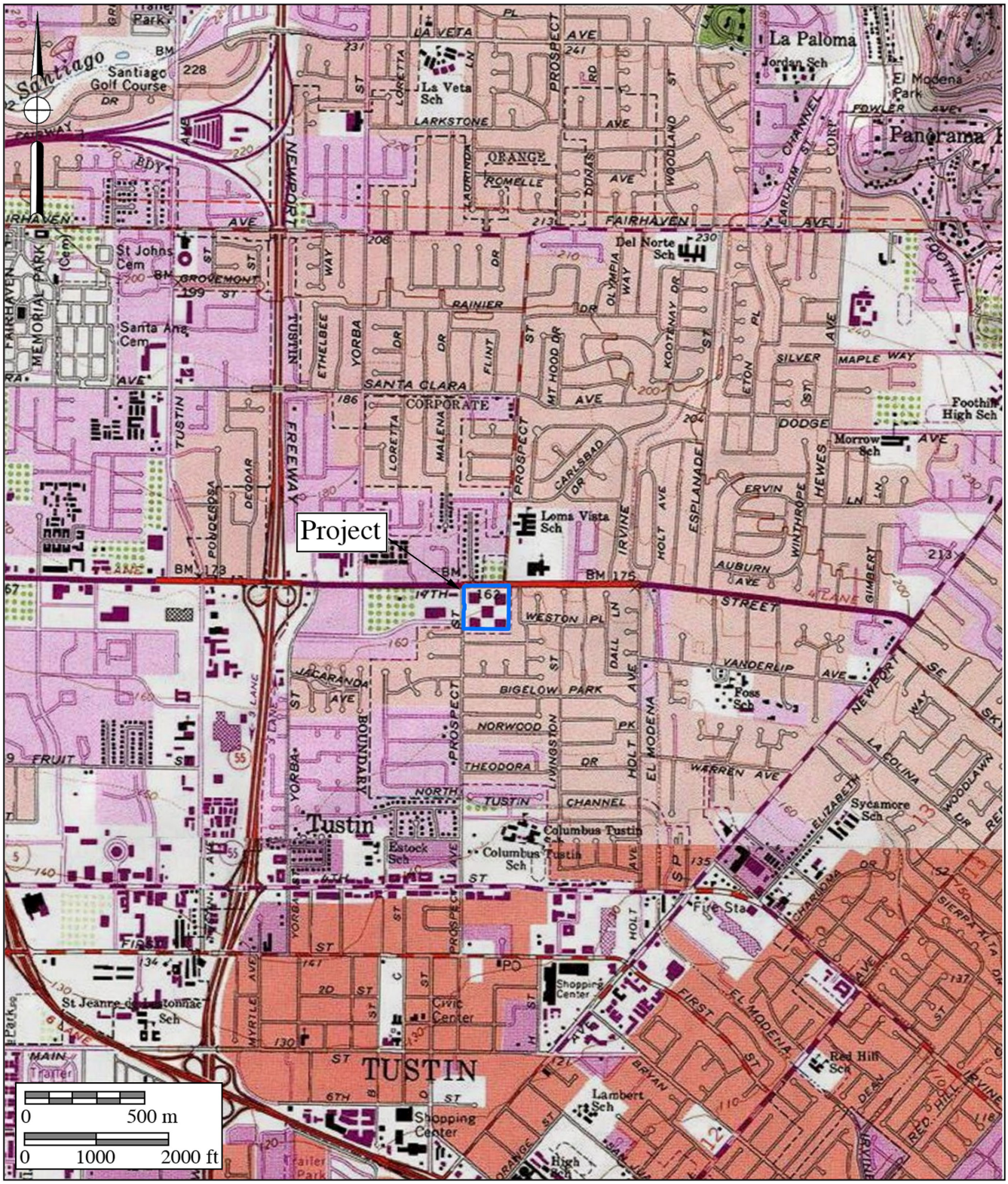

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Figure 1.1–2
Project Location Map

The Prospect and 17th Project

USGS *Orange* Quadrangle (7.5-minute series)

Legend

Project Boundary

0 10 20 30 ft

0 3 6 9 m

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Figure 1.1–3

Conceptual Site Plan Map

The Prospect and 17th Project

1.3 Cultural Setting

1.3.1 Prehistoric Period

Archaeological investigations in southern California have documented a rich and diverse record of human occupation spanning the last 10,000 years. In northern San Diego, Orange, and Riverside counties, most researchers organize prehistory into the Paleo Indian, Archaic, and Late Prehistoric Periods, and history into the Mission, Rancho, and American Settlement periods. The archaeological manifestations of these periods include the San Dieguito Complex, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, which have been used to describe the Archaic and Late Prehistoric periods in the region.

Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

The Paleo Indian Period is associated with the terminus of the late Pleistocene (11,500 to 9,000 years before the present [YBP]). The term "San Dieguito Complex" is a cultural distinction used to describe a group of people that occupied sites in the region between 11,500 and 7,000 YBP. Initially believed to be big game hunters, the San Dieguito were better typified as wide-ranging hunter-gatherers. The earliest evidence of San Dieguito Complex sites is known from San Diego County, the Colorado Desert, and further north along the California coast. These people abandoned the drying inland lakes of the present California desert and arrived in San Diego County circa 9,000 YBP, as documented at the Harris (SDI-149; Warren 1966), Rancho Park North (SDI-4392; Kaldenberg 1982), and Agua Hedionda (SDI-210/UCLJ-M-15 and SDI-10,965/SDM-W-131 [Moriarty 1967; Gallegos and Carrico 1984; Gallegos 1991]) sites.

A San Dieguito component appears to have been present in the lower strata, "Malaga Cove I," at the Malaga Cove Site (LAN-138) in the city of Palos Verdes Estates, Los Angeles County (Walker 1951). Other Paleo Indian Period sites with San Dieguito components in the coastal region of southern California have been identified at the Irvine (ORA-64 [Drover et al. 1983; Macko 1998]), Ballona Creek, Angeles Mesa, and Rancho La Brea (Wallace 1955: 215–218) sites.

Diagnostic San Dieguito artifacts include finely crafted scraper planes, choppers, scrapers, crescentics, elongated bifacial knives, and intricate leaf-shaped points (Rogers 1939; Warren 1967). This tool assemblage resembles those of the Western Lithic Co-Tradition (Davis et al. 1969) and the Western Pluvial Lakes Tradition (Bedwell 1970; Moratto 1984). Typical San Dieguito sites lack ground stone tools. The San Dieguito Complex is the least understood of the cultures that occupied the southern California region and debate continues as to whether the San Dieguito sites are actually different activity areas of the early Encinitas Tradition peoples (Bull 1987; Gallegos 1987), or whether the San Dieguito Complex peoples had a separate origin and culture from the Encinitas Tradition (Hayden 1987; Moriarty 1987; Smith 1987). According to this second scenario, the San Dieguito Complex peoples may have been assimilated into the dominant Encinitas Tradition culture (Kaldenberg 1982; Moriarty 1967). A third possibility is that the San Dieguito Complex gave rise to the Encinitas Tradition (Koerper et al. 1991).

Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

The Archaic Period began with the onset of the Holocene circa 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and rising sea levels. The warming trend and rising sea levels generally continued until the late Holocene. Archaeological research indicates that southern California was occupied between 9,000 and 1,300 YBP by a population(s) that utilized a wide range of both marine and terrestrial resources. A number of different archaeological manifestations based upon geographical setting, tool kit, and/or chronology are recognized during the Archaic Period, including the Milling Stone Horizon and San Dieguito, La Jolla, Encinitas, and Pauma complexes. Archaic sites generally contain milling tools, especially manos and metates, cobble and flake tools, dart projectile points and the concomitant use of the atlatl, crescents, shell, fish, and animal bone representing large and small game. Additionally, Archaic groups buried their dead as flex inhumations, a religious and cultural practice that is distinct from the succeeding Late Prehistoric groups.

The La Jolla Complex, regionally associated with the Encinitas Tradition (Warren 1968), shared cultural components with the widespread Milling Stone Horizon (Wallace 1955). The coastal expression of this complex, which focused upon coastal resources and development of deeply stratified shell middens primarily located around bays and lagoons, appeared in the southern California coastal areas. Some of the older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of more than 7,000 years in this region, beginning more than 9,000 YBP.

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools closely associated with the marine resources of the area, cobble-based tools, and flexed human burials (Shumway et al. 1961; Smith and Moriarty 1985). While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing, which suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period (Koerper et al. 1986). Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads.

By 5,000 YBP, an inland expression of the La Jolla Complex, which exhibits influences from the Campbell Tradition from the north, is evident in the archaeological record. These inland Milling Stone Horizon sites have been termed “Pauma Complex” (True 1958; Warren et al. 1961; Meighan 1954). By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have a greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary

lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex (True 1980), it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples.

Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

The Late Prehistoric Period, sometimes referred to as San Luis Rey I and II, began approximately 1,300 YBP. Cremation, ceramics, the bow and arrow, small triangular points, the use of Obsidian Butte obsidian, and the reliance upon the acorn as a main food staple are the defining characteristics of the Late Prehistoric Period (Chartkoff and Chartkoff 1984; Gallegos 2002; Moratto 1984). These characteristics are thought to represent the movement of Shoshonean-speaking groups into northern San Diego, Orange, Riverside, and Los Angeles counties. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, cremation of the dead, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, milling technologies such as the bedrock mortar for use in acorn processing.

Protohistoric Period (Late Holocene: 1790 to Present)

The Protohistoric period began with the Hispanic intrusion into southern California and the founding of the Mission San Juan Capistrano near what is currently the Lake Forest area in 1776. Ethnohistorical and ethnographic evidence indicates that three Shoshonean-speaking groups that occupied the southern and eastern portions of Orange County were the Luiseño, Gabrielino, and Acjachemem (Juaneño), each of which is culturally similar but possesses slight dialectic differences. Along the coast, the groups made use of the available marine resources by fishing and collecting mollusks for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for these groups. The elaborate kinship and clan systems between these groups facilitated a wide-reaching trade network, which included the trade of Obsidian Butte obsidian, resources from the eastern deserts, and steatite from the Channel Islands. All three groups also shared a distinct world view that stemmed from use of the hallucinogen datura and an elaborate religion that included ritualized sand paintings of the sacred being Chingichngish (Bean and Shipek 1978; Kroeber 1976). Some notable differences, however, can be seen in the material culture between the three groups. For example, the Gabrielino used containers made from steatite, which is a soapstone material from the Santa Catalina Islands, instead of pottery, which was the preferred material for the Juaneño and the Luiseño (Kroeber 1976).

The Luiseño, Gabrielino, and Juaneño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were composed of areas that were both publicly and privately owned. Publicly owned areas included trails, temporary campsites, hunting areas, and

quarry sites. Inland groups had fishing and gathering sites along the coast that were utilized, particularly from January to March, when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. For the remainder of the year, most would remain at the village sites, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1976).

The Aliso Creek watershed has been reported to be the ethnohistoric boundary between the Luiseño, Gabrielino, and Juaneño. The Gabrielino occupied territory northwest of Aliso Creek, the Juaneño occupied territory to the south, and the Luiseño occupied territory to the southeast and east. However, there is evidence indicating that the Juaneño territory extended farther north, possibly past the Santa Ana River into modern-day Huntington Beach (Boscana 1978 [1933]).

1.3.2 Historic Period

The historic period began on July 16, 1769, when the first Spanish exploring party commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations) arrived in San Diego to secure California for the Spanish (Palou 1926). The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. Missions were constructed from San Diego to as far north as San Francisco. The mission locations were based upon a number of important territorial, military, and religious considerations. Grants of land were made for those who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish, each mission was placed to command as much territory and as large a population as possible.

Mission San Juan Capistrano, located near the present Lake Forest area, exerted much influence over the Juaneño, who either adapted to mission life, rebelled and ran away, or died from European diseases. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities. This route was considered to be the most direct path between the missions (Rolle 1969). As increasing numbers of Spanish and Mexican people, and the later Americans during the Gold Rush, settled in the area, the Native populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

By 1821, Mexico had gained independence from Spain and the northern territories were subject to political repercussions. By 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister to the Native Americans (Engelhardt 1921). Large tracts of land continued to be granted to those who applied or had gained favor with the Mexican government. Grants of land were also made to settle government debts.

California was invaded by United States troops during the Mexican-American War of 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal

objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

In 1848, the Treaty of Guadalupe Hidalgo granted sovereignty over Alta California, New Mexico, and Arizona to the United States, which began the American Settlement Period. The new colonial order soon seized power in California, with disastrous results for the native people (Castillo 1978). European control over Alta California had been concentrated along the coast but with the great influx of American colonists seeking land and mineral resources, the inland became more populated and native populations were displaced from more of their lands. Conflicts between the Native Americans and the intruding white colonists led to the establishment of reservations for some villages by executive order.

The cattle ranchers of the "counties" of southern California prospered during the cattle boom of the early 1850s. Raising cattle soon declined, however, contributing to the expansion of agriculture. The completion of the transcontinental railroad in 1869 encouraged developers, land speculators, and colonists to invest and live in southern California. Orange County's economy changed from stock raising to farming, and growing grain or citrus crops replaced the raising of cattle in many of the county's inland valleys (Blick 1976; Elliott 1965).

General History of the Tustin Area

As part of a petition to the Spanish government in 1810, José Antonio Yorba and his cousin Juan Pablo Peralta were granted 78,941.0 acres of grazing land previously, which had previously been granted to Juan Pablo Grijalva, their uncle and father, respectively (Maniery et al. 2006). Their holdings, known as the Rancho Santiago de Santa Ana, were subdivided within the family over the next 50 years. In 1868, Petaluma carriage maker and property developer Columbus Tustin (Plate 1.3–1) purchased a portion of the Rancho and settled on the property (City of Tustin 2018).

> Our old fellow citizen Columbus Tustin left Petaluma on Monday for his new possession, on the Santa Anna ranch, some forty miles below Los Angeles. Mr. Tustin informs us that he has secured some six-hundred and fifty-odd acres of land there, and has just shipped thither some 15,000 trees, consisting of apple, peach, pear, plum, nectarine, walnut, orange, etc. Being located on the main stage road from Los Angeles south, Mr. Tustin intends to survey off town on his ranch, and is sanguine that it will prove a success. (*Petaluma Weekly Argus* 1869)

Plate 1.3–1: Columbus Tustin.
Photograph courtesy of the Tustin Area Museum.

In hopes of building a town, Tustin divided 100 of his acres into 300 square blocks and laid out streets. While Tustin ultimately gave plots of land away in order to aid the development of his city, when Santa Ana was chosen as the terminus of the Southern Pacific Railroad, growth within the city of Tustin waned. On July 23, 1883, Tustin died without realizing the dream of a successful city named after him. Following his death, however, the City of Tustin experienced an economic boom due to the establishment of a bank and large hotel by the Tustin Improvement Association. By 1888, the Southern Pacific Railroad had set up a station in Tustin, which ran two trains daily between Tustin and Los Angeles, which led to the establishment of the Utt Juice Company and the San Joaquin Fruit Company in the city (City of Tustin 2018).

Unfortunately, the early success of Tustin was brief:

> The successes of the 1880s were reversed by the Panic of 1893 which led to the demise of several businesses in town and closure of the bank (1902). With the new century came a gradual rebuilding of the economy and the successful additions of the First National Bank of Tustin (1911), the Tustin Lumber Company, Tustin Garage, Tustin Hardware, Piepers Feed Store, the Utt Juice Company, and three large citrus association packing houses. (City of Tustin 2018)

In 1927, Tustin was incorporated as a "small agricultural community of approximately 200 acres and 900 residents" (City of Tustin 2018). Growth within the community was slow through the 1930s and 1940s due to the Great Depression and World War II:

> In 1942, the war brought a new kind of growth to Tustin when the U.S. Navy built its Lighter-Than-Air Base on nearby beanfields. By the 1960s, rising land values and falling grove production induced agricultural landowners to sell their land for urban development. As a result of new development and annexations, the City's population jumped from 2,000 in 1960 to 21,000 in 1970 and has continued to grow at a steady pace to reach a 2007 population of over 72,500. (City of Tustin 2018)

1.4 Results of the Archaeological Records Search

BFSA conducted an archaeological records search at the SCCIC at CSU Fullerton. The records search results did not identify any previously recorded resources within the project; however, four resources, all historic, are recorded within a one-mile radius of the subject property. Detailed descriptions of the recorded resources identified in the SCCIC search are presented below in Table 1.4–1, and the complete records search results can be found in Appendix B.

Table 1.4–1
Cultural Resources Recorded Within One Mile of the Project

Site Number	Site Type
P-30-150051	Historic Red Hill Water Company Pumping Plant
P-30-161988	Historic single-family residence
P-30-162471	Historic Tustin O1d Town Resources District
P-30-177515	Historic Church

The SCCIC records search also identified 18 previous studies conducted within one mile of the proposed project. None of the previous studies included the subject property.

BFSA also reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places (NRHP) index
- The Office of Historic Preservation (OHP), Built Environment Resources Directory
- The City of Tustin Citywide Historic Resources Survey Update, prepared in 2021 by ARG
- The 1896 *Anaheim, California* USGS 7.5' topographical map
- The 1932, 1950, 1970, 1974, and 1982 *Orange, California* USGS 7.5' topographic quadrangle maps
- Historic aerial photographs (1946 to 2024)

Based upon historic aerials and topographic maps, a structure, likely a single-family residence, was present on the property by 1896 and the property also contained an agricultural grove of trees. The property appears to have remained agricultural until the 1972 aerial image which depicts the property entirely cleared and currently under development for the existing Tustin Financial Plaza, originally the Meredith Financial Centre (ARG 2021). Although not listed in the NRHP index, BERD, or on file with the SCCIC, the Tustin Financial Plaza is identified in the City of Tustin Citywide Historic Resources Survey Update as a potential Historical Resource and recommended additional study of the buildings (ARG 2021).

BFSA also requested a SLF search from the NAHC. The SLF search results were negative for any recorded Native American sacred sites or locations of religious or ceremonial importance within the project vicinity. All correspondence is provided in Appendix C.

1.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Orange County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in

demonstrating resource importance. Specifically, the criteria outlined in CEQA and City of Tustin environmental guidelines provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (CRHR) (Public Resources Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (Public Resources Code SS5024.1, Title 14, Section 4852) including the following:

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

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
2) The significance of a historical resource is materially impaired when a project:

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

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is a historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is a historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine

whether the project location contains unique archaeological resources.

4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

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

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirements of CEQA and the Coastal Act.

1.5.2 City of Tustin Cultural Resource Designation Criteria

Tustin City Code Section 9252.d establishes seven local criteria for the designation of cultural resources. A resource may be designated as locally significant if it meets one or more of the following criteria:

1. It exemplifies or reflects special elements of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage; or
2. It is identified with persons, a business use or events significant in local, state, or national history; or
3. It embodies distinctive characteristics of style, type period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
4. It is representative of the notable work of a builder, designer, or architect; or
5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community or the City; or
6. Its integrity as a natural environment or feature strongly contributes to the well being of residents of the City or the well being of a neighborhood within the City; or

7. It is a geographically definable area possessing a concentration or continuity of site, buildings, structures or objects as unified by past events or aesthetically by plan or physical development.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is west-central Orange County. The scope of work for the cultural resources study conducted for the Prospect and 17th Project included a survey of an approximately 8.5-acre area. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project discussed above.

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do located sites compare to others reported from different surveys conducted in the area?
- How do located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural resources occurring within the project;
2) To determine, if possible, site type and function, context of the resource(s), and

chronological placement of each cultural resource identified;

3) To place each cultural resource identified within a regional perspective; and
4) To provide recommendations for the treatment of each cultural resource identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The archaeological resources study of the project consisted of an institutional records search, an intensive cultural resources survey of the approximately 8.5-acre project, and the preparation of this technical report. This study was conducted in conformance with City of Tustin environmental requirements, Section 21083.2 of the California Public Resources Code, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 15 meters apart while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were frequently taken.

3.2 Results of the Field Survey

BFSA archaeologist Allison Reynolds conducted the archaeological survey for the Prospect and 17th Project on February 19, 2025, under the direction of Principal Investigator Tracy A. Stropes M.A., RPA. The survey was an intensive reconnaissance, consisting of a series of survey transects across the project. Survey conditions were generally good; however, ground surface visibility was limited throughout the survey area due to the still extant Tustin Financial Plaza buildings and hardscape, which comprised the majority of the property. The subject property is characterized by an existing five-building office complex, paved parking lots, and maintained commercial landscaping (Plates 3.2–1 to 3.2–4). No archaeological resources were identified during the survey.

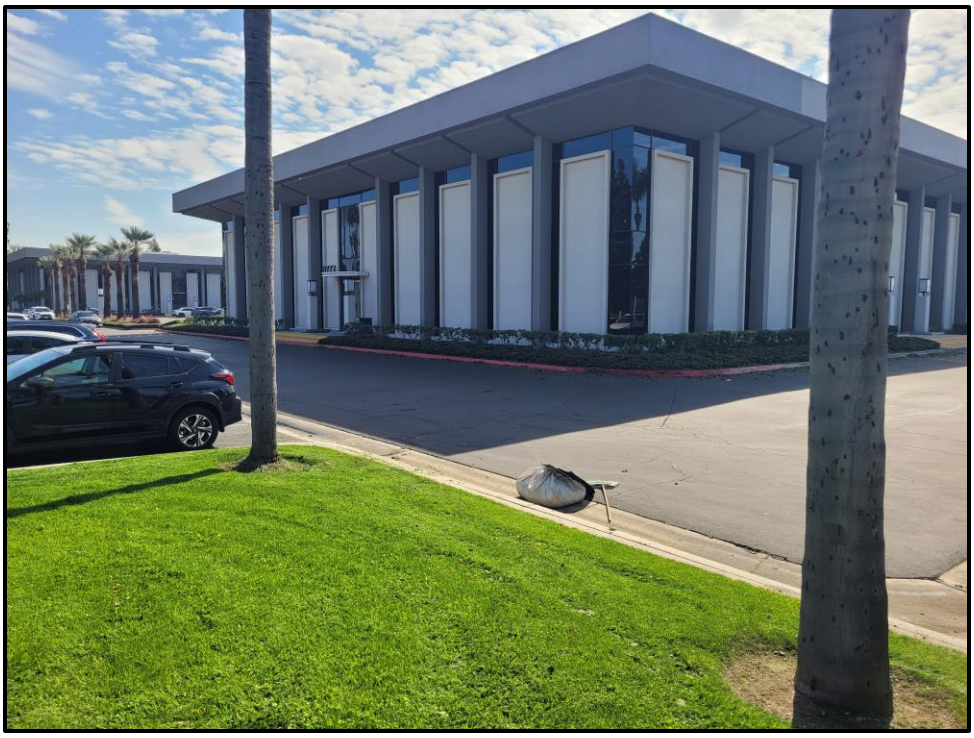

Plate 3.2–1: Overview from the northwestern corner of the project, facing southeast.

Plate 3.2–2: Overview from the southwestern corner of the project, facing northeast.

Plate 3.2–3: Overview from the center of the southern boundary of the project, facing north.

Plate 3.2–4: Overview from the center of the northern boundary of the project, facing south.

4.0 RECOMMENDATIONS

No archaeological resources were identified as a consequence of the records research or field survey. Given the current development of the property, the potential for intact subsurface archaeological resources is low. However, due to restricted visibility of the natural ground surface during the survey, it is recommended the grading permit includes a condition requiring the applicant to contact a Secretary of Interior qualified archaeologist in the event archaeological discoveries are inadvertently unearthed during grading. The archaeologist should be given the opportunity to record and evaluate any discovery in accordance with the CEQA. Further, any archaeological discovery should be reported to the City of Tustin and the SCCIC. It is also recommended that, prior to the issuance of the grading permit, the HRAR of the Tustin Financial Plaza be completed, in accordance with the previous recommendations of the Tustin Citywide Historic Resources Survey Update (ARG 2021).

5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The Phase I archaeological resources study for the Prospect and 17th Project was directed by Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological fieldwork was conducted by BFSA archaeologist Allison Reynolds. The report text and graphics were prepared by Andrew Garrison. Technical editing and report production were conducted by Danielle Del Castillo. The archaeological records search was conducted by Emily Soong at the SCCIC at CSU Fullerton.

5.1 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief and have been compiled in accordance with CEQA criteria as defined in Section 15064.5.

April 2, 2025

Andrew J. Garrison, M.A., RPA
Senior Archaeologist

Date

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APPENDIX A

Resumes of Key Personnel

Andrew J. Garrison, MA, RPA

Senior Archaeologist

BFSA Environmental Services, a Perennial Company
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BFSA Environmental Services
A Perennial Company

Education

Master of Arts, Public History, University of California, Riverside **2009**

Bachelor of Science, Anthropology, University of California, Riverside **2005**

Bachelor of Arts, History, University of California, Riverside **2005**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Society for American Archaeology
California Council for the Promotion of History
Society of Primitive Technology
Lithic Studies Society
California Preservation Foundation
Pacific Coast Archaeological Society

Experience

Senior Archaeologist **June 2017–Present**
BFSA Environmental Services, a Perennial Company **Poway, California**

Project management of all phases of archaeological investigations for local, state, and federal agencies including National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) level projects interacting with clients, sub-consultants, and lead agencies. Supervise and perform fieldwork including archaeological survey, monitoring, site testing, comprehensive site records checks, and historic building assessments. Perform and oversee technological analysis of prehistoric lithic assemblages. Author or co-author cultural resource management reports submitted to private clients and lead agencies.

Senior Archaeologist and GIS Specialist **2009–2017**
Scientific Resource Surveys, Inc. **Orange, California**

Served as Project Archaeologist or Principal Investigator on multiple projects, including archaeological monitoring, cultural resource surveys, test excavations, and historic building assessments. Directed projects from start to finish, including budget and personnel hours proposals, field and laboratory direction, report writing, technical editing, Native American consultation, and final report submittal. Oversaw all GIS projects including data collection, spatial analysis, and map creation.

Preservation Researcher **2009**
City of Riverside Modernism Survey **Riverside, California**

Completed DPR Primary, District, and Building, Structure and Object Forms for five sites for a grant-funded project to survey designated modern architectural resources within the City of Riverside.

Information Officer **2005, 2008–2009**
Eastern Information Center (EIC), University of California, Riverside **Riverside, California**

Processed and catalogued restricted and unrestricted archaeological and historical site record forms. Conducted research projects and records searches for government agencies and private cultural resource firms.

Reports/Papers

2019 Cultural Resource Monitoring Report for the Pipeline Rehabilitation AP-1 Project, City of San Diego, California. Brian F. Smith and Associates, Inc.

2019 Cultural Resources Study for the Pioneer Redlands Project, San Bernardino County, California. Brian F. Smith and Associates, Inc.

2019 Cultural Resource Report for the U.S. Allied Carriers Project, City of Riverside, Riverside County, California. Brian F. Smith and Associates, Inc.

2019 Phase I Cultural Resources Survey for the Go Fresh Gas Station Project, City of Moreno Valley, Riverside County, California. Brian F. Smith and Associates, Inc.

2019 A Negative Cultural Resources Survey Report for the Barnaba Soccer Fields and Event Space Project, San Diego County, California.

2019 Phase I Cultural Resource Survey for the 2608 South Escondido Boulevard Project, City of Escondido. Brian F. Smith and Associates, Inc.

2019 A Negative Cultural Resources Survey Report for the Quail Ridge Project, San Diego County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resource Study for the Eastvale Self Storage Project, Eastvale, California. Brian F. Smith and Associates, Inc.

2019 A Class III Archaeological Study for the Tuscany Valley (TM 33725) Project National Historic Preservation Act Section 106 Compliance, Lake Elsinore, Riverside County, California. Contributing author. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Assessment for the Dudley Pomona Project, Pomona, California. Brian F. Smith and Associates, Inc.

2019 A Phase I and II Cultural Resources Assessment for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Assessment for the 10575 Foothill Boulevard Project, Rancho Cucamonga, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Survey for the IDI Rider 2 & 4 High Cube Warehouses and PVSD Channel Improvement Project, Perris, California. Brian F. Smith and Associates, Inc.

2019 Cultural Resources Study for the County Road and East End Avenue Project, City of Chino, San Bernardino County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Survey for the IPT Perris DC III Western/Nandina Project, Perris, California. Brian F. Smith and Associates, Inc.

2019 Phase II Cultural Resource Study for the McElwain Project, City of Murrieta, California. Contributing author. Brian F. Smith and Associates, Inc.

2019 A Section 106 (NHPA) Historic Resources Study for the McElwain Project, City of Murrieta, Riverside County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Survey Report for the Commercial/Retail NWC Mountain and Lake Streets Project, City of Lake Elsinore, Riverside County, California. Brian F. Smith and Associates, Inc.

2019 A Section 106 (NHPA) Historic Resources Study for the Twin Channel Project, City of San Bernardino, San Bernardino County, California. Brian F. Smith and Associates, Inc.

2019 Cultural Resources Study for the 10407 Elm Avenue Project, City of Fontana, San Bernardino County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resource Study for the Olivenhain Apartments Project, Encinitas, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resource Study for the Sanctuary Project, Encinitas, California. Brian F. Smith and Associates, Inc.

2019 A Cultural Resources Survey Report for the Borrego Springs 141 Project, San Diego County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Survey for the Natwar Project, Perris, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Survey for the Morningstar Marguerite Project, Mission Viejo, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Assessment for the Anza Baptist Church Project, Riverside County. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Assessment for the Inland Propane Project, Riverside County, California. Brian F. Smith and Associates, Inc.

2019 A Phase I Cultural Resources Survey for the First Industrial Wilson Avenue Project, Perris, California. Brian F. Smith and Associates, Inc.

2018 A Class III Historic Resource Study for Phase 2 of the Atwell Project for Section 106 Compliance, Banning, California. Brian F. Smith and Associates, Inc.

2018 Cultural Resource Monitoring Report for the Sewer Group 818 Project, City of San Diego. Brian F. Smith and Associates, Inc.

2018 Phase I Cultural Resource Survey for the Stone Residence Project, 1525 Buckingham Drive, La Jolla, California 92037. Brian F. Smith and Associates, Inc.

2018 A Phase I Cultural Resources Assessment for the Hanna Banning Project, Banning, California. Brian F. Smith and Associates, Inc.

2018 Cultural Resources Negative Findings for the SNC Mixed Use Project, San Diego County, California. Brian F. Smith and Associates, Inc.

2018 Cultural Resources Study for the Perrin Oak Ranch Winery Project, San Diego County, California. Brian F. Smith and Associates, Inc.

2018 Phase I Cultural Resource Survey for the Stemley 42nd Street Project, San Diego, California. Brian F. Smith and Associates, Inc.

2018 Cultural Resource Monitoring Report for the 320 West Cedar Street Project, San Diego, California. Brian F. Smith and Associates, Inc.

2018 Cultural Resource Monitoring Report for the 8352 La Jolla Shores Drive Project, San Diego, California. Brian F. Smith and Associates, Inc.

2018 Phase I Cultural Resources Survey of APNs 316-210-032 and -033, City of Moreno Valley, County of Riverside. Contributing author. Brian F. Smith and Associates, Inc.

2018 A Cultural Resources Assessment for TR 37177, City of Riverside, Riverside County, California. Brian F. Smith and Associates, Inc.

2018 A Phase I Cultural Resources Assessment for the Seaton Commerce Center Project, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Assessment for the Marbella Villa Project, City of Desert Hot Springs, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 Phase I Cultural Resources Survey for TTM 37109, City of Jurupa Valley, County of Riverside. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Survey for the Jefferson & Ivy Project, City of Murrieta, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Assessment for the Nuevo Dollar General Store Project, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resource Study for the Westmont Project, Encinitas, California. Brian F. Smith and Associates, Inc.

2017 A Phase I Cultural Resources Assessment for the Winchester Dollar General Store Project, Riverside County, California. Brian F. Smith and Associates, Inc.

2017 Phase I Cultural Resource Assessment for TTM 31810 (42.42 acres) Predico Properties Olive Grove Project. Scientific Resource Surveys, Inc.

2016 John Wayne Airport Jet Fuel Pipeline and Tank Farm Archaeological Monitoring Plan. Scientific Resource Surveys, Inc. On file at the County of Orange, California.

2016 Phase I Cultural Resources Assessment: All Star Super Storage City of Menifee Project, 2015-156. Scientific Resource Surveys, Inc. On file at the Eastern Information Center, University of California, Riverside.

2016 Historic Resource Assessment for 220 South Batavia Street, Orange, CA 92868 Assessor's Parcel Number 041-064-4. Scientific Resource Surveys, Inc. Submitted to the City of Orange as part of

Mills Act application.

2015 Historic Resource Report: 807-813 Harvard Boulevard, Los Angeles. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2015 Exploring a Traditional Rock Cairn: Test Excavation at CA-SDI-13/RBLI-26: The Rincon Indian Reservation, San Diego County, California. Scientific Resource Surveys, Inc.

2015 Class III Scientific Resource Surveys, Inc. Survey for The Lynx Cat Granite Quarry and Water Valley Road Widening Project County of San Bernardino, California, Near the Community of Hinkley. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2014 Archaeological Phase I: Cultural Resource Survey of the South West Quadrant of Fairview Park, Costa Mesa. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2014 Archaeological Monitoring Results: The New Los Angeles Federal Courthouse. Scientific Resource Surveys, Inc. On file at the South Central Coastal Information Center, California State University, Fullerton.

2012 Bolsa Chica Archaeological Project Volume 7, Technological Analysis of Stone Tools, Lithic Technology at Bolsa Chica: Reduction Maintenance and Experimentation. Scientific Resource Surveys, Inc.

2010 Phase II Cultural Resources Report Site CA-RIV-2160 PM No. 35164. Scientific Resource Surveys, Inc. On file at the Eastern Information Center, University of California, Riverside.

2009 Riverside Modernism Context Survey, contributing author. Available online at the City of Riverside.

Presentations

2017 "Repair and Replace: Lithic Production Behavior as Indicated by the Debitage Assemblage from CA-MRP-283 the Hackney Site." Presented at the Society for California Archaeology Annual Meeting, Fish Camp, California.

2016 "Bones, Stones, and Shell at Bolsa Chica: A Ceremonial Relationship?" Presented at the Society for California Archaeology Annual Meeting, Ontario, California.

2016 "Markers of Time: Exploring Transitions in the Bolsa Chica Assemblage." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.

2016 "Dating Duress: Understanding Prehistoric Climate Change at Bolsa Chica." Presented at the Society for California Archaeology Annual Meeting, Ontario, California.

2015 "Successive Cultural Phasing Of Prehistoric Northern Orange County, California." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Southern California Cogged Stone Replication: Experimentation and Results." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Prehistoric House Keeping: Lithic Analysis of an Intermediate Horizon House Pit." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Pits and Privies: The Use and Disposal of Artifacts from Historic Los Angeles." Presented at the Society for California Archaeology Annual Meeting, Redding, California.

2015 "Grooving in the Past: A Demonstration of the Manufacturing of OGR beads and a look at Past SRS, Inc. Replicative Studies." Demonstration of experimental manufacturing techniques at the January meeting of The Pacific Coast Archaeological Society, Irvine, California.

2014 "From Artifact to Replication: Examining *Olivella* Grooved Bead Manufacturing." Presented at the Society for California Archaeology Annual Meeting, Visalia, California.

2014 "New Discoveries from an Old Collection: Comparing Recently Identified OGR Beads to Those Previously Analyzed from the Encino Village Site." Presented at the Society for California Archaeology Annual Meeting, Visalia, California.

2012 Bolsa Chica Archaeology: Part Seven: Culture and Chronology. Lithic demonstration of experimental manufacturing techniques at the April meeting of The Pacific Coast Archaeological Society, Irvine, California.

2012 "Expedient Flaked Tools from Bolsa Chica: Exploring the Lithic Technological Organization." Presented at the Society for California Archaeology Annual Meeting, San Diego, California.

2012 "Utilitarian and Ceremonial Ground Stone Production at Bolsa Chica Identified Through Production Tools." Presented at the Society for California Archaeology Annual Meeting, San Diego, California.

2012 "Connecting Production Industries at Bolsa Chica: Lithic Reduction and Bead Manufacturing." Presented at the Society for California Archaeology Annual Meeting, San Diego, California.

2011 Bolsa Chica Archaeology: Part Four: Mesa Production Industries. Co-presenter at the April meeting of The Pacific Coast Archaeological Society, Irvine, California.

2011 "Hammerstones from Bolsa Chica and Their Relationship towards Site Interpretation." Presented at the Society for California Archaeology Annual Meeting, Rohnert Park, California.

2011 "Exploring Bipolar Reduction at Bolsa Chica: Debitage Analysis and Replication." Presented at the Society for California Archaeology Annual Meeting, Rohnert Park, California.

APPENDIX B

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX C

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)