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# **Appendix B**

## Archaeological Resources Assessment Report



December 8, 2023

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Allison Coburn, RA, NCARB  
Cypress College  
9200 Valley View Street  
Cypress, California 90630**Subject: Final Archaeological Resources Assessment for the North Orange County Community College District Student Housing Project, City of Cypress, Orange County, California**

Dear Ms. Allison Coburn:

This letter documents the archaeological resources assessment conducted by Dudek for the North Orange County Community College District Student Housing Project (Project), located within the City of Cypress, Orange County, California. The present study documents the results of a California Historical Resources Information System (CHRIS) records search conducted at the South Central Coastal Information Center (SCCIC), Native American coordination with the Native American Heritage Commission (NAHC) for a Sacred Lands File (SLF) review, an analysis regarding the potential for archaeological resources to be present, as well as management recommendations. The North Orange County Community College District (District) is the lead agency responsible for compliance with California Environmental Quality Act (CEQA).

## Project Location

The proposed Project site is located at Cypress College at 9200 Valley View Street, City of Cypress, Orange County, California. Specifically, the approximately 4.49-acre "L"-shaped proposed Project site is located within public land survey system (PLSS) Section 15 of Township 4 South, Range 11 West on the *Los Alamitos*, California 7.5-minute USGS Quadrangle (Appendix A: Figure 1). The proposed Project site includes the entirety of Assessor Parcel Numbers (APNs) 3350047, 3350048, and 3350049, the northeastern corner of APN 3350348, and the eastern portions of APNs 3350050, 3350051, 3350052, and 3350055, covering a total of eight (8) parcels. The proposed Project site is bounded to the north by off-site multi-family residential uses, to the east by Holder Street, a campus baseball field to the south, and the Cypress College Maintenance and Operations facility and College Circle Drive to the west (Appendix A: Figure 2).

## Project Description

The proposed Project would include the construction of an affordable, on-campus, community college student housing facility for full-time low-income students and associated parking lot, located in the northeast corner of campus. The proposed Project would be planned in two buildings connected by a covered glass walled bridge with 164 parking spaces that would be located in the temporary lot east of the baseball field (Lot G). One building would be three stories in height and the other would be four stories in height and new recreational courts would be added.

The proposed Project would provide for three types of student housing residential units, including housing for building management staff as follows:

- Ninety-Nine (99) suites consisting of one (1) bedroom housing two (2) beds and one (1) bathroom per suite;
- Six (6) suites with one (1) bedroom housing one (1) bed and one (1) bathroom per suite is proposed for student resident advisors; and
- Fourteen (14) mixed bed apartment units with five (5) bedrooms housing seven (7) beds and two (2) bathrooms, including kitchens and living areas per apartment unit.
- Additionally, building management staff will be housed in two apartments with two (2) bedrooms with two (2) beds and one (1) bathroom per apartment.

The proposed Project also includes appropriate basic needs support spaces for the residential food pantry, academic counseling, mental wellness counseling, healthcare examination/treatment, and tutoring/study space. Residential support spaces include community kitchens, student lounges, laundry rooms, mail services, administrative offices, workrooms and storage, building maintenance shop, staff breakroom and resident advisor resource room. Site amenities include recreational courts and landscaped courtyards. Both the building and the site will address basic needs, provide safe living environments within and surrounding the new facilities, support student dignity and security, and encourage student learning, wellness, engagement and community.

Based on a review of the geotechnical report prepared for the proposed Project site, which will be discussed in detail in the Geotechnical Report Review section of this report, the minimum depth of ground disturbance for the proposed Project site is 5 feet below the existing ground surface across the site with a maximum depth of up to 25 feet below the existing ground surface.

## Environmental Setting

The approximately 4.49-acre proposed Project site is located at the northeast portion of the campus, west of Holder Street and north of the existing baseball field. The proposed housing development site is currently a paved parking lot (Lot 6) used for overflow student parking accounting for approximately 60 percent of the proposed Project site. The proposed new parking location associated with the proposed housing development is currently a landscape area (Lot G), immediately east of the existing baseball field and currently serves as a temporary parking lot, accounts for approximately 35 percent of the proposed Project site. Located south of the paved parking lot and west of the Lot G is the southwestern extent of the proposed Project site and represents a roadway from College Circle Drive to the paved parking lot, which accounts for approximately 5 percent of the proposed Project site and consists of a triangular shaped landscape area and paved roadway.

The proposed Project site is approximately 14 miles west of the Santa Ana Mountains, approximately 12 miles southwest of Chino Hills, and approximately 9 miles southwest of Puente Hills. The proposed Project site is approximately 8 miles northeast of the Pacific Ocean. Other water sources in the general vicinity of the proposed Project site include Carbon Creek (approximately 0.6 miles to the south), Coyote Creek (approximately 2 miles to the west), the San Gabriel River (approximately 4 miles to the west), and the Santa Ana River (approximately 8 miles to the east). The proposed Project site is relatively flat with elevation ranges between approximately 49 and 59 feet

above mean sea level (amsl), sloping gently to the southwest of the proposed Project site (Google 2023). There are no substantial topographical features in the proposed Project site.

According to the to the Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2022a), the proposed Project site consists of two soil types: Metz loamy sand and Metz loamy sand, moderately fine substratum. The available USDA soil descriptions for the primary soil for each type identified within the proposed Project site is provided below.

**Metz Series** (USDA 2022b): Metz Series soils are characterized as very deep, somewhat excessively drained soils that formed in alluvial material from mixed, but dominantly sedimentary rocks that formed in alluvium from mixed rock sources. Metz soils are on floodplains and alluvial fans and have slopes of 0 to 15 percent, with a typical pedon that extends from 0 to 118 inches below ground surface (bgs). Metz loamy sand is present within the area proposed for student housing (Lot 6), including a large portion of the paved roadway to the west of the existing baseball field that leads to Lot 6. Metz loamy sand, moderately fine substratum is present at the location of the proposed new parking lot, immediately east of the existing baseball field.

The proposed Project site is noted to be covered by older alluvium. A review of the United States Geological Society (USGS) mineral resources (USGS 2022) online spatial data for geology indicates that the proposed Project site is underlain by Quaternary alluvium and marine deposits, generally dating between the Pleistocene to Holocene (<11,700 years ago). The terminal Pleistocene-era alluvial formations do have the potential to support the presence of buried archaeological resources. These soils are associated with the period of prehistoric human use that have potential to preserve cultural material in context, depending on area-specific topographical setting.

## Regulatory Context

Work for this Project was conducted in compliance with the California Environmental Quality Act (CEQA). The regulatory framework as it pertains to cultural resources under CEQA is detailed below.

Under the provisions of CEQA, including the CEQA Statutes (PRC Sections 21083.2 and 21084.1), the CEQA Guidelines (14 CCR 15064.5), and California Public Resources Code (PRC) Section 5024.1 (14 CCR 4850 et seq.), properties expected to be directly or indirectly affected by a proposed project must be evaluated for California Register of Historical Resources (CRHR) eligibility (PRC Section 5024.1).

The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term historical resources include a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR 15064.5[a]). The criteria for listing properties in the CRHR were developed in accordance with previously established criteria developed for listing in the National Register of Historic Places. The California Office of Historic Preservation regards "any physical evidence of human activities over 45 years old" as meriting recordation and evaluation (OHP 1995:2).

## State

### The California Register of Historical Resources

A cultural resource is considered “historically significant” under CEQA if the resource meets one or more of the criteria for listing on the California Register of Historical Resources (CRHR). The CRHR was designed to be used by state and local agencies, private groups, and citizens to identify existing cultural resources within the state and to indicate which of those resources should be protected, to the extent prudent and feasible, from substantial adverse change. The following criteria have been established for the CRHR. A resource is considered significant if it:

1. is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. is associated with the lives of persons important in our past;
3. embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, historical resources eligible for listing in the CRHR must retain enough of their historic character or appearance to be able to convey the reasons for their significance. Such integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

Under CEQA, if an archeological site is not a historical resource but meets the definition of a “unique archeological resource” as defined in PRC Section 21083.2, then it should be treated in accordance with the provisions of that section. A unique archaeological resource is defined as follows:

- An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:
  - Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
  - Has a special and particular quality, such as being the oldest of its type or the best available example of its type; or
  - Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Resources that neither meet any of these criteria for listing in the CRHR nor qualify as a “unique archaeological resource” under CEQA (PRC Section 21083.2) are viewed as not significant. Under CEQA, “A non-unique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects” (PRC Section 21083.2[h]).

Impacts that adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. Impacts to historical resources from a proposed project are thus considered significant if the project (1) physically destroys or damages all or part of a resource; (2) changes the character of the use of the resource or physical feature within the setting of the resource, which contributes to its significance; or (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

## California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource;” it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is an “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project does any of the following:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA (CEQA Guidelines Section 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a)–(c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts on nonunique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a nonunique archaeological resource qualifies as a TCR (PRC Sections 21074(c) and 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

## California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources (TCRs) must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes



that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

### California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact NAHC within 24 hours (Section 7050.5(c)). NAHC will notify the “most likely descendant.” With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

## Local

### City of Cypress General Plan (Adopted 2001)

The City of Cypress General Plan contains the following goals and policies that address cultural resources with added text in brackets (City of Cypress 2001):

#### IV. Conservation/Open Space/Recreation Element: Cultural Resources

Goal COSR-5: Preserve Cypress' archaeologic[al] and paleontologic[al] resources.

- Policy COSR-5.1: Update records of resource finds and locations when required.
- Policy COSR-5.2: Prior to development in previously undeveloped areas, require strict adherence to the CEQA guidelines for environmental documentation and mitigation measures where development will affect archaeological or paleontological resources.

## Background Research

### SCCIC Records Search

On November 3, 2022, Dudek conducted a search of the CHRIS at the SCCIC, located on the campus of California State University, Fullerton. The search included any previously recorded cultural resources and investigations within a 1.0 mile radius of the proposed Project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. Dudek reviewed the SCCIC records to determine whether the implementation of the Project would have the potential to impact any known and unknown cultural resources. The records search results are provided in Confidential Appendix B.

### Previously Conducted Cultural Resource Studies

Results of the cultural resources records search indicate that four (4) previous cultural resource studies have been conducted within a 1-mile radius of the proposed Project site between 1978 and 2011; none of these previous studies address the proposed Project site, though one study (OR-00333) is immediately adjacent to the west. Of note, there is one study that addresses the entirety (100 percent) of the proposed Project site that has not yet been submitted to the SCCIC: Murray 2016. Table 1, below, provides a complete list of all four (4) previous cultural resources studies within a 0.5-mile radius of the proposed Project site, including the 2016 report not on file with the SCCIC, followed by summaries of the overlapping and adjacent reports.

**Table 1. Previous Technical Studies Within a 0.5-Mile Radius of the Proposed Project Site**

SCCIC Report No. (OR-)	Authors	Year	Title	Proximity to Proposed Project Site
00333	Van Horn, David M.	1978	Archaeological Survey Report: The Site of Proposed Parking Lot Number 9 at Cypress College in Cypress	Adjacent to the west
02365	Duke, Curt	2001	Cultural Resource Assessment, Cingular Wireless Facility No. Sm 063-02 Orange County, California	Outside
04061	Wlodarski, Robert J.	2008	Record Search and Field Reconnaissance for Proposed Bechtel Wireless Telecommunications Site OC0195 (C&H Printing) located at 6946 Lincoln Avenue, Cypress, California 90630	Outside
04203	Fulton, Phil	2011	Cultural Resources Assessment Verizon Wireless Services Lorenzo Facility City of Buena Park Orange County, California	Outside

**Table 1. Previous Technical Studies Within a 0.5-Mile Radius of the Proposed Project Site**

SCCIC Report No. (OR-)	Authors	Year	Title	Proximity to Proposed Project Site
N/A	Murray, Samantha	2016	Cultural Resources Study for the Cypress College Facilities Master Plan Program EIR, City of Cypress, Orange County, California	<b>Overlaps (100 percent)</b>

**OR-00333**

*Archaeological Survey Report: The Site of Proposed Parking Lot Number 9 at Cypress College in Cypress, California* (Van Horn 1978), documents the results of a Phase I archaeological survey consisting of an archival records search and intensive-level pedestrian survey for a proposed parking lot designated as “Lot 9” on the Cypress College Campus. The triangular-shaped area of study, measuring approximately 800 by 700 by 400 feet, is immediately adjacent to the west of the present proposed Project site. Van Horn noted that the bulk of the area surveyed was covered with a thick layer of fill as evidenced by stockpiled soil intermixed with modern refuse that may be associated with previous construction activities on campus. Other disturbances observed within the study area included the southern portion, which was built up to form a shoulder for the bordering road. Additionally, Van Horn notes that a small excavation near the eastern boundary was visible, which allowed for subsurface examination of the ground soils. As a result of this subsurface examination, Van Horn observed two mussel shell fragments, including a pair of articulated shellfish in the back dirt. Van Horn determined that these marine shell were modern. Of note, Van Horn was informed that the study area had been used by Cypress College’s science department as an area where lab specimens were discarded, including whale, alligator, cats, and other small laboratory animals. No faunal remains associated with the science department were observed as a result of the survey; however, Van Horn surmised that the marine shell identified during the survey may be associated with the laboratory’s episodic specimen dumping activities given its recent age. Overall, no archaeological resources were identified as a result of the archival records search or survey and as such, Van Horn determined that no recommendations or mitigation was necessary.

**Murray 2016 (Report not on file with the SCCIC)**

*Cultural Resources Study for the Cypress College Facilities Master Plan Program EIR, City of Cypress, Orange County, California* (Murray 2016), documents the results of a cultural resources assessment for both archaeological and built environment resources. The study consisted of an archival records search, literature review, Native American coordination, pedestrian survey, and an evaluation of buildings on campus for CRHR eligibility, and an assessment of impacts to cultural resources in support of the Cypress College Facilities Master Plan. The study focused on the entire Cypress College campus and therefore, overlaps the entirety (100 percent) of the present proposed Project site. No prehistoric or historic period archaeological resources were identified as a result of the study. However, Murray determined that all buildings and structures that were constructed as part of the original campus design plan in the 1960s and 1970s appear eligible as a historic district and individual property under CRHR Criterion 3. Therefore, according to the study, the Cypress College Historic District is considered a historical resource under CEQA. Recommendations provided for built environment resources that were determined eligible

for the CRHR include preparation of Historic American Building Survey (HABS) documentation. While no archaeological resources were identified as a result of the study, recommendations for the inadvertent discovery of intact subsurface archaeological deposits during construction activities were provided. Also provided were recommendations for the inadvertent discovery of human remains, consistent with existing regulatory requirements of such discoveries.

## Previously Recorded Cultural Resources

The SCCIC records indicate that no cultural resources have been previously recorded within the proposed Project site or 0.5-mile records search buffer. However, the report not on file with the SCCIC (Murray 2016) identifies the entire Cypress College campus as a historic district under the CRHR Criterion 3. No prehistoric or historic period archaeological resources were identified within the proposed Project site as a result of the Murray 2016 study.

## Review of Historical Topographic Maps and Aerial Photographs

Dudek consulted historical topographic maps and aerial photographs through the Nationwide Environmental Title Research, LLC (NETR) to better understand any natural or human-made changes to the proposed Project site and surrounding properties over time.

### Historical Topographic Maps

Historical topographic maps for the proposed Project site are available for the following years: 1896, 1899, 1902, 1906, 1911, 1916, 1923, 1924, 1925, 1926, 1929, 1932, 1934, 1935, 1942, 1945, 1950, 1957, 1960, 1963, 1966, 1975, 1982, 2012, 2015, 2018, and 2021 (NETR 2023a). Topographic maps depict not only elevation of the study area as well as the areas surrounding it, but they also illustrate the location of roads and some buildings. Although topographic maps are not comprehensive, they are another tool in determining whether a study area has been disturbed and sometimes to what approximate depth. Table 2, below, describes the changes of the proposed Project site through the years.

**Table 2. Historical Topographic Maps Review**

Year	Description
1896	The proposed Project is undeveloped and depicted as just south of an unnamed east-west traveling light duty road.
	The proposed Project site is mapped south of an area labeled as “Los Coyotes” and north of an area labeled “Alamitos”.
	There is one structure depicted, just north and outside of Lot 6 of the proposed Project site and south of the aforementioned unnamed road.
1899-1929	There are no significant changes to the proposed Project site.
1932	The structure north of Lot 6 is no longer depicted.
1934	This map depicts what is captured in the 1896 map.
1935	Lincoln Avenue, formally the unnamed light duty road to the north of the proposed Project site, is now named on the map and depicted as a primary highway.

**Table 2. Historical Topographic Maps Review**

Year	Description
	<p>A north-south oriented unnamed unimproved road (present-day Holder Street) is depicted immediately adjacent to the east of the proposed Project site.</p> <p>The Pacific Electric Railroad now runs in a northwest-southeast direction to the southwest and well outside of the proposed Project site.</p> <p>South of the proposed Project site's new proposed parking lot is rounded roughly triangular-shaped contoured area representing a depression in the landscape.</p>
1942	<p>The unnamed unimproved road immediately east of the proposed Project site is now depicted as a light duty road.</p> <p>The depression observed south of the proposed Project site's new proposed parking lot is no longer depicted.</p>
1945-1947	<p>The proposed Project site is not captured in these maps.</p>
1950	<p>The unnamed unimproved road immediately adjacent to the east of the proposed Project site (present-day Holder Street) is now depicted as a secondary highway and the Cypress School of Aeronautics is now shown directly east of the secondary highway.</p> <p>Increase in development to the north and northwest of the proposed Project site as evidenced by the number of structures depicted.</p> <p>The area north of Lincoln Avenue is depicted as an orchard.</p>
1957	<p>No significant changes to the proposed Project site or immediate vicinity observed.</p>
1960	<p>The unnamed unimproved road immediately adjacent to the east of the proposed Project site (present-day Holder Street) is depicted as a light duty road.</p>
1963	<p>The proposed Project site is depicted as an orchard.</p>
1966	<p>Substantial development within and immediately surrounding the proposed Project site. The proposed Project site is depicted as subdivided with several structures, at least ten (10), shown overlapping.</p> <p>Holder Street is labeled on the map for the first time and is depicted as a light duty road.</p>
1975	<p>Cypress Jr. College is depicted and the proposed Project site is subsumed by this junior college.</p> <p>There are now more structures to the north and outside of the proposed Project site and the structures that were present to the west are no longer depicted.</p> <p>A circular roadway (present-day College Circle Drive) is depicted to the west of the proposed Project site.</p> <p>An unnamed roadway the roughly travels east-west and is south of the proposed Project site (present-day Lakeshore Drive) is depicted.</p>
1982	<p>The four (4) structures depicted as within the proposed Project site's Lot 6 are no longer present.</p> <p>There is an increase of development within the junior college.</p>
2012	<p>The proposed Project site is depicted as devoid of structures; however, the roadways are depicted.</p>

**Table 2. Historical Topographic Maps Review**

Year	Description
2015	The campus is now identified as Cypress College.  Lakeshore Drive is labeled.
2018-2022	No significant changes to the proposed Project site or immediate vicinity is observed.

While topographic maps are informative, they do not illustrate the minute changes that can occur to a landscape overtime and at times, are inconsistent with what is depicted year to year. Most often, structures depicted in topographical maps are limited to those with community or social significance (e.g. Firehouses or Hospitals), including additions or changes to roads and/or waterways. Nonetheless, the information gathered contributes to the understanding of the chronological development of a study area.

**Historical Aerial Photographs**

A review of historical aerial photographs was conducted as part of the archival research effort and includes the following years: 1952, 1953, 1954, 1963, 1972, 1988, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (NETR 2022b). Through careful comparative review of historical aerials, changes to the landscape of a study area may be revealed. Disturbance to the study area is specifically important as it helps determine if soils within the study area are capable of sustaining intact archaeological deposits. Additionally, historical aerials have the potential to reveal whether a study area was subjected to alluvial deposits by way of flooding, debris flows or mudslides, as well as placement of artificial or foreign fill soils that may have buried intact archaeological deposits. Table 3, below, summarizes the results of the aerial photograph review for all available years that include the proposed Project site and surrounding properties.

**Table 3. Historical Aerial Photograph Review**

Year	Description
1952	The proposed Project site is shown to be in use for agricultural purposes.  The southern portion of the proposed new parking lot for the Project, APNs 3350052 and 3350348, are shown to be vacant, no orchards, with areas of surface clearing/grading.  A road is depicted immediately east of the proposed Project site (present-day Holder Street).  Due to the quality of the aerial photograph, it is difficult to discern whether structures are present within the proposed Project site.
1953	There are at least eight (8) structures visible within the proposed Project site, limited to the eastern half portion within APNs 3350047, 3350048, 3350049, 3350050, 3350051, and 3350055.
1954	No discernable changes to the proposed Project site observed.
1963	There are four (4) large structures shown in the proposed Project’s current Lot 6.  Due to the quality of the aerial photograph, no other discernable changes to the proposed Project site observed.

**Table 3. Historical Aerial Photograph Review**

Year	Description
1972	<p>There is a substantial increase in development within the proposed Project’s current Lot 6 as evidenced by at least eight (8) large structures visible.</p> <p>The baseball field is shown for the first time, and appears consistent with present-day site conditions.</p> <p>The eastern half portion of the proposed Project site, where the new parking lot is proposed (currently Lot G), specifically the southern half portion, is devoid of structures and likely removed for the development of the baseball field.</p>
1988	<p>The northern half portion of the area proposed for the new parking lot (currently Lot G), east of the baseball field, is now devoid of structures and generally appears consistent with present-day site conditions.</p> <p>The layout configuration of the structures within present-day Lot 6 has changed, with six (6) structures removed and/or remodeled and includes a paved parking lot to the west.</p>
1992-2010	No discernable changes to the proposed Project site or immediate vicinity observed.
2012	All the structures within the proposed Project’s current Lot 6 have been removed and the three parcels (APNs 3350047, 3350048, and 3350049), with exception to a tiny sliver on the eastern extent, is paved and used as a parking lot, consistent with present-day site conditions.
2014-2020	No discernable changes to the proposed Project site or immediate vicinity observed.

## Geotechnical Report Review

The geotechnical report, *Preliminary Geotechnical Investigation Report for Proposed Cypress College Student Housing, Cypress, CA* (Langan Engineering and Environmental Services, Inc. [Langan] 2022), was prepared for the District in December 2022 to determine the subsurface geological conditions of the present proposed Project site. The report details the results of nine (9) subsurface exploratory borings (LB-1 through LB-8) using a truck-mounted hollow stem auger and four (4) hand-operated hand auger investigations (HA-1 through HA-4) that were conducted between November 7 and 9, 2022 and on December 5, 2022. The subsurface exploratory machine-operated borings were placed at accessible locations within the proposed student housing area and the hand-operated auger investigations were placed at accessible locations within the proposed new parking area of the proposed Project site, as depicted in Images 1 and 2, respectively, below.



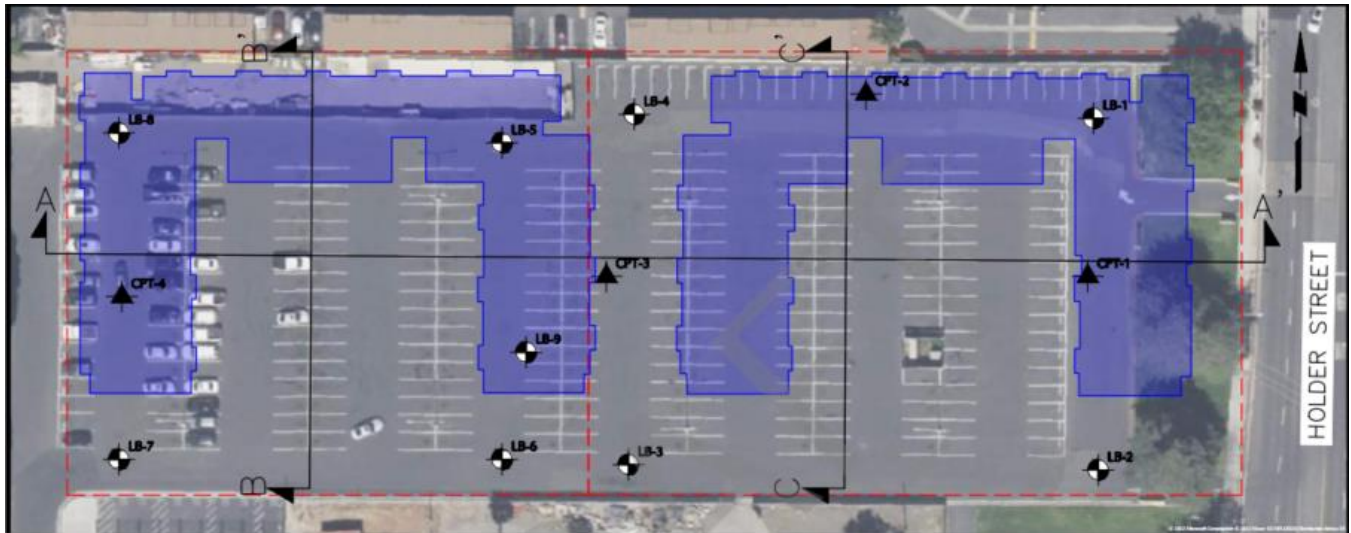


Image 1. Subsurface Boring Locations at Proposed Student Housing Area (Langan 2022, Figure 7).



Image 2. Subsurface Hand Auger Locations at Proposed New Parking Lot (Langan 2022, Figure 9).



The soils encountered in the borings include: 1) Undocumented Fills soils: overlain by 3 to 10 inches of asphalt or grasses/roots, and is characterized as brown, silty fine sand encountered to depths between 1 and 6 feet bgs, depending on the location investigated; 2) Young Alluvium or Native soils: characterized as loose to medium dense silty fine sand, and loose to very dense sands, sands with silt and silty sands and were encountered underlying fill soils to the maximum depths explored, which varied between 5 and 51.5 feet bgs. A summary of the subsurface investigative results is provided in Table 4, below.

**Table 4. Summary of Subsurface Investigations - Langan 2022**

Boring	Asphalt (AS) Or Grass/Roots (GR)	Undocumented Fill Soils (Af)	Young Alluvium (Native Soils; Qya)	Terminated Depth
LB-1	AS: 0-4 inches bgs	4 inches to 1.5 feet bgs	1.5-51.5 feet bgs	51.5 feet bgs
LB-2	AS: 0-10 inches bgs	10 inches to 3 feet bgs	3-26.5 feet bgs	26.5 feet bgs
LB-3	AS: 0-2.5 inches bgs	2.5 inches to 5 feet bgs	5-51.5 feet bgs	51.5 feet bgs
LB-4	AS: 0-6.5 inches bgs	6.5 inches to 6 feet bgs	6-26.5 feet bgs	26.5 feet bgs
LB-5	AS: 0-8.5 inches bgs	8.5 inches to 3 feet bgs	3-51.5 feet bgs	51.5 feet bgs
LB-6	AS: 0-6 inches bgs	6 inches to 3.5 feet bgs	3.5-26.5 feet bgs	26.5 feet bgs
LB-7	AS: 0-4 inches bgs	4 inches to 3 feet bgs	3-26.5 feet bgs	26.5 feet bgs
LB-8	AS: 0-8.5 inches bgs	8.5 inches to 3.5 feet bgs	3.5-51.5 feet bgs	51.5 feet bgs
LB-9	AS: 0-3 inches bgs	3 inches to 3 feet bgs	3-6 feet bgs	6 feet bgs
HA-1	GR: 0-2 inches bgs	2 inches to 3 feet bgs	3-5 feet bgs	5 feet bgs
HA-2	-	0-1 feet bgs	1-5 feet bgs	5 feet bgs
HA-3	GR: 0-3 inches bgs	3 inches to 1.5 feet bgs	1.5-5 feet bgs	5 feet bgs
HA-4	GR: 0-3 inches bgs	3 inches to 1 feet bgs	1-5 feet bgs	5 feet bgs

## Native American Coordination

### NAHC Sacred Lands File Search

A search of the NAHC SLF database for the proposed Project was requested on November 9, 2022. The NAHC's SLF search result (received December 8, 2022) was negative for known Native American heritage resources within the proposed Project site. It is important to note that the SLF maintained by the NAHC, represents a curation of "sacred lands" or tribal cultural resources (TCRs) provided by Tribal entities and Native American representatives. For various reasons, Tribal entities and Native American representatives do not always report sacred lands or TCRs to the NAHC. As such, the NAHC's SLF is not a comprehensive list, and searches of the SLF must be considered in concert with other research and not used as a sole source of information regarding the presence of Native American sacred sites or resources documented to be of specific Native American origin. Documentation of the NAHC SLF search results is provided in Appendix C.

### Assembly Bill 52

The proposed Project is subject to compliance with AB 52 (PRC 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American Tribal representatives

that have requested notification who are traditionally or culturally affiliated with the geographic area of the proposed Project site. All records of correspondence related to AB 52 notification and any subsequent consultation are on file with the District. A summary of the consultation record is provided and addressed in the Initial Study/Mitigated Negative Declaration document for the proposed Project.

## 1938 Kirkman-Harriman Historical Map Review

Dudek cultural resources specialists reviewed sources commonly identified through Tribal consultation, notably the 1938 Kirkman-Harriman Historical Map (Image 3). Based on this map, the proposed Project site is approximately 0.4 miles south of and unnamed west–east-trending road, approximately 1.8 miles southeast of an unnamed north-south-trending road, approximately 4 miles northwest of the confluence of “Anaheim Landing Rd.” and “Wilmington Road”, and approximately 7 miles west of the confluence of the unnamed west–east-trending road, Anaheim Landing Road, and Wilmington Road, a road labeled as “San Diego”, and “Camino Real (Nuevo) Real”. Waterways in the mapped in the general vicinity of the proposed Project site include: two unnamed tributaries approximately 1 and 1.8 miles to the southeast; Coyote Creek approximately 1.5 miles the west; “(New) San Gabriel River” approximately 2 miles to the west; and the Santa Ana River approximately 10 miles to the east. The nearest mapped Native American village is over 5 miles north of the proposed Project site and is labeled on the map as “Tesquisquite”.

It should be noted that this map is highly generalized due to scale and age and may be somewhat inaccurate with regards to distance and location of mapped features. Additionally, this map was prepared based on review of historic documents and notes more than 100 years following secularization of the missions (in 1833). Although the map contains no specific primary references, it matches with the details documented by the Portolá expedition (circa 1769–1770). The map is a valuable representation of post-colonization mission history; however, it is limited to a specific period of Native American history and substantiation of the specific location and uses of the represented individual features should be verified by archaeological records and/or other primary documentation.

No archaeological evidence of the nearest village on the 1938 Kirkman-Harriman map was provided in the available SCCIC records or as the result of a review of other archaeological information for the proposed Project site and surrounding area. This may suggest that the village is likely no nearer than 0.5-miles from the proposed Project site.

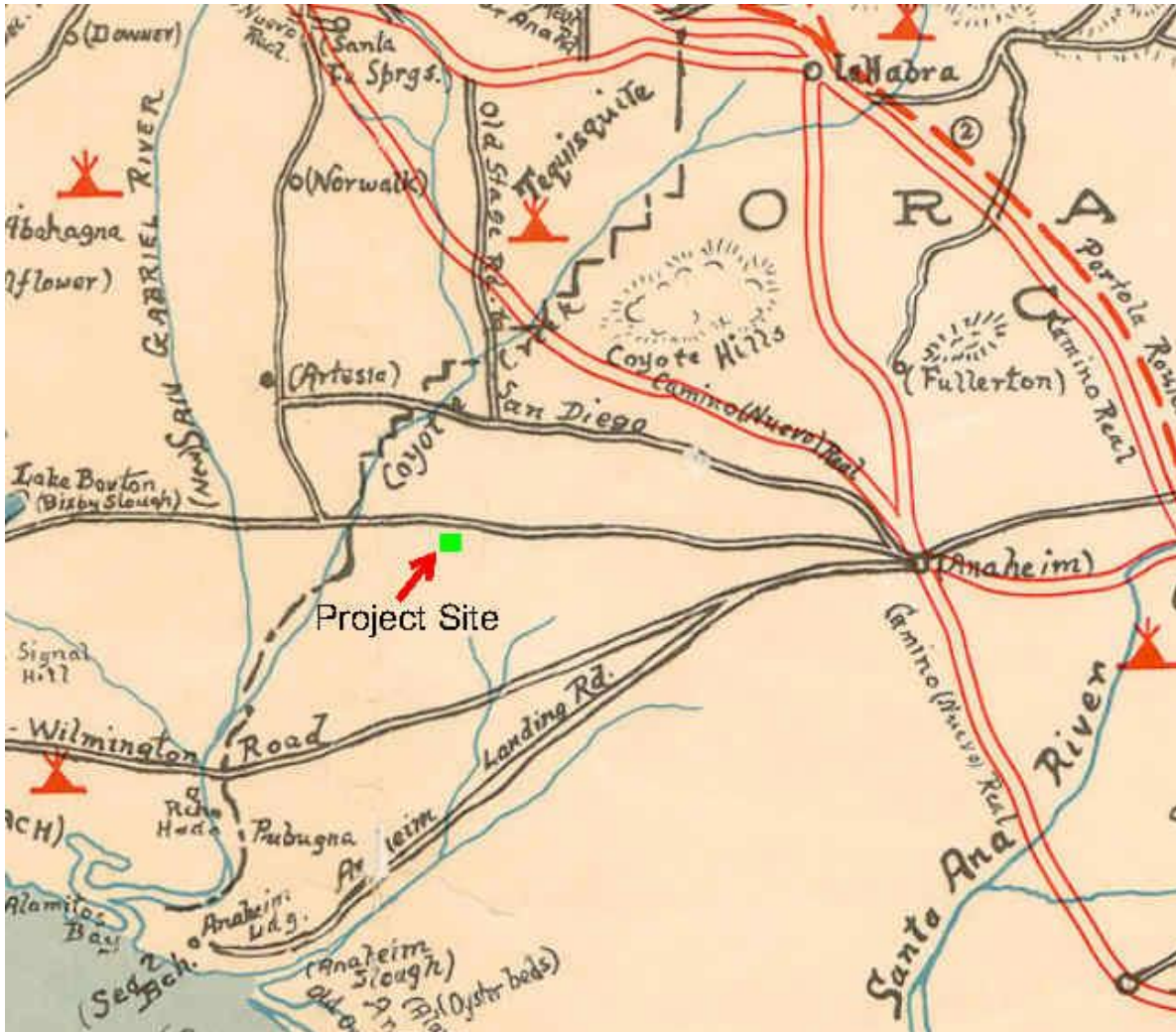


Image 1: 1938 Kirkman-Harriman Historical Map (Proposed Project Site Symbolized in Green)

## Field Survey

### Methods

Dudek Archaeologist, Linda Kry, conducted an intensive-level archaeological pedestrian survey of the proposed Project site on March 21, 2023. Due to present site conditions, which consists of a paved parking lot and landscaped areas, formal parallel transects, spaced no greater than 10 meters apart (approximately 32 feet), were employed and was primarily limited to the eastern half portion of the proposed Project site where the landscape areas are located. In areas of development (i.e. paved parking lot) or areas where the ground surface was obscured by gravel and/or storage containers, a mixed approach (opportunistic survey) and reconnaissance survey (visual inspection) were utilized, selectively examining areas of exposed ground surfaces, where possible.

The survey of the approximately 4.49-acre proposed Project site included all eight (8) parcels. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, groundstone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historical artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as rodent burrows, cut banks, landscaped areas, base of trees, and drainages, if present, were also visually inspected for exposed subsurface materials. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California office. All field practices met the Secretary of Interior's standards and guidelines for a cultural resources inventory.

## Results

The proposed Project site's proposed new student housing location is currently approximately 95 percent paved and actively used an overflow parking site and exposed ground soils were limited to the sliver of landscaping along the eastern extent of this area (approximately 5 percent). The remainder of the proposed Project site with exposed ground soils is present within the area of the proposed new parking lot, which is also currently landscaped, including a small landscape area within the southwestern extent of the proposed Project site, where a roadway branches off of College Circle Drive into the paved parking Lot 6. Generally, ground surface visibility within the proposed Project site was variable and ranged from non-existent to good (0 to 50 percent) and was limited to the base of trees and patches of exposed sediment, which accounted for less than approximately 5 percent of the overall proposed Project site.

Note: the geotechnical study revealed that the proposed Project site is predominately covered in fill soils although the origin of the soils was not mentioned. As such, any exposed soils observed during the survey were likely fill soils and not a good representation of the native soils present prior to development/ground disturbing activities.

As previously mentioned in Geotechnical Report Review section, in general, subsurface exploratory investigations identified fill soils at depths from surface to between 1 and 3 feet bgs, depending on the location investigated. However, of note, two subsurface exploratory boring locations encountered fill soils to depths of 5 and 6 feet bgs, LB-3 and LB-4, respectively. The presence of the fill soil is an indication that any potential cultural material from surface to between 1 and 6 feet bgs, has been previously displaced from the primary depositional location, buried, or destroyed. Additionally, the presence of fill soils demonstrates that the native soils upon and within which cultural deposits would exist in context was not observed during the survey. No cultural materials were observed within the proposed Project site as a result of the survey; however, due to the presence of fill soils, observation of intact native soils was not possible.

## Sensitivity Analysis

### Archaeological Sensitivity

According to the historical topographic maps and aerial photographs review, the proposed Project site is depicted as vacant and undeveloped as early as 1896. The proposed Project site is shown to be use for agricultural purposes

by 1963. The years following, the proposed Project site is subjected to substantial and consistent ground disturbance with the development and removal of structures. By 1988, the location of the proposed new parking lot east of the existing baseball field (Lot G) is devoid of structures and consistent with present-day site conditions. By 2012, the area for the proposed student housing (student overflow parking Lot 6) is devoid of all structures, paved, and used as a parking lot, consistent with present-day site conditions.

No prehistoric or historic period archaeological resources were identified as a result of the CHRIS records search or NAHC SLF database search. While not on file with the SCCIC, one report (Murray 2016), overlapped the entirety of the proposed Project site, however, this study post-dates development within the proposed Project site. It is important to note that while the Murray 2016 report determined that the Cypress College Campus is eligible for the CRHR under Criterion 3 and there are recommendations associated with any impacts to historical resources on the campus, this recommendation is limited to historic built environment resources. The proposed Project, as currently proposed, does not involve any impacts to buildings and therefore, the recommendations from the Murray 2016 report are not applicable.

A review of a geotechnical report prepared for the proposed Project site determined that fills soils encountered at all subsurface exploratory locations and were generally identified from surface to between 1 and 3 feet bgs, with the exception of two boring locations (LB-3 and LB-4), which encountered fill soils at 5 to 6 feet bgs. As previously mentioned, recommendations within the geotechnical report indicate that the minimum depth of ground disturbance for the proposed Project site is 5 feet below the existing ground surface across the site with a maximum depth of up to 25 feet below the existing ground surface.

In consideration of all these factors, the potential to encounter intact archaeological deposits within fill soils (from surface to between 1 and 6 feet bgs) is unlikely. The potential for intact archaeological deposits to exist within native soils (from surface to below 1 between 6 feet bgs) is unknown. In the event that unanticipated archaeological resources are encountered during Project implementation, impacts to these resources would be significant. As such, the following management recommendations are provided to ensure that impacts to unanticipated archaeological resources and human remains would be less than significant.

## Management Recommendations

The following recommendations have been developed to ensure that any inadvertent discovery of archaeological resources will be treated appropriately and in accordance with CEQA regulations: preconstruction training, retention of an on-call archaeologist to address inadvertent discoveries, and inadvertent discovery clause implemented and included on all construction plans. These recommendations will ensure the potential Project impacts to archaeological resources and human remains would be less than significant.

## Inadvertent Discovery of Archaeological Resources

**Workers Environmental Awareness Program Training.** All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the



Project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitor.

**Retention of a Qualified Archaeologist.** A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified for the duration of construction activities.

**Inadvertent Discovery Treatment and Protocol.** In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed Project, all construction work occurring within 100 feet of the find shall immediately stop and a qualified archaeologist is notified immediately to assess the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted. If monitoring is warranted, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance, and submitted to the City for review. This report should document compliance with approved mitigation, document the monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the SCCIC.

## Inadvertent Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall follow all required protocols according to California Public Resources Code, Section 5097.98.

Should you have any questions relating to this report and its findings, please do not hesitate to contact me directly at lkry@dudek.com or Adam Giacinto at agiacinto@dudek.com.

Sincerely,



Linda Kry, B.A., RA  
Archaeologist



Adam Giacinto, M.A., RPA  
Archaeologist

Att: *Appendix A: Figures*  
*Appendix B. (Confidential) SCCIC Records Search Information*  
*Appendix C. NAHC SLF Search Results*

cc: *Rachel Struglia, Laura Masterson, Armando Gonzales, Dudek*

## References

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# Appendix A

## Figures



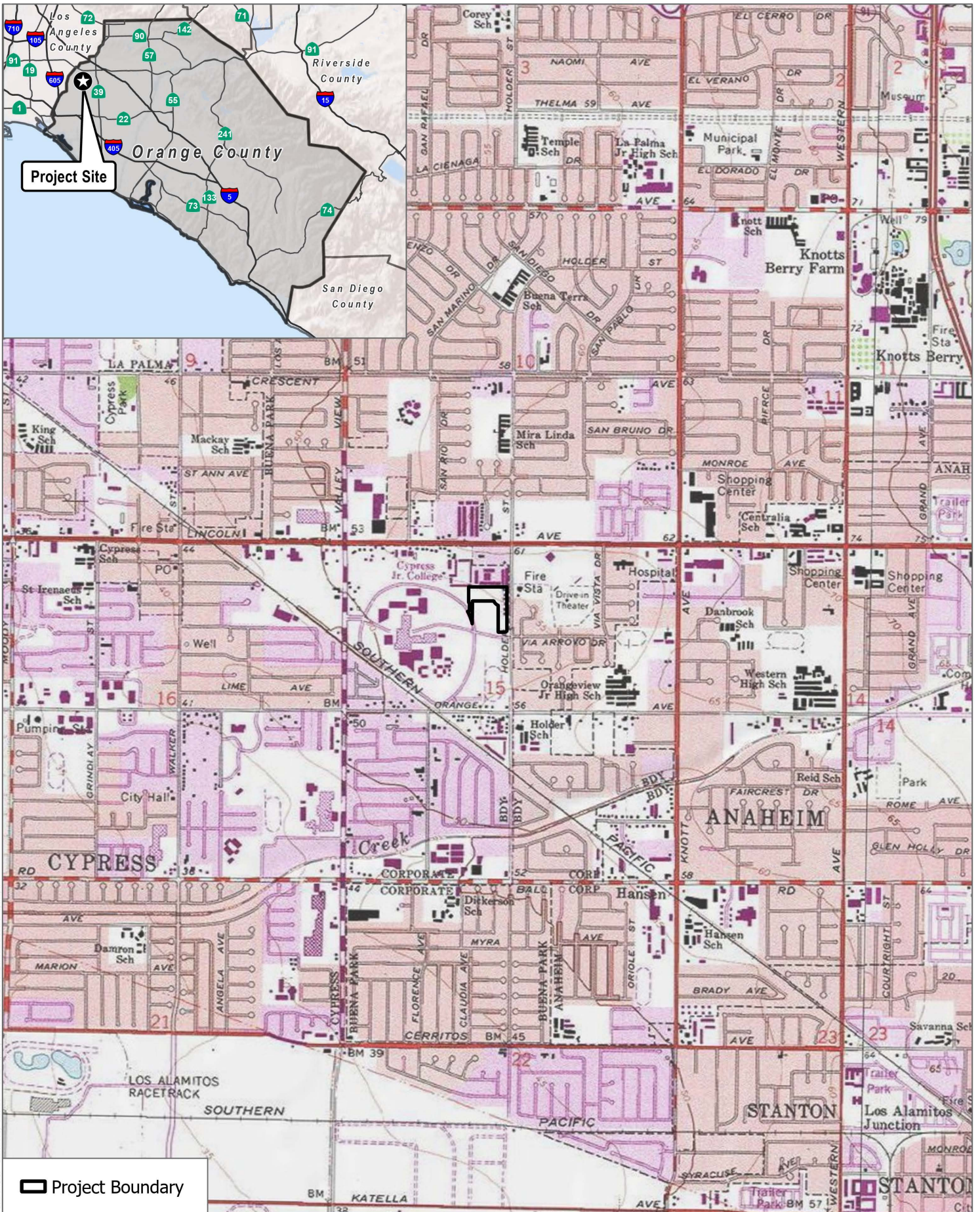


FIGURE 1

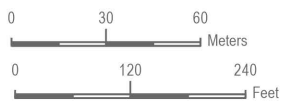
Project Location Map

Cypress College Student Housing Project





SOURCE: NAIP 2020



**FIGURE 2**  
Project Site Map

Cypress College Student Housing Project

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# **Appendix B (Confidential)**

## SCCIC Records Search Results

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# **Appendix C**

## NAHC SLF Search Results

## NATIVE AMERICAN HERITAGE COMMISSION

December 8, 2022

Jennifer De Alba  
DudekVia Email to: [jdealba@dudek.com](mailto:jdealba@dudek.com)**Re: 14801 Cypress College Project, Orange County**

Dear Ms. De Alba:

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](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
**Laura Miranda**  
LuiseñoVICE CHAIRPERSON  
**Reginald Pagaling**  
ChumashSECRETARY  
**Sara Dutschke**  
MiwokCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiCOMMISSIONER  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayCOMMISSIONER  
**[Vacant]**COMMISSIONER  
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