

# Analysis Supporting Categorical Exemption Fairview Street Widening Project

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## DOCUMENT ORGANIZATION

This document consists of the following sections:

1. Introduction
2. Categorical Exemption Eligibility
3. Review of Exemption Exceptions
4. Other Potential Environmental Impacts
5. Conclusion
6. References

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- A. Air Quality and Greenhouse Gas Emissions Model Results
- B. Biological Resources Literature Review
- C. CHRIS Records Search Results
- D. NAHC Records Search Results
- E. Architectural History Evaluation
- F. Roadway Construction Noise Model Results

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1. Project Location and Vicinity
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## **LIST OF ACRONYMS AND ABBREVIATIONS**

<b>Term</b>	<b>Description</b>
AB	Assembly Bill
ADT	Average Daily Traffic
CAL FIRE	California Department of Forestry and Fire Protection
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DOC	Department of Conservation
DTSC	Department of Toxic Substances Control
GHG	Greenhouse Gas
MPAH	Master Plan of Arterial Highways
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
OCPW	Orange County Public Works
OCTA	Orange County Transportation Authority
PRC	Public Resources Code
SCCIC	South Central Coastal Information Center
SWRCB	State Water Resources Control Board

## **1.0 INTRODUCTION**

### **1.1 Project Location**

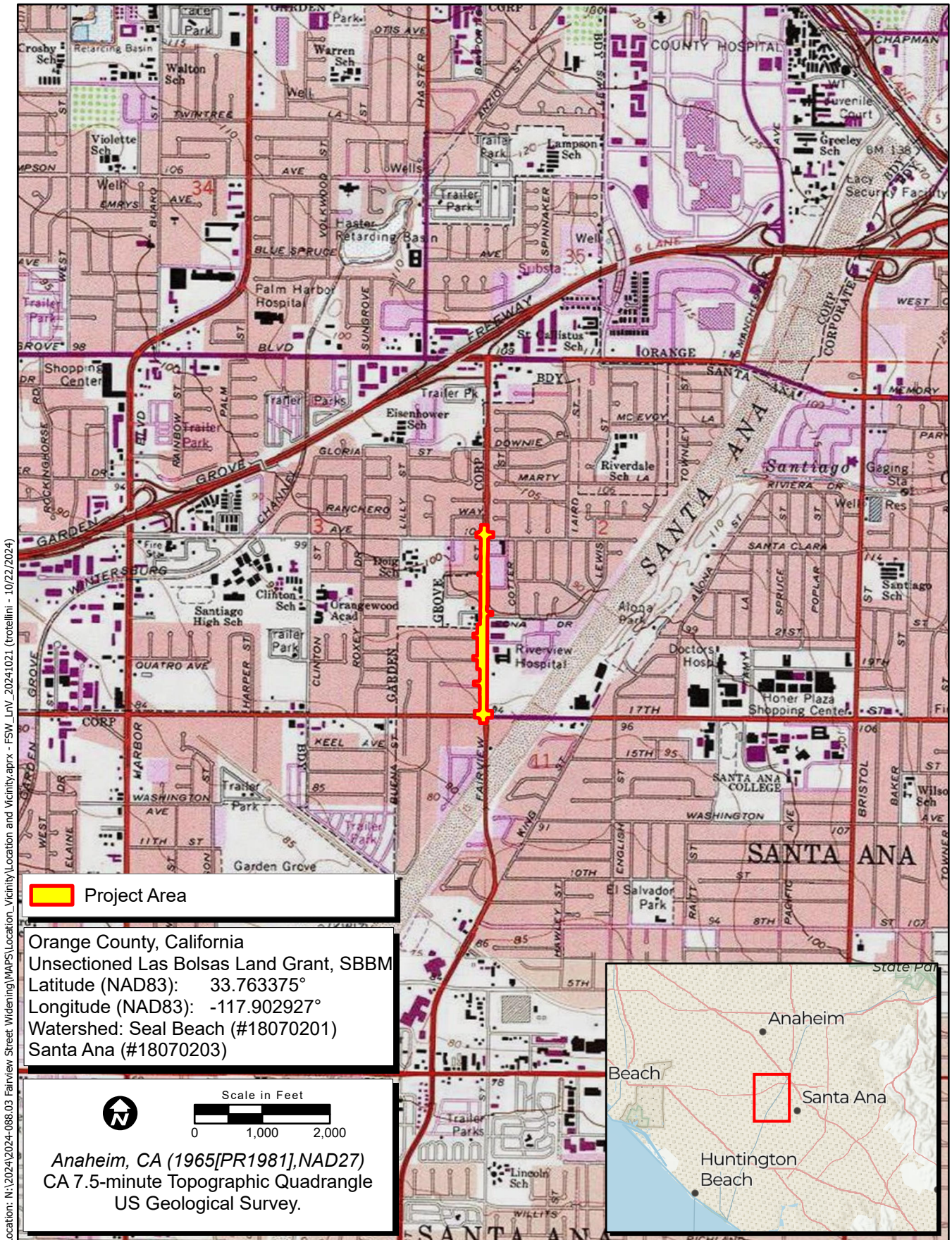
The Project Site is approximately 4 acres in size and consists of a half-mile stretch of Fairview Street between 17th Street and Trask Avenue in the City of Santa Ana, Orange County, California (Figure 1). The Project Site is bound by a mix of single family and commercial development on all sides.

### **1.2 Project Description**

The City is proposing to widen a half-mile portion of Fairview Street from 17th Street to Trask Avenue. The Project would reconfigure the roadway from 2 to 3 lanes in each direction and add a 6-foot dedicated bike lane with no buffer. The Project would acquire four residential properties to accommodate the widening (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane). The Project would utilize local funding from the Orange County Transportation Authority (OCTA).

The OCTA Master Plan of Arterial Highways (MPAH) Strategic Plan Technical Report identified the need for Fairview Street to be widened to a six-lane major arterial to meet MPAH requirements. The existing Average Daily Traffic (ADT) is in excess of 40,370 vehicles per day. The proposed improvements would allow the segment to accommodate future traffic volumes at a Level of Service C and increase operational efficiency. The Project also comprises pedestrian safety and connectivity improvements such new sidewalks, wheelchair ramps, raised medians, pavement rehabilitation, landscape, water quality improvements and traffic signal modifications along Fairview Street (Figure 2).





**Figure 1. Project Location and Vicinity**



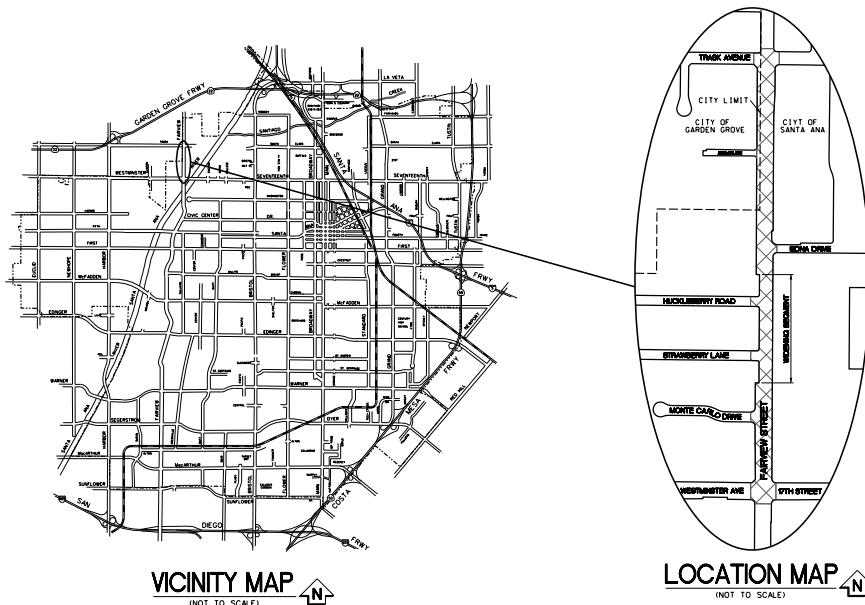


# CITY OF SANTA ANA

## PUBLIC WORKS AGENCY



### PROJECT NO. 23-6701: FAIRVIEW STREET IMPROVEMENTS FROM 17TH STREET TO TRASK AVENUE



VICINITY MAP  
(NOT TO SCALE)

LOCATION MAP  
(NOT TO SCALE)

#### SANTA ANA - CONSTRUCTION NOTES:

- PROTECT IN PLACE (TYPE PER PLAN)
- CONSTRUCT 6" AC PAVEMENT ON COMPACTED SUBGRADE/EXISTING PAVEMENT.
- CONSTRUCT 2" ASPHALT RUBBER HOT MIX OVER 10" AC PAVEMENT ON COMPACTED SUBGRADE.
- CONSTRUCT 2" ASPHALT RUBBER HOT MIX OVER 1" AC LEVELING COURSE ON EXISTING PAVEMENT.
- CONSTRUCT 4" THICK PCC SIDEWALK PER C.S.A. STD. PLAN NO. 1104.
- CONSTRUCT PCC CURB RAMP PER CALTRANS STD. PLANS NO. ABA AND AS SHOWN ON PLAN. COLOR OF DETECTABLE WARNING SURFACES SHALL BE DARK GRAY, UNLESS OTHERWISE SHOWN ON PLANS.
- CONSTRUCT A-2-B PCC CURB & GUTTER PER C.S.A. STD. PLAN NO. 1101.
- CONSTRUCT A-2-B PCC CURB & GUTTER PER C.S.A. STD. PLAN NO. 1101.
- ADJUST EXISTING PULLBOX TO FINISHED GRADE PER C.S.A. STD. PLAN NO. 1501.
- ADJUST MANHOLE FRAME AND COVER TO FINISHED GRADE PER CSA STD. PLAN NO. 1201.
- ADJUST WATER VALVE FRAME AND COVER TO FINISHED GRADE PER C.S.A. STD. PLAN NO. 1401.
- FURNISH AND INSTALL NEW WATER METER AND ADJUST TO FINISHED GRADE PER C.S.A. STD. PLAN NO. 1401 AND 1402.
- JOIN AND FEATHER AS DIRECTED BY THE ENGINEER.
- CONSTRUCT PCC CROSS GUTTER INCLUDING MONOLITHIC CURB PER C.S.A. STD. PLAN NO. 1109 AND AS SHOWN ON PLANS.
- CONSTRUCT 1" WIDE BY 1" DEEP AC ON COMPACTED SUBGRADE AND AS SHOWN ON PLAN. SLEET PATCH SHALL BE "AS-NEEDED" PER CITY INSPECTOR'S DISCRETION.
- CONSTRUCT 8" PCC DRIVEWAY APPROACH PER C.S.A. STD. PLAN NO. 1110, CASE AND DIMENSIONS PER PLAN.
- FURNISH AND INSTALL 6" DIAMETER LOOP DETECTOR. FIRST LOOP BEHIND LIMIT LINE SHALL BE BICYCLE LOOP (CIRCULAR TYPE "D"). OTHER LOOPS SHALL BE TYPE "F" PER CALTRANS STD. PLAN 65-5B. INSTALL 2" DIAMETER PVC STUBOUT CONDUIT IF NECESSARY.
- INSTALL CORBELS AT CONTACT JOINT. HW EPDM COATED BARS, 18" LONG, AND SPACED AT 24" ON CENTER. APPLY JOINT SEALER AT CONTACT JOINT.
- CONSTRUCT NEW FIRE HYDRANT ASSEMBLY PER C.S.A. STD. PLAN NO. 1405.
- CONSTRUCT 12" THICK PCC BUS PAD, INCLUDING MONOLITHIC CURB PER C.S.A. STD. PLAN NO. 1108, AND AS SHOWN ON PLANS.
- CONSTRUCT TRANSITION (ROLLED CURB TO C.S.A. A-2-B CURB AND GUTTER) PER DETAIL "A" ON SHEET DA04.
- FURNISH AND INSTALL NEW WATER METER FRAME AND COVER TO FINISHED GRADE PER C.S.A. STD. PLAN NO. 1401 AND 1402.

#### GARDEN GROVE - CONSTRUCTION NOTES:

- REMOVE EXISTING & CONSTRUCT PCC SIDEWALK PER CITY OF GARDEN GROVE STD. PLAN B-106.
- REMOVE & REPLACE WATER VALVE SLIP CAN & LTD & ADJUST TO FINISH GRADE PER CITY OF GARDEN GROVE STD. PLAN B-152 & B-154.
- ADJUST SEWER MANHOLE FRAME & COVER TO FINISHED GRADE PER CITY OF GARDEN GROVE STD. PLAN S-103.

#### ABBREVIATIONS:

AC	ASPHALT CONCRETE	SDMH	STORM DRAIN MANHOLE
ARMH	ASPHALT RUBBER HOT MIX	SF	SQUARE FOOTAGE
BC	BEGIN CURVE	STA.	STATION
BCR	BEGIN CURB RETURN	STD.	STANDARD
B/W	BACK OF WALK	SSB	TRAFFIC SIGNAL PULL BOX
C.S.A.	CITY OF SANTA ANA	VAR.	VARIES
CG	CURB & GUTTER	W	WATER
CE	CENTERLINE	WM	WATER METER
CL	END CURVE		
ECR	END CURB RETURN		
EX/EXIST.	EXISTING		
FL	FLOWLINE		
FS	FINISHED SURFACE		
GB	GRADE BREAK		
LE	LINEAL FEET		
LT	LEFT		
MH	MANHOLE		
WV	WATER VALVE		
N.D.	NUMBER		
N.T.S.	NOT TO SCALE		
PS	PULLBOX		
PCC	PORTLAND CEMENT CONCRETE		
PROP.	PROPOSED		
PP	POWER POLE		
PVC	POLYVINYL CHLORIDE		
R/W	RIGHT-OF-WAY		
RT	RIGHT		
SCE	SOCAL EDISON		
SD	STORM DRAIN		

SHEET INDEX		
SHEET NUMBER	DESCRIPTION	SHEET NAME
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5	INTERSECTION DETAILS	DA05
6	DESIGN PROFILE	DA06
N - N	CHANNELIZATION	TA01 - TA06
N - N	IRRIGATION PLAN	IA01 - IA06
N - N	IRRIGATION DETAILS	ID01 - ID06
N - N	LANDSCAPE PLAN	LA01 - LA06
N - N	LANDSCAPE DETAILS	LD01 - LD06



NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 6816 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR OBTAINS A DIG ALERT TICKET NUMBER. CALL 811 AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

#### APPROVALS:

NABIL SABBA, PE  
EXECUTIVE DIRECTOR PUBLIC WORKS AGENCY

DATE

RODOLFO ROSAS, PE  
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER

DATE

CITY ENGINEER, CITY OF GARDEN GROVE

DATE

PREPARED UNDER THE SUPERVISION OF:

JASON GABRIEL, PE  
PRINCIPAL CIVIL ENGINEER

DATE



ST-07099

SHEET 1 OF 10



ECORP Consulting, Inc.  
ENVIRONMENTAL CONSULTANTS

Figure 2. Project Site Plan  
2024-088.03 Fairview Street Widening

PROJECT NO. 23-6701: FAIRVIEW STREET IMPROVEMENTS FROM 17TH STREET TO TRASK AVENUE

## 2.0 CATEGORICAL EXEMPTION ELIGIBILITY

### 2.1 Class 1 Categorical Exemption: Existing Facilities

The Proposed Project is exempt from further environmental review under the requirements of the California Environmental Quality Act (CEQA; Public Resources Code Sections [PRC] 21000 et seq.) because it falls under the list of classes of projects that have been determined not to have a significant effect on the environment and have been declared exempt by the Legislature in accordance with the CEQA Guidelines. The Project is consistent with Categorical Exemption Class 1(c), Existing Facilities, as specified by CEQA Guidelines:

*Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use (CEQA Guidelines § 15301).*

*(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes.*

This exemption is applicable to the Proposed Project because it involves minor alterations to a half-mile portion of the existing Fairview Street. As noted in Section 1.2 (Project Description), the Project proposes to acquire four existing residences and restripe a portion of Fairview Street to accommodate a bicycle lane and three vehicle lanes in each direction. Although the Project would include additional vehicle lanes, the Project is designed to relieve a bottleneck along this portion of Fairview Street.

The design would be based on comprehensive inclusion of “Complete Streets” components to better facilitate pedestrian and bicycle access, enhance safety, and increase efficiency. The Project comprises pedestrian safety and connectivity improvements such new sidewalk, wheelchair ramps, raised medians, pavement rehabilitation, landscape, water quality improvements, and traffic signal modifications.

## 3.0 REVIEW OF EXEMPTION EXCEPTIONS

The Proposed Project has been reviewed under CEQA Guidelines Section 15300.2, Exceptions, which provides conditions under which a categorical exemption for a proposed project is not applicable. As indicated below, none of the exceptional conditions would apply.

(a) Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive area be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated. Precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The Proposed Project would not pose a hazard to the public or the environment from any known hazardous materials previously documented on the site, as described below, under *Hazardous Waste Sites*. No historic resources listed on a national, state, or local register have been recorded onsite, as described below under *Historic Resources*.

(b) *Cumulative Impacts*. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The Proposed Project is not a part of and does not require additional or "successive projects of the same kind in the same place over time." Therefore, no significant cumulative impacts would occur.

(c) *Significant Effects*. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

Unusual circumstances leading to significant impacts are not anticipated on the site as described in Section 4 of this analysis. Discussions of air quality, greenhouse gas, noise, and traffic impacts are described below.

(d) *Scenic Highways*. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees of historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The Project Site is not located within or along a state scenic highway (California Department of Transportation 2019). Therefore, the Proposed Project would not substantially damage scenic resources within a state scenic highway.

(e) *Hazardous Waste Sites*. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to section 65962.5 of the Government Code.*

Subsection 15300.2(e) of the CEQA Guidelines states that a categorical exemption shall not be used for a project located on a site that is included on any list compiled pursuant to Section 65962.5 of the California Government Code. Under Government Code Section 65962.5, both the Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites.

A search of the DTSC Hazardous Waste and Substance List (Cortese List) and the SWRCB's GeoTracker online database was conducted for the Project Area. The searches revealed that the Project Site is not listed by the DTSC or SWRCB as a hazardous substances site on the list of hazardous waste sites compiled pursuant to Government Code Section 65962.5 (DTSC 2024; SWRCB 2024). However, three hazardous waste sites are listed in the Project vicinity.

Angeles Cleaners, located 500 feet west of the Project Site at 2525 Westminster Avenue, is a former dry cleaner in Santa Ana with known soil vapor (max 820,000 ug/m<sup>3</sup>) and groundwater (max 388 ug/L) impacts. The site was operated as a dry cleaner intermittently between 1974 and 2012, with Angeles Cleaners being the most recent operator. Remediation has been ongoing since October 2022.

A SWRCB leaking underground storage tank (LUST) remediation site is present in the shopping plaza southwest of the Project Site at Guadalajara Tire Services, located at 2501 Westminster Avenue. Remediation activities commenced in 2013 and are ongoing.

A second LUST remediation site is located northeast of the Project Site at Chevron Gas Station, 2261 Fairview Street. Remedial activities commenced in 2003 and are ongoing.

The Project does not involve any ground-disturbing activities that would potentially increase hazards associated with these three sites. Therefore, the Proposed Project would have no impact in this regard.

(f) Historical Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

ECORP conducted records searches through the California Historical Resources Information Center (CHRIS) and Native American Heritage Commission (NAHC) in November 2024 for the Project Site and Project Area (Appendix C and D). As discussed in Section 4.5 below, no historical buildings are located in the vicinity of the site and no proposed activities are planned in native, non-disturbed soils. As such, the Project would not impact unanticipated cultural resources or Historical Resources as defined by CEQA.

## **4.0 OTHER POTENTIAL ENVIRONMENTAL IMPACTS**

Cultural Resources are discussed in subsection (f) *Historical Resources*, above. The following overview is provided to substantiate that the Proposed Project would not result in significant impacts associated with any of the remaining CEQA topical areas as included in the CEQA Guidelines Appendix G checklist.

### **4.1 Aesthetics**

Scenic resources within the Project Site include views of the San Gabriel Mountains to the north and San Bernardino Mountains to the northeast. Upon completion, the proposed roadway would not have any effect on the views of these mountains. The half-mile portion of Fairview Street would be re-landscaped but would not result in any obstruction of any important scenic view. Short-term construction activities could potentially temporarily degrade the existing visual character and quality of the site and surroundings. However, construction-related activities would be short-term and temporary in nature. Once completed, all general construction activities would cease, along with any construction-related aesthetic impacts. Therefore, the Proposed Project would not result in negative impacts to the visual character of the site.

## 4.2 Agriculture and Forestry Resources

The Project Site and surrounding properties are not used for agriculture. The Project Site is designated as Urban and Built-Up Land on the most recent California Department of Conservation Important Farmland Map (DOC 2024). No impacts to agricultural resources would occur. No forest land or timberland zoned Timberland Production are located on the Project Site. No impacts to forest land or timberland would occur.

## 4.3 Air Quality

### 4.3.1 Thresholds Of Significance

#### 4.3.1.1 South Coast Air Quality Management District Regional Thresholds

The significance criteria established by the applicable air quality management or air pollution control district (SCAQMD) may be relied upon to make the above determinations. According to the SCAQMD, an air quality impact is considered significant if the Proposed Project violates any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SCAQMD has established thresholds of significance for air quality for construction and operational activities of land use development projects such as that proposed, as shown in Table 1.

<b>Table 1. SCAQMD Regional Significance Thresholds – Pounds per Day</b>		
<b>Air Pollutant</b>	<b>Construction Activities</b>	<b>Operations</b>
Reactive Organic Gas	75	55
Carbon Monoxide	550	550
Nitrogen Oxide	100	55
Sulfur Oxide	150	150
Coarse Particulate Matter	150	150
Fine Particulate Matter	55	55

Source: SCAQMD 1993 (PM<sub>2.5</sub> threshold adopted June 1, 2007)

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulative considerable.

#### 4.3.1.2 South Coast Air Quality Management District Localized Significance Thresholds

In addition to regional significance thresholds, the SCAQMD developed localized significance thresholds (LSTs) for emissions of NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> generated at new development sites (offsite mobile source emissions are not included in the LST analysis protocol). LSTs represent the maximum emissions that can be generated at a Project Site without expecting to cause or substantially contribute to an exceedance of the most stringent national or state ambient air quality standards. LSTs are based on the ambient concentrations of that pollutant within the Project source receptor area (SRA), as demarcated by the SCAQMD, and the distance to the nearest sensitive receptor. The Project Site is located within SCAQMD SRA 17 (Central Orange County). Table 2 shows the LSTs for a one-, two-, and five-acre Project Site in SRA 17 with sensitive receptors located within 25 meters of the Project Site.

<b>Table 2. Local Significance Thresholds at 25 Meters of a Sensitive Receptor</b>				
<b>Project Size</b>	<b>Pollutant (pounds per day) Construction / Operations</b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
1 Acre	81 / 81	512 / 512	4 / 1	3 / 1
2 Acres	115 / 115	754 / 754	6 / 2	4 / 1
5 Acres	183 / 183	1,323 / 1,323	13 / 3	7 / 2

#### 4.3.2 Data Points

##### 4.3.2.1 Project Construction-Generated Criteria Air Quality Emissions

###### *Regional Construction Significance Analysis*

Construction-generated emissions are temporary and short-term but have the potential to represent a significant air quality impact. The basic sources of short-term emissions that will be generated through construction of the Proposed Project would be from ground-disturbing activities and from the operation of the construction vehicles (i.e., trenchers, dump trucks). Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. Construction activities would be subject to SCAQMD Rule 403, which requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water or chemicals, where possible, for control of dust during the clearing of land and other construction activities.

Construction-generated emissions associated the Proposed Project are calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements.

Predicted maximum daily construction-generated emissions for the Proposed Project are summarized in Table 3. Construction-generated emissions are short-term and of temporary duration, lasting only as long as construction activities occur, but are considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

<b>Table 3. Construction-Related Emissions (Regional Significance Analysis)</b>						
<b>Construction Year</b>	<b>Pollutant (pounds per day)</b>					
	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Construction Calendar Year One	3.84	33.00	39.20	0.07	5.77	1.89
Construction Calendar Year Two	1.88	16.00	21.00	0.04	2.57	0.82
<i>SCAQMD Regional Significance Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<b>Exceed SCAQMD Regional Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs.

Notes: Emissions taken from the season, summer or winter, with the highest outputs.

As shown in Table 3, emissions generated during Project construction would not exceed the SCAQMD's regional thresholds of significance. Therefore, criteria pollutant emissions generated during Project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard, and no health effects from Project criteria pollutants would occur.

#### *Localized Construction Significance Analysis*

In order to identify localized, air toxic-related impacts to sensitive receptors, the SCAQMD recommends addressing LSTs for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with Project-specific level proposed projects.

For this Project, the appropriate SRA for the localized significance thresholds is the Central Orange County, SRA 17. LSTs apply to CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. As previously described, the SCAQMD has produced lookup tables for projects that disturb one, two and five acres. The Project spans approximately 4 acres. Thus, the LST threshold values for a five-acre site were used.



<b>Table 4. Maximum Construction-Related Emissions (Localized Significance Analysis)</b>				
<b>Activity</b>	<b>Onsite Pollutant (pounds per day)</b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Grubbing & Land Clearing	4.22	4.50	0.77	0.28
Grading & Excavation	32.60	36.90	5.17	1.75
Drainage, Utilities & Sub-Grade	17.20	19.90	2.28	0.81
Paving	7.53	11.70	0.30	0.28
<i>SCAQMD Localized Significance Threshold (5 acre of disturbance at 25 meters)</i>	183	1,323	13	7
<b>Exceed SCAQMD Localized Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod version 2022.1. Refer to Attachment A for Model Data Outputs.

Notes: Emissions taken from the year and season, summer or winter, with the highest outputs.

Table 4 shows that the emissions of these pollutants during construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative. The SCAQMD Environmental Justice Enhancement Initiative program seeks to ensure that everyone has the right to equal protection from air pollution. Therefore, significant impacts would not occur concerning LSTs during construction activities.

#### **4.3.3 Project Operations-Generated Criteria Air Quality Emissions**

The Project proposes to widen Fairview Street from two lanes to three lanes in both directions from 17<sup>th</sup> Street to Trask Avenue in order to accommodate existing and projected traffic volumes. The Proposed Project itself would not generate automobile trips, a source of air pollutant emissions, but would instead accommodate more efficient vehicular travel within the City of Santa Ana. The Project would not include the provision of any new permanent stationary source of criteria air pollutant emissions. Thus, the Project, by its nature, would not generate quantifiable criteria emissions from Project operations.

#### **4.4 Biological Resources**

The Project Site is located in a highly developed portion of the City of Santa Ana. The site is not in the vicinity of any natural or wildlife area. The Project does not include tree removal. No biological resources would be disturbed as part of the Proposed Project.

In November 2024 ECORP conducted a literature review of sensitive biological resources including a search of the USFWS Information for Planning and Consultation (IPaC) within the Project Site boundaries (Appendix B). ECORP biologists conducted a desktop review of aerial imagery of the Project Site to assess the presence of sensitive habitats or habitats that could support special-status plant and/or wildlife

species. The entire Project Site is characterized as developed with some landscaped land cover in the form of ornamental trees and landscaped plants along the sidewalks of Fairview Street. Within a 100-foot buffer, similar development and landscaping are present. No records of special-status species located within the Project Site were identified during the literature review. Due to the developed nature of the Project Site, special-status plant and wildlife species identified in the literature review were presumed absent from the Project Site. The Project Site is not considered, nor is it a part of, a wildlife movement corridor or linkage.

Some tree removal and trimming are planned as part of the Project. ECORP recommends seasonal avoidance of tree trimming/removal activities during the nesting bird season (typically February 1 through August 31) and the bat maternity season (typically April 1 through August 31) to the maximum extent practicable; and implementation of similar, but species-specific, preconstruction surveys and avoidance measures (as deemed appropriate by a qualified biologist), if tree trimming or removal activities cannot feasibly avoid bat maternity season and the nesting bird season in compliance with the Migratory Bird Treaty Act. Therefore, the Project would have a less than significant impact.

## **4.5 Cultural Resources**

### **4.5.1 Records Search**

ECORP conducted a records search of the Project Area at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) located at California State University-Fullerton on November 14, 2024 (Appendix C). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile (800-meter) radius of the Project Area, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area.

In addition to the official records and maps for archaeological sites and surveys in Orange County, the following historic references were also reviewed: Built Environment Resource Directory (BERD) for Orange County (OHP 2024a); the National Register Information System (National Park Service [NPS] 2024); Office of Historic Preservation (OHP), California Historical Landmarks (OHP 2024b) and California Historical Resources (OHP 2024c).

### **4.5.2 Previous Research**

Fifteen previous cultural resource investigations have been conducted in or within 0.5 mile of the Project Area, covering approximately sixty percent of the total area within the records search radius (Table 5). Of these 15 studies, three included a portion of the Project Area. The remaining 12 studies were conducted within the 0.5-mile search radius. The previous studies were conducted between 1975 and 2010.

**Table 5. Previous Cultural Studies in the Project Area or Within One Mile of the Project Area**

<b>Report Number</b>	<b>Author(s)</b>	<b>Report Title</b>	<b>Year</b>	<b>Includes Portion of the Project Area?</b>
OR-00270	Leonard, Nelson N. III and Mathew C. Hall	Description and Evaluation of Cultural Resources Within the US Army Corps of Engineers' Santa Ana River Project	1975	No
OR-01639	Jertberg, Patricia R. and Jane Rosenthal	Prehistoric and Historic Resource Assessment for the Fairview Street Improvement Initial Study/Environmental Assessment Located in Garden Grove, Santa Ana, an Unincorporated Orange County	1997	Yes
OR-01836	Padon, Beth	Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County	1998	No
OR-01949	Padon, Beth, McLean, Deborah K.B., Strudwick, Ivan H., and Sturm, Bradley L.	Cultural Resource Assessment for the City of Garden Grove	1995	Yes
OR-01978	Duke, Curt	Cultural Resource Assessment for the AT&T Wireless Services Facility Number C011, County of Orange, California	1999	No
OR-02010	Perry, Richard	Memorandum for Record, Subject: Cultural Resources Survey of the 7.78 Acre Staging Area for Reaches 3 and 4 of the Santa Ana River Project in the City of Santa Ana	1993	No
OR-02453	Dice, Michael H.	An Archaeological Resource Assessment of the Fairview Street Resurfacing Project, (17th Street to North City Limit) City of Santa Ana, California	2002	Yes
OR-02750	Keas, Nicole	Proposed Red River Cellular Site (Nextel #7064b) Garden Grove, CA	2001	No
OR-02914	Bonner, Wayne H.	Records Search Results for Cingular Wireless Site SC-102-02 (Fairview), 1517 N. Fairview St., Santa Ana, Orange County, California	2002	No
OR-03297	Hupp, Jill	Supplemental Historic Architectural Survey Report for the State Route 22/west Orange County Connection in Orange County	2002	No

**Table 5. Previous Cultural Studies in the Project Area or Within One Mile of the Project Area**

<b>Report Number</b>	<b>Author(s)</b>	<b>Report Title</b>	<b>Year</b>	<b>Includes Portion of the Project Area?</b>
OR-03426	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for Royal Street Communications, LLC Candidate La0638a (Fairview Monopine), 1517 North Fairview Street, Santa Ana, Orange County, California	2006	No
OR-03783	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA03009C (El Salvador Park), 1825 Civic Center Drive West, Santa Ana, Orange County, California	2009	No
OR-04075	Sander, Jay K.	Cultural Resources Records Search and Site Visit for T-Mobile USA Inc. LA33807B / Riverview Park, 1817 West 21st Street, Santa Ana, Orange County, California 92706	2010	No
OR-04259	Becker, Kenneth, Goodman, John, Sewell, Kristin, and Van Galder, Sarah	Cultural Resources Monitoring Report, Orange County Water District Groundwater Replenishment System, Orange County, California	2007	No
OR-04266	Bissell, Ronald M.	Cultural Resources Reconnaissance for the Groundwater Replenishment System, Orange County, California	2000	No

The results of the records search indicate that the entire Project Area has been previously surveyed for cultural resources. The records search also determined that five cultural resources (four pre-contact and one historic-era) are located within 0.5 mile of the Project Area (Table 6). The pre-contact resources consist of a habitation site, a shell midden, a bedrock mortar, and an isolated clamshell fragment. The historic resource is the Old Pacific Electric Railroad Santa Ana River Bridge. None of the resources are within the Project Area.

**Table 6. Resources Within One Half Mile of the Project Area**

<b>Site Number CA- ORA-</b>	<b>Primary Number P-30-</b>	<b>Recorder and Year</b>	<b>Age/ Period</b>	<b>Site Description</b>
392	392	Sperry, 1973	Precontact	Shell midden
801	801	W. L. and J. Tadlock, 1979	Precontact	Bedrock mortar
1510	1510	Gary King, Deborah McLean, 1999	Precontact	Habitation site
N/A	100233	Ivan H. Strudwich, 2018	Precontact	Isolated Venus clam shell

**Table 6. Resources Within One Half Mile of the Project Area**

<b>Site Number CA- ORA-</b>	<b>Primary Number P-30-</b>	<b>Recorder and Year</b>	<b>Age/ Period</b>	<b>Site Description</b>
N/A	161847	Roger C. Hatheway, 1987	Historic	Old Pacific Electric Railroad Santa Ana River Bridge

#### 4.5.3 Records

The OHP's BERD for Orange County (dated September 23, 2023) included thirteen resources within 0.5 mile of the Project Area. These results are listed in Table 7 below.

**Table 7. Resources Listed on the BERD Within One Half Mile of the Project Area**

<b>Address</b>	<b>Description</b>	<b>Date Constructed</b>	<b>Status Code</b>
1314 Mar-Les Drive	Private Residence	1951	6Y
1003 Marengo Place	Private Residence Duplex	1956	6y
1005 Marengo Place	Private Residence Duplex	1956	6Y
511 North English Street	Private Residence	1949	6Y
1805 West Meriday Lane	Private Residence	1953	6Y
311 W 10 <sup>th</sup> Street	Private Residence	1914	5D2
315 W 10 <sup>th</sup> street	Multi Family residence`	1935	3S
515 W 10 <sup>th</sup> street	Private Residence	1895	5D2
709 W 10 <sup>TH</sup> Street	Multi Family residence	1925	5D2
711 W 10 <sup>th</sup> street	Multi Family Residence	1900	5D2
801 W 10 <sup>th</sup> Street	Multi family Residence	1929	5D2

**Table 7. Resources Listed on the BERD Within One Half Mile of the Project Area**

803 W 10 <sup>th</sup> Street	Multi family residence (Demolished)	1922	5d2
805 W 10 <sup>th</sup> street	Multi Family Residence (Demolished)	1922	5D2

An explanation of the listed status codes: 3S refers to a property which appears eligible for the National Register as an individual property based upon a survey evaluation. 5D2 refers to a property which is a contributing element to a larger resource which has been listed on a local registry, and 6Y refers to a property which has been found ineligible for the national register through consensus during the section 106 process, but which has not been evaluated for either the state or local registries.

The National Register Information System (NPS 2024) failed to reveal any eligible or listed properties within the Project Area. The nearest National Register property is the 'Builders Exchange building' which is located approximately 2.2 miles to the Southeast of the Project Area at 202 north Main Street in Santa Ana California.

ECORP reviewed resources listed as *California Historical Landmarks* (OHP 1996) by the OHP (2024) on October 23, 2024. The nearest listed landmark is #837. The original Courthouse building for Orange County (plaque located two miles East by southeast of the Project Area).

#### **4.5.4 Sacred Lands File Coordination Methods**

In addition to the records search, ECORP contacted the California Native American Heritage Commission (NAHC) on October 25, 2024 to request a search of the Sacred Lands File for the Project Area (Appendix D). The purpose of this search is to determine whether California Native American tribes have recorded Sacred Lands within the Project Area; this is because the Sacred Lands File is populated by members of the Native American community with knowledge about the locations of tribal resources.

The results of the Sacred Lands File search were received by ECORP on November 12, 2024. The search results were negative, meaning that a search of the Sacred Lands File by the NAHC did not indicate the presence of Native American Sacred Lands in the Project Area. A record of all correspondence is provided in Appendix D. Any additional comments received after the submission of this report will be forwarded to the Lead Agency for further consideration and appropriate action. The Lead Agency is responsible for ensuring compliance with applicable law. Although a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; the lead agency remains responsible for ensuring that compliance with applicable law has occurred.

#### **4.5.5 Architectural History Evaluation**

The Project would potentially acquire four residential properties to accommodate the widening (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane). North

Fairview Street was constructed circa 1890 and the four residences were constructed in 1950 and, therefore, exceeds the 50-year age threshold to be considered a cultural resource. ECORP evaluated North Fairview Street and 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane for historical significance in accordance with CEQA and Section 106 of the National Historic Preservation Act (NHPA) as well as its implementing regulations. In addition, ECORP evaluated the resources against the criteria for listing in the City of Santa Ana Register of Historical Properties. The evaluation was prepared pursuant to City of Santa Ana requirements under CEQA for the demolition project.

ECORP's evaluation included a records search, literature review, focused archival and historical research, and an intensive site survey of the Project Area (Appendix E). The records search results indicated that the four subject residences have not been previously recorded or evaluated for historic significance in accordance with any State or Federal criteria. Because they are over 50 years old, are proposed to be demolished, and have not been previously evaluated for historical significance, a current architectural history evaluation is warranted.

ECORP found North Fairview Street and the residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane do not meet any of the criteria for listing in the National Register of Historic Places, California Register of Historical Resources, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district. Therefore, they are not Historical Resources in accordance with CEQA, or a Historic Property in accordance with Section 106 of the NHPA.

#### **4.5.6 Conclusion**

No historical buildings are located in the vicinity of the site and no proposed activities are planned in native, non-disturbed soils. As such, the Project is unlikely to impact unanticipated cultural resources or Historical Resources as defined by CEQA.

### **4.6 Geology and Soils**

The Project limits are confined to the relatively level Fairview Street. No significant impacts would occur in association with loss of topsoil. Construction of the Project would not increase the risk of ground failure. Increased risk to people or structures from strong seismic ground shaking, liquefaction, seismic-related ground failure, landslide, and expansive soils would not occur as a result of the Project. Therefore, the Project would have a less than significant impact in this regard.

### **4.7 Greenhouse Gas Emissions**

#### **4.7.1 Project Construction-Generated Greenhouse Gas Emissions**

A potent source of GHG emissions associated with the Proposed Project would be combustion of fossil fuels during construction activities. Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project Site,

and off-road construction equipment (e.g., dozers, loaders, excavators). Table 8 illustrates the specific construction generated GHG emissions that would result from construction of the Project. Once construction is complete, the generation of these GHG emissions would cease.

<b>Table 8. Construction-Related Greenhouse Gas Emissions</b>	
<b>Emission Source</b>	<b>CO<sub>2</sub>e (Metric Tons/Year)</b>
Construction Calendar Year One	674
Construction Calendar Year Two	158
<b>Construction Total</b>	<b>832</b>
<i>SCAQMD Significance Threshold</i>	<i>3,000</i>
<b><i>Exceed Significance Threshold?</i></b>	<b>No</b>

Note: CO<sub>2</sub>e = carbon dioxide equivalent

Source: California Energy Estimator Model (CalEEMod) Version 2022.1. Refer to Appendix A for Model Data Outputs.

As shown in Table 8, Project construction would result in the generation of approximately 832 metric tons of CO<sub>2</sub>e over the course of construction. Once construction is complete, the generation of these GHG emissions would cease.

#### **4.7.2 Project Operation-Generated Greenhouse Gas Emissions**

The Project proposes to widen Fairview Street from two lanes to three lanes in both directions from 17th Street to Trask Avenue in order to accommodate existing and projected traffic volumes. The Proposed Project itself would not generate automobile trips, a source of GHG emissions, but would instead accommodate more efficient vehicular travel within the City of Santa Ana. The Project would not include the provision of any new permanent stationary source.

### **4.8 Energy**

The Project proposes acquiring four residences to accommodate road widening along Fairview Street, which would be restriped to include an additional vehicle lane and bicycle lane in each direction. The energy source germane to the Proposed Project includes vehicle fuel necessary for construction activities (demolition, site preparation, sidewalk enhancements, landscaping, and restriping). Once construction is complete the Project would not be a source of operational emissions or energy consumption. Due to the nature of the Proposed Project, energy impacts would be less than significant.

### **4.9 Hazards and Hazardous Materials**

As discussed in *Hazardous Waste Sites* in Section 3, the Project Site is not located on a hazardous waste site. Some hazardous materials, such as diesel fuel, would be used by heavy equipment at the site during the construction phase of the Project. However, the use of such materials would not create a significant



hazard to the public. The Proposed Project would also implement a traffic control plan; therefore, no significant impacts to emergency response or evacuation plans would occur. Therefore, the Proposed Project would have a less than significant impact regarding hazards and hazardous materials.

#### **4.10 Hydrology and Water Quality**

The Project limits are confined to the relatively level Fairview Street. Regulatory permitting is not required because the Project would not place dredged or fill material into jurisdictional features, and would not alter any streambeds. Implementation of the Project would not alter the existing drainage patterns of the Project Site. Neither water supplies nor long-term nearby water supply wells would be affected by the Project. Therefore, the Project impacts regarding hydrology and water quality would be less than significant.

#### **4.11 Land Use and Planning**

The Project Site is located within a highly urbanized portion of the City of Santa Ana. The site is designated right-of-way and Low Density Residential by the City of Santa Ana General Plan (City of Santa Ana 2022). The Proposed Project would construct additional vehicle lanes and roadway enhancements along an existing street, which is consistent with its land use designation and current use. The Project would provide for an alternate means of controlling traffic along this half mile stretch of Fairview Street, and would not divide the established community. No impacts to land use and planning would occur.

#### **4.12 Mineral Resources**

The Proposed Project is not located on land associated with past, current, or anticipated mining activities. Construction activities would occur within a previously disturbed site; as such the chance of discovering significant mineral deposits is unlikely. Further, excavation is not expected to reach native, undisturbed soils. No impact would occur.

#### **4.13 Noise**

The main noise source associated with the Project would be the operation of equipment for onsite construction activities. Per the City of Santa Ana Municipal Code Section 18-314, Special Provisions, noise associated with construction is prohibited between the hours of 8:00 p.m. and 7:00 a.m. on weekdays or Saturday, or any time on Sunday or federal holidays. The City does not promulgate a numeric threshold pertaining to the noise associated with construction. This is because construction noise is temporary, short term, intermittent in nature, and would cease on completion of the Project. Furthermore, the City of Santa Ana is a developing urban community and construction noise is generally accepted as a reality within the urban environment. Additionally, construction would occur throughout the Project Site and would not be concentrated at one point.

As previously stated, the City limits the times that the construction can take place but does not assign a numeric threshold to construction noise. However, for full disclosure purposes, predicted construction noise levels were calculated utilizing the FHWA's Roadway Construction Noise Model. Due to the linear

nature of construction along the roadway, the distance between construction activities and sensitive receptors will vary. A distance of 44 feet from the roadway centerline to the nearest noise sensitive receptor was calculated using aerial photography and applied in the construction noise modeling. See Appendix F for model outputs. The anticipated short-term construction noise levels generated for the necessary equipment for each phase of construction are presented in Table 9.

<b>Table 9. Construction Average (dBA) Noise Levels at Nearest Receptors</b>	
<b>Construction Phase</b>	<b>Estimated Exterior Construction Noise Level @ Closest Noise Sensitive Receptor (dBA <math>L_{eq}</math>)</b>
Grubbing & Land Clearing	84.0
Grading & Excavation	91.7
Drainage, Utilities & Sub-Grade	90.6
Paving	87.1

Source: Construction noise levels were calculated by ECORP Consulting using the FHWA Roadway Noise Construction Model (FHWA 2006). Refer to Appendix F for Model Data Outputs.

Notes: Construction equipment used during construction derived from CalEEMod. CalEEMod is designed to calculate air pollutant emissions from construction activity and contains default construction equipment and usage parameters for typical construction projects based on several construction surveys conducted in order to identify such parameters.

$L_{eq}$  = The equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the  $L_{eq}$  of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

As shown in Table 9, noise levels during Project construction could range from 84.0 dBA to 91.7 dBA at the nearest noise sensitive receptor. It is noted that this is modeled on a worst-case basis with all equipment operating simultaneously. Additionally, as the Projects proposes improvements along an existing roadway corridor, construction equipment is not fixed at one location but instead moves continuously along the Project Site. This movement means that the noise generated by the equipment is dispersed over a wide area rather than concentrated in a single spot. As the construction progresses, the distance between the equipment and any sensitive receptors, such as residences, varies. This variation in proximity reduces the overall exposure of sensitive receptors to noise because the time spent by the equipment near any single receptor is limited. Thus, so long as construction occurs with the hours allowed by the City, a less than significant impact would occur.

#### **4.13.1 Operational Noise**

The Project is proposing improvements to an existing roadway. Once construction is complete, the Project would not be a source of operational noise beyond current conditions. No impact would occur.

#### **4.13.2 Construction-Generated Vibration**

Construction-related ground vibration is normally associated with impact equipment, such as pile drivers and jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Vibration decreases rapidly with distance and construction activities would occur throughout the Project Site and would not be concentrated at the point closest to sensitive receptors. Thus, due to the temporary nature of construction and linear movement of construction activities, a less than significant impact would occur.

#### **4.13.3 Project Operational Vibration**

Project operations would not include the use of any large-scale, stationary equipment that would result in excessive vibration levels; therefore, the Project would not result in ground-borne vibration impacts during operations. For this reason, no impact would occur.

#### **4.14 Population and Housing**

The Proposed Project would it induce any population growth. No impact to population or housing would occur.

#### **4.15 Public Services**

The Proposed Project involves the expansion and restriping of an existing roadway. Maintenance of the roadway would not require any increase in public services beyond current levels. Therefore, a less than significant impact on public services would occur.

#### **4.16 Recreation**

The Proposed Project does not include recreational facilities and would not require construction or expansion of recreational facilities. Additionally, the Proposed Project would not increase local or regional population that would result in any increase in demand for neighborhood or regional parks. No impact on recreation would occur.

#### **4.17 Traffic**

Proposed Project would alleviate traffic congestion within a bottleneck along Fairview Street. The design would be based on comprehensive inclusion of "Complete Streets" components to better facilitate pedestrian and bicycle access, enhance safety, and increase efficiency. These modifications would especially improve pedestrian and bicycle traffic safety by reducing the chances of collisions. Further, the roadway improvements would provide a beneficial impact on emergency access by improving through-traffic circulation.

Construction of the roadway would result in short-term impacts along Fairview Street. Additional construction vehicle and employee vehicle traffic would be generated during the estimated six (6) month construction period. During this time, vehicles would be directed towards designated detours or lane

closures to avoid grading and paving activities. The City would implement a traffic control plan during construction and no roads would be completely closed at any time during construction. Upon completion, traffic would move through the roadway more quickly than current conditions, with less congestion north of Trask Avenue and south of 17<sup>th</sup> Street.

#### **4.18 Tribal Cultural Resources**

Due to the highly disturbed nature of the Project Site, the likelihood of discovering tribal cultural resources is relatively low. The search results were negative, meaning that a search of the Sacred Lands File by the NAHC did not indicate the presence of Native American Sacred Lands in the Project Area. The Project does not include excavation. It should also be noted that AB 52 does not apply to Categorical Exemptions. Therefore, no impact would occur.

#### **4.19 Utilities and Service Systems**

The Proposed Project involves the widening and restriping of an existing roadway. The Project would continue an existing use. No impact on electricity, natural gas, wastewater, solid waste, or telecommunications is anticipated.

#### **4.20 Wildfire**

According to the California Department of Forestry and Fire Protection (CAL FIRE), the Project Site is not located in a Very High Fire Hazard Severity Zone (CAL FIRE 2024). The City would adhere to fire safety Best Management Practices during construction and operational activities. No impacts related to wildfire would occur.

### **5.0 CONCLUSION**

This exemption is applicable to the Proposed Project because it involves minor alterations to an existing roadway. Based on the analysis in this document, unusual circumstances leading to potential significant impacts would not occur. Therefore, the Proposed Project is exempt from further environmental review under the requirements of CEQA because it falls under the list of classes of projects that have been determined not to have a significant effect on the environment and have been declared exempt by the Legislature in accordance with the CEQA Guidelines (Class 1 Exemption).

Sincerely,

**ECORP Consulting, Inc.**



Lindsay Buck, AICP  
Staff Environmental Planner

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## Air Quality and Greenhouse Gas Emissions Model Results

# Fairview Street Widening Project Detailed Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Fairview Street Widening Project
Construction Start Date	3/3/2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	18.2
Location	33.76434896168389, -117.90301032048612
County	Orange
City	Santa Ana
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5831
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.29

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Widening	0.50	Mile	5.00	0.00	0.00	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.85	33.5	39.5	0.08	1.47	4.68	6.15	1.35	0.61	1.97	—	8,864	8,864	0.37	0.19	3.48	8,934
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.85	33.6	39.2	0.08	1.47	4.68	6.15	1.35	0.61	1.97	—	8,838	8,838	0.37	0.19	0.09	8,905
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.86	16.2	19.1	0.04	0.71	2.24	2.95	0.65	0.29	0.95	—	4,240	4,240	0.18	0.09	0.72	4,271
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.34	2.96	3.48	0.01	0.13	0.41	0.54	0.12	0.05	0.17	—	702	702	0.03	0.01	0.12	707

### 2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.85	33.5	39.5	0.08	1.47	4.68	6.15	1.35	0.61	1.97	—	8,864	8,864	0.37	0.19	3.48	8,934

2026	0.88	7.59	12.7	0.02	0.30	0.26	0.56	0.28	0.06	0.34	—	2,029	2,029	0.07	0.02	0.91	2,039
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.85	33.6	39.2	0.08	1.47	4.68	6.15	1.35	0.61	1.97	—	8,838	8,838	0.37	0.19	0.09	8,905
2026	1.88	16.0	21.0	0.04	0.62	1.95	2.57	0.57	0.26	0.82	—	4,430	4,430	0.17	0.05	0.03	4,448
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.86	16.2	19.1	0.04	0.71	2.24	2.95	0.65	0.29	0.95	—	4,240	4,240	0.18	0.09	0.72	4,271
2026	0.41	3.48	4.91	0.01	0.14	0.33	0.47	0.12	0.05	0.17	—	951	951	0.04	0.01	0.13	955
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.34	2.96	3.48	0.01	0.13	0.41	0.54	0.12	0.05	0.17	—	702	702	0.03	0.01	0.12	707
2026	0.07	0.64	0.90	< 0.005	0.02	0.06	0.09	0.02	0.01	0.03	—	157	157	0.01	< 0.005	0.02	158

### 3. Construction Emissions Details

#### 3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.49	4.22	4.50	0.01	0.24	—	0.24	0.22	—	0.22	—	632	632	0.03	0.01	—	634
Dust From Material Movement	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.49	4.22	4.50	0.01	0.24	—	0.24	0.22	—	0.22	—	632	632	0.03	0.01	—	634
Dust From Material Movement	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.39	< 0.005	0.02	—	0.02	0.02	—	0.02	—	55.4	55.4	< 0.005	< 0.005	—	55.6
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.17	9.17	< 0.005	< 0.005	—	9.21
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.56	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	133	133	< 0.005	< 0.005	0.50	135
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.48	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	126	126	< 0.005	< 0.005	0.01	128
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	11.2	11.2	< 0.005	< 0.005	0.02	11.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.86	1.86	< 0.005	< 0.005	< 0.005	1.88
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.3. Linear, Grading & Excavation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.69	32.6	36.9	0.07	1.46	—	1.46	1.35	—	1.35	—	7,645	7,645	0.31	0.06	—	7,671
Dust From Material Movement	—	—	—	—	—	3.71	3.71	—	0.40	0.40	—	—	—	—	—	—	—
Demoliti on	—	—	—	—	—	0.27	0.27	—	0.04	0.04	—	—	—	—	—	—	—



Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.69	32.6	36.9	0.07	1.46	—	1.46	1.35	—	1.35	—	7,645	7,645	0.31	0.06	—	7,671
Dust From Material Movement	—	—	—	—	—	3.71	3.71	—	0.40	0.40	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.27	0.27	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.62	14.3	16.2	0.03	0.64	—	0.64	0.59	—	0.59	—	3,351	3,351	0.14	0.03	—	3,363
Dust From Material Movement	—	—	—	—	—	1.63	1.63	—	0.18	0.18	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.12	0.12	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.60	2.95	0.01	0.12	—	0.12	0.11	—	0.11	—	555	555	0.02	< 0.005	—	557
Dust From Material Movement	—	—	—	—	—	0.30	0.30	—	0.03	0.03	—	—	—	—	—	—	—
Demolition	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.14	2.24	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	531	531	0.01	0.02	2.01	539
Vendor	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.9	31.9	< 0.005	< 0.005	0.09	33.3
Hauling	0.01	0.80	0.35	< 0.005	0.01	0.17	0.18	0.01	0.05	0.06	—	656	656	0.05	0.11	1.38	690
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.16	1.94	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	505	505	0.01	0.02	0.05	511
Vendor	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.9	31.9	< 0.005	< 0.005	< 0.005	33.3
Hauling	0.01	0.83	0.36	< 0.005	0.01	0.17	0.18	0.01	0.05	0.06	—	656	656	0.05	0.11	0.04	689
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.07	0.89	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	225	225	< 0.005	0.01	0.38	227
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	14.0	14.0	< 0.005	< 0.005	0.02	14.6
Hauling	0.01	0.37	0.16	< 0.005	< 0.005	0.07	0.08	< 0.005	0.02	0.02	—	287	287	0.02	0.05	0.26	302
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.16	0.00	0.00	0.04	0.04	0.00	0.01	0.01	—	37.2	37.2	< 0.005	< 0.005	0.06	37.7
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.31	2.31	< 0.005	< 0.005	< 0.005	2.42
Hauling	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	47.6	47.6	< 0.005	0.01	0.04	50.0

### 3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.88	17.2	19.9	0.04	0.69	—	0.69	0.64	—	0.64	—	4,090	4,090	0.17	0.03	—	4,104
Dust From Material Movement	—	—	—	—	—	1.59	1.59	—	0.17	0.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.14	1.32	< 0.005	0.05	—	0.05	0.04	—	0.04	—	272	272	0.01	< 0.005	—	273
Dust From Material Movement	—	—	—	—	—	0.11	0.11	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.21	0.24	< 0.005	0.01	—	0.01	0.01	—	0.01	—	45.1	45.1	< 0.005	< 0.005	—	45.2
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.11	1.33	0.00	0.00	0.36	0.36	0.00	0.08	0.08	—	347	347	< 0.005	0.01	0.04	351
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.4	23.4	< 0.005	< 0.005	0.04	23.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.88	3.88	< 0.005	< 0.005	0.01	3.93
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.7. Linear, Drainage, Utilities, & Sub-Grade (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.79	16.0	19.7	0.04	0.62	—	0.62	0.57	—	0.57	—	4,089	4,089	0.17	0.03	—	4,103
Dust From Material Movement	—	—	—	—	—	1.59	1.59	—	0.17	0.17	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	2.47	3.05	0.01	0.10	—	0.10	0.09	—	0.09	—	632	632	0.03	0.01	—	634
Dust From Material Movement	—	—	—	—	—	0.25	0.25	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.45	0.56	< 0.005	0.02	—	0.02	0.02	—	0.02	—	105	105	< 0.005	< 0.005	—	105
Dust From Material Movement	—	—	—	—	—	0.04	0.04	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.10	1.25	0.00	0.00	0.36	0.36	0.00	0.08	0.08	—	341	341	< 0.005	0.01	0.03	345
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	53.4	53.4	< 0.005	< 0.005	0.08	54.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	8.84	8.84	< 0.005	< 0.005	0.01	8.96
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

### 3.9. Linear, Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.81	7.53	11.7	0.02	0.30	—	0.30	0.28	—	0.28	—	1,768	1,768	0.07	0.01	—	1,774
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.81	7.53	11.7	0.02	0.30	—	0.30	0.28	—	0.28	—	1,768	1,768	0.07	0.01	—	1,774
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.99	1.54	< 0.005	0.04	—	0.04	0.04	—	0.04	—	233	233	0.01	< 0.005	—	233
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.18	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	38.5	38.5	< 0.005	< 0.005	—	38.6
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	1.05	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	260	260	< 0.005	0.01	0.91	264
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.91	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	248	248	< 0.005	0.01	0.02	251
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	33.0	33.0	< 0.005	< 0.005	0.05	33.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.47	5.47	< 0.005	< 0.005	0.01	5.54
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

## 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated



Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	3/3/2025	4/16/2025	5.00	32.0	—
Linear, Grading & Excavation	Linear, Grading & Excavation	4/17/2025	11/27/2025	5.00	160	—
Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	11/28/2025	3/20/2026	5.00	80.0	—
Linear, Paving	Linear, Paving	3/21/2026	5/27/2026	5.00	48.0	—

### 5.2. Off-Road Equipment

#### 5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	1.00	8.00	6.00	0.82
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Excavators	Diesel	Average	3.00	8.00	36.0	0.38

Linear, Grading & Excavation	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Grading & Excavation	Signal Boards	Electric	Average	1.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Back hoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	1.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Back hoes	Diesel	Average	3.00	8.00	84.0	0.37
Linear, Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear, Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear, Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Paving	Signal Boards	Electric	Average	1.00	8.00	6.00	0.82

Linear, Paving	Tractors/Loaders/Back	Diesel	Average	3.00	8.00	84.0	0.37
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## 5.3. Construction Vehicles

### 5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	10.0	18.5	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	10.2	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	40.0	18.5	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	10.2	HHDT,MHDT
Linear, Grading & Excavation	Hauling	9.40	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	27.5	18.5	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	10.2	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	20.0	18.5	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	10.2	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT

Linear, Paving	Onsite truck	—	—	HHDT
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## 5.4. Vehicles

### 5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

## 5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
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## 5.6. Dust Mitigation

### 5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Linear, Grubbing & Land Clearing	—	—	5.00	0.00	—
Linear, Grading & Excavation	4,033	4,033	5.00	43,018	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	5.00	0.00	—

### 5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

## 5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Widening	5.00	100%

## 5.8. Construction Electricity Consumption and Emissions Factors

### kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	88.1	532	0.03	< 0.005
2026	58.7	532	0.03	< 0.005

## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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### 5.18.1. Biomass Cover Type

#### 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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### 5.18.2. Sequestration

#### 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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## 6. Climate Risk Detailed Report

### 6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	10.1	annual days of extreme heat

Extreme Precipitation	3.85	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about  $\frac{3}{4}$  an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

## 6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

## 6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
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Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

### 6.4. Climate Risk Reduction Measures

## 7. Health and Equity Details

### 7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	50.5
AQ-PM	75.6
AQ-DPM	69.8
Drinking Water	57.6
Lead Risk Housing	71.8
Pesticides	0.00
Toxic Releases	87.0
Traffic	83.2



Effect Indicators	—
CleanUp Sites	54.4
Groundwater	36.2
Haz Waste Facilities/Generators	37.7
Impaired Water Bodies	0.00
Solid Waste	22.1
Sensitive Population	—
Asthma	30.9
Cardio-vascular	23.9
Low Birth Weights	71.0
Socioeconomic Factor Indicators	—
Education	84.2
Housing	67.7
Linguistic	85.8
Poverty	58.6
Unemployment	48.3

## 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	38.94520724
Employed	72.42397023
Median HI	41.35762864
Education	—
Bachelor's or higher	23.23880405
High school enrollment	100
Preschool enrollment	29.69331451

Transportation	—
Auto Access	58.09059412
Active commuting	57.85961761
Social	—
2-parent households	73.01424355
Voting	12.07493905
Neighborhood	—
Alcohol availability	18.3498011
Park access	24.67599127
Retail density	84.03695624
Supermarket access	69.84473245
Tree canopy	23.81624535
Housing	—
Homeownership	65.95662774
Housing habitability	50.67368151
Low-inc homeowner severe housing cost burden	49.89092776
Low-inc renter severe housing cost burden	44.9121006
Uncrowded housing	24.76581548
Health Outcomes	—
Insured adults	12.87052483
Arthritis	79.8
Asthma ER Admissions	67.1
High Blood Pressure	75.3
Cancer (excluding skin)	74.5
Asthma	61.7
Coronary Heart Disease	69.4
Chronic Obstructive Pulmonary Disease	65.3
Diagnosed Diabetes	43.0

Life Expectancy at Birth	24.8
Cognitively Disabled	58.3
Physically Disabled	74.5
Heart Attack ER Admissions	52.5
Mental Health Not Good	43.4
Chronic Kidney Disease	55.3
Obesity	61.1
Pedestrian Injuries	40.5
Physical Health Not Good	43.5
Stroke	64.5
Health Risk Behaviors	—
Binge Drinking	38.6
Current Smoker	45.9
No Leisure Time for Physical Activity	30.2
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	77.6
Elderly	34.9
English Speaking	16.4
Foreign-born	91.5
Outdoor Workers	46.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	30.5
Traffic Density	76.6
Traffic Access	53.0
Other Indices	—
Hardship	65.2

Other Decision Support	—
2016 Voting	36.7

### 7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	69.0
Healthy Places Index Score for Project Location (b)	41.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.  
 b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

### 7.4. Health & Equity Measures

No Health & Equity Measures selected.

### 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

### 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

## 8. User Changes to Default Data

Screen	Justification
Construction: Demolition	Demolition of existing buildings included in analysis.

## Biological Resources Literature Review

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Orange County, California



## Local office

Carlsbad Fish And Wildlife Office

☎ (760) 431-9440

📅 (760) 431-5901

2177 Salk Avenue - Suite 250  
Carlsbad, CA 92008-7385

NOT FOR CONSULTATION

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

- 
1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).



2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Birds

NAME	STATUS
<b>Coastal California Gnatcatcher</b> <i>Polioptila californica californica</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/8178">https://ecos.fws.gov/ecp/species/8178</a>	Threatened
<b>Southwestern Willow Flycatcher</b> <i>Empidonax traillii extimus</i> Wherever found There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat. <a href="https://ecos.fws.gov/ecp/species/6749">https://ecos.fws.gov/ecp/species/6749</a>	Endangered

## Reptiles

NAME	STATUS
<b>Southwestern Pond Turtle</b> <i>Actinemys pallida</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/4768">https://ecos.fws.gov/ecp/species/4768</a>	Proposed Threatened

## Amphibians

NAME	STATUS
<b>Western Spadefoot</b> <i>Spea hammondi</i> Wherever found No critical habitat has been designated for this species. <a href="https://ecos.fws.gov/ecp/species/5425">https://ecos.fws.gov/ecp/species/5425</a>	Proposed Threatened

## Insects

NAME	STATUS
------	--------

**Monarch Butterfly** *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

## Flowering Plants

NAME

STATUS

**Nevin's Barberry** *Berberis nevinii*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/8025>**Ventura Marsh Milk-vetch** *Astragalus pycnostachyus* var.

Endangered

*lanosissimus*

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/1160>

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

## Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds  
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC  
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Bald and Golden Eagle information is not available at this time

**What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?**

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

**What if I have eagles on my list?**

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

# Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds  
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC  
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Migratory bird information is not available at this time

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

### **What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### **How do I know if a bird is breeding, wintering or migrating in my area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.



## Fish hatcheries

There are no fish hatcheries at this location.

## Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

**NOTE:** This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

### Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



## APPENDIX C

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CHRIS Records Search Results

## Report List

2024-08803 Fairview

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00270		1975	Leonard, Nelson N. III and Mathew C. Hall	Description and Evaluation of Cultural Resources Within the US Army Corps of Engineers' Santa Ana River Project	Archaeological Research Unit, UC Riverside	30-000277
OR-01639		1997	Jertberg, Patricia R. and Jane Rosenthal	Prehistoric and Historic Resource Assessment for the Fairview Street Improvement Initial Study/Environmental Assessment Located in Garden Grove, Santa Ana, an Unincorporated Orange County	Petra Resources, Inc.	30-000278, 30-000392
OR-01836		1998	Padon, Beth	Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County	Discovery Works, Inc.	
OR-01949		1995	Padon, Beth, McLean, Deborah K.B., Strudwick, Ivan H., and Sturm, Bradley L.	Cultural Resource Assessment for the City of Garden Grove	LSA Associates, Inc.	30-000392, 30-001260, 30-001261, 30-001262, 30-001263, 30-001264, 30-001265, 30-001266, 30-001267, 30-001268, 30-001269, 30-001270, 30-001307
OR-01978		1999	Duke, Curt	Cultural Resource Assessment for the AT&T Wireless Services Facility Number C011, County of Orange, California	LSA Associates, Inc.	
OR-02010		1993	Perry, Richard	Memorandum for Record, Subject: Cultural Resources Survey of the 7.78 Acre Staging Area for Reaches 3 and 4 of the Santa Ana River Project in the City of Santa Ana	Army Corps of Engineers	
OR-02453		2002	Dice, Michael H.	An Archaeological Resource Assessment of the Fairview Street Resurfacing Project, (17th Street to North City Limit) City of Santa Ana, California	Michael Brandman Associates	
OR-02750		2001	Keas, Nicole	Proposed Red River Cellular Site (Nextel #7064b) Garden Grove, CA	ORIN Environmental Group	30-000392
OR-02914		2002	Bonner, Wayne H.	Records Search Results for Cingular Wireless Site SC-102-02 (Fairview), 1517 N. Fairview St., Santa Ana, Orange County, California	W. H. Bonner Associates	
OR-03297		2002	Hupp, Jill	Supplemental Historic Architectural Survey Report for the State Route 22/west Orange County Connection in Orange County	California Department of Transportation	30-176775, 30-176776

## Report List

2024-08803 Fairview

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03426		2006	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for Royal Street Communications, Llc Candidate La0638a (Fairview Monopine), 1517 North Fairview Street, Santa Ana, Orange County, California	Michael Brandman Associates	
OR-03783		2009	Bonner, Wayne	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA03009C (El Salvador Park), 1825 Civic Center Drive West, Santa Ana, Orange County, California	MBA	
OR-04075		2010	Sander, Jay K.	Cultural Resources Records Search and Site Visit for T-Mobile USA Inc. LA33807B / Riverview Park, 1817 West 21st Street, Santa Ana, Orange County, California 92706	Heritage Preservation Consultants	
OR-04259		2007	Becker, Kenneth, Goodman, John, Sewell, Kristin, and Van Galder, Sarah	Cultural Resources Monitoring Report, Orange County Water District Groundwater Replenishment System, Orange County, California	SRI	30-001670, 30-001671, 30-100402
OR-04266		2000	Bissell, Ronald M.	Cultural Resources Reconnaissance for the Groundwater Replenishment System, Orange County, California	RMW Paleo Associates	30-000058, 30-000076, 30-000145, 30-000163, 30-000283, 30-000302, 30-000356, 30-000428, 30-000429, 30-000430, 30-000506, 30-000516, 30-000517, 30-001524

## Resource List

2024-08803 Fairview

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000392	CA-ORA-000392		Site	Prehistoric	AP02; AP15		LA-10429, OR-01639, OR-01949, OR-01995, OR-02750, OR-03726, OR-03860, OR-03861, OR-04034
P-30-000801	CA-ORA-000801		Object	Prehistoric	AP04		OR-00634, OR-00668, OR-00716, OR-01127, OR-01995, OR-03563
P-30-001510	CA-ORA-001510	Resource Name - LSA-SP-S-1	Site	Prehistoric	AP02; AP08; AP11; AP15		OR-02282, OR-03824
P-30-100233		Resource Name - WKE1702-IS-I-1; Resource Name - Isolated Chione Shell	Other	Prehistoric	AP15		
P-30-161847		OHP Property Number - 068530; Resource Name - Old Pacific Electric RR Santa Ana River Bridge; Other - Pacific Electric Santa Ana River Bridge	Structure	Historic	HP19; HP72		OR-01900, OR-03401, OR-03890, OR-04195

## REPORTS

OR-

270

2453

1978

2914

3426

4259

2010

2750

1949

1639

4075

3783

1836

4266

3297

2024-08803

FAIRVIEW

QUAD: ANAHEIM

COUNT: ORANGE

## RESOURCES

100233

392

161847

1510

801

X + 154



02-  
1639\*  
1836  
4266  
2010  
4075  
3297  
2750  
3783



**ECORP Consulting, Inc.**  
ENVIRONMENTAL CONSULTANTS

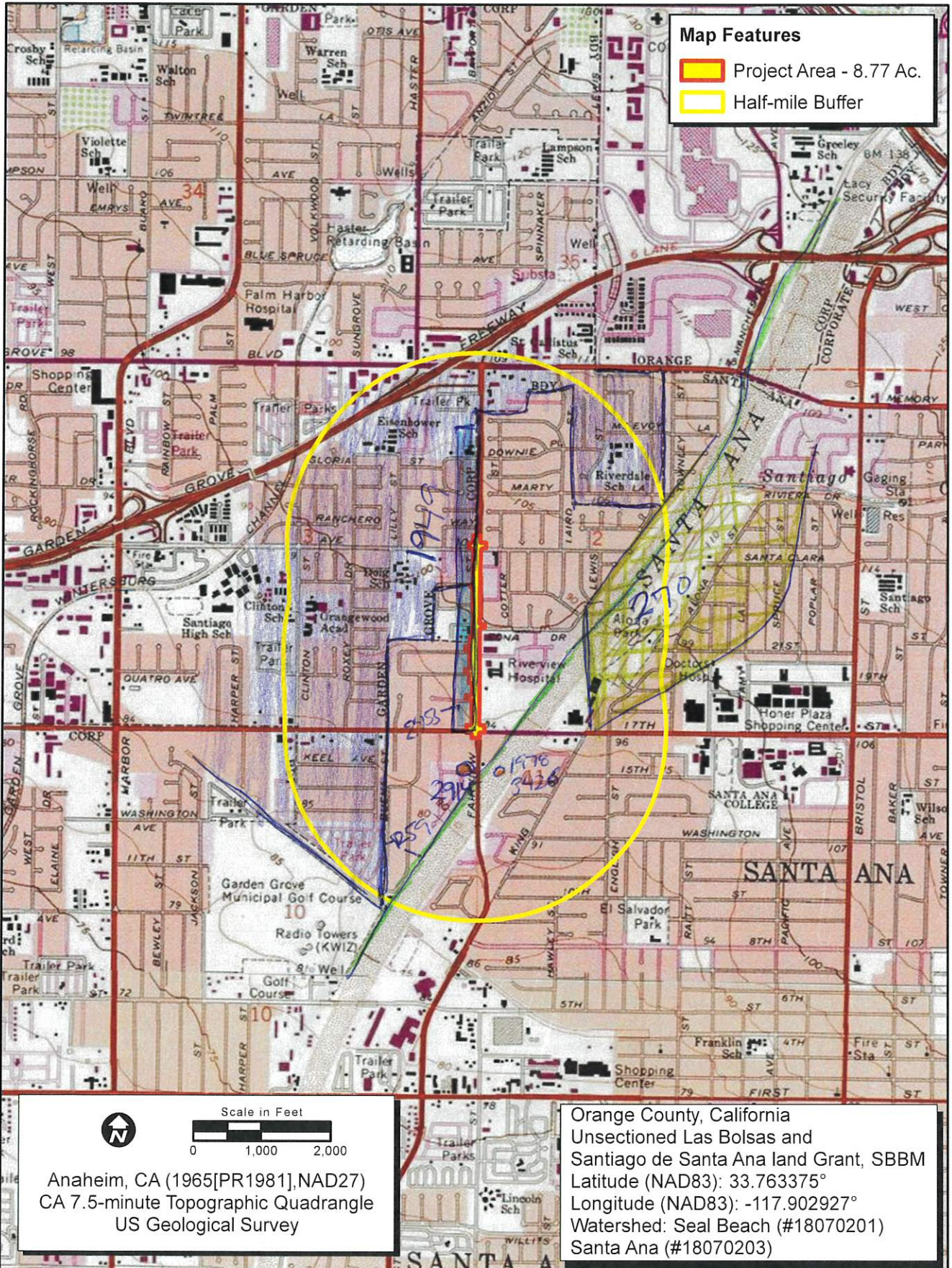
2024-088.03 Fairview Street Widening

Pg 1 OF 2



# REPORTS

OK  
270  
1978  
3426  
1949\*  
2453\*  
2914  
4259

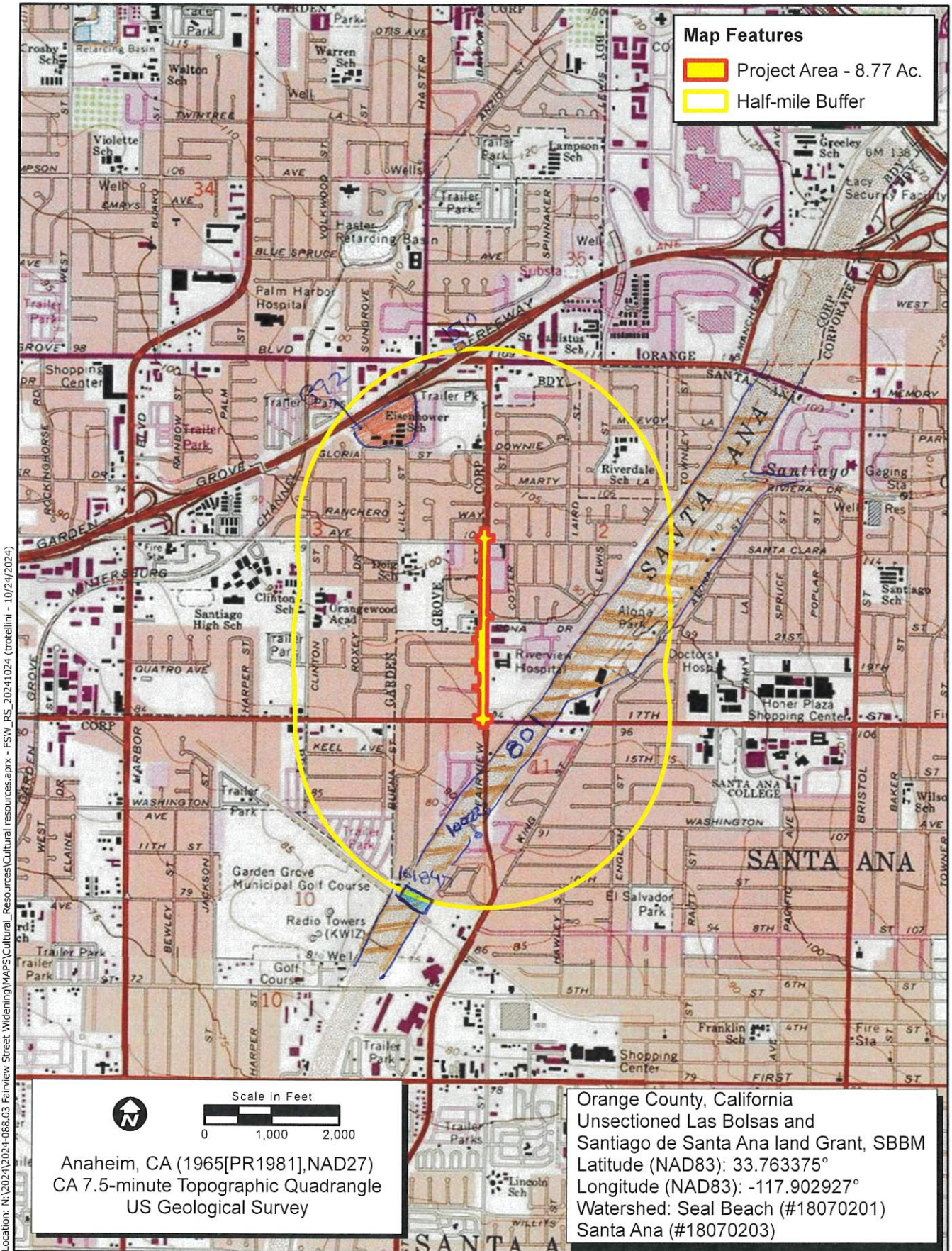


Map Date: 10/24/2024  
Sources: ESRI, USGS



# RESOURCES

100233  
161847  
801  
392  
1510



Map Date: 10/24/2024  
Sources: ESRI, USGS

Records Search



## APPENDIX D

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NAHC Records Search Results

***CONFIDENTIAL***

**Architectural History Evaluation  
for the  
Fairview Street Widening Project**

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**Orange County, California**

**Prepared For:**

City of Santa Ana Public Works Agency  
20 Civic Center Plaza  
Santa Ana, CA 92701

**Prepared By:**



111 Academy Way, Suite 210  
Irvine, CA 92617

**January 2025**

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## MANAGEMENT SUMMARY

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The City of Santa Ana Public Works Agency (City) retained ECORP Consulting, Inc. (ECORP) in 2024 to conduct an Architectural History Evaluation report for the Fairview Street Widening Project (Project) in Santa Ana, Orange County, California. The City is proposing to widen a 0.5-mile segment of North Fairview Street from West 17th Street to Trask Avenue. The Project would potentially acquire four adjacent residential properties to accommodate the widening: 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane. For the purposes of this report, the Project Area is defined as the segment of North Fairview Street from West 17th Street to Trask Avenue plus the four adjacent residential properties. North Fairview Street was constructed c. 1890, and the four residences were constructed in 1950; therefore, the road and residences exceed the 50-year age threshold to be considered cultural resources.

ECORP evaluated North Fairview Street and the residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane for historical significance in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) as well as its implementing regulations. In addition, ECORP evaluated the resources against the criteria for listing in the City of Santa Ana Register of Historical Properties. ECORP prepared the evaluation pursuant to City of Santa Ana requirements under CEQA for the Project.

ECORP's evaluation included a records search, literature review, focused archival and historical research, and an intensive survey of the Project Area. The records search results indicated that the four subject residences have not been previously recorded or evaluated for historic significance in accordance with any state or federal criteria. A current architectural history evaluation is warranted because the four residences are more than 50 years old, are proposed to be demolished, and have not been previously evaluated for historical significance.

A 2002 Archaeological Resource Assessment of the Fairview Street Resurfacing Project by Michael H. Dice (OR-02453) found North Fairview Street not eligible for the National Register of Historic Places under any criteria. A current architectural history reevaluation is warranted because the resource is more than 50 years old and the physical condition of the road may have changed since the 2002 evaluation.

ECORP found that North Fairview Street and the residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane do not meet any of the criteria for listing in the National Register of Historic Places, California Register of Historical Resources, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district. Therefore, they are not Historical Resources in accordance with CEQA or a Historic Properties in accordance with Section 106 of the NHPA.

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## **LIST OF ACRONYMS AND ABBREVIATIONS**

<b>Term</b>	<b>Definition</b>
APE	Area of Potential Effect
APN	Assessor's Parcel Number
BERD	Built Environment Resource Directory
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHL	California Historical Landmarks
CHRIS	California Historical Resources Information System
City	City of Santa Ana Public Works Agency
CRHR	California Register of Historical Resources
DPR	California Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
FHA	Federal Housing Administration
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
PRC	Public Resources Code
Project	Fairview Street Widening Project
SCCIC	South Central Coastal Information Center
SHPO	State Historic Preservation Officer
TCRs	Tribal cultural resources
USGS	U.S. Geological Survey

## **1.0 INTRODUCTION**

The City of Santa Ana Public Works Agency (City) retained ECORP Consulting, Inc. (ECORP) in 2024 to conduct an Architectural History Evaluation report for the Fairview Street Widening Project (Project) in Santa Ana, Orange County, California. A survey of the Proposed Project Area was required to identify potentially eligible cultural resources (i.e., archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

### **1.1 Project Location**

The Project Area consists of approximately 8.77 acres located in the western portion of the City of Santa Ana, California. It comprises a segment of Fairview Street from Trask Avenue to the north to West 17th Street to the south, in addition to four adjacent residential properties located at 2501 Huckleberry Road (Assessor's Parcel Number [APN] 101-121-01), 2502 Huckleberry Road (APN 101-122-18), 2501 Strawberry Lane (APN 101-122-19), and 2502 Strawberry Lane (APN 101-123-13). The Project Area is located in the Las Bolsas land grant, as shown on the *Anaheim, California 7.5-minute topographic quadrangle map* (Figure 1).

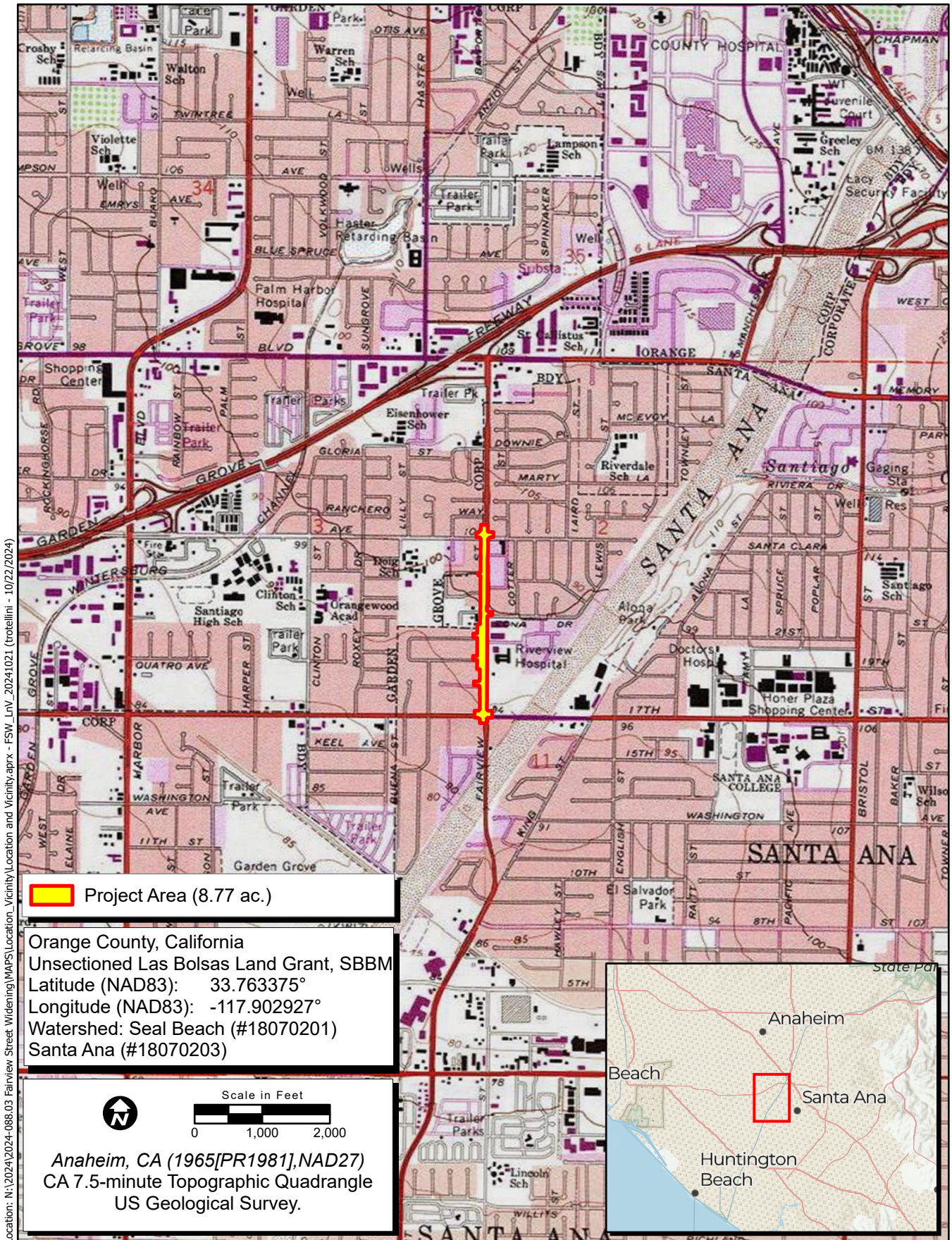
### **1.2 Project Description**

The Proposed Project entails the widening of a 0.5-mile portion of Fairview Street from West 17th Street to Trask Avenue. The Project would reconfigure the roadway from 2 to 3 lanes in each direction and add a 6-foot-wide dedicated bike lane with no buffer. The Project would potentially acquire four residential properties to accommodate the widening (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane). The Project would use local funding.

### **1.3 Report Organization**

This report documents ECORP's architectural history evaluation of North Fairview Street. ECORP recorded the segment of North Fairview Street from the Fairview Street/Trask Avenue intersection to the north to the Fairview Street/West 17th Street intersection to the south, in addition to four residences located at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane. ECORP prepared this report in conformance with the California Office of Historic Preservation's (OHP's) acceptable format. Appendix A includes a confirmation of the records search with the California Historical Resources Information System (CHRIS). Appendix B presents photographs of the Project Area and vicinity. Appendix C contains the cultural resource California Department of Parks and Recreation (DPR) 523 record form.







## 1.4 Regulatory Context

The CEQA lead agency for this Project is the City of Santa Ana Public Works Agency. A review of the regulatory context is provided below; however, the inclusion of any of these laws and regulations in this report does not make a law or regulation apply when it otherwise would not. Similarly, the omission of any other laws and regulations from this section does not mean that they do not apply. Rather, the purpose of this section is to provide context in explaining why the study was carried out in the manner documented herein.

### 1.4.1 Federal Evaluation Criteria

### 1.4.2 National Environmental Policy Act

The National Environmental Policy Act (NEPA) establishes national policy for the protection and enhancement of the environment. Part of the function of the federal government in protecting the environment is to “preserve important historic, cultural, and natural aspects of our national heritage.” Cultural resources need not be determined eligible for the National Register of Historic Places (NRHP) through the National Historic Preservation Act (NHPA) of 1966 (as amended) to receive consideration under NEPA. NEPA is implemented by regulations of the Council on Environmental Quality (40 Code of Federal Regulations [CFR] 1500-1508).

The definition of *effects* in the NEPA regulations includes adverse and beneficial effects on historic and cultural resources (40 CFR 1508.8). Therefore, the *Environmental Consequences* section of an Environmental Impact Statement [see 40 CFR 1502.16(f)] must analyze potential effects to historic or cultural resources that could result from the proposed action and each alternative. In considering whether an alternative may “significantly affect the quality of the human environment,” a federal agency must consider, among other things:

- Unique characteristics of the geographic area, such as proximity to historic or cultural resources (40 CFR 1508.27(b)(3)), and
- The degree to which the action may adversely affect districts, sites, highways, structures, or objects listed in or eligible for listing in the NRHP (40 CFR 1508.27(b)(8)).

Therefore, because historic properties are a subset of *cultural resources*, they are one aspect of the *human environment* defined by NEPA regulations.

### 1.4.3 National Historic Preservation Act

The federal law that covers cultural resources that could be affected by federal undertakings is the NHPA of 1966, as amended. Section 106 of the NHPA requires that federal agencies take into account the effects of a federal undertaking on properties listed in or eligible for the NRHP. The agencies must afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on the undertaking. A federal undertaking is defined in 36 CFR 800.16(y):

"A federal undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license, or approval."

The regulations that stipulate the procedures for complying with Section 106 are in 36 CFR 800. The Section 106 regulations require:

- definition of the Area of Potential Effects (APE);
- identification of cultural resources within the APE;
- evaluation of the identified resources in the APE using NRHP eligibility criteria;
- determination of whether the effects of the undertaking or project on eligible resources will be adverse; and
- agreement on and implementation of efforts to resolve adverse effects, if necessary.

The federal agency must seek comment from the State Historic Preservation Officer (SHPO) and, in some cases, the ACHP, for its determinations of eligibility, effects, and proposed mitigation measures. Section 106 procedures for a specific project can be modified by negotiation of a Memorandum of Agreement or Programmatic Agreement between the federal agency, the SHPO, and, in some cases, the project proponent.

Effects to a cultural resource are potentially adverse if the lead federal agency, with the SHPO's concurrence, determines the resource eligible for the NRHP, making it a Historic Property, and if application of the Criteria of Adverse Effects (36 CFR 800.5[a][2] et seq.) results in the conclusion that the effects will be adverse. The NRHP eligibility criteria, contained in 36 CFR 60.4, are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

- A. *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *that are associated with the lives of persons significant in our past; or*
- C. *that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *that have yielded, or may be likely to yield, information important in prehistory.*

In addition, the resource must be at least 50 years old, barring exceptional circumstances (36 CFR 60.4). Resources that are eligible for, or listed on, the NRHP are *historic properties*.

Regulations implementing Section 106 of the NHPA (36 CFR 800.5) require that the federal agency, in consultation with the SHPO, apply the Criteria of Adverse Effect to historic properties within the APE. According to 36 CFR 800.5(a)(1):

“An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling or association.”

#### **1.4.4 California Environmental Quality Act**

CEQA is the state law that applies to a project’s impacts on cultural resources. A project is an activity that may cause a direct or indirect physical change in the environment and that is undertaken or funded by a state or local agency, or requires a permit, license, or lease from a state or local agency. CEQA requires that impacts to Historical Resources be identified and, if the impacts will be significant, then apply mitigation measures to reduce the impacts.

A Historical Resource is a resource that 1) is listed in or has been determined eligible for listing in the California Register of Historical Resources (CRHR) by the State Historical Resources Commission, or has been determined historically significant by the CEQA lead agency because it meets the eligibility criteria for the CRHR, 2) is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k), or 3), and has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g) (California Code of Regulations [CCR] Title 14, Section 15064.5(a)).

The eligibility criteria for the CRHR are as follows (CCR Title 14, Section 4852(b)):

- (1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- (2) It is associated with the lives of persons important to local, California, or national history;
- (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition, the resource must retain integrity, which is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)). Resources that have been determined eligible for the NRHP are automatically eligible for the CRHR.

Impacts to a Historical Resource, as defined by CEQA (listed in an official historic inventory or survey or eligible for the CRHR), are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(b)). Demolition or alteration of eligible buildings, structures, and features that they would no longer be eligible would result in a significant impact. Whole or partial destruction of eligible archaeological sites would result in a significant impact. In addition to impacts from construction resulting in destruction or physical alteration

of an eligible resource, impacts to the integrity of setting (sometimes termed *visual impacts*) of physical features in the Project Area could also result in significant impacts.

Tribal Cultural Resources (TCRs) are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are 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. Section 1(b)(4) of Assembly Bill 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of TCRs and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, it only addresses information in this report for which it is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate TCRs. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archeological TCRs, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and lead agency and summarized in the TCRs section of the CEQA document, if applicable.

#### **1.4.5 City of Santa Ana Register of Historical Properties**

The City of Santa Ana maintains a register of properties that is overseen by the City's Historic Resources Commission. Per the City of Santa Ana Register of Historical Properties (Ordinance No. NS-1519, § 1, 3-17-80; Ordinance No. NS-2338, § 3, 12-1-97; Ordinance No. NS-2455, § 4, 12-4-00; Ordinance No. NS-2521, § 5, 1-21-03), the criteria for selection are as follows:

- (a) *Any person or group may request a building, or part thereof, structure, object or site, to be designated to be included on the city register of historical properties (called "register" in this section). The applicant must submit documentation that demonstrates how the nominated building, structure, object or site satisfies the criteria for designation. A building, structure, object, or site may be designated for inclusion on the register if the building, structure, object or site is fifty (50) or more years old and if the commission finds that one (1) or more of the following conditions are met:*
  - (1) *Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;*
  - (2) *Works of notable architects, builders, or designers whose style influenced architectural development;*
  - (3) *Rare buildings, structures, or objects or original designs;*
  - (4) *Buildings, structures, objects or sites of historical significance which include places:*
    - a. *Where important events occurred;*

- b. *Associated with famous people, original settlers, renowned organizations and businesses;*
- c. *Which were originally present when the city was founded; or*
- d. *That served as important centers for political, social, economic, or cultural activity.*
- (5) *Sites of archaeological importance;*
- (6) *Buildings or structures that were connected with a business or use which was once common, but is now rare.*
- (b) *The owner of a property(s) must be notified of its nomination upon receipt of an application by the planning and building agency. Upon adoption and placement of the property on the register, the resolution of designation shall be recorded with the county recorder's office pursuant to California Public Resources Code section 5029, as it may be amended from time to time.*

## 2.0 CULTURAL CONTEXT

### 2.1 Regional History

The American period began when Mexico and the United States signed the Treaty of Guadalupe Hidalgo in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land, which was surveyed into sections (one mile square), quarter sections, and quarter-quarter sections. This federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading after 1862 (Robinson 1948). The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaíno explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaíno also named San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Diego was established to convert the Native Americans that

lived in the area, known as the Kumeyaay or Diegueño. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was established in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the Agjachemem or Juaneño.

Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established outposts in inland areas. An asistencia (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present asistencia within the western outskirts of present-day Redlands was built c. 1830 (Haenszel and Reynolds 1975). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed presidios, or forts, at San Diego and Santa Barbara, and a pueblo, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portola expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or “ranchos” (Robinson 1948). During the Mexican period there were small towns at San Diego (near the presidio), San Juan Capistrano (around the mission), and Los Angeles. The rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General’s office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

## **2.2 Local History: Santa Ana**

The Project Area is located in the City of Santa Ana, which is the seat of Orange County, in California. The Portolá expedition visited the Santa Ana area in 1769 (Deal 2021). In 1809 Jose Antonio Yorba and Juan Pablo Peralta petitioned the Spanish Crown for a land concession, which was approved on July 1, 1810

and named Rancho Santiago De Santa Ana. The grant boundaries were described as the lands to the south and east of the Santa Ana River and to a line from the top of Red Hill to the bay in Newport that follows the alignment of modern Red Hill Avenue. The original boundaries of the rancho were around 70,000 acres. Originally, the Peralta and Yorba families lived together at Olive Hill at the mouth of Santa Ana Canyon. As their families grew, they spread throughout the rancho; the Peralta family adobe on the south side of Santa Ana Canyon still survives to this day. When the United States Land Commission reviewed the boundaries of the ranchos in the 1850s, the surveyors reduced the boundary of the rancho to 62,500 acres (Brigandi 2019a).

In 1869 the Yorba family sold 74 acres of the Rancho Santiago De Santa Ana to William Spurgeon, who established the new town site of Santa Ana (Deal 2021). In 1868 the Rancho Santiago De Santa Ana was broken up and divided among the heirs of the Yorba and Peralta families. The partition of the rancho and the selling of its land by the heirs initiated a surge of development in the area (Brigandi 2019b). Spurgeon came from central California to found a new town along with his business partner Ward Bradford, who was more interested in the investment than development and sold his shares after six months. Spurgeon laid out his town site and built himself a combination home and store. In 1870 he applied for a post office under the name Santa Ana. Spurgeon won the name over an existing community to the north, which is now known as Olive, and was appointed its first postmaster. Spurgeon was also instrumental in lobbying the railroad to come to Santa Ana.

In 1877 Spurgeon and a group of local Santa Ana investors raised 10,000 dollars and 90 acres of land on the east side of town to encourage the Western Development Company, which was the real estate branch of the Southern Pacific Railroad, to come to Santa Ana. The lots were small, and the east-west streets ran parallel to the railroad, which put them at an odd angle to the layout of the original township. As a result, the town's established business owners were reluctant to move their shops closer to the railroad depot (Brigandi 2019c).

The City of Santa Ana was incorporated in 1886 (City of Santa Ana 2021). One year later, Orange County was separated from Los Angeles County, and the City of Santa Ana was chosen to be the County Seat over Anaheim, whose residents had been at the head of the lobby to secede from Los Angeles County (Masters 2013).

Many buildings in the Santa Ana downtown area and surrounding bungalows were built in the early 1900s and 1920s to meet the needs of this mixed demographic, and the boardinghouse became a common property type for working class citizens seeking housing above commercial shops and office spaces. By 1906, the opening of the Pacific Electric Railway's Red Car established a suburban route from Santa Ana to Los Angeles, and by 1910 Santa Ana had gradually grown in population to 8,429 people, making it the largest city in Orange County at the time (Marsh 1994).

Residential subdivisions in communities outside of the historic core expanded significantly during the 1910s and 1920s, including the construction of small- to medium-sized craftsman bungalows and Colonial Revival style houses. More than half of the Pico-Lowell district to the southwest of downtown had been subdivided into residential parcels by 1912. The 1910s also saw an expansion in manufacturing and industry, indicating Santa Ana's economic strength (Marsh 1994).

Santa Ana had created a solid economy centered on agriculture, manufacturing, and retail by the 1920s. This corresponded with Orange County's dramatic population expansion, with much of that increase concentrating in Santa Ana as it tried to acquire most of the region to the west of Orange County; as a result, Santa Ana became Orange County's commercial hub. Santa Ana increased from 16,000 people in 1920 to 30,000 people by 1929, due in part to the construction of interurban rail networks and the popularity of automobiles in the 1920s. Through the 1930s, Santa Ana's downtown business core witnessed success and expansion as many of its brick structures along Fourth Street were renovated with classical and contemporary elements (Marsh 1994).

Most growth in the early 1940s and throughout World War II featured four area military bases, including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both of which were constructed to help the war effort. The Santa Ana Army Air Base operated as a basic training camp with no airplanes, hangars, or runways, while the training facility on 8th Street in downtown served airmen throughout the war (City of Santa Ana 2020).

Following World War II, Santa Ana experienced the increased suburbanization typical of Orange County at the time, as servicemen returned from the war and demand for homes in southern California increased, launching an unprecedented period of growth and industrial expansion that would significantly alter the once-expansive agricultural, open ranch landscape. Santa Ana's population of 31,921 people in 1940 increased to 45,533 by 1950. This inflow of new inhabitants and immigrants would last for the next 40 years (Marsh 1994).

The postwar housing boom accelerated change in the character of neighborhoods during the 1950s and 1960s, as demolition and new construction increased in neighborhoods such as the Santa Ana Triangle neighborhood to the northeast of the City Center and the Riverview West neighborhood to the northwest of the City Center. The 1950s were particularly notable for the expansion of the car industry following the end of wartime gasoline rationing. The Fashion Square Mall was built in 1959 close to the Bullock's Department Store to the north of downtown, and changing social and economic trends contributed to the suburbanization of retail districts. Santa Ana's population was 156,359 in 1950 and had increased to 203,714 by 1980. This flood of new people was caused in part by altering postwar immigration regulations, especially those that engendered the influx of Vietnamese refugees after the Vietnam War ended in 1975 (City of Santa Ana 2020).

Downtown commercial deterioration was prevalent from the early 1960s until the late 1970s. This sparked a historic preservation movement whose proponents aimed to preserve the historic integrity of structures or promote change through reversible improvements. During the 1960s and 1980s, some historic properties in the French Park and Heninger Park neighborhoods were demolished and replaced with high-density multi-family properties, coinciding with the 1970s effort to establish the French Park neighborhood as the Santa Ana's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986 through the creation of Specific Development zoning districts. The Downtown Santa Ana Historic District was added to the National Register in 1984, and the French Park Historic District was added in 1999. In 1998, the Santa Ana City Council passed the Historic Preservation Ordinance, Chapter 30 of the Santa Ana Municipal Code, which established the City's local inventory of



historical resources, the Santa Ana Register of Historical Properties, and the Historic Resources Commission to oversee the City of Santa Ana's Historic Preservation Program (City of Santa Ana 2020).

### **2.3 Minimal Traditional (c. 1935–1950)**

The subject property is an example of the Minimal Traditional style, which was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional-style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s because the effects of the Great Depression and war-time fiscal conservatism were forgotten (Architectural Resources Group 2019; California Department of Transportation 2011; McAlester 2018).

The character-defining features of the Minimal Traditional style include the following:

- Small scale
- One-story or one-and-a-half stories in height
- Low- or intermediate-pitched gable roof with little to no eave overhang
- Typically features double-hung windows with either multi-pane or simulated multi-pane
- Window placement occasionally includes two windows set near the building corner
- Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal, limited architectural decoration, usually American Colonial Revival in character
- Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses
- May have an attached or detached garage

### **2.4 Historic Roads Context**

North Fairview Street is associated with the historic roads context. During the second half of the 19th century, a period of rapid railroad development in the United States, public roads in California and other western states became neglected and degraded. By 1900, "the nation with the greatest railway system in the world had the worst roads" (Johnson 1990). Interest in road building revived around the turn of the century when farmers and ranchers, many disillusioned with high railroad rates, began asking county officials for better surface roads. They were joined by millions of bicyclists who called for smoother roads in town and in the countryside. Joining forces, farmers, ranchers, and bicyclists organized local, state, and

national “good roads” campaigns. In response, the federal government established the Office of Road Inquiry in the Department of Agriculture to study new road building techniques (Jackson 1998).

Dusty during summer months and muddy during the winter and spring, unpaved roads played havoc with wagons, carriages, and bicycles. Plank roads made from lumber first appeared in California during the 1850s. Gravel roads and macadam, a form of compacted gravel coated with oil, came into use during the late 19th century. Finally, after 1900, concrete roads topped by a mixture of bitumen, aggregate, and sand called asphalt became the standard modern road surface. Durable, smooth, and impervious to water, asphalt withstood winter weather, reduced vehicular wear and tear, and better facilitated drainage (Kostof 1992).

During the 19th century Americans built new towns and cities along rivers, canals, wagon roads, railroads, and highways. Most new towns and cities began with plats for rectilinear street grids filed at a county recorder’s offices. Once the plat filed, its streets and building lots became legal entities on the land. By creating right-angled streets and alleys, street grids simplified the work of staking out rectangular property boundaries and describing lots in written deeds. For growing towns and cities, street grids also simplified growth, as developers on the edge of town platted new additions simply by extending straight streets into surrounding rural areas (Reps 1965).

As they matured and grew during the 19th and 20th centuries, many American cities and towns became incorporated under state charters. Incorporation transferred responsibility for street maintenance from county boards of supervisors to city governments. Incorporation also allowed city leaders to issue bonds and take on debt, which they used to finance modern street improvements such as paving, curbs, gutters, sidewalks, streetcar rails, and sanitation features such as sewers, storm drains, and water mains, which engineers typically buried beneath city streets (Monkkonen 1988).

After 1910, as automobile usage surged, and as suburbanization occurred on the edges of town and cities in California and elsewhere, city planners began articulating a hierarchy of streets to distinguish residential roads, collector roads, arterial roads, and highways, each handling progressively higher volumes of traffic. Through the remainder of the twentieth century, as commercial and residential growth supplanted farms and ranches on the edges of California towns and cities, many rural county roads became adapted to suit the new suburban landscape. In many places, older two-lane rural roads became two- and four-lane suburban arterial streets lined with shopping centers and parking lots; others became two-lane collector streets lined with new residential subdivisions.

In 1936, the FHA, a New Deal program designed to boost mortgage lending in the United States, developed design standards for new suburban residential streets. FHA standards called for quieter streets with T-intersections, cul-de-sacs, and curvilinear patterns in an effort to slow traffic. With few exceptions, homebuilders in California and other western states after 1940 adhered to FHA standards; homebuilders also eliminated alleys behind residential properties in favor driveways leading to street-facing garages (Kostof 1991). After 1960, homebuilders also began creating large master planned suburban developments featuring winding arterial parkways deliberately separated from residential zones to permit higher speeds.

## 2.5 Project Area History

Historic aerial images dating back to 1931 show that the residential portion of the Project Area was originally used for citrus groves and was bisected by Fairview Street, which dates to c. 1890. Located west of the Santa Ana River, the Project Area was part of a larger agricultural citrus-growing region in western Santa Ana that differs from the more urbanized parts of the city to the east of the Santa Ana River. After World War II, the citrus groves gave way to housing tracts and commercial development; by the early 1970s, most groves no longer remained.

Developers built the four residences within the Project Area (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, 2502 Strawberry Lane) concurrently in 1950 as part of larger tract developments. 2501 Huckleberry Road and 2502 Huckleberry Road are part of single-family housing tract #1369, which consists of 41 parcels; 2501 Strawberry Lane and 2502 Strawberry Lane are part of single-family housing tract #1351, which consists of 54 parcels. Despite being two different tracts, #1369 and #1351 were built at the same time, have similar lot size, and have similar Minimal Traditional architectural style. Although the two tracts have remained in their 1950 layout, the area surrounding them has changed from citrus groves to tract developments.

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## 3.0 METHODS

### 3.1 Personnel Qualifications

Principal Investigator and Senior Architectural Historian Jeremy Adams, who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History, supervised all phases of ECORP's architectural history evaluation. Senior Architectural Historian Andrew Bursan conducted extensive archival and historical research for the Project Area. Mr. Bursan conducted the survey to document the Project Area, prepared the historic context, and completed the evaluation against the eligibility criteria.

Jeremy Adams has an M.A. in History (Public History) and a B.A. in History, with 15 years of experience specializing in historic resources of the built environment. He is skilled in conducting historical research at repositories such as city, state, and private archives, libraries, CHRIS information centers, and historical societies. He has experience conducting field reconnaissance and intensive surveys and has conducted evaluations of cultural resources for their eligibility to be listed in the NRHP and CRHR.

Andrew Bursan is a Senior Architectural Historian with 16 years of experience in historic preservation and land planning. He has worked on a variety of projects with organizations like the California Department of Transportation, Los Angeles County Metro, and several city governments, including those of Pasadena, Santa Monica, San Francisco, and Los Angeles. Andrew's expertise covers project management, architectural surveys, historical assessments, and extensive historical research. He has contributed to historic context statements, technical reports, and impact analyses for cultural resources.

### **3.2 Records Search Methods**

ECORP conducted a records search for the Project at the CHRIS South Central Coastal Information Center (SCCIC) at California State University, Fullerton on November 14, 2024 (Appendix A). The purpose of the records search was to determine the extent of previous surveys within a 0.5-mile radius of the Project Area and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area.

In addition, ECORP reviewed the following historic references: Built Environment Resource Directory (BERD; OHP 2020); Historic Property Data File for Orange County (OHP 2012); the National Register Information System (National Park Service [NPS] 2024); OHP, California Historical Landmarks (CHL; OHP 2022); CHL (OHP 1996 and updates); California Points of Historical Interest (OHP 1992 and updates); Directory of Properties in the Historical Resources Inventory (OHP 1999); and Historic Spots in California (Kyle 2002).

ECORP conducted a RealQuest Property Search and reviewed the following historical maps:

- 1886 U.S. Geological Survey (USGS) Anaheim, California topographic quadrangle map (1:62,500 scale)
- 1901 USGS Santa Ana, California topographic quadrangle map (1:250,000 scale)
- 1902 USGS Corona, California topographic quadrangle map (1: 250,000 scale)
- 1965 USGS Anaheim, California topographic quadrangle map (1:24,000 scale)

ECORP reviewed historical aerial photographs taken in 1931, 1938, 1953, 1963, 1972, 1980, 1987, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 to determine land use practices and evidence of the built environment within the Project Area.

### **3.3 Research Methods**

ECORP conducted building development and archival research for the Project Area to establish a thorough and accurate historic context for evaluating significance and to confirm the building development history of the Project Area. The following sections describe the repositories and sources that ECORP used for archival and historical research.

### **3.4 City of Santa Ana Building Department**

ECORP obtained digitized permits for the residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane from the City of Santa Ana Building Department via email on November 27, 2024. Although ECORP was unable to obtain the original building permits for the residences, ECORP obtained the following alteration permits, provided in Table 1.

<b>Table 1. Alteration Permits</b>			
<b>Residence</b>	<b>Permit Number</b>	<b>Date</b>	<b>Description</b>
2501 Huckleberry Road	Permit #25106	6/22/1970	Patio cover. Cost \$300
2502 Huckleberry Road	Permit #50521	9/15/1988	A detached garage/dwelling. Cost \$5,000
2501 Strawberry Lane	Permit #10194821	4/24/2018	A living room, family room, dining room addition. Living room converted garage. Cost \$2,292
2502 Strawberry Lane	Permits #10150950 and #10150951	10/21/2005 and 8/28/2007	Two bedroom, two bathroom, dining room, and kitchen (Cost \$154,600) and a detached garage (Cost \$11,421)

ECORP reviewed all available permits and used all of the information obtained from the City of Santa Ana in the preparation of the historic context and significance evaluations.

### **3.5 Santa Ana Public Library**

The Santa Ana Library was closed for remodeling at the time of this report. ECORP obtained information from the Santa Ana Library History Room online digital collection (Santa Ana 2024), including articles, photographs, and documents that relate to the subject properties. The collections included historic resources surveys, newspaper clippings, city directories, and historical photographs. ECORP used the available information obtained from the library in preparation of the historic context and significance evaluations.

### **3.6 Historical Newspaper Review**

ECORP reviewed historical newspapers from Santa Ana and surrounding cities to understand the development of the City of Santa Ana and the subject properties. ECORP used these documents in preparation of the historic context and significance evaluations.

### **3.7 Built Environment Resources Directory**

ECORP reviewed the Orange County BERD; however, the BERD did not list any of the subject properties.

### **3.8 Santa Ana Historical Preservation Society**

ECORP emailed a letter to the Santa Ana Historical Preservation Society on December 2, 2024 to solicit comments or obtain historical information that the repository might have regarding events, people, or resources of historical significance in the area (Appendix A). ECORP has not received a response from the Santa Ana Historical Preservation Society as of the date of the preparation of this report.

### **3.9 Orange County Assessor**

ECORP obtained assessor data for the subject properties on November 27, 2024. This assessor data provided information about construction dates and the current owners.

### **3.10 Field Methods**

ECORP conducted an intensive site survey following the OHP's guidelines for recording historical resources (OHP 1995) to document the Project Area on appropriate DPR 523 forms (Appendix C). ECORP walked and surveyed the entire Project Area. During the site visit, ECORP noted architectural details and integrity considerations for the subject residences and road segment, including their settings relative to the streets of Santa Ana.

## **4.0 RESULTS**

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### **4.1 Records Search**

ECORP conducted a records search for the Project Area at the SCCIC at California State University, Fullerton on November 14, 2024 (Appendix A).

#### **4.1.1 Previous Research**

The records search identified 15 previous cultural resources investigations within 0.5 mile of the Project Area (Appendix A). Of the 15 previous studies, three studies included the Project Area: OR-01639, OR-01949, and OR-02453. The residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane are recorded in OR-01639; however, the study did not evaluate the residences for historical significance. OR-02453 (*2002 Archaeological Resource Assessment of the Fairview Street Resurfacing Project* by Michael H. Dice) found North Fairview not eligible for the NRHP under any criteria.

The records search identified five previous cultural resources (four pre-contact and one historic-era) within 0.5 mile of the Project Area. None of these resources are within the Project Area.

The OHP's BERD for Orange County (dated November 26, 2024) included 13 resources within 0.5 mile of the Project Area. None of these resources are within the Project Area.

### **4.2 Other Sources of Information**

The National Register Information System (NPS 2024) failed to reveal any eligible or listed properties within the Project Area. The nearest National Register property is the *Builders Exchange Building*, which is located at 202 North Main Street in Santa Ana, California, approximately 2.2 miles southeast of the Project Area.

ECORP reviewed resources listed as CHLs (OHP 1996) by the OHP (2024) on October 23, 2024. The nearest listed landmark is CHL No. 837 (the original courthouse building for Orange County). The plaque is located 2 miles east-southeast of the Project Area.

The records search revealed that the Project Area is not located within an existing or documented historic district.

### **4.3 Field Survey Results**

ECORP conducted a survey of the Project Area on November 27, 2024. The survey entailed walking around the Project Area; documenting the Project Area with notes and photographs, specifically noting character-defining features, spatial relationships, and observed alterations; and examining any historic landscape features. ECORP recorded five resources as a result of the survey: the road segment for North Fairview, and the residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane.

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## **5.0 DESCRIPTIONS AND EVALUATION**

### **5.1 Previously Recorded Resources**

The residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane are recorded in OR-01639; however, the study did not evaluate the residences for historical significance. OR-02453 (2002 Archaeological Resource Assessment of the Fairview Street Resurfacing Project by Michael H. Dice ) found North Fairview not eligible for the NRHP under any criteria. The following sections provide site descriptions, and Appendix C provides the associated DPR site records.

### **5.2 2501 Huckleberry Road**

The residence at 2501 Huckleberry Road consists of a one-story, single-family, Minimal Traditional-style house on a rectangular plan (Figure 2). A hipped roof with slightly overhanging eaves tops the residence. Smooth-textured stucco and horizontal wood-board trim compose the exterior surfaces. Metal casement windows punctuate the primary southern façade and side elevations. A single metal security door on the south elevation serves as the primary entrance. An attached one-car garage extends from the west elevation of the residence and is accessed from a straight concrete driveway. The residence sits on a 0.2-acre property, and vegetation consists of a grass lawn with mature trees and a white picket fence.



**Figure 2. Primary Southern Façade of 2501 Huckleberry Road  
(view north; November 27, 2024).**

### **5.2.1 Evaluation**

The residence at 2501 Huckleberry Road does not meet any of the criteria for listing in the NRHP, CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

#### ***NRHP/CRHR Criterion A/1***

Archival research of 2501 Huckleberry Road did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early 1950s-era housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

#### ***NRHP/CRHR Criterion B/2***

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owner—John Bradbury—or any other former owners are people of great historical significance. In addition, directory and newspaper research did not uncover other names associated with



the residence at 2501 Huckleberry Road. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

### **NRHP/CRHR Criterion C/3**

Built in 1950, the residence at 2501 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

### **NRHP/CRHR Criterion D/4**

The information potential for 2501 Huckleberry Road is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

### **Integrity**

The residence at 2501 Huckleberry Road possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from being mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. The house retains its original configuration, fenestration, siding, and garage so it maintains integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2501 Huckleberry Road does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

### **City of Santa Ana Register of Historical Properties**

- (1) *Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;*

As stated above in the NRHP/CRHR evaluation, the residence at 2501 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

(2) *Works of notable architects, builders, or designers whose style influenced architectural development;*

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) *Rare buildings, structures, or objects or original designs;*

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) *Buildings, structures, objects or sites of historical significance which include places:*

a. *Where important events occurred;*

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. *Associated with famous people, original settlers, renowned organizations and businesses;*

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. *Which were originally present when the city was founded; or*

The residence was not present when Santa Ana was founded.

d. *That served as important centers for political, social, economic, or cultural activity.*

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

(5) *Sites of archaeological importance;*

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) *Buildings or structures that were connected with a business or use which was once common, but is now rare.*

The residence has a common residential use, which is not rare.

### **5.3 2502 Huckleberry Road**

The residence at 2502 Huckleberry Road consists of a one-story, single-family, Minimal Traditional-style house on a rectangular plan (Figure 3). A hipped roof with slightly overhanging eaves tops the residence. Smooth-textured stucco finishes the exterior surfaces, and fenestration includes non-original aluminum slider windows on all elevations. A recessed doorway on the primary northern façade serves as the main entrance. An attached one-car garage has been converted into a room on the western end of the primary elevation. A detached, c. 1950, one-story dwelling with a hipped roof is located at the rear of the property.

The residence is located on a 0.2-acre property, and vegetation consists of a grass lawn and mature trees surrounded by a masonry wall.



**Figure 3. Primary Northern Façade of 2502 Huckleberry Road (view south; November 27, 2024).**

### **5.3.1 Evaluation**

The residence at 2502 Huckleberry Road does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

#### ***NRHP/CRHR Criterion A/1***

Archival research of 2502 Huckleberry Road did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early-1950s housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

#### ***NRHP/CRHR Criterion B/2***

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owners—Enrique and Marion Ramirez—or any other former owners are people of great

historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2501 Huckleberry Road. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

### ***NRHP/CRHR Criterion C/3***

Built in 1950, the residence at 2502 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, corner windows, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

### ***NRHP/CRHR Criterion D/4***

The information potential for 2502 Huckleberry Road is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

### ***Integrity***

The residence at 2502 Huckleberry Road possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from being mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. A garage-to-room conversion on the primary façade and the replacement windows on all elevations have resulted in a loss of integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2502 Huckleberry Road does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

### **City of Santa Ana Register of Historical Properties**

- (1) *Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;*

As stated above in the NRHP/CRHR evaluation, the residence at 2502 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, corner windows, a chimney, and a recessed main entrance. More high-style

and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

(2) *Works of notable architects, builders, or designers whose style influenced architectural development;*

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) *Rare buildings, structures, or objects or original designs;*

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) *Buildings, structures, objects or sites of historical significance which include places:*

a. *Where important events occurred;*

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. *Associated with famous people, original settlers, renowned organizations and businesses;*

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. *Which were originally present when the city was founded; or*

The residence was not present when Santa Ana was founded.

d. *That served as important centers for political, social, economic, or cultural activity.*

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

(5) *Sites of archaeological importance;*

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) *Buildings or structures that were connected with a business or use which was once common, but is now rare.*

The residence has a common residential use, which is not rare.

## 5.4 2501 Strawberry Lane

The residence at 2501 Strawberry Lane consists of a one-story, single-family, Minimal Traditional-style house on a rectangular plan (Figure 4). A side-gabled roof with slightly overhanging eaves tops the residence. Non-original rough-textured stucco finishes the exterior surfaces, and fenestration consists of non-original vinyl-frame sliding windows on all elevations. A straight concrete walkway leads to a main entrance on the southern façade with non-original columns supporting an entrance shelter before a non-

original steel and fiberglass door. An attached two-car garage extends from the west elevation of the residence and is accessed from a straight concrete driveway. The residence sits on a 0.2-acre property, and vegetation consists of a grass lawn with mature trees.



**Figure 4. Primary Southern Façade of 2501 Strawberry Lane  
(view north; November 27, 2024).**

#### **5.4.1 Evaluation**

The residence at 2501 Strawberry Lane does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

##### ***NRHP/CRHR Criterion A/1***

Archival research of 2501 Strawberry Lane did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early 1950s-era housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

##### ***NRHP/CRHR Criterion B/2***

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owner—the Cai-Buitran Family Trust—or any other former owners are people of great

historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2501 Strawberry Lane. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

### ***NRHP/CRHR Criterion C/3***

Built in 1950, the residence at 2501 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

### ***NRHP/CRHR Criterion D/4***

The information potential for 2501 Strawberry Lane is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

### ***Integrity***

The residence at 2501 Strawberry Lane possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. The addition of non-original rough-textured stucco, non-original columns, non-original entrance door, and non-original fenestration have resulted in a loss of integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2501 Strawberry Lane does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

### **City of Santa Ana Register of Historical Properties**

- (1) *Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;*

As stated above in the NRHP/CRHR evaluation, the residence at 2501 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may

feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

(2) *Works of notable architects, builders, or designers whose style influenced architectural development;*

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) *Rare buildings, structures, or objects or original designs;*

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) *Buildings, structures, objects or sites of historical significance which include places:*

a. *Where important events occurred;*

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. *Associated with famous people, original settlers, renowned organizations and businesses;*

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. *Which were originally present when the city was founded; or*

The residence was not present when Santa Ana was founded.

d. *That served as important centers for political, social, economic, or cultural activity.*

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

(5) *Sites of archaeological importance;*

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) *Buildings or structures that were connected with a business or use which was once common, but is now rare.*

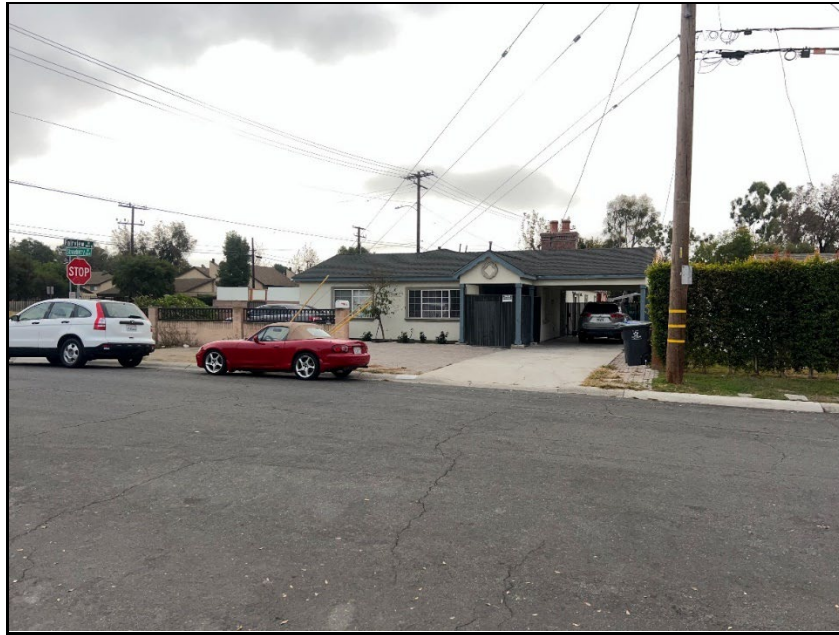
The residence has a common residential use, which is not rare.

## **5.5 2502 Strawberry Lane**

The residence at 2502 Strawberry Lane consists of a one-story, single-family, Minimal Traditional-style house on an L-shaped plan (Figure 5). A side-gabled roof with slightly overhanging eaves tops the residence. Non-original rough-textured stucco finishes the exterior surfaces, and fenestration consists of non-original vinyl-frame sliding windows on all elevations. The main entrance on the northern façade features columns supporting an entrance shelter before a metal safety gate and non-original steel and



fiberglass door. The residence is highlighted by a centered brick chimney. An attached carport extends from the west elevation of the residence and is accessed from a straight concrete driveway. The residence sits on a 0.2-acre property, and vegetation consists of a grass lawn bound by a masonry and metal fence.



**Figure 5. Primary Northern Façade of 2502 Strawberry Lane (view south; November 27, 2024).**

### **5.5.1 Evaluation**

The residence at 2502 Strawberry Lane does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

#### ***NRHP/CRHR Criterion A/1***

Archival research of 2502 Strawberry Lane did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early 1950s-era housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

#### ***NRHP/CRHR Criterion B/2***

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owners—Phuong Tran and Doan Nguyen—or any other former owners are people of great

historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2502 Strawberry Lane. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

### ***NRHP/CRHR Criterion C/3***

Built in 1950, the residence at 2502 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

### ***NRHP/CRHR Criterion D/4***

The information potential for 2502 Strawberry Lane is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

### ***Integrity***

The residence at 2502 Strawberry Lane possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. The addition of a non-original entrance door, non-original fenestration, and resized window openings have resulted in a loss of integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2502 Strawberry Lane does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

### **City of Santa Ana Register of Historical Properties**

- (1) *Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;*

As stated above in the NRHP/CRHR evaluation, the residence at 2502 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may

feature dormers, corner windows, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

(2) *Works of notable architects, builders, or designers whose style influenced architectural development;*

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) *Rare buildings, structures, or objects or original designs;*

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) *Buildings, structures, objects or sites of historical significance which include places:*

a. *Where important events occurred;*

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. *Associated with famous people, original settlers, renowned organizations and businesses;*

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. *Which were originally present when the city was founded; or*

The residence was not present when the City was founded.

d. *That served as important centers for political, social, economic, or cultural activity.*

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

5. *Sites of archaeological importance;*

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

6. *Buildings or structures that were connected with a business or use which was once common, but is now rare.*

The residence has a common residential use, which is not rare.

## **5.6 North Fairview Street**

North Fairview Street within the City of Santa Ana is an approximately 60-foot-wide, five-lane road that is paved with asphalt and includes a center turning lane (Figure 6). The road is oriented north-south, and concrete curbs and gutters line both sides of the road. Originally built c. 1890 and paved c. 1920s, North Fairview Street originally provided access to citrus groves between West 17th Street and Garden Grove Boulevard.



**Figure 6. North Fairview Street looking toward Trask Avenue (view north; November 27, 2024).**

### **5.6.1 Evaluation**

North Fairview Street does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

#### ***NRHP/CRHR Criterion A/1***

North Fairview Street originally provided access to citrus groves located between West 17th Street and Garden Grove Boulevard; the citrus groves have since been removed and replaced by suburban single-family housing starting in the 1950s. Regardless, archival records did not show an association with events that have made a significant contribution to the broad patterns of Santa Ana's history. North Fairview Street did not, on its own, shape patterns of development in Santa Ana. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion A/1.

#### ***NRHP/CRHR Criterion B/2***

To be eligible for the NRHP/CRHR under Criterion B/2, the subject road would need to be directly associated with a person considered historically significant at the local, state, or national level. City of Santa Ana crews built and maintained North Fairview Street. ECORP did not identify any additional individuals associated with the road while conducting the research for this Project. There is no information in the archival record to suggest that it is associated with the lives of persons significant in Santa Ana's past. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion B/2.

**NRHP/CRHR Criterion C/3**

As a conventional five-lane road that is indistinguishable from multiple similar roads in Santa Ana, North Fairview Street was not the first or last of its type to be developed in Santa Ana and lacks unique design features. It does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion C/3.

**NRHP/CRHR Criterion D/4**

The information potential of North Fairview Street is expressed in its built form, alignment, and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion D/4.

***Integrity***

North Fairview Street possesses integrity of location and design but lacks integrity of setting, materials, workmanship, feeling, and association. It was converted from a two-lane road to a five lane road in the c. 1970s. North Fairview Street is no longer situated in a semi-rural setting and is instead surrounded by residential homes in a suburban setting. North Fairview Street does not convey the aesthetic of a late-19th-century road in Santa Ana that provided access between West 17th Street to Garden Grove Boulevard in a small and sparsely populated town.

Regardless of integrity, due to lack of significance, North Fairview Street does not meet NRHP/CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

**City of Santa Ana Register of Historical Properties**

- (1) *Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;*

As stated above in the NRHP/CRHR evaluation, North Fairview Street represents a typical example of a conventional five-lane road and is indistinguishable from multiple similar roads in Santa Ana. It does not contain distinguishing characteristics of an architectural style or period that exemplify a particular style or design features. It is a common five-lane road paved with asphalt.

- (2) *Works of notable architects, builders, or designers whose style influenced architectural development;*

As stated above in the NRHP/CRHR evaluation, the commonplace design of North Fairview Street suggests that it was not the work of a master architect or builder.

- (3) *Rare buildings, structures, or objects or original designs;*

North Fairview Street represents a typical example of a suburban five-lane road paved with asphalt, which is present throughout the Santa Ana.

(4) *Buildings, structures, objects or sites of historical significance which include places:*

a. *Where important events occurred;*

As stated above in the NRHP/CRHR evaluation, North Fairview Street was not associated with events that have made a significant contribution to the broad patterns of history.

b. *Associated with famous people, original settlers, renowned organizations and businesses;*

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the road.

c. *Which were originally present when the city was founded; or*

The road was not present when Santa Ana was founded.

d. *That served as important centers for political, social, economic, or cultural activity.*

North Fairview Street is a common five-lane road and was not an important center for political, social, economic, or cultural activity.

(5) *Sites of archaeological importance;*

The information potential for North Fairview Street is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) *Buildings or structures that were connected with a business or use which was once common, but is now rare.*

The road has a common transportation use, which is not rare.

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## **6.0 MANAGEMENT CONSIDERATIONS**

### **6.1 Conclusions**

ECORP evaluated North Fairview Street and the residences at 2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, and 2502 Strawberry Lane, and found that they do not meet any of the criteria for listing in the National Register of Historic Places, California Register of Historical Resources, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district. Therefore, they are not Historical Resources in accordance with CEQA or Historic Properties in accordance with Section 106 of the NHPA.

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## **LIST OF APPENDICES**

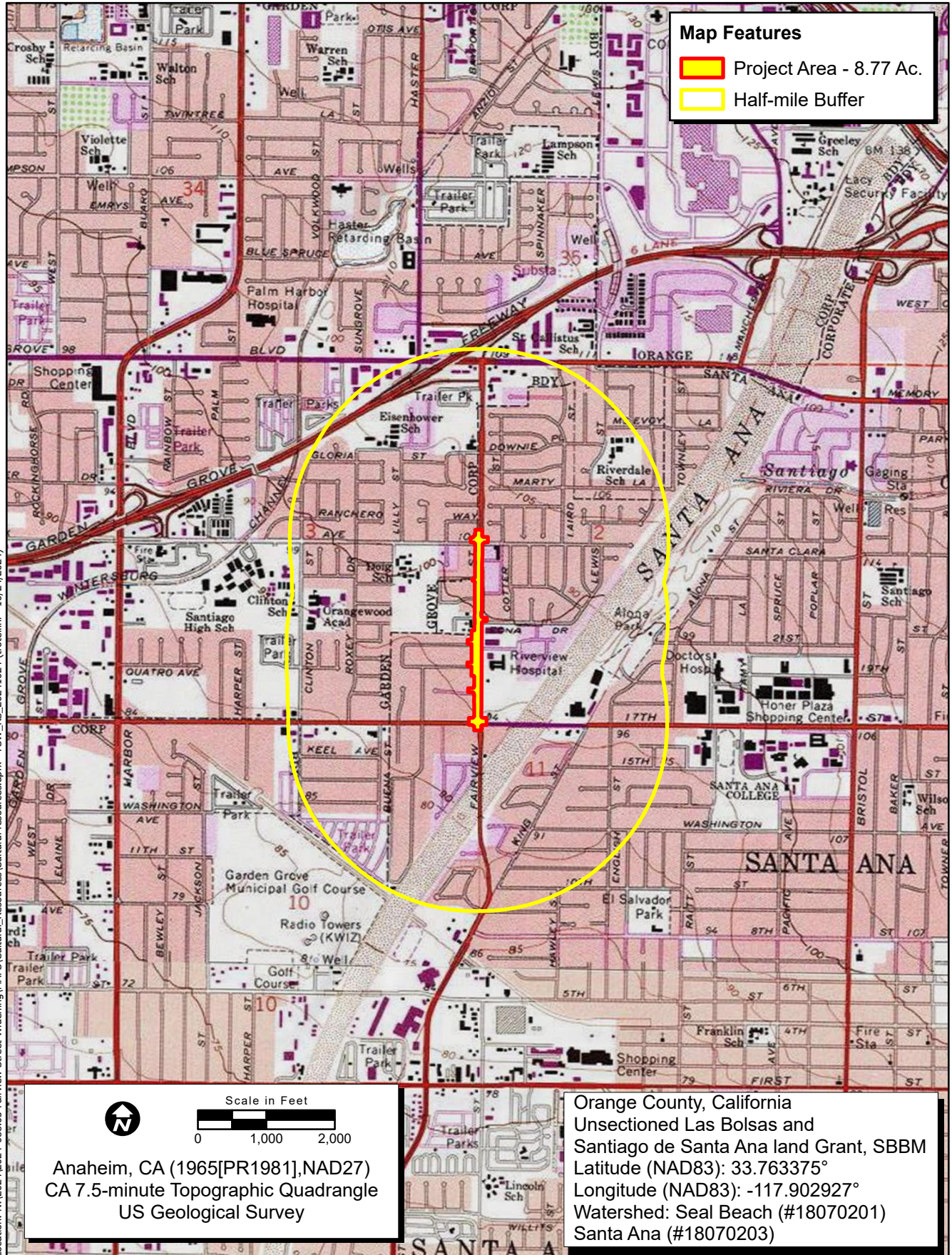
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Appendix A – Records Search Confirmation and Historical Society Coordination

Appendix B – Project Area Photographs

Appendix C – Cultural Resource Site Locations and Site Records

Records Search Confirmation and Historical Society Coordination

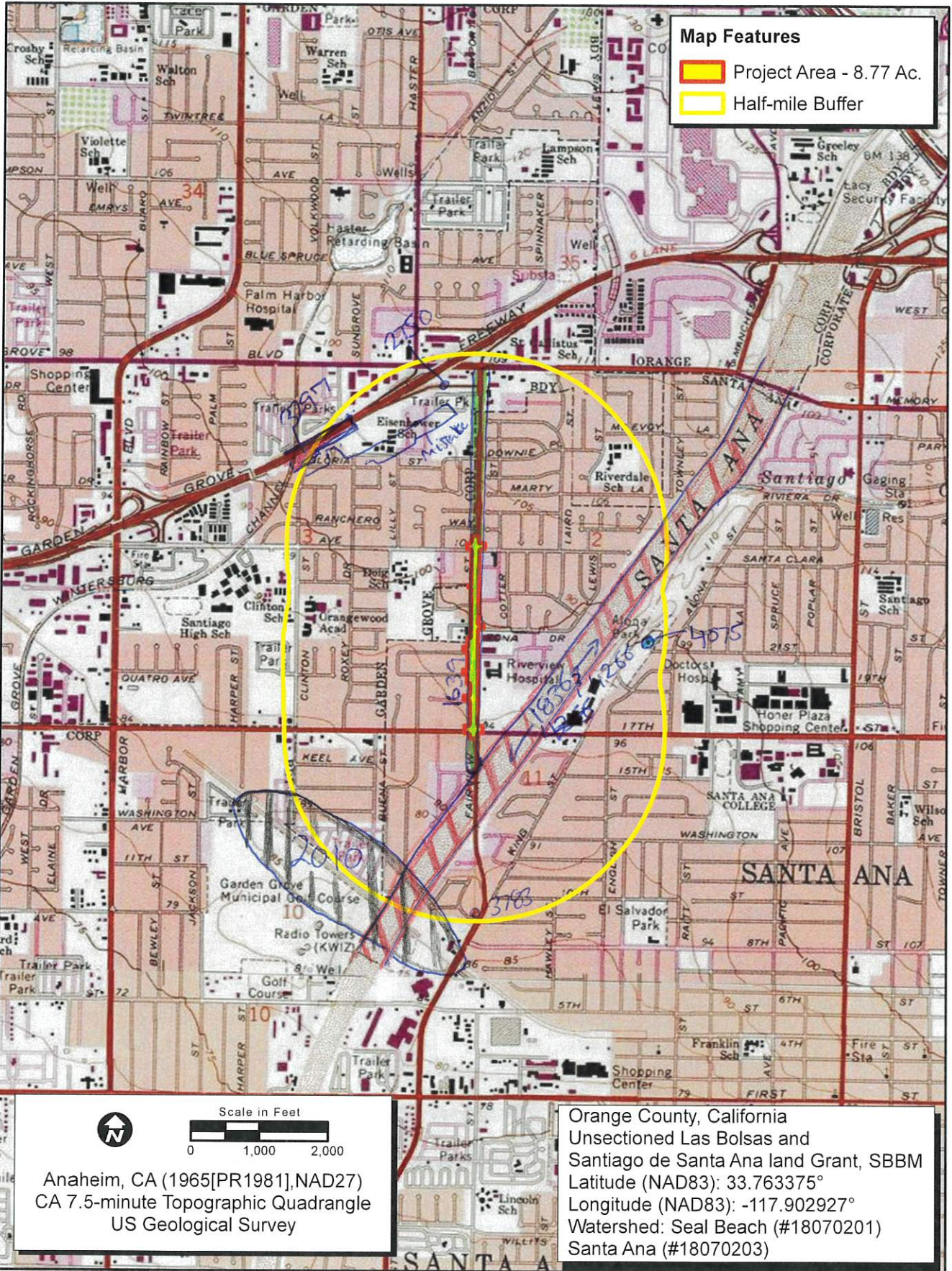


Records Search



# REPORTS

02-  
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4266  
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4075  
3297  
2750  
3783



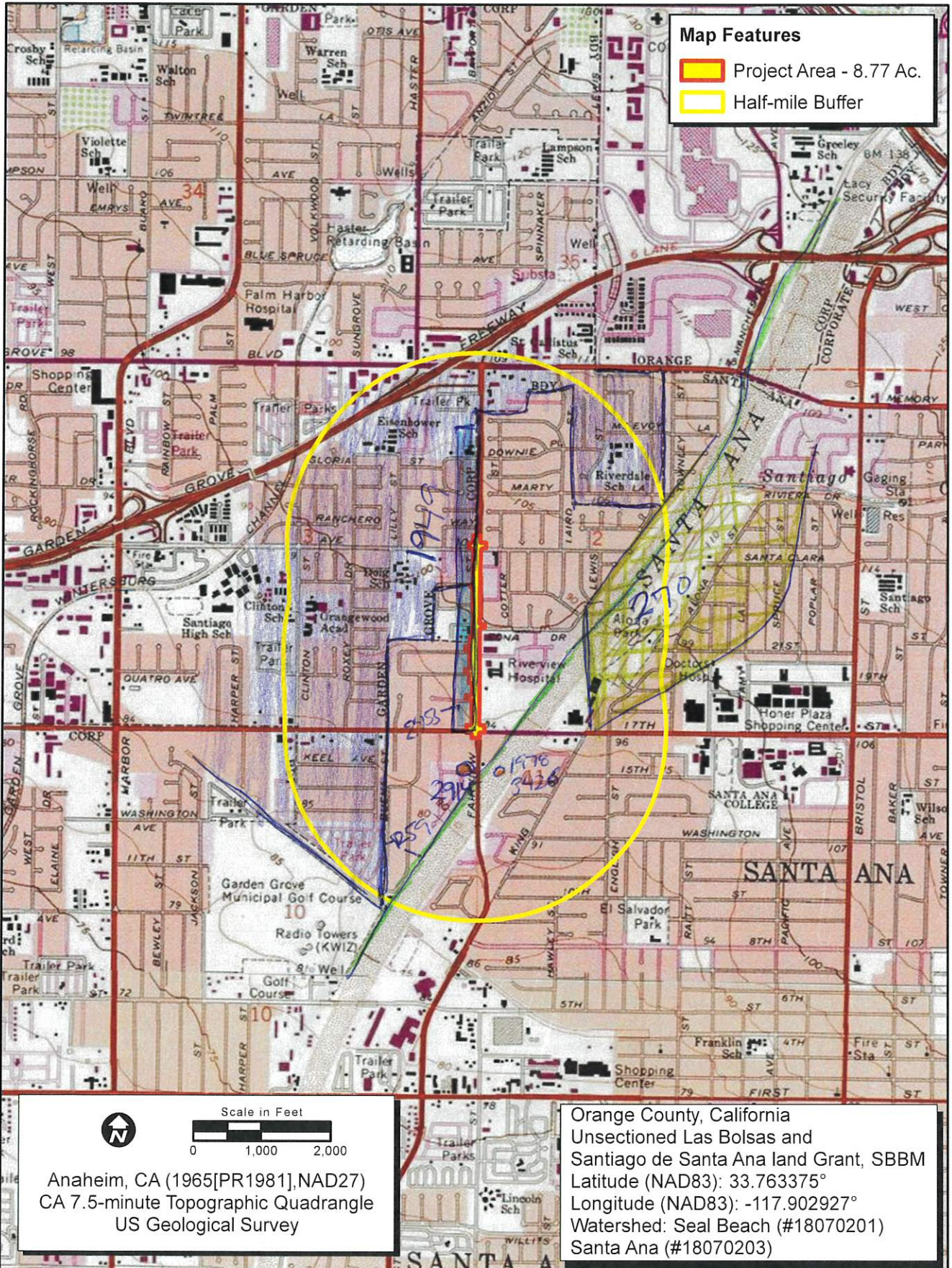
Location: N:\2024\2024-088.03 Fairview Street Widening\MAPS\Cultural\_Resources\FSW\_RS\_20241024 (trotellini - 10/24/2024)

Map Date: 10/24/2024  
Sources: ESRI, USGS



# REPORTS

OK  
270  
1978  
3426  
1949\*  
2453\*  
2914  
4259



Map Date: 10/24/2024  
Sources: ESRI, USGS



## Report List

2024-08803 Fairview

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00270		1975	Leonard, Nelson N. III and Mathew C. Hall	Description and Evaluation of Cultural Resources Within the US Army Corps of Engineers' Santa Ana River Project	Archaeological Research Unit, UC Riverside	30-000277
OR-01639		1997	Jertberg, Patricia R. and Jane Rosenthal	Prehistoric and Historic Resource Assessment for the Fairview Street Improvement Initial Study/Environmental Assessment Located in Garden Grove, Santa Ana, an Unincorporated Orange County	Petra Resources, Inc.	30-000278, 30-000392
OR-01836		1998	Padon, Beth	Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County	Discovery Works, Inc.	
OR-01949		1995	Padon, Beth, McLean, Deborah K.B., Strudwick, Ivan H., and Sturm, Bradley L.	Cultural Resource Assessment for the City of Garden Grove	LSA Associates, Inc.	30-000392, 30-001260, 30-001261, 30-001262, 30-001263, 30-001264, 30-001265, 30-001266, 30-001267, 30-001268, 30-001269, 30-001270, 30-001307
OR-01978		1999	Duke, Curt	Cultural Resource Assessment for the AT&T Wireless Services Facility Number C011, County of Orange, California	LSA Associates, Inc.	
OR-02010		1993	Perry, Richard	Memorandum for Record, Subject: Cultural Resources Survey of the 7.78 Acre Staging Area for Reaches 3 and 4 of the Santa Ana River Project in the City of Santa Ana	Army Corps of Engineers	
OR-02453		2002	Dice, Michael H.	An Archaeological Resource Assessment of the Fairview Street Resurfacing Project, (17th Street to North City Limit) City of Santa Ana, California	Michael Brandman Associates	
OR-02750		2001	Keas, Nicole	Proposed Red River Cellular Site (Nextel #7064b) Garden Grove, CA	ORIN Environmental Group	30-000392
OR-02914		2002	Bonner, Wayne H.	Records Search Results for Cingular Wireless Site SC-102-02 (Fairview), 1517 N. Fairview St., Santa Ana, Orange County, California	W. H. Bonner Associates	
OR-03297		2002	Hupp, Jill	Supplemental Historic Architectural Survey Report for the State Route 22/west Orange County Connection in Orange County	California Department of Transportation	30-176775, 30-176776

## Report List

2024-08803 Fairview

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03426		2006	Bonner, Wayne H.	Cultural Resource Records Search and Site Visit Results for Royal Street Communications, Llc Candidate La0638a (Fairview Monopine), 1517 North Fairview Street, Santa Ana, Orange County, California	Michael Brandman Associates	
OR-03783		2009	Bonner, Wayne	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA03009C (El Salvador Park), 1825 Civic Center Drive West, Santa Ana, Orange County, California	MBA	
OR-04075		2010	Sander, Jay K.	Cultural Resources Records Search and Site Visit for T-Mobile USA Inc. LA33807B / Riverview Park, 1817 West 21st Street, Santa Ana, Orange County, California 92706	Heritage Preservation Consultants	
OR-04259		2007	Becker, Kenneth, Goodman, John, Sewell, Kristin, and Van Galder, Sarah	Cultural Resources Monitoring Report, Orange County Water District Groundwater Replenishment System, Orange County, California	SRI	30-001670, 30-001671, 30-100402
OR-04266		2000	Bissell, Ronald M.	Cultural Resources Reconnaissance for the Groundwater Replenishment System, Orange County, California	RMW Paleo Associates	30-000058, 30-000076, 30-000145, 30-000163, 30-000283, 30-000302, 30-000356, 30-000428, 30-000429, 30-000430, 30-000506, 30-000516, 30-000517, 30-001524



## Resource List

2024-08803 Fairview

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000392	CA-ORA-000392		Site	Prehistoric	AP02; AP15		LA-10429, OR-01639, OR-01949, OR-01995, OR-02750, OR-03726, OR-03860, OR-03861, OR-04034
P-30-000801	CA-ORA-000801		Object	Prehistoric	AP04		OR-00634, OR-00668, OR-00716, OR-01127, OR-01995, OR-03563
P-30-001510	CA-ORA-001510	Resource Name - LSA-SP-S-1	Site	Prehistoric	AP02; AP08; AP11; AP15		OR-02282, OR-03824
P-30-100233		Resource Name - WKE1702-IS-I-1; Resource Name - Isolated Chione Shell	Other	Prehistoric	AP15		
P-30-161847		OHP Property Number - 068530; Resource Name - Old Pacific Electric RR Santa Ana River Bridge; Other - Pacific Electric Santa Ana River Bridge	Structure	Historic	HP19; HP72		OR-01900, OR-03401, OR-03890, OR-04195

## Sonia Sifuentes

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**From:** NAHC@NAHC <NAHC@nahc.ca.gov>  
**Sent:** Friday, October 25, 2024 8:43 AM  
**To:** Nick Bizzell  
**Cc:** Sonia Sifuentes; Robert Cunningham; Green, Andrew@NAHC  
**Subject:** RE: Sacred Lands File Request for Fairview Street widening Project 2024-088.03  
**Attachments:** Sacred-Lands-File-\_Fairview Widening.pdf; FSW\_RS\_20241024 (v01).pdf

Hello,

Thank you for your message. We're in receipt of your project. Our turn-around time is approximately 4 weeks, and we don't anticipate responding sooner than that timeframe. Our response will be delivered by email. Please let us know if you have any questions.

Kind Regards,

### **Native American Heritage Commission**

1550 Harbor Blvd Suite 100  
West Sacramento, CA 95691  
Phone: 916-373-3710

---

**From:** Nick Bizzell <nbizzell@ecorpconsulting.com>  
**Sent:** Thursday, October 24, 2024 4:25 PM  
**To:** NAHC@NAHC <NAHC@nahc.ca.gov>  
**Cc:** Sonia Sifuentes <ssifuentes@ecorpconsulting.com>; Robert Cunningham <rjcunningham@ecorpconsulting.com>  
**Subject:** Sacred Lands File Request for Fairview Street widening Project 2024-088.03

You don't often get email from [nbizzell@ecorpconsulting.com](mailto:nbizzell@ecorpconsulting.com). [Learn why this is important](#)

Good Afternoon,

ECORP is requesting a Sacred Lands File Search for the planned Fairview Street Widening Project. The Project Area is an approximately 0.5-mile segment of Fairview Street, running from 17th Street to Trask Avenue. The Project entails the reconfiguration of the roadway from two lanes to three lanes in each direction with the addition of a five foot bike lane and a two foot buffer. Attached is a copy of the Sacred Lands File search request and a location map. Please refer to the project number 2024-088.03 and CC [ssifuentes@ecorpconsulting.com](mailto:ssifuentes@ecorpconsulting.com) and [rjcunningham@ecorpconsulting.com](mailto:rjcunningham@ecorpconsulting.com) on all correspondence.

Thank you,

*Nick Bizzell*

Associate Archaeologist ♦ ECORP Consulting, Inc.



***California Small Business for Public Works (SB-PW)***

111 Academy Way Suite 210 , Irvine, CA 92617

Ph: 714.648.0630 ♦ Fax: 714.648.0935 ♦

[nbizzell@ecorpconsulting.com](mailto:nbizzell@ecorpconsulting.com) ♦ [www.ecorpconsulting.com](http://www.ecorpconsulting.com)

Rocklin ♦ Redlands ♦ Irvine ♦ San Diego ♦ Chico ♦ Santa Fe, NM

**NATIVE AMERICAN HERITAGE COMMISSION**

November 12, 2024

Nick Bizzell  
ECORP Consulting Inc.Via Email to: [nbizzell@ecorpconsulting.com](mailto:nbizzell@ecorpconsulting.com)**Re: Fairview Street Widening Project, Orange County**

To Whom It May Concern:

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  
**Reginald Pagaling**  
ChumashVICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiSECRETARY  
**Sara Dutschke**  
MiwokPARLIAMENTARIAN  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayCOMMISSIONER  
**Laurena Bolden**  
SerranoCOMMISSIONER  
**Reid Milanovich**  
CahuillaCOMMISSIONER  
**Bennae Calac**  
Pauma-Yuima Band of  
Luiseño IndiansACTING EXECUTIVE  
SECRETARY  
**Steven Quinn****NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

Native American Heritage Commission  
Native American Contact List  
Orange County  
11/12/2024

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/1/2024
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/28/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Fairview Street Widening Project, Orange County.

Record: PROJ-2024-005851  
Report Type: List of Tribes  
Counties: Orange  
NAHC Group: All

Primary Nu	Trinomial	OTIS ID	Property Nt Name	Aliases anc St Number	St Name	City	County	Zip	Vicinity	Other Geog	Evaluation	District Ele	Parent Dist	Assoc Resc	Parcel Nun	MilePost	Ownership	Constructi	oCode	Date Modif	Export Date		
ORA-0000C	608708	689624	n/a				Orange				6Y, 07/18/2018, EPA_2018_0423_001								o33117f8	2/27/2020	9/22/2022		
	608705	682307	CRYSTAL C	ORA-Z00017^	Trinomial		Orange				7W, 12/10/2001, 30-0064			439622,Related Resource					#####	9/22/2022			
	608710	689543	UPPER ALK	ORA-Z00005^	Trinomial		Orange				2S, 02/10/1982,   2S, 02/10/1982, 65001075									6/14/2022	9/22/2022		
	608737	715245	MUDDY CA	ORA-Z00019^	Trinomial		Orange				2S2, 03/21/2001, ADOE-30-01-002-999   2S2, 03/21/2001, COE000225A									8/21/2020	9/22/2022		
	609735	682307	IS-S-1				Orange				6Y, 10/12/2017, FHWA_2017_0914_001									2/14/2019	9/22/2022		
	609736	689543	Military Supply Cutoff Rail				Orange				6Y, 02/18/2020, COE_2019_1223_002							1944	o33118g1	2/26/2020	9/22/2022		
	609738	715245	Black Star	ADOE-30-87-001-00^	Historic Resources		Orange				6Y, 06/11/1997, FHWA960220B									9/1/2022	9/22/2022		
	609739	676283	JSA-CS-1				Orange				6Y, 09/27/2017, COE_2017_0927_003								o33117e6	5/9/2018	9/22/2022		
	609740	676284	ICFJSA-NS-1H				Orange				6Y, 09/27/2017, COE_2017_0927_003									o33117d6	5/9/2018	9/22/2022	
	609741	609735	ROMERO C	ROMERO CAMP #1^	Other Name   STRANDT #45^	Other Name														o37122d4	4/5/2018	9/22/2022	
	609742	609736	CAMEO GR	CAMEO GROVE #2^	Other Name   CAMP 2 OCAS^	Other Name														o37122d4	4/5/2018	9/22/2022	
	609743	609737	ROCK POIN	CAMP 3 OCAS^	Other Name   ORA-596^	Other Name   ROCK POINT CAMP^	Other Name													o37122d4	4/5/2018	9/22/2022	
	609744	609738	CAMP 4	OCAS																o37122d4	4/5/2018	9/22/2022	
	609745	609739	CAMP 5	OCAS																o37122d4	4/5/2018	9/22/2022	
	609746	609740	CAMP 6	OCAS																o37122d4	4/5/2018	9/22/2022	
	609747	609741	ROMERO'S	CAMP #7																o37122d4	4/5/2018	9/22/2022	
	609748	609742	CAMP 8	OCAS																o37122d4	4/5/2018	9/22/2022	
	609749	609627	CAMP 9	OCAS																o37120f4	4/5/2018	9/22/2022	
	609750	609628	CAMP 10	OCAS																o39123g4	4/5/2018	9/22/2022	
	609751	609629	CAMP 11	OCAS																o39123g4	4/5/2018	9/22/2022	
	609752	609630	ROMERO'S	CAMP #12																o39123g4	4/5/2018	9/22/2022	
	609753	609631	CAMP 13	OCAS																o37122d4	4/5/2018	9/22/2022	
	609754	609632	CAMP 14	OCAS																o37122d4	4/5/2018	9/22/2022	
	609755	609633	CAMP 15	OCAS																o37120f4	4/5/2018	9/22/2022	
	609756	609634	CAMP 16	OCAS																o37120f4	4/5/2018	9/22/2022	
	609757	609635	CAMP 17	OCAS																o37120f4	4/5/2018	9/22/2022	
	609758	609636	CAMP 18	OCAS																o37120f4	4/5/2018	9/22/2022	
	609759	609637	CAMP 19	OCAS																o37120f4	4/5/2018	9/22/2022	
	609760	609638	CAVE 2; CA	CAMP 20 OCAS^	Other Name   CAVE 2^	Other Name														o37120f4	4/5/2018	9/22/2022	
	609761	609639	CAMP 21	OCAS																o39123g4	4/5/2018	9/22/2022	
	609762	609641	CAMP 23	OCAS																o39123g4	4/5/2018	9/22/2022	
	609763	609642	CAMP 24	OCAS																o37120f4	4/5/2018	9/22/2022	
	609764	609743	CAMP 25	OCAS																	4/5/2018	9/22/2022	
	609765	609745	CAMP 27	OCAS																	4/5/2018	9/22/2022	
	609766	609746	CAMP 27	OCAS																	4/5/2018	9/22/2022	
	609767	609748	CAMP 30	OCAS																o37121e4	4/5/2018	9/22/2022	
	609768	609749	CAMP 31	OCAS																	4/5/2018	9/22/2022	
	609769	609750	CAMP 32	OCAS																o37121e4	4/5/2018	9/22/2022	
	609770	609751																		o37120f4	4/5/2018	9/22/2022	
	609771	609643	CAMP 34	OCAS																	4/5/2018	9/22/2022	
	609772	609644	CAMP 35 C	CAMP 35 OCAS^	Other Name   LOS PINOS POTRERO^	Other Name   ORA-241^	Other Name				2S2, 02/07/2003, ADOE-30-03-002-000   2S2, 02/07/2003, USFS021230A								o35117f5	4/5/2018	9/22/2022		
	609773	609645	CAMP 36	OCAS																o37120f4	4/5/2018	9/22/2022	
	609774	609646	CAMP 37	OCAS																	o36117a5	4/5/2018	9/22/2022
	609775	609647	CAMP 38	OCAS																o36117a5	4/5/2018	9/22/2022	
	609776	609648	CAMP 39	OCAS																o36117a5	4/5/2018	9/22/2022	
	609777	609649	CAMP 40	OCAS																o36117a5	4/5/2018	9/22/2022	
	609778	609650	CAMP 41	OCAS																o35117f5	4/5/2018	9/22/2022	
	609779	609651	CAMP 42	OCAS																o36117a5	4/5/2018	9/22/2022	
	609780	609552	UNB 1																		4/5/2018	9/22/2022	
	609781	609553	WEST BAY	UNB-2^	Other Name   WEST BAY #8^	Other Name															4/5/2018	9/22/2022	
	609782	609554	WEST BAY	ORA-173^	Other Name   UNB-3^	Other Name   WEST BAY #6^	Other Name														4/5/2018	9/22/2022	
	609783	609555	UNB-4																		4/5/2018	9/22/2022	
	609784	609556	UNB-5																		4/5/2018	9/22/2022	
	609785	609557	UNB-6																		4/5/2018	9/22/2022	
	609786	609558	UNB-7																		4/5/2018	9/22/2022	
	609787	609559	UNB-8																		4/5/2018	9/22/2022	
	609788	609560	UNB-9																		4/5/2018	9/22/2022	
	609789	609561	UNB-10																		4/5/2018	9/22/2022	
	609790	609562	NELSONS	UNB-11^	Other Name   NELSONS #28^	Other Name															4/5/2018	9/22/2022	
	609791	609563	UNB-12																		4/5/2018	9/22/2022	
	609792	609564	UNB-13																		4/5/2018	9/22/2022	
	609793	609565	UNB-14																		4/5/2018	9/22/2022	
	609794	609566	UNB-15																		4/5/2018	9/22/2022	
	609795	689625	Site Supplement					Orange				6Y, 07/18/2018, EPA_2018_0423_001								o33117f8	2/27/2020	9/22/2022	
	609796	609567	BANNING; BANNING	ORA-13^	Other Name																4/5/2018	9/22/2022	
	609797	609568	NELSON #20																		4/5/2018	9/22/2022	
	609798	609569	NELSON #21																		4/5/2018	9/22/2022	
	609799	609570	NELSON #22																		4/5/2018	9/22/2022	
	609800	609571	CAMP 23																		4/5/2018	9/22/2022	
	609801	609572	NELSON #;	NELSON #27^	Other Name   ORA-175^	Other Name   STRANDTS #26^	Other Name														4/5/2018	9/22/2022	
	609802	609573	NELSON #30																		4/5/2018	9/22/2022	
	609803	609574	NO.31																		4/5/2018	9/22/2022	
	609804	609575	#32																		4/5/2018	9/22/2022	
	609805	609576	#33																		4/5/2018	9/22/2022	
	609806	609577	#34																		4/5/2018	9/22/2022	
	609807	609578	NO. 35																		4/5/2018	9/22/2022	
	609808	609579																			4/5/2018	9/22/2022	
	609809	609580	CAMP 37																		4/5/2018	9/22/2022	
	609810	609581	CAMP 38																		4/5/2018	9/22/2022	
	609811	609582																		o37121e4	4/5/2018	9/22/2022	
	609812	609583																		o37122d4	4/5/2018	9/22/2022	
	609813	609584	OR-14																	o39123g4	4/5/2018	9/22/2022	
	609814	609585	OR-9																		4/5/2018	9/22/2022	
	609815	609586	SAN JOAQU	OR-3^	Other Name   SAN JOAQUIN GUN CLUB^	Other Name															4/5/2018	9/22/2022	
	609816	609587	BUCK SITE																	o39121g5			

ORA-0001f	609618	MORRO CY MORRO CYN #2^Other Name   ORA-281^Other Name   STRANDT #49^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609619	IRVINE MO IRVINE MOUND #1^Other Name   OR-16^Other Name   OR-2^Other Name			4/5/2018	9/22/2022
ORA-0001f	609620			o39121g5	4/5/2018	9/22/2022
ORA-0001f	609621	ORA-231		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609622				4/5/2018	9/22/2022
ORA-0001f	609623		2S2, 01/07/1997, COE960718X   2S2, 04/11/1996, ADOE-30-96-003-00   2S2, 04/11/1996, COE951027		4/5/2018	9/22/2022
ORA-0001f	609624				4/5/2018	9/22/2022
ORA-0001f	609452				4/5/2018	9/22/2022
ORA-0001f	609453				4/5/2018	9/22/2022
ORA-0001f	609454				4/5/2018	9/22/2022
ORA-0001f	609455				4/5/2018	9/22/2022
ORA-0001f	609456				4/5/2018	9/22/2022
ORA-0001f	609457		6Y, 12/04/1987, FHWA840724A		4/5/2018	9/22/2022
ORA-0001f	609458	BONITA ME BONITA MESA #4^Other Name   OR-6^Other Name   OR-7^Other Name			4/5/2018	9/22/2022
ORA-0001f	609459	Orange	2S2, 05/06/1988, FHWA840724A		4/5/2018	9/22/2022
ORA-0001f	609460			o37120f4	4/5/2018	9/22/2022
ORA-0001f	609461			o39123g4	4/5/2018	9/22/2022
ORA-0001f	609462			o39123g4	4/5/2018	9/22/2022
ORA-0001f	609463			o39123g4	4/5/2018	9/22/2022
ORA-0001f	609464	CS #2		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609465			o37120f4	4/5/2018	9/22/2022
ORA-0001f	609466	BLACK STA BLACK STAR CANYON^Other Name   BLACK STAR VILLAGE^Other Name		o35115f5	4/5/2018	9/22/2022
ORA-0001f	609467			o37120f4	4/5/2018	9/22/2022
ORA-0001f	609468	STRANDT #61 OR #58		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609469	GOLF COURSE WEST			4/5/2018	9/22/2022
ORA-0001f	609470	STRANDTS #29		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609471	STRANDTS #29		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609472	STRANDTS #29		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609473	STRANDTS #38			4/5/2018	9/22/2022
ORA-0001f	609625				4/5/2018	9/22/2022
ORA-0001f	609626	STRANDTS #105		o39121g5	4/5/2018	9/22/2022
ORA-0001f	609474	LANDING f LANDING HILL #10^Other Name   ORA-265^Other Name		o38121g4	4/5/2018	9/22/2022
ORA-0001f	609475	DOBKINS			4/5/2018	9/22/2022
ORA-0001f	609476	STRANDTS #40		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609477	STRANDTS CS #3^Other Name   STRANDTS #44^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609478	STRANDTS #19			4/5/2018	9/22/2022
ORA-0001f	609479				4/5/2018	9/22/2022
ORA-0001f	609480				4/5/2018	9/22/2022
ORA-0001f	609481				4/5/2018	9/22/2022
ORA-0001f	609482				4/5/2018	9/22/2022
ORA-0001f	609483				4/5/2018	9/22/2022
ORA-0001f	609484				4/5/2018	9/22/2022
ORA-0001f	609485				4/5/2018	9/22/2022
ORA-0001f	609486				4/5/2018	9/22/2022
ORA-0001f	609487				4/5/2018	9/22/2022
ORA-0001f	609488	ORA-67			4/5/2018	9/22/2022
ORA-0001f	609489	ORA-68			4/5/2018	9/22/2022
ORA-0001f	609490	STRANDTS #41			4/5/2018	9/22/2022
ORA-0001f	609491		6Y, 01/18/2002, COE010518B	o37122d4	4/5/2018	9/22/2022
ORA-0001f	609492			o39121g5	4/5/2018	9/22/2022
ORA-0001f	609493	GRISSET SIT GRISSET SITE^Other Name   STRANDTS #15^Other Name   WPA #7680^Other Name			4/5/2018	9/22/2022
ORA-0001f	609494				4/5/2018	9/22/2022
ORA-0001f	609495	BANNING TRACT, PORTION 'A'			4/5/2018	9/22/2022
ORA-0001f	609496	ORA-44			4/5/2018	9/22/2022
ORA-0001f	609497	GOLF COURSE #7			4/5/2018	9/22/2022
ORA-0001f	609498	SANTA YSABEL SITE			4/5/2018	9/22/2022
ORA-0001f	609499	STRANDT #107			4/5/2018	9/22/2022
ORA-0001f	609500	WEST BAY f HENLEY-ELLIS MOUND^Other Name   WEST BAY #3^Other Name			4/5/2018	9/22/2022
ORA-0001f	609501	WEST BAY #4			4/5/2018	9/22/2022
ORA-0001f	609502	TRACT 1362			4/5/2018	9/22/2022
ORA-0001f	609503			o36117a5	4/5/2018	9/22/2022
ORA-0001f	609504	ORA-13		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609505				4/5/2018	9/22/2022
ORA-0001f	609506	STRANDTS #31^Other Name   STRANDTS OAK GROVE^Other Name			4/5/2018	9/22/2022
ORA-0001f	609507	STRANDTS OAK GROVE SITE			4/5/2018	9/22/2022
ORA-0001f	609877	STRANDTS #31			4/5/2018	9/22/2022
ORA-0001f	609878	ROMERO #11		o39123g4	4/5/2018	9/22/2022
ORA-0001f	609879	NEWLAND-STRANDT #13			4/5/2018	9/22/2022
ORA-0001f	609880			o36118d5	4/5/2018	9/22/2022
ORA-0001f	609881	GOTHARD f GOTHARD ST. SITE^Other Name   ORA-367^Other Name			4/5/2018	9/22/2022
ORA-0001f	609882	WEST BAY f CASTAWAYS^Other Name   STRANDT #21^Other Name   WEST BAY #1^Other Name			4/5/2018	9/22/2022
ORA-0001f	609883	WEST BAY f BRIGGS ORA-48^Other Name   WEST BAY #2^Other Name			4/5/2018	9/22/2022
ORA-0001f	609884	STRANDT # ROMERO #21^Other Name   STRANDT #79^Other Name		o39123g4	4/5/2018	9/22/2022
ORA-0001f	609885	STRANDTS #42		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609886	STRANDTS #42		o37122d4	4/5/2018	9/22/2022
ORA-0001f	609887				4/5/2018	9/22/2022
ORA-0001f	609888				4/5/2018	9/22/2022
ORA-0001f	609889				4/5/2018	9/22/2022
ORA-0001f	609508	STRANDTS OR-3^Other Name   STRANDTS #107^Other Name			4/5/2018	9/22/2022
ORA-0001f	609509	STRANDTS #24 OR #106			4/5/2018	9/22/2022
ORA-0001f	609510				4/5/2018	9/22/2022
ORA-0001f	609511	SAN JOAQUIN RANCHO ADOBE			4/5/2018	9/22/2022
ORA-0001f	609512			o37122d4	4/5/2018	9/22/2022
ORA-0001f	609513			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609514			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609515	RESERVOIR #1		o37122d4	4/5/2018	9/22/2022
ORA-0002f	609516			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609517			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609518			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609519			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609520				4/5/2018	9/22/2022
ORA-0002f	609521				4/5/2018	9/22/2022
ORA-0002f	609522				4/5/2018	9/22/2022
ORA-0002f	609523	WATERFALL SITE	2S2, 12/20/1993, COE931105B		4/5/2018	9/22/2022
ORA-0002f	609524				4/5/2018	9/22/2022
ORA-0002f	609525				4/5/2018	9/22/2022
ORA-0002f	609526				4/5/2018	9/22/2022
ORA-0002f	609527	BUFFALO RANCH SITE			4/5/2018	9/22/2022
ORA-0002f	609528	BUFFALO RANCH SITE			4/5/2018	9/22/2022
ORA-0002f	609529	BUFFALO RANCH SITE			4/5/2018	9/22/2022
ORA-0002f	609530				4/5/2018	9/22/2022
ORA-0002f	609531			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609532		6Y, 02/03/1988, FHWA840724A		4/5/2018	9/22/2022
ORA-0002f	609533				4/5/2018	9/22/2022
ORA-0002f	609534				4/5/2018	9/22/2022
ORA-0002f	609535		2S2, 12/04/1987, FHWA840724A		4/5/2018	9/22/2022
ORA-0002f	609536		2S2, 12/04/1987, FHWA840724A		4/5/2018	9/22/2022
ORA-0002f	609537				4/5/2018	9/22/2022
ORA-0002f	609538				4/5/2018	9/22/2022
ORA-0002f	609539				4/5/2018	9/22/2022
ORA-0002f	609540		2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-0002f	609541		2S2, 06/09/1987, ADOE-30-87-002-00   2S2, 06/09/1987, COE870306A		4/5/2018	9/22/2022
ORA-0002f	609542	TURTLE ROCK		o37122d4	4/5/2018	9/22/2022
ORA-0002f	609543	STRANDTS #42		o37122d4	4/5/2018	9/22/2022
ORA-0002f	609544			o37122d4	4/5/2018	9/22/2022
ORA-0002f	609545	Orange	2S2, 08/23/1989, COE870306A   6Y, 04/11/1990, COE870306A   6Z, 06/11/1997,   6Z, 06/1 o37122d4		9/1/2022	9/22/2022



ORA-00025	609546	FRENCH FL CS #19^Other Name   FRENCH FLAT^Other Name	6Y, 04/11/1990, ADOE-30-87-003-00   6Y, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00025	609547	STRANDTS OAK GROVE SITE	6Y, 04/11/1990, ADOE-30-87-0004-0   6Y, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00025	609352	COYOTE CREEK #2		o37122d4	4/5/2018	9/22/2022
ORA-00025	609353			o37122d4	4/5/2018	9/22/2022
ORA-00025	609354		2S2, 04/11/1990, ADOE-30-87-005-00   2S2, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00025	609355	LIMESTONI LIMESTONE CANYON SITE^Other Name   SANTIAGO CYN SIT^Other Name		o35115f5	4/5/2018	9/22/2022
ORA-00025	609356	LIMESTONI LIMESTONE CYN SITE^Other Name   SANTIAGO CYN SITE^Other Name		o35115f5	4/5/2018	9/22/2022
ORA-00025	609357	SANTIAGO LIMESTONE CYN SITE^Other Name   SANTIAGO CYN SITE^Other Name		o35115f5	4/5/2018	9/22/2022
ORA-00024	609358			o35115f5	4/5/2018	9/22/2022
ORA-00024	609359			o35117f5	4/5/2018	9/22/2022
ORA-00024	609360			o37120f4	4/5/2018	9/22/2022
ORA-00024	609361	TOMATO SI STRANDTS #109^Other Name   TOMATO SPR^Other Name		o36117a5	4/5/2018	9/22/2022
ORA-00024	609362			o39122f4	4/5/2018	9/22/2022
ORA-00024	609363	STRANDT; i CS #32^Other Name   STRANDT^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-00024	609364	INDIAN SPRINGS		o35115f5	4/5/2018	9/22/2022
ORA-00024	609365	ROMEROS CAMP #23		o37120f4	4/5/2018	9/22/2022
ORA-00025	609366			o37122d4	4/5/2018	9/22/2022
ORA-00025	609367	LANDING HILL #1		o39121g5	4/5/2018	9/22/2022
ORA-00025	609368	LANDING HILL #2		o39121g5	4/5/2018	9/22/2022
ORA-00025	609369	LANDING HILL #3		o39121g5	4/5/2018	9/22/2022
ORA-00025	609370			o39121g5	4/5/2018	9/22/2022
ORA-00026	609371	LANDING HILL #5		o39121g5	4/5/2018	9/22/2022
ORA-00026	609548	LANDING HILL #6		o38121g4	4/5/2018	9/22/2022
ORA-00026	609549	LANDING HILL #7		o38121g4	4/5/2018	9/22/2022
ORA-00026	609550	LANDING HILL #8		o38121g4	4/5/2018	9/22/2022
ORA-00026	609551	LANDING HILL #9		o38121g4	4/5/2018	9/22/2022
ORA-00026	609372			o37122d4	4/5/2018	9/22/2022
ORA-00026	609373			o37120f4	4/5/2018	9/22/2022
ORA-00026	609374			o37120f4	4/5/2018	9/22/2022
ORA-00026	609375		2S2, 07/17/1990, FHWA840724A	o37122d4	4/5/2018	9/22/2022
ORA-00027	609376		6Y, 04/11/1990, ADOE-30-87-006-00   6Y, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00027	609377		6Y, 04/11/1990, ADOE-30-87-007-00   6Y, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00027	609420			o37122d4	4/5/2018	9/22/2022
ORA-00027	609421			o37122d4	4/5/2018	9/22/2022
ORA-00027	609422	CS #14		o37122d4	4/5/2018	9/22/2022
ORA-00027	609423			o37122d4	4/5/2018	9/22/2022
ORA-00027	609424			o37122d4	4/5/2018	9/22/2022
ORA-00027	609425			o36118d5	4/5/2018	9/22/2022
ORA-00027	609426	BATES STOCK RANCH		o35118e5	4/5/2018	9/22/2022
ORA-00027	609427	IRVINE CA I IRVINE CAMP #24^Other Name   SANDSTONE CAVE^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-00026	609428	MORRO CYN #1		o37122d4	4/5/2018	9/22/2022
ORA-00026	609429	OLD BORC NEWLAND RANCH^Other Name   OLD BORCHARD PLACE^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-00026	609430	HEIL SITE; BORCHARD S.^Other Name   HEIL SITE^Other Name   TANK FARM SITE^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-00026	609431			o37122d4	4/5/2018	9/22/2022
ORA-00026	609432			o37122d4	4/5/2018	9/22/2022
ORA-00026	609433	HOGAN SIT HOGAN SITE^Other Name   LAGUNA CYN #6^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-00026	609434	ORA-287		o35117f5	4/5/2018	9/22/2022
ORA-00026	609435			o39121g5	4/5/2018	9/22/2022
ORA-00026	609436			o39121g5	4/5/2018	9/22/2022
ORA-00026	609437			o39121g5	4/5/2018	9/22/2022
ORA-00026	609438			o39121g5	4/5/2018	9/22/2022
ORA-00026	609439			o39121g5	4/5/2018	9/22/2022
ORA-00026	609440			o39121g5	4/5/2018	9/22/2022
ORA-00026	609441			o39121g5	4/5/2018	9/22/2022
ORA-00026	609442			o37122d4	4/5/2018	9/22/2022
ORA-00026	609443			o37122d4	4/5/2018	9/22/2022
ORA-00026	609444			o37122d4	4/5/2018	9/22/2022
ORA-0003C	609446			o37122d4	4/5/2018	9/22/2022
ORA-0003C	609447	TUSTIN HIGH SCHOOL		o35115f5	4/5/2018	9/22/2022
ORA-0003C	609448	HH SITE; H. HARPER SITE^Other Name   HH SITE^Other Name	6Y, 08/06/1991, ADOE-30-91-001-00   6Y, 08/06/1991, FHWA910214A	o35115f5	4/5/2018	9/22/2022
ORA-0003C	609252	STARNDT #84		o35115f5	4/5/2018	9/22/2022
ORA-0003C	609253		2S2, 03/03/1998, ADOE-30-98-001-00   2S2, 03/03/1998, FHWA980202A	o37122d4	4/5/2018	9/22/2022
ORA-0003C	609254	LAGUNA #1	6Y, 03/03/1998, ADOE-30-98-003-00   6Y, 03/03/1998, FHWA980202A	o37122d4	4/5/2018	9/22/2022
ORA-0003C	609255	LAGUNA #2		o37122d4	4/5/2018	9/22/2022
ORA-0003C	609256	LAGUNA #3		o37122d4	4/5/2018	9/22/2022
ORA-0003C	609257	LAGUNA #4	2S2, 03/03/1998, ADOE-30-98-002-00   2S2, 03/03/1998, FHWA980202A	o37122d4	4/5/2018	9/22/2022
ORA-0003C	609258	LAGUNA #5		o37122d4	4/5/2018	9/22/2022
ORA-00031	609259	LAGUNA #6		o37122d4	4/5/2018	9/22/2022
ORA-00031	609260	LAGUNA #7		o37122d4	4/5/2018	9/22/2022
ORA-00031	609261	LAGUNA #8		o37122d4	4/5/2018	9/22/2022
ORA-00031	609262	LAGUNA #9		o37122d4	4/5/2018	9/22/2022
ORA-00031	609263	LAGUNA #10		o37122d4	4/5/2018	9/22/2022
ORA-00031	609264			o37122d4	4/5/2018	9/22/2022
ORA-00031	609265			o37122d4	4/5/2018	9/22/2022
ORA-00031	609266			o35115f5	4/5/2018	9/22/2022
ORA-00031	609267			o35115f5	4/5/2018	9/22/2022
ORA-00031	609268			o35115f5	4/5/2018	9/22/2022
ORA-00032	609269			o35115f5	4/5/2018	9/22/2022
ORA-00032	609270			o35115f5	4/5/2018	9/22/2022
ORA-00032	609271		2S2, 04/26/1995, ADOE-30-95-0001-0000   2S2, 04/26/1995, USN950327A   2S2, 11/18/1995, COE870306A	o39121g5	4/5/2018	9/22/2022
ORA-00032	609272			o37122d4	4/5/2018	9/22/2022
ORA-00032	609273			o37122d4	4/5/2018	9/22/2022
ORA-00032	609274			o37122d4	4/5/2018	9/22/2022
ORA-00032	609449			o37122d4	4/5/2018	9/22/2022
ORA-00032	609450			o37122d4	4/5/2018	9/22/2022
ORA-00032	609451			o37122d4	4/5/2018	9/22/2022
ORA-00032	609275			o37122d4	4/5/2018	9/22/2022
ORA-00032	609276			o37122d4	4/5/2018	9/22/2022
ORA-00032	609277			o37122d4	4/5/2018	9/22/2022
ORA-00032	609278			o37122d4	4/5/2018	9/22/2022
ORA-00032	609279			o37122d4	4/5/2018	9/22/2022
ORA-00032	609280	CAMEO COVE #4		o37122d4	4/5/2018	9/22/2022
ORA-00032	609281			o37122d4	4/5/2018	9/22/2022
ORA-00032	609282	CS #30; OF CS #30^Other Name   ORA-337A^Other Name		o37122d4	4/5/2018	9/22/2022
ORA-00032	609283			o37122d4	4/5/2018	9/22/2022
ORA-00032	609284			o37122d4	4/5/2018	9/22/2022
ORA-00034	609285			o37122d4	4/5/2018	9/22/2022
ORA-00034	609286			o37122d4	4/5/2018	9/22/2022
ORA-00034	609287			o37122d4	4/5/2018	9/22/2022
ORA-00034	609288			o37122d4	4/5/2018	9/22/2022
ORA-00034	609289			o37122d4	4/5/2018	9/22/2022
ORA-00034	609290			o37122d4	4/5/2018	9/22/2022
ORA-00034	609291			o37122d4	4/5/2018	9/22/2022
ORA-00034	609292			o37122d4	4/5/2018	9/22/2022
ORA-00034	609293			o37122d4	4/5/2018	9/22/2022
ORA-00034	609294			o37122d4	4/5/2018	9/22/2022
ORA-00035	609295			o37122d4	4/5/2018	9/22/2022
ORA-00035	609296			o37122d4	4/5/2018	9/22/2022
ORA-00035	609297			o37122d4	4/5/2018	9/22/2022
ORA-00035	609298			o37122d4	4/5/2018	9/22/2022
ORA-00035	609299			o37120f4	4/5/2018	9/22/2022
ORA-00035	609300			o37120f4	4/5/2018	9/22/2022
ORA-00035	609301			o37122d4	4/5/2018	9/22/2022
ORA-00035	609302			o37122d4	4/5/2018	9/22/2022
ORA-00035	609303			o37122d4	4/5/2018	9/22/2022
ORA-00035	609304			o37122d4	4/5/2018	9/22/2022



ORA-00036	609305				o39123g4	4/5/2018	9/22/2022
ORA-00036	609306				o36117a5	4/5/2018	9/22/2022
ORA-00036	609309				o39121g5	4/5/2018	9/22/2022
ORA-00036	609310				o39121g5	4/5/2018	9/22/2022
ORA-00036	609311				o39121g5	4/5/2018	9/22/2022
ORA-00036	609312			6Y, 07/02/1987, FHWA830426A	o39121g5	4/5/2018	9/22/2022
ORA-00036	609313				o36118d5	4/5/2018	9/22/2022
ORA-00037	609314				o37122d4	4/5/2018	9/22/2022
ORA-00037	609315				o39123g4	4/5/2018	9/22/2022
ORA-00037	609316	ORA-595				4/5/2018	9/22/2022
ORA-00037	609317					4/5/2018	9/22/2022
ORA-00037	609318				o36117a5	4/5/2018	9/22/2022
ORA-00037	609319				o37120f4	4/5/2018	9/22/2022
ORA-00037	609320					4/5/2018	9/22/2022
ORA-00037	609321					4/5/2018	9/22/2022
ORA-00037	609322	CHRIST COLLEGE SITE		1S, 04/16/1993, 93000300		4/5/2018	9/22/2022
ORA-00037	609323					4/5/2018	9/22/2022
ORA-00036	609324				o37120f4	4/5/2018	9/22/2022
ORA-00036	609325					4/5/2018	9/22/2022
ORA-00036	609326					4/5/2018	9/22/2022
ORA-00036	609327					4/5/2018	9/22/2022
ORA-00036	609152					4/5/2018	9/22/2022
ORA-00036	609153				o36117a5	4/5/2018	9/22/2022
ORA-00036	609154					4/5/2018	9/22/2022
ORA-00036	609328					4/5/2018	9/22/2022
ORA-00036	609329				o37120f4	4/5/2018	9/22/2022
ORA-00036	609330			2S2, 07/17/1990, FHWA840724A	o37120f4	4/5/2018	9/22/2022
ORA-00036	609332					4/5/2018	9/22/2022
ORA-00036	609333					4/5/2018	9/22/2022
ORA-00036	609334				o35118e5	4/5/2018	9/22/2022
ORA-00036	609335				o36117a5	4/5/2018	9/22/2022
ORA-00036	609336				o37120f4	4/5/2018	9/22/2022
ORA-00036	609337	JAS-2			o37120f4	4/5/2018	9/22/2022
ORA-00036	609338	GAS #1			o37120f4	4/5/2018	9/22/2022
ORA-00036	609339	JAS-3			o37120f4	4/5/2018	9/22/2022
ORA-00036	609340	GAS #4			o37120f4	4/5/2018	9/22/2022
ORA-0004C	609341				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609342				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609343				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609344		Orange	2S2, 08/16/2002, COE020625A   7J, 06/11/1990, COE891218A	o33117e6	2/27/2020	9/22/2022
ORA-0004C	609345				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609346				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609347				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609348				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609349				o37120f4	4/5/2018	9/22/2022
ORA-0004C	609350				o37120f4	4/5/2018	9/22/2022
ORA-00041	609351				o37120f4	4/5/2018	9/22/2022
ORA-00041	609155				o37120f4	4/5/2018	9/22/2022
ORA-00041	609156				o37120f4	4/5/2018	9/22/2022
ORA-00041	609157				o37122d4	4/5/2018	9/22/2022
ORA-00041	609158				o37120f4	4/5/2018	9/22/2022
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ORA-00042	609175				o36117a5	4/5/2018	9/22/2022
ORA-00042	609176				o37120f4	4/5/2018	9/22/2022
ORA-00042	609177				o37120f4	4/5/2018	9/22/2022
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ORA-00042	609180				o37120f4	4/5/2018	9/22/2022
ORA-00042	609181				o37120f4	4/5/2018	9/22/2022
ORA-00042	609182			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609183			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609184			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609185			2D, 07/21/1978, FHWA770825A   6Y, 11/20/2014, COE_2014_0918_001	o36117a5	6/12/2018	9/22/2022
ORA-00042	609186			2D, 07/21/1978, FHWA770825A   6Y, 11/20/2014, COE_2014_0918_001	o36117a5	6/12/2018	9/22/2022
ORA-00042	609187			2D, 07/21/1978, FHWA770825A   6Y, 11/20/2014, COE_2014_0918_001	o36117a5	6/12/2018	9/22/2022
ORA-00042	609188			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609189			2D, 07/21/1978, FHWA770825A   6Y, 11/20/2014, COE_2014_0918_001	o36117a5	6/12/2018	9/22/2022
ORA-00042	609190			2D, 07/21/1978, FHWA770825A   6Y, 11/20/2014, COE_2014_0918_001	o36117a5	6/12/2018	9/22/2022
ORA-00042	609191			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609192			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609193			2S, 07/21/1978, FHWA770825A   2S2, 08/25/1977, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609194			2D, 07/21/1978, FHWA770825A	o37121e4	4/5/2018	9/22/2022
ORA-00042	609195			2D, 07/21/1978, FHWA770825A	o37121e4	4/5/2018	9/22/2022
ORA-00042	609196			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609197			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609198			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609199			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00042	609200			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
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ORA-00042	609203				o36117a5	4/5/2018	9/22/2022
ORA-00042	609204				o36117a5	4/5/2018	9/22/2022
ORA-00042	609205				o37120f4	4/5/2018	9/22/2022
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ORA-00042	609213			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00047	609214				o37120f4	4/5/2018	9/22/2022
ORA-00047	609215				o36117a5	4/5/2018	9/22/2022
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ORA-00047	609220				o36117a5	4/5/2018	9/22/2022
ORA-00047	609221				o37122d4	4/5/2018	9/22/2022
ORA-00047	609222			6Y, 07/15/1992, FHWA910214A	o36117a5	4/5/2018	9/22/2022
ORA-00047	609223				o35115f5	4/5/2018	9/22/2022

ORA-0004E	609224				4/5/2018	9/22/2022
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ORA-0004E	609226		2S2, 12/20/1993, COE931105B		4/5/2018	9/22/2022
ORA-0004E	609227				4/5/2018	9/22/2022
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ORA-0004E	609231		2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-0004E	609232		2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-0004E	609233			o36117a5	4/5/2018	9/22/2022
ORA-0004E	609234	393	3D, 08/25/1977, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-0004E	609235			o36117a5	4/5/2018	9/22/2022
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ORA-0004E	609057			o37120f4	4/5/2018	9/22/2022
ORA-0004E	609058		2S, 02/10/1982,   2S, 02/10/1982, 65000451	o37120f4	4/5/2018	9/22/2022
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ORA-00062	609146				o37120f4	4/5/2018	9/22/2022
ORA-00062	609147				o39123d5	4/5/2018	9/22/2022
ORA-00062	609148				o37121e4	4/5/2018	9/22/2022
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ORA-00062	609151				o35115f5	4/5/2018	9/22/2022
ORA-00062	609009	ADOBE OF TOMAS BURRUEL			o39123g4	4/5/2018	9/22/2022
ORA-00062	609010				o36117a5	4/5/2018	9/22/2022
ORA-00062	609011				o36117a5	4/5/2018	9/22/2022
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ORA-00063	609013		2D, 07/21/1978, FHWA770825A		o37121e4	4/5/2018	9/22/2022
ORA-00063	609014				o37117e8	4/5/2018	9/22/2022
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ORA-00063	609016				o37117e8	4/5/2018	9/22/2022
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ORA-00063	609019				o37117e8	4/5/2018	9/22/2022
ORA-00063	609020				o37117e8	4/5/2018	9/22/2022
ORA-00063	609021				o37117e8	4/5/2018	9/22/2022
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ORA-00064	609024				o39123g4	4/5/2018	9/22/2022
ORA-00064	609025				o36118d5	4/5/2018	9/22/2022
ORA-00064	609026				o36118d5	4/5/2018	9/22/2022
ORA-00064	609027				o36118d5	4/5/2018	9/22/2022
ORA-00064	609028				o36118d5	4/5/2018	9/22/2022
ORA-00064	609029				o36117a5	4/5/2018	9/22/2022
ORA-00064	609030				o36117a5	4/5/2018	9/22/2022
ORA-00064	609031				o36117a5	4/5/2018	9/22/2022
ORA-0006E	609032				o36117a5	4/5/2018	9/22/2022
ORA-0006E	609033				o36117a5	4/5/2018	9/22/2022
ORA-0006E	609034				o36117a5	4/5/2018	9/22/2022
ORA-0006E	609038					4/5/2018	9/22/2022
ORA-0006E	609041				o37121e4	4/5/2018	9/22/2022
ORA-0006E	609042	CS #1			o37122d4	4/5/2018	9/22/2022
ORA-0006E	609043				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609044				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609045				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609046				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609047				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609048				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609049				o37122d4	4/5/2018	9/22/2022
ORA-0006E	609050				o37122d4	4/5/2018	9/22/2022
ORA-00067	609051				o37122d4	4/5/2018	9/22/2022
ORA-00067	608952				o37122d4	4/5/2018	9/22/2022
ORA-00067	608953				o37122d4	4/5/2018	9/22/2022
ORA-00067	608954		6Y, 04/11/1987, ADOE-30-87-008-00   6Y, 04/11/1990, COE870306A		o37122d4	4/5/2018	9/22/2022
ORA-00067	608955				o37122d4	4/5/2018	9/22/2022
ORA-00067	608956				o37122d4	4/5/2018	9/22/2022
ORA-00067	608957				o37122d4	4/5/2018	9/22/2022
ORA-00067	608958				o37122d4	4/5/2018	9/22/2022
ORA-00067	608959				o37122d4	4/5/2018	9/22/2022
ORA-00067	608960				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608961				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608962				o37122d4	4/5/2018	9/22/2022
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ORA-0006E	608964				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608965				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608966				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608967				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608968					4/5/2018	9/22/2022
ORA-0006E	608969				o37122d4	4/5/2018	9/22/2022
ORA-0006E	608970		2S2, 04/11/1990, ADOE-30-87-009-00   2S2, 04/11/1990, COE870306A   2S2, 07/17/1990, FO		o37122d4	4/5/2018	9/22/2022
ORA-0006E	608971				o37121e4	4/5/2018	9/22/2022
ORA-0006E	608972				o37121e4	4/5/2018	9/22/2022
ORA-0006E	608973				o37121e4	4/5/2018	9/22/2022
ORA-0006E	608974				o36117a5	4/5/2018	9/22/2022
ORA-0006E	608975				o36117a5	4/5/2018	9/22/2022
ORA-0006E	608976				o36117a5	4/5/2018	9/22/2022
ORA-0006E	608977				o36117a5	4/5/2018	9/22/2022
ORA-0006E	608978				o36117a5	4/5/2018	9/22/2022
ORA-0006E	608852				o36117a5	4/5/2018	9/22/2022
ORA-0006E	608853				o36117a5	4/5/2018	9/22/2022
ORA-0007C	608854				o37117e8	4/5/2018	9/22/2022
ORA-0007C	608855				o37117e8	4/5/2018	9/22/2022
ORA-0007C	608856				o36118d5	4/5/2018	9/22/2022
ORA-0007C	608857				o36118d5	4/5/2018	9/22/2022
ORA-0007C	608858				o36117a5	4/5/2018	9/22/2022
ORA-0007C	608859				o37122d4	4/5/2018	9/22/2022
ORA-0007C	608860				o37122d4	4/5/2018	9/22/2022
ORA-0007C	608861				o37122d4	4/5/2018	9/22/2022
ORA-0007C	608862				o37122d4	4/5/2018	9/22/2022
ORA-0007C	608863				o37122d4	4/5/2018	9/22/2022
ORA-00071	608864	Orange	2S2, 11/01/2002, COE010618K		o37121e4	1/23/2020	9/22/2022
ORA-00071	608979	Orange	2S2, 11/01/2002, COE010618K		o37121e4	1/23/2020	9/22/2022
ORA-00071	608980				o37121e4	4/5/2018	9/22/2022
ORA-00071	608982				o37121e4	4/5/2018	9/22/2022
ORA-00071	608984				o37121e4	4/5/2018	9/22/2022
ORA-00071	609378				o36117a5	4/5/2018	9/22/2022
ORA-00071	609379				o36117a5	4/5/2018	9/22/2022
ORA-00071	609380				o36117a5	4/5/2018	9/22/2022
ORA-00072	609381				o36117a5	4/5/2018	9/22/2022
ORA-00072	609382				o36117a5	4/5/2018	9/22/2022
ORA-00072	609383				o36117a5	4/5/2018	9/22/2022
ORA-00072	609384				o36117a5	4/5/2018	9/22/2022

ORA-00072	609385				o36117a5	4/5/2018	9/22/2022
ORA-00072	609386			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00072	609387			2D, 07/21/1978, FHWA770825A	o36117a5	4/5/2018	9/22/2022
ORA-00072	609388			2D, 07/21/1978, FHWA770825A		4/5/2018	9/22/2022
ORA-00072	609389					4/5/2018	9/22/2022
ORA-00072	609390					4/5/2018	9/22/2022
ORA-00072	609391				o37122d4	4/5/2018	9/22/2022
ORA-00072	609392				o37122d4	4/5/2018	9/22/2022
ORA-00072	609393				o37122d4	4/5/2018	9/22/2022
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ORA-00072	609396				o37122d4	4/5/2018	9/22/2022
ORA-00072	609397			2S2, 07/17/1990, FHWA840724A	o37122d4	4/5/2018	9/22/2022
ORA-00072	609398				o37122d4	4/5/2018	9/22/2022
ORA-00072	609399	MIGUEL PARRA ADOBE			o37120f4	4/5/2018	9/22/2022
ORA-00072	609400				o36117a5	4/5/2018	9/22/2022
ORA-00072	609401				o36118d5	4/5/2018	9/22/2022
ORA-00072	609402	SRS ET-#1			o36117a5	4/5/2018	9/22/2022
ORA-00072	609403				o36117a5	4/5/2018	9/22/2022
ORA-00072	609404				o36117a5	4/5/2018	9/22/2022
ORA-00072	609405	GEORGE WATERMAN RANCH				4/5/2018	9/22/2022
ORA-00072	609406				o37117e8	4/5/2018	9/22/2022
ORA-00072	609407				o37117e8	4/5/2018	9/22/2022
ORA-00072	609408				o37117e8	4/5/2018	9/22/2022
ORA-00072	609409				o37117e8	4/5/2018	9/22/2022
ORA-00072	609410				o37117e8	4/5/2018	9/22/2022
ORA-00072	609411				o37117e8	4/5/2018	9/22/2022
ORA-00072	609412	TM-3			o36117a5	4/5/2018	9/22/2022
ORA-00072	609413				o37117e8	4/5/2018	9/22/2022
ORA-00072	609414				o37117e8	4/5/2018	9/22/2022
ORA-00072	609415				o37117e8	4/5/2018	9/22/2022
ORA-00072	609416			6Y, 04/28/1988, USMC880325A	o36117a5	4/5/2018	9/22/2022
ORA-00072	609417			6Y, 04/28/1988, USMC880325A	o36117a5	4/5/2018	9/22/2022
ORA-00072	609418			6Y, 04/28/1988, USMC880325A	o36117a5	4/5/2018	9/22/2022
ORA-00072	609419				o36117a5	4/5/2018	9/22/2022
ORA-00072	608985				o36117a5	4/5/2018	9/22/2022
ORA-00072	608986				o36117a5	4/5/2018	9/22/2022
ORA-00072	608987				o36117a5	4/5/2018	9/22/2022
ORA-00072	608988				o36117a5	4/5/2018	9/22/2022
ORA-00072	608989					4/5/2018	9/22/2022
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ORA-00072	608992					4/5/2018	9/22/2022
ORA-00072	608865	714				4/5/2018	9/22/2022
ORA-00072	608866				o37122d4	4/5/2018	9/22/2022
ORA-00072	608867				o37122d4	4/5/2018	9/22/2022
ORA-00072	608868			6Y, 08/06/1991, ADOE-30-91-002-00   6Y, 08/06/1991, FHWA910214A	o35115f5	4/5/2018	9/22/2022
ORA-00072	608869					4/5/2018	9/22/2022
ORA-00072	608870					4/5/2018	9/22/2022
ORA-00072	608871				o36117a5	4/5/2018	9/22/2022
ORA-00072	608872				o36118d5	4/5/2018	9/22/2022
ORA-00072	608873				o37122d4	4/5/2018	9/22/2022
ORA-00072	608874				o37122d4	4/5/2018	9/22/2022
ORA-00072	608875				o37117e8	4/5/2018	9/22/2022
ORA-00072	608876				o36117a5	4/5/2018	9/22/2022
ORA-00072	608878				o37117e8	4/5/2018	9/22/2022
ORA-00072	608879				o37117e8	4/5/2018	9/22/2022
ORA-00072	608880				o37120f4	4/5/2018	9/22/2022
ORA-00072	608881				o37120f4	4/5/2018	9/22/2022
ORA-00072	608882				o37120f4	4/5/2018	9/22/2022
ORA-00072	608883				o37120f4	4/5/2018	9/22/2022
ORA-00072	608884				o37120f4	4/5/2018	9/22/2022
ORA-00072	608885				o36117a5	4/5/2018	9/22/2022
ORA-00072	608886				o37117e8	4/5/2018	9/22/2022
ORA-00072	608887				o37117e8	4/5/2018	9/22/2022
ORA-00072	608888				o37122d4	4/5/2018	9/22/2022
ORA-00072	608889				o37122d4	4/5/2018	9/22/2022
ORA-00072	608890				o35115f5	4/5/2018	9/22/2022
ORA-00072	608891					4/5/2018	9/22/2022
ORA-00072	608892				o35115f5	4/5/2018	9/22/2022
ORA-00072	608893				o35115f5	4/5/2018	9/22/2022
ORA-00072	608894				o39123d5	4/5/2018	9/22/2022
ORA-00072	608895			6Y, 04/11/1990, ADOE-30-87-010-00   6Y, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00072	608896				o37122d4	4/5/2018	9/22/2022
ORA-00072	608897				o37122d4	4/5/2018	9/22/2022
ORA-00082	608898				o37122d4	4/5/2018	9/22/2022
ORA-00082	608899				o37122d4	4/5/2018	9/22/2022
ORA-00082	608900				o37122d4	4/5/2018	9/22/2022
ORA-00082	608901				o37122d4	4/5/2018	9/22/2022
ORA-00082	608902				o37122d4	4/5/2018	9/22/2022
ORA-00082	608903				o37122d4	4/5/2018	9/22/2022
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ORA-00082	608905	ARMC #1				4/5/2018	9/22/2022
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ORA-00082	608907					4/5/2018	9/22/2022
ORA-00081	608908	ARMC #4				4/5/2018	9/22/2022
ORA-00081	608909	ARMC #5			o36117a5	4/5/2018	9/22/2022
ORA-00081	608910				o37120f4	4/5/2018	9/22/2022
ORA-00081	608911				o37120f4	4/5/2018	9/22/2022
ORA-00081	608912				o37120f4	4/5/2018	9/22/2022
ORA-00081	608913					4/5/2018	9/22/2022
ORA-00081	608914					4/5/2018	9/22/2022
ORA-00081	608915					4/5/2018	9/22/2022
ORA-00081	608916			6Y, 12/23/1987, ADOE-30-87-014-00   6Y, 12/23/1987, COE850621A	o35120a4	4/5/2018	9/22/2022
ORA-00081	608917				o35115f5	4/5/2018	9/22/2022
ORA-00082	608918				o35115f5	4/5/2018	9/22/2022
ORA-00082	608919				o35115f5	4/5/2018	9/22/2022
ORA-00082	608920				o39123d5	4/5/2018	9/22/2022
ORA-00082	608921					4/5/2018	9/22/2022
ORA-00082	608922	Orange		2S, 02/10/1982,   2S, 02/10/1982, 65000452	o37120f4	4/5/2018	9/22/2022
ORA-00082	608923			6Y, 11/20/2014, COE_2014_0918_001	o37120f4	6/14/2022	9/22/2022
ORA-00082	608924				o36117a5	6/12/2018	9/22/2022
ORA-00082	608925				o36117a5	4/5/2018	9/22/2022
ORA-00082	608926				o36117a5	4/5/2018	9/22/2022
ORA-00082	608927				o36117a5	4/5/2018	9/22/2022
ORA-00082	608928				o36117a5	4/5/2018	9/22/2022
ORA-00082	608929				o36117a5	4/5/2018	9/22/2022
ORA-00082	608930				o36117a5	4/5/2018	9/22/2022
ORA-00082	608931				o37122d4	4/5/2018	9/22/2022
ORA-00082	608932				o37120f4	4/5/2018	9/22/2022
ORA-00082	608933				o39123g4	4/5/2018	9/22/2022
ORA-00082	608934				o39123g4	4/5/2018	9/22/2022
ORA-00082	608935				o39123g4	4/5/2018	9/22/2022
ORA-00082	608936				o39123g4	4/5/2018	9/22/2022
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ORA-00082	608938					4/5/2018	9/22/2022

ORA-00084	608939				o37120f4	4/5/2018	9/22/2022
ORA-00084	608940				o37120f4	4/5/2018	9/22/2022
ORA-00084	608941					4/5/2018	9/22/2022
ORA-00084	608942					4/5/2018	9/22/2022
ORA-00084	608943					4/5/2018	9/22/2022
ORA-00084	608752				o37121e4	4/5/2018	9/22/2022
ORA-00084	608753				o36117a5	4/5/2018	9/22/2022
ORA-00084	608754				o37118a5	4/5/2018	9/22/2022
ORA-00086	608756				o37121e4	4/5/2018	9/22/2022
ORA-00087	608757				o37120f4	4/5/2018	9/22/2022
ORA-0009c	608762				o37117e8	4/5/2018	9/22/2022
ORA-00091	608763	CA-Ora-910A	Orange	2S2, 02/07/1989, COE890119A	o37117e8	6/9/2020	9/22/2022
ORA-00091	608764				o37117e8	4/5/2018	9/22/2022
ORA-00091	608765				o37117e8	4/5/2018	9/22/2022
ORA-00091	608766				o37117e8	4/5/2018	9/22/2022
ORA-00091	608767				o37117e8	4/5/2018	9/22/2022
ORA-00091	608768				o37117e8	4/5/2018	9/22/2022
ORA-00091	608770				o37117e8	4/5/2018	9/22/2022
ORA-00091	608944				o37117e8	4/5/2018	9/22/2022
ORA-00091	608945				o37117e8	4/5/2018	9/22/2022
ORA-00092	608946				o37117e8	4/5/2018	9/22/2022
ORA-00092	608948				o37122d4	4/5/2018	9/22/2022
ORA-00092	608951				o37122d4	4/5/2018	9/22/2022
ORA-00092	608771				o37122d4	4/5/2018	9/22/2022
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ORA-00093	608780				o37122d4	4/5/2018	9/22/2022
ORA-00093	608781				o37122d4	4/5/2018	9/22/2022
ORA-00094	608782				o37122d4	4/5/2018	9/22/2022
ORA-00094	608783				o37122d4	4/5/2018	9/22/2022
ORA-00094	608784				o37122d4	4/5/2018	9/22/2022
ORA-00094	608785				o37122d4	4/5/2018	9/22/2022
ORA-00094	608786				o37122d4	4/5/2018	9/22/2022
ORA-00094	608787				o37120f4	4/5/2018	9/22/2022
ORA-00094	608788	ARMC #1		6Y, 03/03/1998, ADOE-30-98-005-00   6Y, 03/03/1998, FHWA980202A	o36117a5	4/5/2018	9/22/2022
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ORA-00094	608790				o36117a5	4/5/2018	9/22/2022
ORA-00095	608791	ARMC #2			o36117a5	4/5/2018	9/22/2022
ORA-00095	608792	ARMC #3			o36117a5	4/5/2018	9/22/2022
ORA-00095	608793	ARMC #4			o36117a5	4/5/2018	9/22/2022
ORA-00095	608794	ARMC #5			o36117a5	4/5/2018	9/22/2022
ORA-00095	608795	ARMC #6			o36117a5	4/5/2018	9/22/2022
ORA-00095	608796	ARMC #7			o36117a5	4/5/2018	9/22/2022
ORA-00095	608797	ARMC #8			o36117a5	4/5/2018	9/22/2022
ORA-00095	608798				o36117a5	4/5/2018	9/22/2022
ORA-00095	608799	ARMC #10			o36117a5	4/5/2018	9/22/2022
ORA-00095	608800	ARMC #11			o36117a5	4/5/2018	9/22/2022
ORA-00096	608801	ARMC #12			o36117a5	4/5/2018	9/22/2022
ORA-00096	608802	ARMC #13			o36117a5	4/5/2018	9/22/2022
ORA-00096	608803				o36118d5	4/5/2018	9/22/2022
ORA-00096	608804				o37120f4	4/5/2018	9/22/2022
ORA-00096	608805				o37120f4	4/5/2018	9/22/2022
ORA-00096	608806				o37122d4	4/5/2018	9/22/2022
ORA-00096	608807				o37122d4	4/5/2018	9/22/2022
ORA-00096	608808				o37122d4	4/5/2018	9/22/2022
ORA-00096	608809				o37122d4	4/5/2018	9/22/2022
ORA-00097	608810				o37122d4	4/5/2018	9/22/2022
ORA-00097	608811					4/5/2018	9/22/2022
ORA-00097	608812					4/5/2018	9/22/2022
ORA-00097	608813					4/5/2018	9/22/2022
ORA-00097	608814					4/5/2018	9/22/2022
ORA-00097	608815					4/5/2018	9/22/2022
ORA-00096	608816					4/5/2018	9/22/2022
ORA-00096	608817					4/5/2018	9/22/2022
ORA-00096	608818					4/5/2018	9/22/2022
ORA-00096	608819					4/5/2018	9/22/2022
ORA-00096	608820					4/5/2018	9/22/2022
ORA-00096	608821					4/5/2018	9/22/2022
ORA-00096	608822					4/5/2018	9/22/2022
ORA-00096	608823					4/5/2018	9/22/2022
ORA-00096	608652					4/5/2018	9/22/2022
ORA-00096	608653					4/5/2018	9/22/2022
ORA-00096	608654					4/5/2018	9/22/2022
ORA-00095	608655					4/5/2018	9/22/2022
ORA-00095	608656					4/5/2018	9/22/2022
ORA-00095	608824				o37120f4	4/5/2018	9/22/2022
ORA-00095	608825				o37122d4	4/5/2018	9/22/2022
ORA-00095	608826				o37122d4	4/5/2018	9/22/2022
ORA-0010c	608827				o37122d4	4/5/2018	9/22/2022
ORA-0010c	608828				o37122d4	4/5/2018	9/22/2022
ORA-0010c	608829				o37122d4	4/5/2018	9/22/2022
ORA-0010c	608830				o37120f4	4/5/2018	9/22/2022
ORA-00101	608831			6Y, 09/19/1991, USFS901017D		4/5/2018	9/22/2022
ORA-00102	608832			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00103	608833			2S2, 12/13/1994, ADOE-30-94-001-00   2S2, 12/13/1994, GSA921203A		4/5/2018	9/22/2022
ORA-00104	608834			2S2, 09/28/1989, ADOE-30-89-002-00   2S2, 09/28/1989, COE890119A		4/5/2018	9/22/2022
ORA-00104	608835			2S2, 09/28/1989, ADOE-30-90-003-00   2S2, 09/28/1989, COE890119A		4/5/2018	9/22/2022
ORA-00105	608836			6Y, 03/03/1998, ADOE-30-98-004-00   6Y, 03/03/1998, FHWA980202A		4/5/2018	9/22/2022
ORA-00105	608837			6Y, 08/06/1991, ADOE-30-91-003-00   6Y, 08/06/1991, FHWA910214A		4/5/2018	9/22/2022
ORA-00105	608838			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00105	608840			6Y, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00105	608842			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00105	608843			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00105	608844			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00105	608845			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-00105	608846			2S2, 07/17/1990, FHWA840724A		4/5/2018	9/22/2022
ORA-0011c	608847			6Y, 07/02/1987, FHWA870610A		4/5/2018	9/22/2022
ORA-00111	608849	HAUL ROAD SITE		6Y, 04/11/1990, ADOE-30-87-011-00   6Y, 04/11/1990, COE870306A	o37122d4	4/5/2018	9/22/2022
ORA-00111	608850	Irvine 1			o37120f4	4/5/2018	9/22/2022
ORA-00111	608851	Miller Site				4/5/2018	9/22/2022
ORA-00111	608657			2S2, 04/26/1995, ADOE-30-95-0002-0000   2S2, 04/26/1995, USN950327A		4/5/2018	9/22/2022
ORA-00112	608658			6Y, , FHWA840724A		4/5/2018	9/22/2022
ORA-00112	608659			2S2, 09/28/1989, ADOE-30-89-004-00   7K, 09/28/1989, COE890119A - duplicate eval		4/5/2018	9/22/2022
ORA-00112	692016		Orange	6Y, 09/28/1989, COE890119A		6/9/2020	9/22/2022
ORA-00115	688130	CA-ORA-1155	Los Angeles	6Y, 12/26/2018, USN_2017_0329_001	#####	9/22/2022	
ORA-00115	608661			6Y, 04/11/1990, ADOE-30-87-012-00   6Y, 04/11/1990, COE870306A		4/5/2018	9/22/2022
ORA-00123	608663			6Y, 08/06/1991, ADOE-30-91-004-00   6Y, 08/06/1991, FHWA910214A		4/5/2018	9/22/2022
ORA-00124	608664		Orange	6Y, 08/06/1991, ADOE-30-91-005-00   6Y, 08/06/1991, FHWA910214A		6/6/2022	9/22/2022
ORA-00124	608665			6Y, 08/06/1991, ADOE-30-91-006-00   6Y, 08/06/1991, FHWA910214A		4/5/2018	9/22/2022
ORA-00125	608666		Orange	6Y, 11/01/2002, COE010618K		1/23/2020	9/22/2022
ORA-00125	608667		Orange	6Y, 11/01/2002, COE010618K		1/23/2020	9/22/2022
ORA-00125	608668			6Y, 09/19/1991, USFS901017D		4/5/2018	9/22/2022
ORA-00125	608669			6Y, 01/03/2003, ADOE-30-03-001-000   6Y, 01/03/2003, FCC021213E		4/5/2018	9/22/2022



ORA-0012E	608670				2S2, 09/23/1992, FHWA840724A				4/5/2018	9/22/2022
ORA-0013C	608671				6Y, 02/06/1992, USFS901017D				4/5/2018	9/22/2022
ORA-00131	682309	ORA-001311 Locus B	Orange		6Y, 03/06/2018, USN_2018_0116_001			o33117f6	2/14/2019	9/22/2022
ORA-00134	608672				6Y, 12/20/1993, COE931105B				4/5/2018	9/22/2022
ORA-00137	608673				6Y, 03/14/1996, ADOE-30-96-0001-0   6Y, 03/14/1996, FHWA960220A				4/5/2018	9/22/2022
ORA-0014C	608674				6Y, 01/06/1995, FHWA910214A				4/5/2018	9/22/2022
ORA-0014E	608688	Hausauer Ranch	Orange		6Y, 11/01/2002, COE010618K	856-091-06			1/23/2020	9/22/2022
ORA-00144	608689				6Y, 03/14/1996, ADOE-30-96-0002-0   6Y, 03/14/1996, FHWA960220A				4/5/2018	9/22/2022
ORA-00144	608690				6Y, 03/11/1996, FHWA960229A				4/5/2018	9/22/2022
ORA-00144	608691				6Y, 03/11/1996, FHWA960229A				4/5/2018	9/22/2022
ORA-0014E	608692	MCAS EL TORO BASE SITE			6Y, 04/20/2000, ADOE-30-00-001-000   6Y, 04/20/2000, USN980511A   7R, 06/03/1998, USN980511A				4/5/2018	9/22/2022
ORA-0015C	608694	SCULLY ADOBE SITE			2S2, 08/24/2000, FHWA000726A				4/5/2018	9/22/2022
ORA-0015Z	608695	GROUNDWATER REPLENISHMENT SYSTEM SITE 1			6Y, 10/03/2001, ADOE-30-01-001-000   6Y, 10/03/2001, EPA010815A				4/5/2018	9/22/2022
ORA-0015Z	608696	PA17-2			6Y, 01/18/2002, COE010518B				4/5/2018	9/22/2022
ORA-0015Z	608697	PA17-3			6Y, 01/18/2002, COE010518B				4/5/2018	9/22/2022
ORA-00171	608699	SHELL SCA SHELL SCATTER-MARINE CORPS RESERVE TRAINING CTR-SEAL BEACH*Other Name			6Y, 09/14/2011, USN101001D				4/5/2018	9/22/2022
ORA-00174	689626	SRS1759-1	Orange		6Y, 07/18/2018, EPA_2018_0423_001		1945	o33117f8	2/27/2020	9/22/2022
ORA-1200C	608700				6Y, 01/05/1999, ADOE-30-99-001-00   6Y, 01/05/1999, COE981207A				4/5/2018	9/22/2022
ORA-Z000C	608701	EL TORO ARCH.DIST			2S2, 07/21/1978, FHWA770825A				4/5/2018	9/22/2022
ORA-Z000C	608702	SAN JOAQUIN HILL D.			2S, 02/10/1982,				4/5/2018	9/22/2022
ORA-Z000C	608704	SANTIAGO CREEK DIST			2S, 02/10/1982,				4/5/2018	9/22/2022
ORA-Z000C	608706	ARCHEOLOGICAL DISTRICT (COOKS CORNERS VICINITY)			2S2, 11/14/1978, 078 0055274				4/5/2018	9/22/2022
ORA-Z0001	608709	TRASH SCATTER 74-1			6Y, 02/19/2004, ADOE-30-04-001-000   6Y, 02/19/2004, FHWA040112A				4/5/2018	9/22/2022
ORA-Z0002	608711	BOMMER CANYON ARCHAEOLOGICAL DISTRICT			7W, 01/29/2007, 30-0079				4/5/2018	9/22/2022
ORA-Z0002	608712	ANDERSON HOUSE			6Y, 06/13/2007, FHWA070308E				4/5/2018	9/22/2022
13-001631	682305	Trash Scatter 74-1	Orange		7R, 05/22/2018, FHWA_2018_0321_001				2/13/2019	9/22/2022
18-000018 ORA-00001	691465	Prehistoric habitation site with midden	Orange		6Y, 04/22/2020, COE_2020_0320_001				12/1/2020	9/22/2022
18-001113 ORA-00111	691466	Prehistoric habitation site with lithics	Orange		6Y, 04/22/2020, COE_2020_0320_001				12/1/2020	9/22/2022
30-000389 ORA-0003E	672814				2S2, 01/18/2017, COE_2016_0122_001			o33117e6	4/5/2018	9/22/2022
30-000390 ORA-0003E	609331				6Y, 01/18/2017, COE_2016_0122_001			o37120f4	4/5/2018	9/22/2022
30-000580 ORA-0005E	609124		Orange		6Y, 01/18/2017, COE_2016_0122_001			o37120f4	4/5/2018	9/22/2022
30-000781	657070		Orange						4/5/2018	9/22/2022
30-000849 ORA-00084	672815	SRS-RD-1	Orange		2S2, 01/18/2017, COE_2016_0122_001			o33117e6	4/5/2018	9/22/2022
30-000881 ORA-0008E	608758		Orange		6Y, 04/19/2010, FHWA100405A				7/2/2019	9/22/2022
30-000902 ORA-0009C	608759		Orange		6Y, 04/19/2010, FHWA100405A				7/2/2019	9/22/2022
30-000906	689623		Orange		6Y, 07/18/2018, EPA_2018_0423_001			o33117f8	2/27/2020	9/22/2022
30-000926 ORA-0009Z	608949		Orange		2D2, 03/21/2001, ADOE-30-01-002-001   2D2, 03/21/2001, COE000225A			o37122d4	8/21/2020	9/22/2022
30-000927 ORA-0009Z	608950	ORA-001403*Trinomial	Orange		2B, 03/21/2001, ADOE-30-01-002-002   2B, 03/21/2001, ADOE-30-01-002-002   2B, 03/21/2001, COE000225A			o37122d4	8/21/2020	9/22/2022
30-000930 ORA-0009Z	608772		Orange		2B, 03/21/2001, ADOE-30-01-002-003   2B, 03/21/2001, COE000225A   2S2, 07/17/1990, F			o37122d4	8/21/2020	9/22/2022
30-000932 ORA-0009Z	608774		Orange		2B, 03/21/2001, ADOE-30-01-002-004   2B, 03/21/2001, COE000225A			o37122d4	8/21/2020	9/22/2022
30-000932 ORA-0009Z	608775		Orange		2B, 03/21/2001, ADOE-30-01-002-006   2B, 03/21/2001, COE000225A			o37122d4	8/21/2020	9/22/2022
30-001084 ORA-0010E	608839		Orange		2D2, 03/21/2001, ADOE-30-01-002-007   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001087 ORA-0010E	608841		Orange		2B, 03/21/2001, ADOE-30-01-002-008   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001207 ORA-0012C	608662		Orange		2B, 03/21/2001, ADOE-30-01-002-009   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001357 ORA-0013E	672816		Orange		2S2, 01/18/2017, COE_2016_0122_001			o33117e6	4/5/2018	9/22/2022
30-001401 ORA-0014C	608675		Orange		2D2, 03/21/2001, ADOE-30-01-002-010   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001402 ORA-0014C	608676		Orange		2D2, 03/21/2001, ADOE-30-01-002-011   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001403 ORA-0014C	608677		Orange		2B, 03/21/2001, ADOE-30-01-002-005   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001404 ORA-0014C	608678		Orange		2B, 03/21/2001, ADOE-30-01-002-012   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001405 ORA-0014C	608679		Orange		2B, 03/21/2001, ADOE-30-01-002-013   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001406 ORA-0014C	608680		Orange		2B, 03/21/2001, ADOE-30-01-002-014   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001407 ORA-0014C	608681		Orange		2B, 03/21/2001, ADOE-30-01-002-015   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001408 ORA-0014C	608682		Orange		2B, 03/21/2001, ADOE-30-01-002-016   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001409 ORA-0014C	608683		Orange		2B, 03/21/2001, ADOE-30-01-002-017   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001412 ORA-0014I	608684		Orange		2D2, 03/21/2001, ADOE-30-01-002-018   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001413 ORA-0014I	608685		Orange		2B, 03/21/2001, ADOE-30-01-002-019   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001414 ORA-0014I	608686		Orange		2D2, 03/21/2001, ADOE-30-01-002-020   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001428 ORA-0014Z	608687		Orange		2D2, 03/21/2001, ADOE-30-01-002-021   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001486 ORA-0014E	608693		Orange		2B, 03/21/2001, ADOE-30-01-002-022   2B, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001575 ORA-0015F	608698		Orange		2D2, 03/21/2001, ADOE-30-01-002-023   2D2, 03/21/2001, COE000225A				8/21/2020	9/22/2022
30-001751 ORA-0017E	673059	Æ-2876-1	Orange		6Y, 04/26/2017, COE_2017_0323_002			o33117g6	4/5/2018	9/22/2022
30-019979 RIV-01015	688037	FS# 05-12- 05-12-55-593*USFS Number	Riverside		6Y, 09/13/2012, USFS120702B			#####	9/22/2022	
30-100217	673060	Æ-2876-3	Orange		6Y, 04/26/2017, COE_2017_0323_002			o33117g6	4/5/2018	9/22/2022
30-176663	672805	METROLINK/BNSF/ATSF/RIV,ST. ANA & LAN RAILWAY CO.	Orange		6Y, 02/16/2017, FHWA_2016_0811_001				4/5/2018	9/22/2022
30-162263	487450	89966 North Gate of City of Al	775 ANAHEIM E ANAHEIM	Orange	7L, 03/29/1933, SHL-0112-0000				7/26/2022	9/22/2022
30-161790	443579	41199 PEARSON PARK	CYPRESS S ANAHEIM	ORANGE	LEMON ST					
	682306	Canal Street Landfill D	3200 E Frontera :Anaheim	Orange	92806					
30-161778	443567	41186 MARIETTA COURT APA	120 N CLEMEN ANAHEIM	ORANGE	92803					
30-161791	443580	41200 ZION LUTHERAN CHUF	120 N EMILY ST ANAHEIM	ORANGE	92805					
30-162501	492591	96227	129 S MELROSE ANAHEIM	ORANGE	92805					
30-161771	443560	41177	120 S PHILADEI ANAHEIM	ORANGE	92805					
30-161779	443568	41187 CALIFORNIA THEATER	200 W LINCOLN ANAHEIM	ORANGE	92803					
30-161774	443563	41181 ROSE MARIE APARTME	301 W LINCOLN ANAHEIM	ORANGE	92803					
30-161772	443561	41179 KNIGHTS OF PYTHIAS I	323 W LINCOLN ANAHEIM	Orange	92805					
30-161711	443500	41098 YORBA FAMILY CEMETERY	WOODGAT ANAHEIM	ORANGE	FAIRLYNN (3S, , 2803-0001-0000	349-411-3	C		1858	o32117g1   4/5/2018 9/22/2022
30-020773 RIV-01069	692232	Historic Ro SRI-1003*Agency Nbr	Paradise Lr Blythe	Riverside	92225					
30-162260	487086	89531 OLINDA	4442 CARBON C BREA	ORANGE	16Y, 01/02/2019, FHWA_2018_1206_002   6Y, 01/02/2019, FHWA_2018_1206_002			o33114g5	6/18/2020	9/22/2022
	664369		7889 Azalea DR Buena Park	Orange	90620					
	664370		7922 Azalea DR Buena Park	Orange	90620					
30-162286	488209	90895 LILY CREAMERY	6586 BEACH BLV BUENA PA	ORANGE						
	664111		7017 El Cerro DF Buena Park	Orange	90620					
	664234		8152 Holt ST Buena Park	Orange	90621					
	664296		7292 Pierce Cir Buena Park	Orange	90620					
	664113		7393 Santa Elise Buena Park	Orange	90620					
	608703	San Mateo ORA-000022*Trinomial   ORA-Z00C Camp Pent Multi-County			Camp Pent	2S, 12/31/: #####			#####	9/22/2022
30-016065 SDI-01462	700232	SRI-876	Camp Pent San Diego			6Y, 08/12/2020, USMC_2020_0316_001		o33117d4	9/10/2021	9/22/2022
ORA-0000Z	609640	Partial Vill: CAMP 22 OCAS*Other Christianit	Camp Pent	Orange	San Mateo	2D, 12/31/: 608703 608703		o37117e8	5/20/2020	9/22/2022
	533903	164410 BLUE JAY CAMPGROUND	CLE NF	ORANGE		6Y, 11/01/2006, USFS061023A	F	1930	o34117a6	4/5/2018 9/22/2022
	533828	164411 EL CARISO CAMPGROUND	CLE NF	ORANGE		2S2, 11/01/2006, USFS061023A	F	1930	o33118h2	4/5/2018 9/22/2022
30-162280	608707	OLD SADD 05-02-53-105*USFS N SANTA ANA	CLE NF	Orange		6Y, 10/30/2000, ADOE-30-00-002-000   6Y, 10/30/2000, USFS000406A   7P, 07/28/1970, SPHI-ORA-001			6/29/2022	9/22/2022
	689434	Los Pinos Conservator	39251 SR 74	CLE NF	Orange	92530-6502			1964-1967	o33117f4 ##### 9/22/2022
	685641	Bahia Corinthian Yach	1601 Bayside Dr	CORONA D	Orange	92625			1971	o33117e8 8/22/2019 9/22/2022
	702825	Fairview Development	2501 Harbor Blvr	Costa Mes:	Orange	92626				2/23/2022 9/22/2022
30-162281	488205	90889 SANTA ANA ARMY AIR BASE SITE	ORANGE C COSTA ME	ORANGE						
	691633	Lithic Concentration	Cristianito:	Orange		7P, 07/28/1970, SPHI-ORA-002	C	1942	o37122g3	4/5/2018 9/22/2022
30-156528	438362	35886 DANA POIN 30-2629-001*Survey N DEL PRAD	C DANA POIN	ORANGE		Cristianito: 2S2, 04/01/1999, FHWA981120A		o33117e5	5/20/2020	

30-162289	488212	90898	FOUNDATION OF RANCHO SAN JC SAN JOAQUIN IRVINE	Orange	92612	7P, 05/31/1984, SPHI-ORA-016	78-PM-0016	1838	o37122g3	4/5/2018	9/22/2022
30-158460	440293	37825	HEISLER P/ 30-2651-001*Survey N CLIFF DR	LAGUNA BI ORANGE		MYRTLE, P/ 7N, , 2651-0021-0003	440319		M	1906	4/5/2018 9/22/2022
30-158426	440259	37791	30-2651-001	195 CYPRESS E LAGUNA BI ORANGE	92651	5D2, , 2651-0019-0113	440269		P	1921	4/5/2018 9/22/2022
30-158293	440126	37658	30-2651-001	505 FOREST AV LAGUNA BI ORANGE	92651	3S, , 2651-0018-0032	440146		M	1880	4/5/2018 9/22/2022
30-158401	440234	37766	JAHRAUS P 30-2651-001*Survey N SR 1 N	LAGUNA BI Orange		CLIFF DRIV 7N, , 2651-0019-0088	440269				3/19/2019 9/22/2022
30-157845	439678	37210	30-2651-001	2794 SR 1 S LAGUNA BI Orange	92651	5D2, , 2651-0007-0016	439679	1925			3/19/2019 9/22/2022
30-177470	667312		Laguna Canyon Road, SR-133	SR-133 Laguna Bea Orange		6Y, 01/19/2017, FHWA_2016_1221_001   6Y, 01/19/2017, FHWA_2016_1221_00	1890-1959	o33117e7			4/8/2020 9/22/2022
	ORA-00096	691417	Seasonal Habitation Site	Laguna Hill Orange		BX Alignme 2S2, 04/01/1999, FHWA981120A		o33117e5			2/24/2022 9/22/2022
		548988	LEISURE WORLD EQU	24312 EL TORO RI LAGUNA W ORANGE	92637	7W, 09/08/2004, 30-0074		1965	P		4/5/2018 9/22/2022
		705434	St. Isidore Catholic Ch	10961 Reagan St Los Alamit Orange	90720	6X, 10/29/2021,					6/6/2022 9/22/2022
	ORA-00071	608981	Lithic Tool Concentration	Aliso Creek Mission Vie Orange		located on 6Y, 04/25/2006, COE060321A		o33117f5			2/18/2020 9/22/2022
30-162485	492329	95986	AGUAJE DEL CUATE	CABOT RD MISSION V ORANGE		ORO PKWY 7W, 06/01/1995, 30-0031			P		4/5/2018 9/22/2022
	ORA-00071	608983	Lithic Tool Concentration	Oso Creek Mission Vie Orange		Located on 6Y, 04/25/2006, COE060321A		o33117f5			2/18/2020 9/22/2022
30-162284	488207	90893	1953 NATIONAL BOY SCOUT JAMBOREE SITE	NEWPORT ORANGE		7P, 10/14/1977, SPHI-ORA-009		1953	U	o37122g3	4/5/2018 9/22/2022
30-162257	486990	89402	First Water SHL-0775-0000*CHL I MAIN ST	NEWPORT Orange		OCEAN FR I 1CL, 09/25/1962, SHL-0775-0000					8/2/2022 9/22/2022
30-162261	487135	89604	Old Landing Site	SR 101 NEWPORT Orange		7L, 06/20/1935, SHL-0198-0000					8/16/2022 9/22/2022
30-162258	487011	89426	McFADDEN WHARF	W OCEAN I NEWPORT ORANGE		MCFADDE I 1CL, 07/03/1964, SHL-0794-0000		1888	M		4/5/2018 9/22/2022
		555935	142113 IRVINE PARK WPA FACILITIES	E CHAPMAI ORANGE ORANGE	X	Kern, Coun 1D, 04/07/1983, NPS-83001215-0017		1935-1936	M	o34118b3	4/5/2018 9/22/2022
30-158680	440513	38046	THE PLAZA	E CHAPMAI ORANGE ORANGE		GLASSELL I 1S, 12/20/1978, NPS-78000729-0000		1886	M		4/5/2018 9/22/2022
30-160081	441870	39448	IRVINE PARK	21401 E CHAPMAI ORANGE ORANGE	92669 X	Kern, Coun 1S, 04/07/1983, NPS-83001215-9999   7P, 09/01/1976, SPHI-ORA-001C		1897	C	o33115h1	4/5/2018 9/22/2022
30-162268	487473	90001	Old Santa Ana	LINCOLN A ORANGE Orange		ORANGE O 7L, 06/20/1935, SHL-0204-0000					8/30/2022 9/22/2022
		504922	112388 PLAZA PARK	1 PLAZA SQU ORANGE ORANGE		1D, 07/11/1997, NPS-8	441721	000-000-00	M	1886	4/5/2018 9/22/2022
30-159931	441720	39297	MORETON 30-2667-002*Survey N S GLASSEL ORANGE	ORANGE		LA VETA (C 5D2, , 2667-0004-1252	441721		P	1875	o33115h1 4/5/2018 9/22/2022
30-159966	441755	39333	ORANGE C 30-2667-002*Survey N S GLASSEL ORANGE	ORANGE		SANTIAGO 3S, , 2667-0005-0034	441756		M	1936	o33115h1 4/5/2018 9/22/2022
		505394	112940 VACANT LOT	W ALMONC ORANGE ORANGE		6X, 07/11/1997, NPS-9	441721	390-663-08	U	1924	4/5/2018 9/22/2022
30-162288	488211	90897	FIRST MACADAMIA TEI	600 MACADAM PLACENTIA Orange	92670	7P, 03/01/1982, SPHI-ORA-015		o37122g3			8/26/2020 9/22/2022
	ORA-00002	609747	La Casa de La Casa de la Mission Vieja*Offici	Rancho Mi Orange	92694	2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00066	609036	Lithic Concentration	Rancho Mi Orange	92694	La Pata Dr 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00066	609037	Lithic Tool Concentration	Rancho Mi Orange	92694	La Pata Dr 6Y, 02/10/2004, COE031003A		o37121e4			2/24/2022 9/22/2022
	ORA-00066	609039	Lithic Concentration	Rancho Mi Orange	92694	La Pata Dr 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00066	609040	Midden Deposit	Rancho Mi Orange	92694	La Pata Dr 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00110	694534	Lithic Tool & Fire affected rock Concentration	Rancho Mi Orange	92694	Lower Chiq 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00111	608848	Lithic Artifact Concentration	Rancho Mi Orange	92694	La Pata Dr 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00112	694536	Quarry Site	Rancho Mi Orange	92694	Christianit 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00112	608860	Lithic Tool Concentration & Deposit	Rancho Mi Orange	92694	2S2, 02/10/2004, COE031003A   6Y, 09/28/1989, ADOE-30-90-005-00   6Y, 09/28/1989, COE890119A					9/22/2022
	ORA-00113	694549	Basin Metate & Lithic Flakes	Rancho Mi Orange	92694	6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00116	694538		Rancho Mi Orange	92694	6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00144	694539	Ground and Chipped Stone Tool Concentratio	Rancho Mi Orange	92694	Gobernado 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00144	694564	Debitage & Lithic Tool Concentration	Rancho Mi Orange	92694	2S2, 02/10/2004, COE031003A					9/22/2022
	ORA-00146	694542	Lithic Flakes & Chopper	Rancho Mi Orange	92694	6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00156	691627	ARMC-1  G ARMC-1*Fieldwork Nbr	Rancho Mi Orange	92694	Cristianito 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694551	ARMC - 4  Light Lithic Concentration	Rancho Mi Orange	92694	upper Gabi 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694558	ARMC - 6  ARMC - 6*Fieldwork Nbr	Rancho Mi Orange	92694	at head of ( 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00116	694561	RMV-1  Litt RMV-1*Fieldwork Nbr	Rancho Mi Orange	92694	above Chiq 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694562	RMV-2  Litt RMV-2*Fieldwork Nbr	Rancho Mi Orange	92694	above Chiq 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694543	RMV-3  Litt RMV-3*Fieldwork Nbr	Rancho Mi Orange	92694	above Chiq 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694544	RMV-5  Chi RMV-5*Fieldwork Nbr	Rancho Mi Orange	92694	Chiquita C 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694545	RMV-6  Grc RMV-6*Fieldwork Nbr	Rancho Mi Orange	92694	SW/NE fror 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694563	RMV-9  Litt RMV-9*Fieldwork Nbr	Rancho Mi Orange	92694	eastern sid 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00157	694553	Lithic Concentration & Midden Deposit	Rancho Mi Orange	92694	Talega Can 6Y, 02/10/2004, COE031003A					9/22/2022
30-176632	694555	RMV-8/H  T RMV-8/H*Fieldwork Nbr	Rancho Mi Orange	92694	southwest 6Y, 02/10/2004, COE031003A		o33117e5				9/22/2022
	ORA-00066	609035		Ortega Hwy Rancho Mi Orange	92694	La Pata Dr 6Y, 02/10/2004, COE031003A					9/22/2022
	ORA-00156	694565	ARMC - 2  I ARMC - 2*Fieldwork Nl Ranch Rd	Rancho Mi Orange	92694	eastern sid 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694556	ARMC - 5  I ARMC - 5*Fieldwork Nl Ranch Rd	Rancho Mi Orange	92694	upper Crist 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694560	ARMC - 7  I ARMC - 7*Fieldwork Nl Ranch Rd	Rancho Mi Orange	92694	western sic 2S2, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694552	ARMC - 8  I ARMC - 8*Fieldwork Nl Ranch Rd	Rancho Mi Orange	92694	upper Gabi 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694546	RMV-7  Grc RMV-7*Fieldwork Nbr Ranch Rd	Rancho Mi Orange	92694	northeast f 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
	ORA-00156	694548	RMV-11  G  RMV-11*Fieldwork Nbl Ranch Rd	Rancho Mi Orange	92694	eastern sid 6Y, 02/10/2004, COE031003A		o33117e5			9/22/2022
		548265	149698 TRASH SC STATE ROUTE 74-1*Ot SR 74	RANCHO S Orange	X	6Y, 02/19/2004, DOE-30-04-0008-0000   6Y, C 001-0149-009-00		1930			4/5/2018 9/22/2022
		530313	167595 BRIDLE PA 30-2672-006*Survey Number	SAN CLEMI ORANGE		5D2, 09/26/2006, 2672	530430	1926			4/5/2018 9/22/2022
	ORA-0009C	608760	Village Site   Midden Deposit ORA-907A&B	San Cleme Orange		Segunda D 2S2, 04/01/1999, FHWA981120A   2S2, 08/09/1990, ADOE-30-90-001-00   2S2, 08/09/1990		o33117d5			6/9/2020 9/22/2022
	ORA-00144	691831	Specialized Plant Processing Site	San Cleme Orange		west side o 6Y, 04/26/1999, FHWA981120A		o33117e5			6/1/2020 9/22/2022
	ORA-00077	608877	Sparse Lithic Concentration	Avenida La San Cleme Orange		BX Alignme 6Y, 04/01/1999, FHWA981120A		o33117d5			5/27/2020 9/22/2022
30-000026	ORA-00002	609744	Village Site Specialized Activity Sit	Avenida La San Cleme Orange	92670	south side 6Y, 04/01/1999, FHWA981120A   6Y, 04/01/1999, FHWA981120A   6Y, 04/19/2010, FHWA10		o33117e5			5/27/2020 9/22/2022
	ORA-00036	609308	Lithic & Artifact Concentration	Avenida Pic San Cleme Orange		west bank 6Y, 04/01/1999, FHWA981120A		o37117e8			5/27/2020 9/22/2022
	ORA-00091	608769	Lithic & Artifact Concentration	Avenida Pic San Cleme Orange		CP Alignme 6Y, 04/01/1999, FHWA981120A		o33117d5			5/27/2020 9/22/2022
	ORA-00104	691830	Specialized Processing Camp	Canada Ch San Cleme Orange		adjacent to 6Y, 04/26/1999, FHWA981120A		o33117e5			6/1/2020 9/22/2022
	ORA-0011C	691766	Food Proce ORA-001452*Trinomia Cristianito	San Cleme Orange		north side 6Y, 04/01/1999, FHWA981120A   6Y, 04/01/1999, FHWA981120A		o33117d5			5/27/2020 9/22/2022
		530344	167628 SAN CLEMI 30-2672-001	150 E AVENIDA SAN CLEMI ORANGE	92672	3D, 09/25/2006, 2672	#####	060-010-05	M	1928	4/5/2018 9/22/2022
	ORA-00114	691769	Large Lithic Tool Concentration	Ford Acces San Cleme Orange		CP Alignme 6Y, 04/01/1999, FHWA981120A		o33117d5			5/27/2020 9/22/2022
	ORA-00092	608947	Village Site ORA-001127*Trinomia Paved Acc	San Cleme Orange		west bank ( 2S2, 04/01/1999, FHWA981120A   2S2, 04/01/1999, FHWA981120A		o33117d5			5/20/2020 9/22/2022
	ORA-0009C	608761	Sparse Lithic Concentration	Unnamed F San Cleme Orange		BX Alignme 6Y, 04/26/1999, FHWA981120A		o33117d5			6/1/2020 9/22/2022
	ORA-00036	609307	Lithic Concentration	Unnamed F San Cleme Orange		BX Alignme 6Y, 04/01/1999, FHWA981120A		o33117d5			5/27/2020 9/22/2022
	ORA-0011C	691764	Seasonal C Dense Lithic & Ground	Unnamed F San Cleme Orange		CP Alignme 6Y, 04/01/1999, FHWA981120A		o33117e5			5/27/2020 9/22/2022
	ORA-0008E	608755	PUTIIDHEN California Native Amer	JUNIPERO I SAN JUAN ( Orange	92675	2S, 11/19/2015, 30-0075   2S2, 12/27/2004, COE041109A   7W, 10/16/2004, 30-0075		o33117e6			4/5/2018 9/22/2022
30-000700	ORA-0007C	657072	Artifact Concentration	Prima Desc San Juan C Orange	92673	6Y, 08/08/2013, COE_2013_0702_001   6Y, 08/08/2013, COE_2013_0702_001		o33117d5			2/12/2020 9/22/2022
30-000781	ORA-0007E	657071	Isolated Pophyritic Core	Prima Desc San Juan C Orange	92675	6Y, 08/08/2013, COE_2013_0702_001   6Y, 08/08/2013, COE_2013_0702_001		o33117d5			2/12/2020 9/22/2022
30-100105		657073	Isolated Metate	Prima Desc San Juan C Orange	92675	6Y, 08/08/2013, COE_2013_0702_001		o33117d5			2/12/2020 9/22/2022
30-160122	441911	39491	RIVER ST	RIVER ST SAN JUAN ( ORANGE		LOS RIOS& 1D, 04/04/1983, NPS-8	441912		U	o33115h1	4/5/2018 9/22/2022
		532182	117567 BUILDING : USMC AIR STATION EL TORO*Othr	SANTA ANA/ ORANGE		6Y, 09/15/1998, DOE-30-98-0398-0000   6Y, 09/15/1998, USMC9808 F		1957		o35120f4	4/5/2018 9/22/2022
		532183	117568 BUILDING : USMC AIR STATION EL TORO*Othr	SANTA ANA/ ORANGE		6Y, 09/15/1998, DOE-30-98-0399-0000   6Y, 09/15/1998, USMC9808 F		1946		o35120f4	4/5/2018 9/22/2022
		532184	117569 BUILDING : USMC AIR STATION EL TORO*Othr	SANTA ANA/ ORANGE		6Y, 09/15/1998, DOE-30-98-0400-0000   6Y, 09/15/1998, USMC9808 F		1948		o35120f4	4/5/2018 9/22/2022
		532186	117571 BUILDING : USMC AIR STATION EL TORO*Othr	SANTA ANA/ ORANGE		6Y, 09/15/1998, DOE-30-98-0402-0000   6Y, 09/15/1998, USMC					





December 3, 2024

Santa Ana Historical Preservation Society  
120 Civic Center Dr.  
Santa Ana, CA 92701  
Sent via email: SantaAnaHPS@gmail.com

**RE:     *Cultural Resources Identification Effort for the Fairview Street Widening Project, Santa Ana, Orange County, California***

Dear Santa Ana Historical Preservation Society:

ECORP Consulting, Inc. has been retained to assist in the cultural resources identification effort on the project indicated above. The proposed project area consists of a segment of Fairview Avenue from the intersection with Trask Avenue to the north to the intersection of Westminster Avenue/West 17<sup>th</sup> Avenue to the south and encompasses four adjacent residences located at 2501 Huckleberry Road (APN 101-121-01), 2502 Huckleberry Road (101-122-18), 2501 Strawberry Lane (101-122-19), and 2502 Strawberry Lane (101-123-13) on approximately 8.77 acres located in the City of Santa Ana. The project area is on the west end of the Santa Ana and west of the Santa Ana River, as shown in the highlighted area on the enclosed map. As part of the identification effort, we are seeking information from all parties that may have knowledge of historic properties or cultural resources in the study area.

Included is a map showing the project area outlined. We would appreciate information from the historical society regarding the historical resource in the study area. If you have any questions, please contact me at [abursan@ecorpconsulting.com](mailto:abursan@ecorpconsulting.com).

Thank you in advance for your assistance in our cultural resource study.

Sincerely,

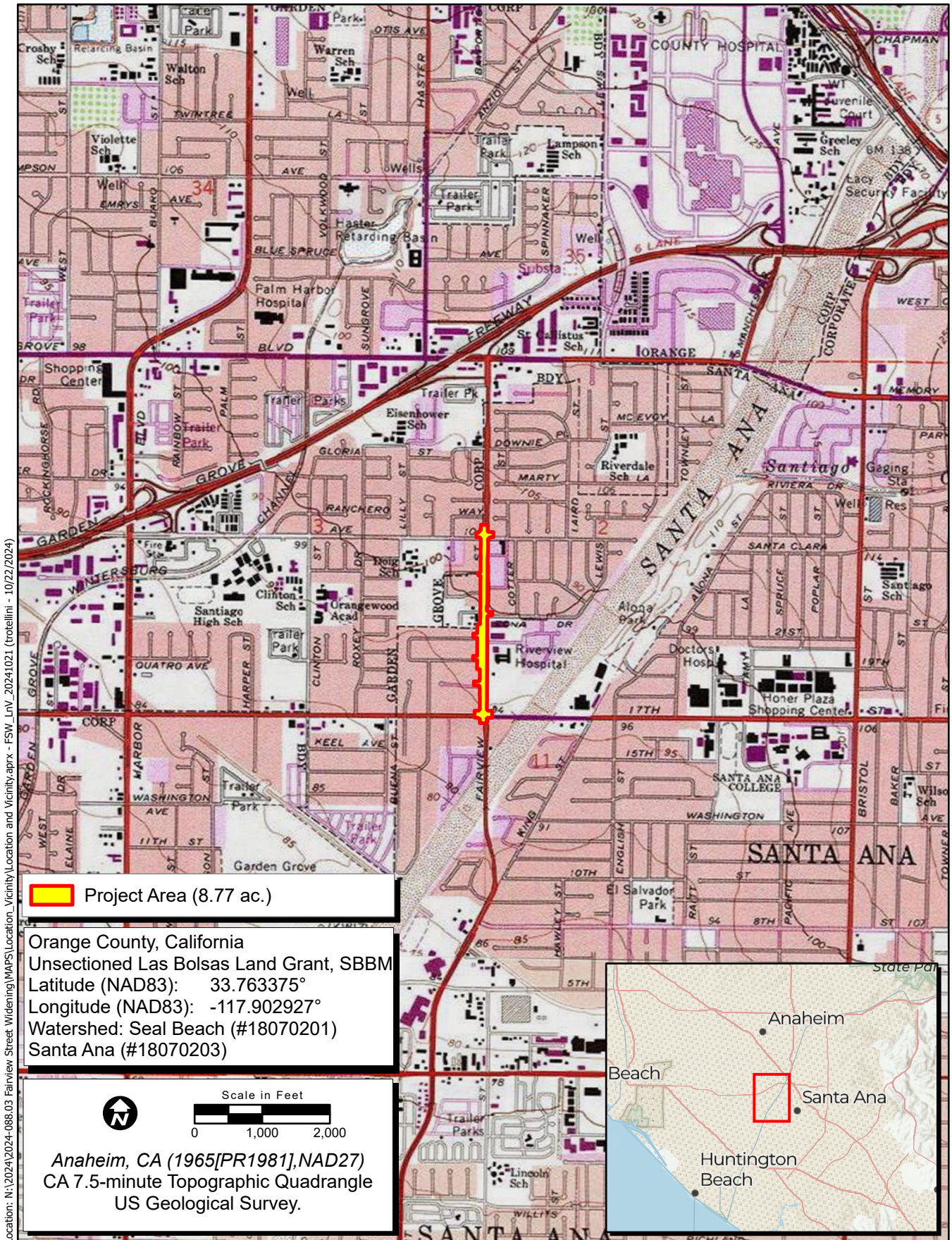


Andrew Bursan

Architectural  
Historian

Attachment:  
Project Location and Vicinity Map





**Figure 1. Project Location and Vicinity**



**From:** [Andy Bursan](#)  
**To:** [santaanahps@gmail.com](mailto:santaanahps@gmail.com)  
**Subject:** Fairview Street Widening Project in Santa Ana  
**Date:** Monday, December 2, 2024 4:38:00 PM  
**Attachments:** [Historical Society Santa Ana Fairview.pdf](#)

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To whom it may concern,

Attached is a letter regarding the Fairview Street Widening Project in Santa Ana. Please feel free to contact me if you have any questions.

Thank you,  
Andrew Bursan

***Andrew Bursan, MCRP***  
***Architectural Historian***  
***ECORP Consulting, Inc.***



***Federal Small Business***  
***California Small Business for Public Works (SB-PW)***

***ECORP will be closed Thursday, November 28, 2024 and Friday, November 29, 2024.***  
***We will reopen on Monday, December 2, 2024.***

111 Academy Way, Suite 210, Irvine, CA 92617

Ph: (949) 577-1687

[abursan@ecorpconsulting.com](mailto:abursan@ecorpconsulting.com) ♦ [www.ecorpconsulting.com](http://www.ecorpconsulting.com)[\[ecorpconsulting.com\]](http://ecorpconsulting.com)

Rocklin ♦ Redlands ♦ Irvine ♦ San Diego ♦ Chico ♦ Flagstaff, AZ ♦ Santa Fe, NM

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## **APPENDIX B**

### Project Area Photographs

Page 1 of 3 Camera: iPhone Film Type and Speed: Digital	Resource/Project Name: State Fairview Street Widening Project Lens Size: 35mm Negatives Kept at: ECORP Consulting, Inc.	Year 2024
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Mo.	Day	Time	Subject/Description	View Toward	Accession #
11	27		Primary Northern Façade of 2502 Strawberry Lane	S	IMG_16
11	27		Primary Southern Façade of 2501 Huckleberry Road	N	IMG_18
11	27		Primary Southern Façade of 2501 Strawberry Lane	N	IMG_15
11	27		Primary Northern Façade of 2502 Huckleberry Road	S	IMG_17
11	27		North End of APE from Trask Avenue	NE	IMG_32
11	27		North Fairview Street looking toward Trask Avenue	N	IMG_26
10					
10					
10					
10					
10					
10					
10					
10					
10					
10					











## Cultural Resource Site Locations and Site Records

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 11

\*Resource Name or #: 2501 Huckleberry Road

**\*P1. Other Identifier:**

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County:** Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Anaheim **Date:** 1965 **T** N/A; **R** N/A; Las Bolsas Land Grant **S.B.B.M.**

c. Address: 2501 Huckleberry Road

City: Santa Ana

Zip: 92706

d. UTM: 11 S 416366 mE 3736274 mN

e. Other Locational Data: APN # 101-121-01

**\*P3a. Description:**

The residence at 2501 Huckleberry Road consists of a one-story, single-family, Minimal Traditional-style house on a rectangular plan. A hipped roof with slightly overhanging eaves tops the residence. Smooth-textured stucco and horizontal wood-board trim compose the exterior surfaces. Metal casement windows punctuate the primary southern façade and side elevation s. A single metal security door on the south elevation serves as the primary entrance. An attached one-car garage extends from the west elevation of the residence and is accessed from a straight concrete driveway. The residence sits on a 0.2 acre property, and vegetation consists of a grass lawn with mature trees and a white picket fence.

**\*P3b. Resource Attributes:** HP2. Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:**

Overview of 2501 Huckleberry Road  
View northeast, November 27, 2024

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☒ Prehistoric ☐ Both  
1950 (RealQuest)

**\*P7. Owner and Address:**

John Bradbury  
8661 Mac Kay Road  
Garden Grove, CA 92841

**\*P8. Recorded by:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

**\*P9. Date Recorded:**

December 9, 2024

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:**

ECORP Consulting, Inc. 2024. Architectural History Evaluation for the Fairview Street Widening Project Orange County, California, California. Prepared for City of Santa Ana Public Works Agency.

**\*Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 11

\*NRHP Status Code 6Z

\*Resource Name or # 2501 Huckleberry Road

B1. Historic Name: 2501 Huckleberry Road  
B2. Common Name: 2501 Huckleberry Road  
B3. Original Use: Housing

B4. Present Use: Housing

\*B5. Architectural Style: Minimal Traditional

**\*B6. Construction History:**

Permit #25106 from 6/22/1970 for a patio cover at a cost of \$300.  
Original building permits were not located

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Housing  
Period of Significance: 1950

Area: Santa Ana  
Property Type: Single family property

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of 2501 Huckleberry Road using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria, and the City of Santa Ana Register of Historical Properties. (See continuation sheet)

B11. Additional Resource Attributes: N/A

**\*B12. References:**

(See continuation sheet)

B13. Remarks: None

**\*B14. Evaluator:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

\*Date of Evaluation: December 9, 2024

(This space reserved for official comments.)



**B10. Significance (continued):**

Regional History

The American period began when Mexico and the United States signed the Treaty of Guadalupe Hidalgo in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land, which was surveyed into sections (one mile square), quarter sections, and quarter-quarter sections. This federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading after 1862 (Robinson 1948). The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaino explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaino also named San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Diego was established to convert the Native Americans that lived in the area, known as the Kumeyaay or Diegueño. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was established in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the Agjachemem or Juaneño.

Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established outposts in inland areas. An asistencia (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present asistencia within the western outskirts of present-day Redlands was built c. 1830 (Haenszel and Reynolds 1975). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed presidios, or forts, at San Diego and Santa Barbara, and a pueblo, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portola expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Diego (near the presidio), San Juan Capistrano (around the mission), and Los Angeles. The

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\*Resource Name or # 2501 Huckleberry Road

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rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

**Santa Ana**

The Project Area is located in the City of Santa Ana, which is the seat of Orange County, in California. The Portolá expedition visited the Santa Ana area in 1769 (Deal 2021). In 1809 Jose Antonio Yorba and Juan Pablo Peralta petitioned the Spanish Crown for a land concession, which was approved on July 1, 1810 and named Rancho Santiago De Santa Ana. The grant boundaries were described as the lands to the south and east of the Santa Ana River and to a line from the top of Red Hill to the bay in Newport that follows the alignment of modern Red Hill Avenue. The original boundaries of the rancho were around 70,000 acres. Originally, the Peralta and Yorba families lived together at Olive Hill at the mouth of Santa Ana Canyon. As their families grew, they spread throughout the rancho; the Peralta family adobe on the south side of Santa Ana Canyon still survives to this day. When the United States Land Commission reviewed the boundaries of the ranchos in the 1850s, the surveyors reduced the boundary of the rancho to 62,500 acres (Brigandi 2019a).

In 1869 the Yorba family sold 74 acres of the Rancho Santiago De Santa Ana to William Spurgeon, who established the new town site of Santa Ana (Deal 2021). In 1868 the Rancho Santiago De Santa Ana was broken up and divided among the heirs of the Yorba and Peralta families. The partition of the rancho and the selling of its land by the heirs initiated a surge of development in the area (Brigandi 2019b). Spurgeon came from central California to found a new town along with his business partner Ward Bradford, who was more interested in the investment than development and sold his shares after six months. Spurgeon laid out his town site and built himself a combination home and store. In 1870 he applied for a post office under the name Santa Ana. Spurgeon won the name over an existing community to the north, which is now known as Olive, and was appointed its first postmaster. Spurgeon was also instrumental in lobbying the railroad to come to Santa Ana.

In 1877 Spurgeon and a group of local Santa Ana investors raised 10,000 dollars and 90 acres of land on the east side of town to encourage the Western Development Company, which was the real estate branch of the Southern Pacific Railroad, to come to Santa Ana. The lots were small, and the east-west streets ran parallel to the railroad, which put them at an odd angle to the layout of the original township. As a result, the town's established business owners were reluctant to move their shops closer to the railroad depot (Brigandi 2019c).

The City of Santa Ana was incorporated in 1886 (City of Santa Ana 2021). One year later, Orange County was separated from Los Angeles County, and the City of Santa Ana was chosen to be the County Seat over Anaheim, whose residents had been at the head of the lobby to secede from Los Angeles County (Masters 2013).

Many buildings in the Santa Ana downtown area and surrounding bungalows were built in the early 1900s and 1920s to meet the needs of this mixed demographic, and the boardinghouse became a common property type for working class citizens seeking housing above commercial shops and office spaces. By 1906, the opening of the Pacific Electric Railway's Red Car established a suburban route from Santa Ana to Los Angeles, and by 1910 Santa Ana had gradually grown in population to 8,429 people, making it the largest city in Orange County at the time (Marsh 1994).

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Residential subdivisions in communities outside of the historic core expanded significantly during the 1910s and 1920s, including the construction of small- to medium-sized craftsman bungalows and Colonial Revival style houses. More than half of the Pico-Lowell district to the southwest of downtown had been subdivided into residential parcels by 1912. The 1910s also saw an expansion in manufacturing and industry, indicating Santa Ana's economic strength (Marsh 1994).

Santa Ana had created a solid economy centered on agriculture, manufacturing, and retail by the 1920s. This corresponded with Orange County's dramatic population expansion, with much of that increase concentrating in Santa Ana as it tried to acquire most of the region to the west of Orange County; as a result, Santa Ana became Orange County's commercial hub. Santa Ana increased from 16,000 people in 1920 to 30,000 people by 1929, due in part to the construction of interurban rail networks and the popularity of automobiles in the 1920s. Through the 1930s, Santa Ana's downtown business core witnessed success and expansion as many of its brick structures along Fourth Street were renovated with classical and contemporary elements (Marsh 1994).

Most growth in the early 1940s and throughout World War II featured four area military bases, including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both of which were constructed to help the war effort. The Santa Ana Army Air Base operated as a basic training camp with no airplanes, hangars, or runways, while the training facility on 8th Street in downtown served airmen throughout the war (City of Santa Ana 2020).

Following World War II, Santa Ana experienced the increased suburbanization typical of Orange County at the time, as servicemen returned from the war and demand for homes in southern California increased, launching an unprecedented period of growth and industrial expansion that would significantly alter the once-expansive agricultural, open ranch landscape. Santa Ana's population of 31,921 people in 1940 increased to 45,533 by 1950. This inflow of new inhabitants and immigrants would last for the next 40 years (Marsh 1994).

The postwar housing boom accelerated change in the character of neighborhoods during the 1950s and 1960s, as demolition and new construction increased in neighborhoods such as the Santa Ana Triangle neighborhood to the northeast of the City Center and the Riverview West neighborhood to the northwest of the City Center. The 1950s were particularly notable for the expansion of the car industry following the end of wartime gasoline rationing. The Fashion Square Mall was built in 1959 close to the Bullock's Department Store to the north of downtown, and changing social and economic trends contributed to the suburbanization of retail districts. Santa Ana's population was 156,359 in 1950 and had increased to 203,714 by 1980. This flood of new people was caused in part by altering postwar immigration regulations, especially those that engendered the influx of Vietnamese refugees after the Vietnam War ended in 1975 (City of Santa Ana 2020).

Downtown commercial deterioration was prevalent from the early 1960s until the late 1970s. This sparked a historic preservation movement whose proponents aimed to preserve the historic integrity of structures or promote change through reversible improvements. During the 1960s and 1980s, some historic properties in the French Park and Heninger Park neighborhoods were demolished and replaced with high-density multi-family properties, coinciding with the 1970s effort to establish the French Park neighborhood as the Santa Ana's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986 through the creation of Specific Development zoning districts. The Downtown Santa Ana Historic District was added to the National Register in 1984, and the French Park Historic District was added in 1999. In 1998, the Santa Ana City Council passed the Historic Preservation Ordinance, Chapter 30 of the Santa Ana Municipal Code, which established the City's local inventory of historical resources, the Santa Ana Register of Historical Properties, and the Historic Resources Commission to oversee the City of Santa Ana's Historic Preservation Program (City of Santa Ana 2020).

Minimal Traditional (c. 1935–1950)

The subject property is an example of the Minimal Traditional style, which was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional-style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured



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home loans. The style continued to be popular through World War II and the postwar housing boom due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s because the effects of the Great Depression and war-time fiscal conservatism were forgotten (Architectural Resources Group 2019; California Department of Transportation 2011; McAlester 2018).

The character-defining features of the Minimal Traditional style include the following:

- Small scale
- One-story or one-and-a-half stories in height
- Low- or intermediate-pitched gable roof with little to no eave overhang
- Typically features double-hung windows with either multi-pane or simulated multi-pane
- Window placement occasionally includes two windows set near the building corner
- Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal, limited architectural decoration, usually American Colonial Revival in character
- Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses
- May have an attached or detached garage

#### Project Area History

Historic aerial images dating back to 1931 show that the residential portion of the Project Area was originally used for citrus groves and was bisected by Fairview Street, which dates to c. 1890. Located west of the Santa Ana River, the Project Area was part of a larger agricultural citrus-growing region in western Santa Ana that differs from the more urbanized parts of the city to the east of the Santa Ana River. After World War II, the citrus groves gave way to housing tracts and commercial development; by the early 1970s, most groves no longer remained.

Developers built the four residences within the Project Area (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, 2502 Strawberry Lane) concurrently in 1950 as part of larger tract developments. 2501 Huckleberry Road and 2502 Huckleberry Road are part of single-family housing tract #1369, which consists of 41 parcels; 2501 Strawberry Lane and 2502 Strawberry Lane are part of single-family housing tract #1351, which consists of 54 parcels. Despite being two different tracts, #1369 and #1351 were built at the same time, have similar lot size, and have similar Minimal Traditional architectural style. Although the two tracts have remained in their 1950 layout, the area surrounding them has changed from citrus groves to tract developments.

#### Evaluation

The residence at 2501 Huckleberry Road does not meet any of the criteria for listing in the NRHP, CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

#### NRHP/CRHR Criterion A/1

Archival research of 2501 Huckleberry Road did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early 1950s-era housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of

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\*Resource Name or # 2501 Huckleberry Road

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development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owner—John Bradbury—or any other former owners are people of great historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2501 Huckleberry Road. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

Built in 1950, the residence at 2501 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential for 2501 Huckleberry Road is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

The residence at 2501 Huckleberry Road possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from being mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. The house retains its original configuration, fenestration, siding, and garage so it maintains integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2501 Huckleberry Road does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Santa Ana Register of Historical Properties

(1) Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;

As stated above in the NRHP/CRHR evaluation, the residence at 2501 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

(2) Works of notable architects, builders, or designers whose style influenced architectural development;

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

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\*Resource Name or # 2501 Huckleberry Road

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(3) Rare buildings, structures, or objects or original designs;

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) Buildings, structures, objects or sites of historical significance which include places:

a. Where important events occurred;

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. Associated with famous people, original settlers, renowned organizations and businesses;

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. Which were originally present when the city was founded; or

The residence was not present when Santa Ana was founded.

d. That served as important centers for political, social, economic, or cultural activity.

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

(5) Sites of archaeological importance;

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) Buildings or structures that were connected with a business or use which was once common, but is now rare.

The residence has a common residential use, which is not rare.

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

Primary #  
HRI#  
Trinomial

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\*Resource Name or # 2501 Huckleberry Road

\*Date: December 9, 2024

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**B12. References (continued):**

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\*Resource Name or # 2501 Huckleberry Road

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\*Date: December 9, 2024

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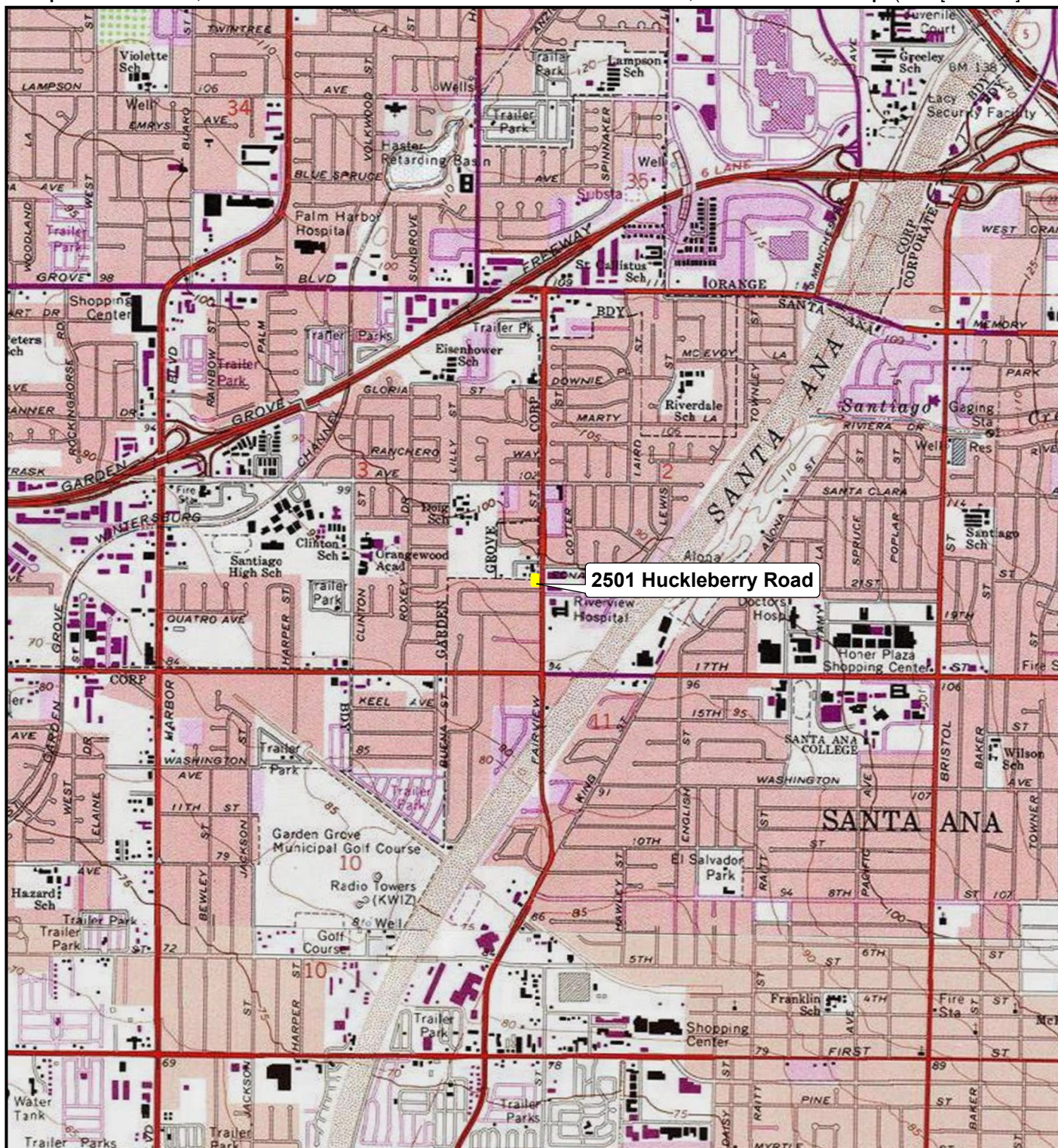
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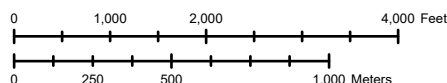
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DPR 523J (1/95)

\*Required Information





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 2502 Huckleberry Road

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Anaheim Date: 1965 T N/A; R N/A; Las Bolsas Land Grant S.B.B.M.

c. Address: 2502 Huckleberry Road

City: Santa Ana

Zip: 92706

d. UTM: 11 S 416366 mE 3736274 mN

e. Other Locational Data: APN # 101-122-18

**\*P3a. Description:**

The residence at The residence at 2502 Huckleberry Road consists of a one-story, single-family, Minimal Traditional-style house on a rectangular plan. A hipped roof with slightly overhanging eaves tops the residence. Smooth-textured stucco finishes the exterior surfaces, and fenestration includes non-original aluminum slider windows on all elevations. A recessed doorway on the primary northern façade serves as the main entrance. An attached one-car garage has been converted into a room on the western end of the primary elevation. A detached, c. 1950, one-story dwelling with a hipped roof is located at the rear of the property. The residence is located on a 0.2-acre property, and vegetation consists of a grass lawn and mature trees surrounded by a masonry wall.

\*P3b. Resource Attributes: HP2. Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:**

Overview of 2502 Huckleberry Road  
View southeast, November 27, 2024

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☒ Prehistoric ☐ Both  
1950 (RealQuest)

**\*P7. Owner and Address:**

Enrique and Marion Ramirez  
PO Box 6068  
Santa Ana, CA 92706

**\*P8. Recorded by:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

**\*P9. Date Recorded:**

December 9, 2024

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:**

ECORP Consulting, Inc. 2024. Architectural History Evaluation for the Fairview Street Widening Project Orange County, California, California. Prepared for City of Santa Ana Public Works Agency.

\*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # 2502 Huckleberry Road

B1. Historic Name: 2502 Huckleberry Road  
B2. Common Name: 2502 Huckleberry Road  
B3. Original Use: Housing

B4. Present Use: Housing

\*B5. Architectural Style: Minimal Traditional

**\*B6. Construction History:**

Permit #50521 from 9/15/1988 for a detached garage/dwelling at a cost of \$5,000  
Original building permits were not located

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Housing  
Period of Significance: 1950

Area: Santa Ana  
Property Type: Single family property

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of 2502 Huckleberry Road using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria, and the City of Santa Ana Register of Historical Properties. (See continuation sheet)

B11. Additional Resource Attributes: N/A

**\*B12. References:**

(See continuation sheet)

B13. Remarks: None

**\*B14. Evaluator:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

\*Date of Evaluation: December 9, 2024

(This space reserved for official comments.)



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**B10. Significance (continued):**

Regional History

The American period began when Mexico and the United States signed the Treaty of Guadalupe Hidalgo in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land, which was surveyed into sections (one mile square), quarter sections, and quarter-quarter sections. This federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading after 1862 (Robinson 1948). The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaino explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaino also named San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Diego was established to convert the Native Americans that lived in the area, known as the Kumeyaay or Diegueño. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was established in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the Agjachemem or Juaneño.

Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established outposts in inland areas. An asistencia (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present asistencia within the western outskirts of present-day Redlands was built c. 1830 (Haenszel and Reynolds 1975). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed presidios, or forts, at San Diego and Santa Barbara, and a pueblo, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portola expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Diego (near the presidio), San Juan Capistrano (around the mission), and Los Angeles. The

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rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

#### Santa Ana

The Project Area is located in the City of Santa Ana, which is the seat of Orange County, in California. The Portolá expedition visited the Santa Ana area in 1769 (Deal 2021). In 1809 Jose Antonio Yorba and Juan Pablo Peralta petitioned the Spanish Crown for a land concession, which was approved on July 1, 1810 and named Rancho Santiago De Santa Ana. The grant boundaries were described as the lands to the south and east of the Santa Ana River and to a line from the top of Red Hill to the bay in Newport that follows the alignment of modern Red Hill Avenue. The original boundaries of the rancho were around 70,000 acres. Originally, the Peralta and Yorba families lived together at Olive Hill at the mouth of Santa Ana Canyon. As their families grew, they spread throughout the rancho; the Peralta family adobe on the south side of Santa Ana Canyon still survives to this day. When the United States Land Commission reviewed the boundaries of the ranchos in the 1850s, the surveyors reduced the boundary of the rancho to 62,500 acres (Brigandi 2019a).

In 1869 the Yorba family sold 74 acres of the Rancho Santiago De Santa Ana to William Spurgeon, who established the new town site of Santa Ana (Deal 2021). In 1868 the Rancho Santiago De Santa Ana was broken up and divided among the heirs of the Yorba and Peralta families. The partition of the rancho and the selling of its land by the heirs initiated a surge of development in the area (Brigandi 2019b). Spurgeon came from central California to found a new town along with his business partner Ward Bradford, who was more interested in the investment than development and sold his shares after six months. Spurgeon laid out his town site and built himself a combination home and store. In 1870 he applied for a post office under the name Santa Ana. Spurgeon won the name over an existing community to the north, which is now known as Olive, and was appointed its first postmaster. Spurgeon was also instrumental in lobbying the railroad to come to Santa Ana.

In 1877 Spurgeon and a group of local Santa Ana investors raised 10,000 dollars and 90 acres of land on the east side of town to encourage the Western Development Company, which was the real estate branch of the Southern Pacific Railroad, to come to Santa Ana. The lots were small, and the east-west streets ran parallel to the railroad, which put them at an odd angle to the layout of the original township. As a result, the town's established business owners were reluctant to move their shops closer to the railroad depot (Brigandi 2019c).

The City of Santa Ana was incorporated in 1886 (City of Santa Ana 2021). One year later, Orange County was separated from Los Angeles County, and the City of Santa Ana was chosen to be the County Seat over Anaheim, whose residents had been at the head of the lobby to secede from Los Angeles County (Masters 2013).

Many buildings in the Santa Ana downtown area and surrounding bungalows were built in the early 1900s and 1920s to meet the needs of this mixed demographic, and the boardinghouse became a common property type for working class citizens seeking housing above commercial shops and office spaces. By 1906, the opening of the Pacific Electric Railway's Red Car established a suburban route from Santa Ana to Los Angeles, and by 1910 Santa Ana had gradually grown in population to 8,429 people, making it the largest city in Orange County at the time (Marsh 1994).

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Residential subdivisions in communities outside of the historic core expanded significantly during the 1910s and 1920s, including the construction of small- to medium-sized craftsman bungalows and Colonial Revival style houses. More than half of the Pico-Lowell district to the southwest of downtown had been subdivided into residential parcels by 1912. The 1910s also saw an expansion in manufacturing and industry, indicating Santa Ana's economic strength (Marsh 1994).

Santa Ana had created a solid economy centered on agriculture, manufacturing, and retail by the 1920s. This corresponded with Orange County's dramatic population expansion, with much of that increase concentrating in Santa Ana as it tried to acquire most of the region to the west of Orange County; as a result, Santa Ana became Orange County's commercial hub. Santa Ana increased from 16,000 people in 1920 to 30,000 people by 1929, due in part to the construction of interurban rail networks and the popularity of automobiles in the 1920s. Through the 1930s, Santa Ana's downtown business core witnessed success and expansion as many of its brick structures along Fourth Street were renovated with classical and contemporary elements (Marsh 1994).

Most growth in the early 1940s and throughout World War II featured four area military bases, including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both of which were constructed to help the war effort. The Santa Ana Army Air Base operated as a basic training camp with no airplanes, hangars, or runways, while the training facility on 8th Street in downtown served airmen throughout the war (City of Santa Ana 2020).

Following World War II, Santa Ana experienced the increased suburbanization typical of Orange County at the time, as servicemen returned from the war and demand for homes in southern California increased, launching an unprecedented period of growth and industrial expansion that would significantly alter the once-expansive agricultural, open ranch landscape. Santa Ana's population of 31,921 people in 1940 increased to 45,533 by 1950. This inflow of new inhabitants and immigrants would last for the next 40 years (Marsh 1994).

The postwar housing boom accelerated change in the character of neighborhoods during the 1950s and 1960s, as demolition and new construction increased in neighborhoods such as the Santa Ana Triangle neighborhood to the northeast of the City Center and the Riverview West neighborhood to the northwest of the City Center. The 1950s were particularly notable for the expansion of the car industry following the end of wartime gasoline rationing. The Fashion Square Mall was built in 1959 close to the Bullock's Department Store to the north of downtown, and changing social and economic trends contributed to the suburbanization of retail districts. Santa Ana's population was 156,359 in 1950 and had increased to 203,714 by 1980. This flood of new people was caused in part by altering postwar immigration regulations, especially those that engendered the influx of Vietnamese refugees after the Vietnam War ended in 1975 (City of Santa Ana 2020).

Downtown commercial deterioration was prevalent from the early 1960s until the late 1970s. This sparked a historic preservation movement whose proponents aimed to preserve the historic integrity of structures or promote change through reversible improvements. During the 1960s and 1980s, some historic properties in the French Park and Heninger Park neighborhoods were demolished and replaced with high- density multi-family properties, coinciding with the 1970s effort to establish the French Park neighborhood as the Santa Ana's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986 through the creation of Specific Development zoning districts. The Downtown Santa Ana Historic District was added to the National Register in 1984, and the French Park Historic District was added in 1999. In 1998, the Santa Ana City Council passed the Historic Preservation Ordinance, Chapter 30 of the Santa Ana Municipal Code, which established the City's local inventory of historical resources, the Santa Ana Register of Historical Properties, and the Historic Resources Commission to oversee the City of Santa Ana's Historic Preservation Program (City of Santa Ana 2020).

Minimal Traditional (c. 1935–1950)

The subject property is an example of the Minimal Traditional style, which was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional-style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured

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home loans. The style continued to be popular through World War II and the postwar housing boom due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s because the effects of the Great Depression and war-time fiscal conservatism were forgotten (Architectural Resources Group 2019; California Department of Transportation 2011; McAlester 2018).

The character-defining features of the Minimal Traditional style include the following:

Small scale

One-story or one-and-a-half stories in height

Low- or intermediate-pitched gable roof with little to no eave overhang

Typically features double-hung windows with either multi-pane or simulated multi-pane

Window placement occasionally includes two windows set near the building corner

Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding

Minimal, limited architectural decoration, usually American Colonial Revival in character

Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses

May have an attached or detached garage

**Project Area History**

Historic aerial images dating back to 1931 show that the residential portion of the Project Area was originally used for citrus groves and was bisected by Fairview Street, which dates to c. 1890. Located west of the Santa Ana River, the Project Area was part of a larger agricultural citrus-growing region in western Santa Ana that differs from the more urbanized parts of the city to the east of the Santa Ana River. After World War II, the citrus groves gave way to housing tracts and commercial development; by the early 1970s, most groves no longer remained.

Developers built the four residences within the Project Area (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, 2502 Strawberry Lane) concurrently in 1950 as part of larger tract developments. 2501 Huckleberry Road and 2502 Huckleberry Road are part of single-family housing tract #1369, which consists of 41 parcels; 2501 Strawberry Lane and 2502 Strawberry Lane are part of single-family housing tract #1351, which consists of 54 parcels. Despite being two different tracts, #1369 and #1351 were built at the same time, have similar lot size, and have similar Minimal Traditional architectural style. Although the two tracts have remained in their 1950 layout, the area surrounding them has changed from citrus groves to tract developments.

**Evaluation**

The residence at 2502 Huckleberry Road does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

**NRHP/CRHR Criterion A/1**

Archival research of 2502 Huckleberry Road did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early-1950s housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region.



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Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owners—Enrique and Marion Ramirez—or any other former owners are people of great historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2501 Huckleberry Road. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

Built in 1950, the residence at 2502 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, corner windows, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential for 2502 Huckleberry Road is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

The residence at 2502 Huckleberry Road possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from being mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. A garage-to-room conversion on the primary façade and the replacement windows on all elevations have resulted in a loss of integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2502 Huckleberry Road does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Santa Ana Register of Historical Properties

- (1) Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;

As stated above in the NRHP/CRHR evaluation, the residence at 2502 Huckleberry Road represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, corner windows, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

- (2) Works of notable architects, builders, or designers whose style influenced architectural development;

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As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) Rare buildings, structures, or objects or original designs;

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) Buildings, structures, objects or sites of historical significance which include places:

a. Where important events occurred;

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. Associated with famous people, original settlers, renowned organizations and businesses;

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. Which were originally present when the city was founded; or

The residence was not present when Santa Ana was founded.

d. That served as important centers for political, social, economic, or cultural activity.

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

(5) Sites of archaeological importance;

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) Buildings or structures that were connected with a business or use which was once common, but is now rare.

The residence has a common residential use, which is not rare.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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HRI#  
Trinomial

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**B12. References (continued):**

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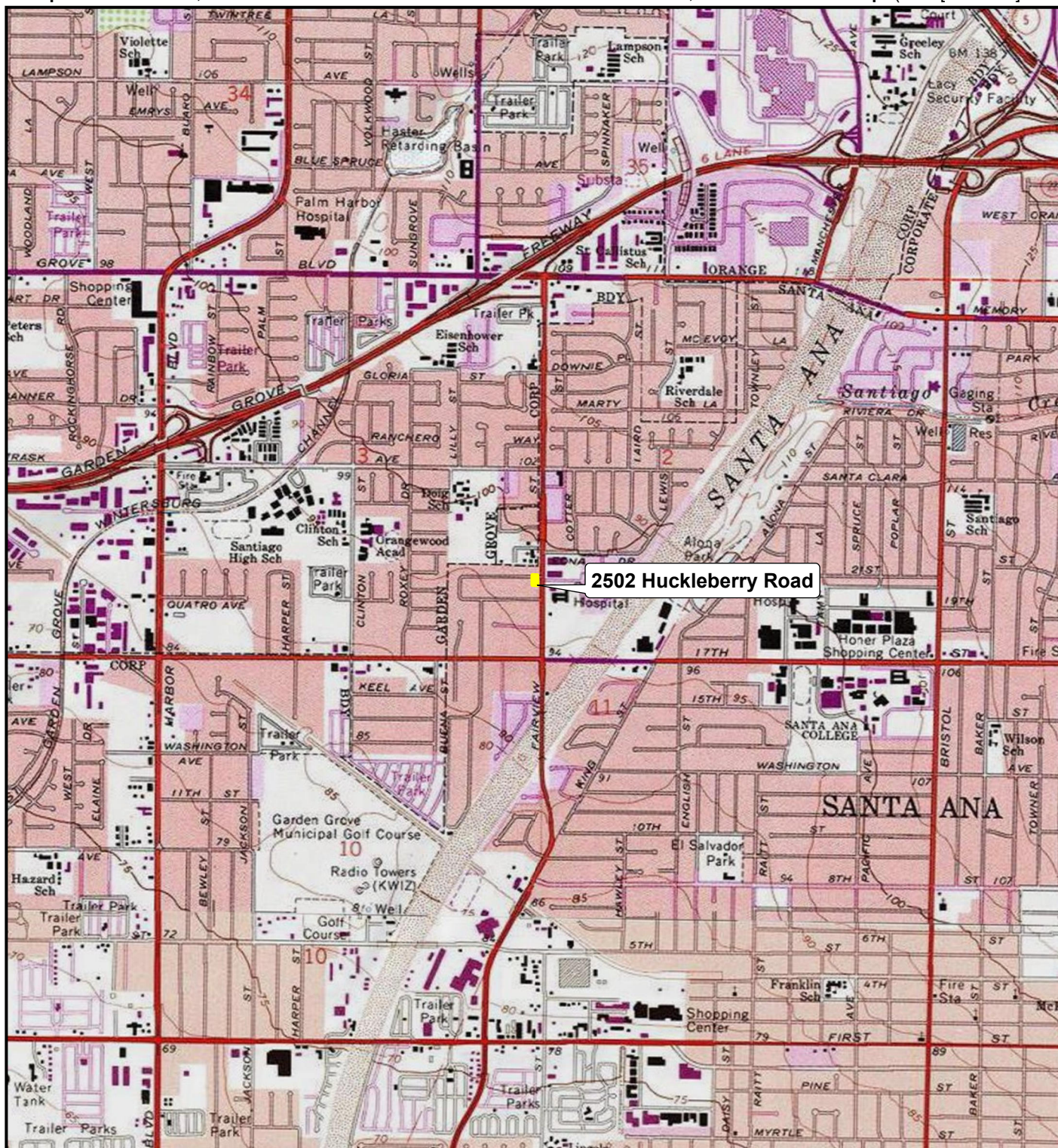
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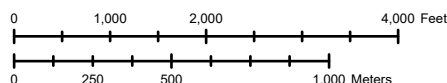
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DPR 523J (1/95)

\*Required Information





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 2501 Strawberry Lane

**P1. Other Identifier:**

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County:** Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Anaheim **Date:** 1965 **T** N/A; **R** N/A; Las Bolsas Land Grant **S.B.B.M.**

c. Address: 2501 Strawberry Lane

City: Santa Ana

Zip: 92706

d. UTM: 11 S 416366 mE 3736274 mN

e. Other Locational Data: APN # 101-122-19

**\*P3a. Description:**

The residence at 2501 Strawberry Lane consists of a one-story, single-family, Minimal Traditional-style house on a rectangular plan. A side-gabled roof with slightly overhanging eaves tops the residence. Non-original rough-textured stucco finishes the exterior surfaces, and fenestration consists of non-original vinyl-frame sliding windows on all elevations. A straight concrete walkway leads to a main entrance on the southern façade with non-original columns supporting an entrance shelter before a non-original steel and fiberglass door. An attached two-car garage extends from the west elevation of the residence and is accessed from a straight concrete driveway. The residence sits on a 0.2-acre property, and vegetation consists of a grass lawn with mature trees.

**\*P3b. Resource Attributes:** HP2. Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:**

Overview of 2501 Strawberry Lane  
View northeast, November 27, 2024

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☒ Prehistoric ☐ Both  
1950 (RealQuest)

**\*P7. Owner and Address:**

Cai-Buitran Family Trust  
829 Berkenstock Circle  
Placentia, CA 92870

**\*P8. Recorded by:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

**\*P9. Date Recorded:**

December 9, 2024

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:**

ECORP Consulting, Inc. 2024. Architectural History Evaluation for the Fairview Street Widening Project Orange County, California, California. Prepared for City of Santa Ana Public Works Agency.

**\*Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):



## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # 2501 Strawberry Lane

B1. Historic Name: 2501 Strawberry Lane  
B2. Common Name: 2501 Strawberry Lane  
B3. Original Use: Housing

B4. Present Use: Housing

\*B5. Architectural Style: Minimal Traditional

**\*B6. Construction History:**

Permit #10194821 from 4/24/2018 for a living room, family room, dining room addition. Living room converted garage. Cost \$2,292  
Original building permits were not located

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Housing  
Period of Significance: 1950

Area: Santa Ana  
Property Type: Single family property

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of 2501 Strawberry Lane using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria, and the City of Santa Ana Register of Historical Properties. (See continuation sheet)

B11. Additional Resource Attributes: N/A

**\*B12. References:**

(See continuation sheet)

B13. Remarks: None

**\*B14. Evaluator:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

\*Date of Evaluation: December 9, 2024

(This space reserved for official comments.)



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\*Recorded by: Andrew Bursan

\*Date: December 9, 2024

☒ Continuation

☐ Update

**B10. Significance (continued):**

Regional History

The American period began when Mexico and the United States signed the Treaty of Guadalupe Hidalgo in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land, which was surveyed into sections (one mile square), quarter sections, and quarter-quarter sections. This federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading after 1862 (Robinson 1948). The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaino explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaino also named San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Diego was established to convert the Native Americans that lived in the area, known as the Kumeyaay or Diegueño. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was established in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the Agjachemem or Juaneño.

Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established outposts in inland areas. An asistencia (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present asistencia within the western outskirts of present-day Redlands was built c. 1830 (Haenszel and Reynolds 1975). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed presidios, or forts, at San Diego and Santa Barbara, and a pueblo, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portola expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Diego (near the presidio), San Juan Capistrano (around the mission), and Los Angeles. The

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\*Resource Name or # 2501 Huckleberry Road

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rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

#### Santa Ana

The Project Area is located in the City of Santa Ana, which is the seat of Orange County, in California. The Portolá expedition visited the Santa Ana area in 1769 (Deal 2021). In 1809 Jose Antonio Yorba and Juan Pablo Peralta petitioned the Spanish Crown for a land concession, which was approved on July 1, 1810 and named Rancho Santiago De Santa Ana. The grant boundaries were described as the lands to the south and east of the Santa Ana River and to a line from the top of Red Hill to the bay in Newport that follows the alignment of modern Red Hill Avenue. The original boundaries of the rancho were around 70,000 acres. Originally, the Peralta and Yorba families lived together at Olive Hill at the mouth of Santa Ana Canyon. As their families grew, they spread throughout the rancho; the Peralta family adobe on the south side of Santa Ana Canyon still survives to this day. When the United States Land Commission reviewed the boundaries of the ranchos in the 1850s, the surveyors reduced the boundary of the rancho to 62,500 acres (Brigandi 2019a).

In 1869 the Yorba family sold 74 acres of the Rancho Santiago De Santa Ana to William Spurgeon, who established the new town site of Santa Ana (Deal 2021). In 1868 the Rancho Santiago De Santa Ana was broken up and divided among the heirs of the Yorba and Peralta families. The partition of the rancho and the selling of its land by the heirs initiated a surge of development in the area (Brigandi 2019b). Spurgeon came from central California to found a new town along with his business partner Ward Bradford, who was more interested in the investment than development and sold his shares after six months. Spurgeon laid out his town site and built himself a combination home and store. In 1870 he applied for a post office under the name Santa Ana. Spurgeon won the name over an existing community to the north, which is now known as Olive, and was appointed its first postmaster. Spurgeon was also instrumental in lobbying the railroad to come to Santa Ana.

In 1877 Spurgeon and a group of local Santa Ana investors raised 10,000 dollars and 90 acres of land on the east side of town to encourage the Western Development Company, which was the real estate branch of the Southern Pacific Railroad, to come to Santa Ana. The lots were small, and the east-west streets ran parallel to the railroad, which put them at an odd angle to the layout of the original township. As a result, the town's established business owners were reluctant to move their shops closer to the railroad depot (Brigandi 2019c).

The City of Santa Ana was incorporated in 1886 (City of Santa Ana 2021). One year later, Orange County was separated from Los Angeles County, and the City of Santa Ana was chosen to be the County Seat over Anaheim, whose residents had been at the head of the lobby to secede from Los Angeles County (Masters 2013).

Many buildings in the Santa Ana downtown area and surrounding bungalows were built in the early 1900s and 1920s to meet the needs of this mixed demographic, and the boardinghouse became a common property type for working class citizens seeking housing above commercial shops and office spaces. By 1906, the opening of the Pacific Electric Railway's Red Car established a suburban route from Santa Ana to Los Angeles, and by 1910 Santa Ana had gradually grown in population to 8,429 people, making it the largest city in Orange County at the time (Marsh 1994).

Residential subdivisions in communities outside of the historic core expanded significantly during the 1910s and 1920s, including the construction of small- to medium-sized craftsman bungalows and Colonial Revival style houses. More than half of the Pico-Lowell district to the southwest of downtown had been subdivided into residential parcels by 1912. The 1910s also saw an expansion in manufacturing and industry, indicating Santa Ana's economic strength (Marsh 1994).

Santa Ana had created a solid economy centered on agriculture, manufacturing, and retail by the 1920s. This corresponded with Orange County's dramatic population expansion, with much of that increase concentrating in Santa Ana as it tried to acquire most of the region to the west of Orange County; as a result, Santa Ana became Orange County's commercial hub. Santa Ana increased from 16,000 people in 1920 to 30,000 people by 1929, due in part to the construction of interurban rail networks and the popularity of automobiles in the 1920s. Through the 1930s, Santa Ana's downtown business core witnessed success and expansion as many of its brick structures along Fourth Street were renovated with classical and contemporary elements (Marsh 1994).

Most growth in the early 1940s and throughout World War II featured four area military bases, including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both of which were constructed to help the war effort. The Santa Ana Army Air Base operated as a basic training camp with no airplanes, hangars, or runways, while the training facility on 8th Street in downtown served airmen throughout the war (City of Santa Ana 2020).

Following World War II, Santa Ana experienced the increased suburbanization typical of Orange County at the time, as servicemen returned from the war and demand for homes in southern California increased, launching an unprecedented period of growth and industrial expansion that would significantly alter the once-expansive agricultural, open ranch landscape. Santa Ana's population of 31,921 people in 1940 increased to 45,533 by 1950. This inflow of new inhabitants and immigrants would last for the next 40 years (Marsh 1994).

The postwar housing boom accelerated change in the character of neighborhoods during the 1950s and 1960s, as demolition and new construction increased in neighborhoods such as the Santa Ana Triangle neighborhood to the northeast of the City Center and the Riverview West neighborhood to the northwest of the City Center. The 1950s were particularly notable for the expansion of the car industry following the end of wartime gasoline rationing. The Fashion Square Mall was built in 1959 close to the Bullock's Department Store to the north of downtown, and changing social and economic trends contributed to the suburbanization of retail districts. Santa Ana's population was 156,359 in 1950 and had increased to 203,714 by 1980. This flood of new people was caused in part by altering postwar immigration regulations, especially those that engendered the influx of Vietnamese refugees after the Vietnam War ended in 1975 (City of Santa Ana 2020).

Downtown commercial deterioration was prevalent from the early 1960s until the late 1970s. This sparked a historic preservation movement whose proponents aimed to preserve the historic integrity of structures or promote change through reversible improvements. During the 1960s and 1980s, some historic properties in the French Park and Heninger Park neighborhoods were demolished and replaced with high-density multi-family properties, coinciding with the 1970s effort to establish the French Park neighborhood as the Santa Ana's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986 through the creation of Specific Development zoning districts. The Downtown Santa Ana Historic District was added to the National Register in 1984, and the French Park Historic District was added in 1999. In 1998, the Santa Ana City Council passed the Historic Preservation Ordinance, Chapter 30 of the Santa Ana Municipal Code, which established the City's local inventory of historical resources, the Santa Ana Register of Historical Properties, and the Historic Resources Commission to oversee the City of Santa Ana's Historic Preservation Program (City of Santa Ana 2020).

#### Minimal Traditional (c. 1935–1950)

The subject property is an example of the Minimal Traditional style, which was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D.

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\*Resource Name or # 2501 Huckleberry Road

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Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional-style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s because the effects of the Great Depression and war-time fiscal conservatism were forgotten (Architectural Resources Group 2019; California Department of Transportation 2011; McAlester 2018).

The character-defining features of the Minimal Traditional style include the following:

Small scale

One-story or one-and-a-half stories in height

Low- or intermediate-pitched gable roof with little to no eave overhang

Typically features double-hung windows with either multi-pane or simulated multi-pane

Window placement occasionally includes two windows set near the building corner

Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding

Minimal, limited architectural decoration, usually American Colonial Revival in character

Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses

May have an attached or detached garage

**Project Area History**

Historic aerial images dating back to 1931 show that the residential portion of the Project Area was originally used for citrus groves and was bisected by Fairview Street, which dates to c. 1890. Located west of the Santa Ana River, the Project Area was part of a larger agricultural citrus-growing region in western Santa Ana that differs from the more urbanized parts of the city to the east of the Santa Ana River. After World War II, the citrus groves gave way to housing tracts and commercial development; by the early 1970s, most groves no longer remained.

Developers built the four residences within the Project Area (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, 2502 Strawberry Lane) concurrently in 1950 as part of larger tract developments. 2501 Huckleberry Road and 2502 Huckleberry Road are part of single-family housing tract #1369, which consists of 41 parcels; 2501 Strawberry Lane and 2502 Strawberry Lane are part of single-family housing tract #1351, which consists of 54 parcels. Despite being two different tracts, #1369 and #1351 were built at the same time, have similar lot size, and have similar Minimal Traditional architectural style. Although the two tracts have remained in their 1950 layout, the area surrounding them has changed from citrus groves to tract developments.

**Evaluation**

The residence at 2501 Strawberry Lane does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

**NRHP/CRHR Criterion A/1**

Archival research of 2501 Strawberry Lane did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early 1950s-era housing development in Santa Ana, archival research failed to indicate anything significant or unique about its development

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\*Resource Name or # 2501 Huckleberry Road

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history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owner—the Cai-Buitran Family Trust—or any other former owners are people of great historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2501 Strawberry Lane. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

Built in 1950, the residence at 2501 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential for 2501 Strawberry Lane is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

The residence at 2501 Strawberry Lane possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. The addition of non-original rough-textured stucco, non-original columns, non-original entrance door, and non-original fenestration have resulted in a loss of integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2501 Strawberry Lane does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Santa Ana Register of Historical Properties

- (1) Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;

As stated above in the NRHP/CRHR evaluation, the residence at 2501 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.



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\*Resource Name or # 2501 Huckleberry Road

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(2) Works of notable architects, builders, or designers whose style influenced architectural development;

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) Rare buildings, structures, or objects or original designs;

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) Buildings, structures, objects or sites of historical significance which include places:

a. Where important events occurred;

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. Associated with famous people, original settlers, renowned organizations and businesses;

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. Which were originally present when the city was founded; or

The residence was not present when Santa Ana was founded.

d. That served as important centers for political, social, economic, or cultural activity.

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

(5) Sites of archaeological importance;

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) Buildings or structures that were connected with a business or use which was once common, but is now rare.

The residence has a common residential use, which is not rare.

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

Primary #  
HRI#  
Trinomial

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\*Resource Name or # 2501 Huckleberry Road

\*Date: December 9, 2024

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**B12. References (continued):**

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\*Resource Name or # 2501 Huckleberry Road

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\*Date: December 9, 2024

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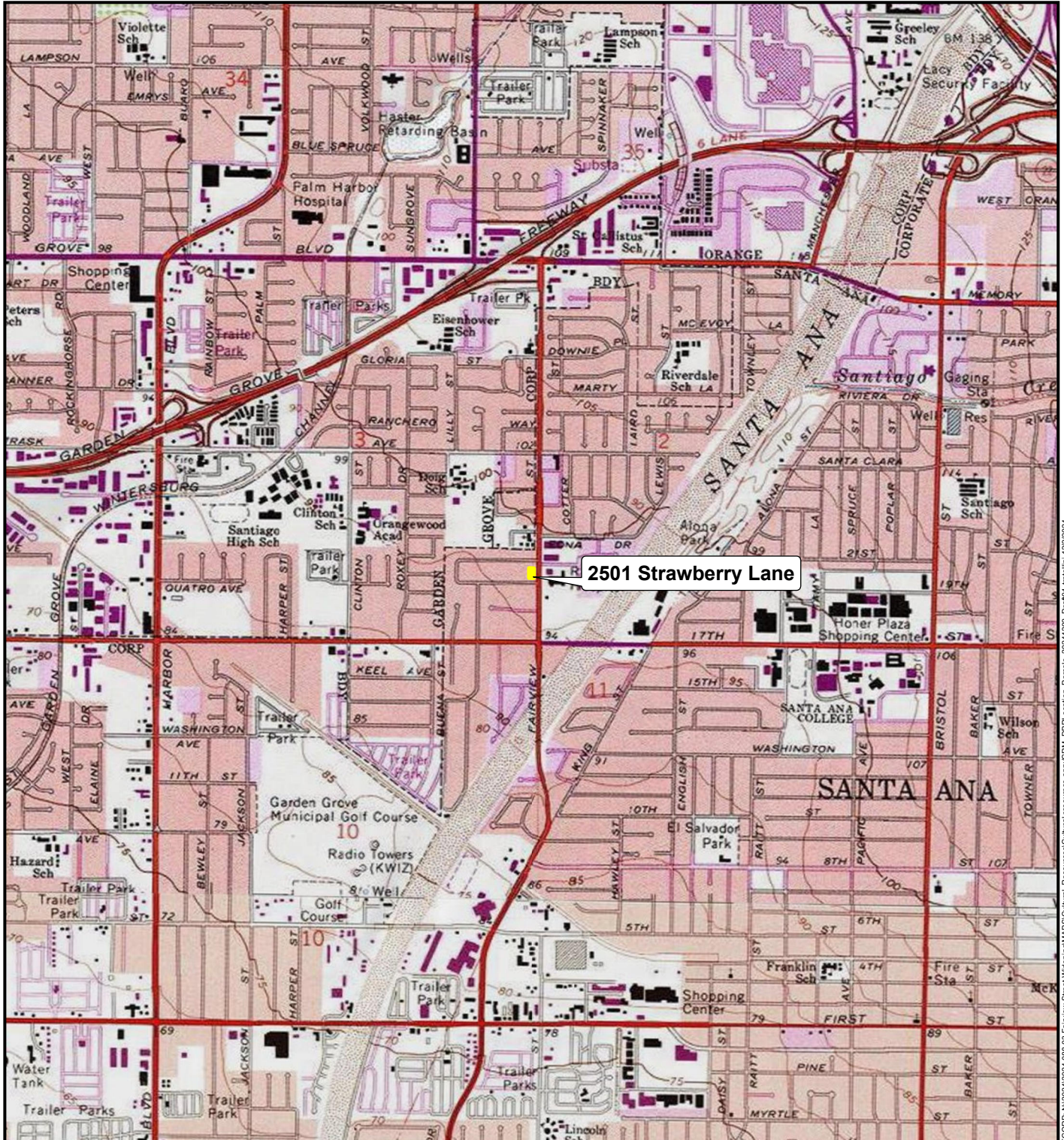
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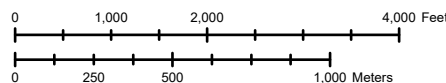
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DPR 523J (1/95)

\*Required Information





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: 2502 Strawberry Lane

**P1. Other Identifier:**

**\*P2. Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County:** Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:** Anaheim **Date:** 1965 **T** N/A; **R** N/A; Las Bolsas Land Grant **S.B.B.M.**

c. Address: 2502 Strawberry Lane

City: Santa Ana

Zip: 92706

d. UTM: 11 S 416366 mE 3736274 mN

e. Other Locational Data: APN # 101-123-13

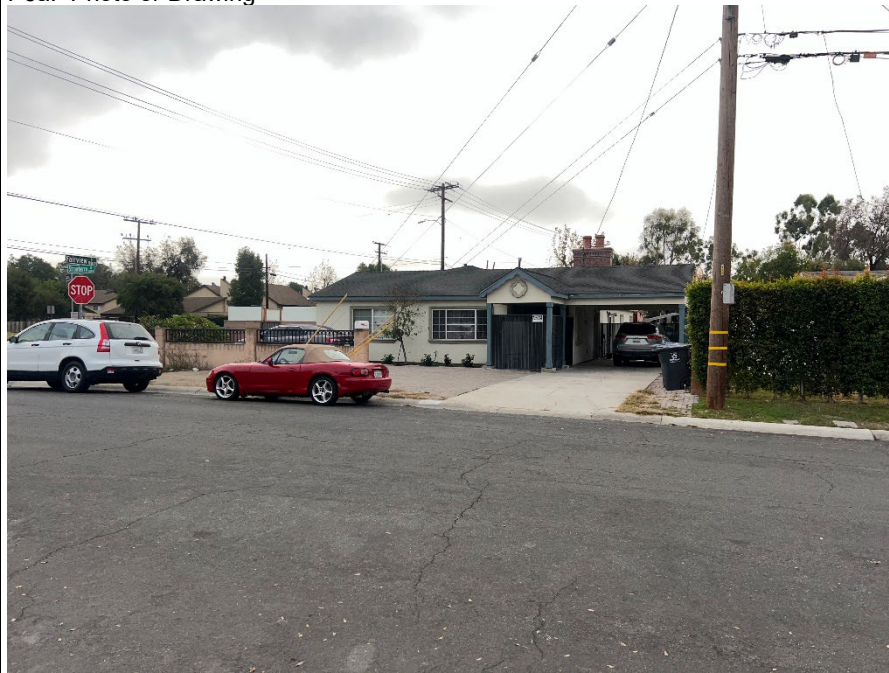
**\*P3a. Description:**

2502 Strawberry Lane consists of a one-story, single-family, Minimal Traditional-style house on an L-shaped plan. A side-gabled roof with slightly overhanging eaves tops the residence. Non-original rough-textured stucco finishes the exterior surfaces, and fenestration consists of non-original vinyl-frame sliding windows on all elevations. The main entrance on the northern façade features columns supporting an entrance shelter before a metal safety gate and non-original steel and fiberglass door. The residence is highlighted by a centered brick chimney. An attached carport extends from the west elevation of the residence and is accessed from a straight concrete driveway. The residence sits on a 0.2-acre property, and vegetation consists of a grass lawn bound by a masonry and metal fence.

**\*P3b. Resource Attributes:** HP2. Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:**

Overview of 2502 Strawberry Lane  
View south, November 27, 2024

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☒ Prehistoric ☐ Both  
1950 (RealQuest)

**\*P7. Owner and Address:**

Phuong Tran and Doan Nguyen  
2502 Strawberry Lane  
Santa Ana, CA 92706

**\*P8. Recorded by:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

**\*P9. Date Recorded:**

December 9, 2024

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:**

ECORP Consulting, Inc. 2024. Architectural History Evaluation for the Fairview Street Widening Project Orange County, California, California. Prepared for City of Santa Ana Public Works Agency.

**\*Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # 2502 Strawberry Lane

B1. Historic Name: 2502 Strawberry Lane  
B2. Common Name: 2502 Strawberry Lane  
B3. Original Use: Housing

B4. Present Use: Housing

\*B5. Architectural Style: Minimal Traditional

**\*B6. Construction History:**

Permit #10150951 from 8/28/2007 for a detached garage at a cost of \$11,421  
Original building permits were not located

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Housing  
Period of Significance: 1950

Area: Santa Ana  
Property Type: Single family property

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of 2502 Strawberry Lane using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria, and the City of Santa Ana Register of Historical Properties. (See continuation sheet)

B11. Additional Resource Attributes: N/A

**\*B12. References:**

(See continuation sheet)

B13. Remarks: None

**\*B14. Evaluator:**

Andrew Bursan  
ECORP Consulting, Inc.  
111 Academy Way, Suite 210  
Irvine, CA 92617

\*Date of Evaluation: December 9, 2024

(This space reserved for official comments.)





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\*Resource Name or # 2502 Huckleberry Road

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## B10. Significance (continued):

### Regional History

The American period began when Mexico and the United States signed the Treaty of Guadalupe Hidalgo in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land, which was surveyed into sections (one mile square), quarter sections, and quarter-quarter sections. This federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading after 1862 (Robinson 1948). The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaino explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaino also named San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Diego was established to convert the Native Americans that lived in the area, known as the Kumeyaay or Diegueño. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was established in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the Agjachemem or Juaneño.

Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established outposts in inland areas. An asistencia (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present asistencia within the western outskirts of present-day Redlands was built c. 1830 (Haenszel and Reynolds 1975). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed presidios, or forts, at San Diego and Santa Barbara, and a pueblo, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portola expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Diego (near the presidio), San Juan Capistrano (around the mission), and Los Angeles. The

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rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

#### Santa Ana

The Project Area is located in the City of Santa Ana, which is the seat of Orange County, in California. The Portolá expedition visited the Santa Ana area in 1769 (Deal 2021). In 1809 Jose Antonio Yorba and Juan Pablo Peralta petitioned the Spanish Crown for a land concession, which was approved on July 1, 1810 and named Rancho Santiago De Santa Ana. The grant boundaries were described as the lands to the south and east of the Santa Ana River and to a line from the top of Red Hill to the bay in Newport that follows the alignment of modern Red Hill Avenue. The original boundaries of the rancho were around 70,000 acres. Originally, the Peralta and Yorba families lived together at Olive Hill at the mouth of Santa Ana Canyon. As their families grew, they spread throughout the rancho; the Peralta family adobe on the south side of Santa Ana Canyon still survives to this day. When the United States Land Commission reviewed the boundaries of the ranchos in the 1850s, the surveyors reduced the boundary of the rancho to 62,500 acres (Brigandi 2019a).

In 1869 the Yorba family sold 74 acres of the Rancho Santiago De Santa Ana to William Spurgeon, who established the new town site of Santa Ana (Deal 2021). In 1868 the Rancho Santiago De Santa Ana was broken up and divided among the heirs of the Yorba and Peralta families. The partition of the rancho and the selling of its land by the heirs initiated a surge of development in the area (Brigandi 2019b). Spurgeon came from central California to found a new town along with his business partner Ward Bradford, who was more interested in the investment than development and sold his shares after six months. Spurgeon laid out his town site and built himself a combination home and store. In 1870 he applied for a post office under the name Santa Ana. Spurgeon won the name over an existing community to the north, which is now known as Olive, and was appointed its first postmaster. Spurgeon was also instrumental in lobbying the railroad to come to Santa Ana.

In 1877 Spurgeon and a group of local Santa Ana investors raised 10,000 dollars and 90 acres of land on the east side of town to encourage the Western Development Company, which was the real estate branch of the Southern Pacific Railroad, to come to Santa Ana. The lots were small, and the east-west streets ran parallel to the railroad, which put them at an odd angle to the layout of the original township. As a result, the town's established business owners were reluctant to move their shops closer to the railroad depot (Brigandi 2019c).

The City of Santa Ana was incorporated in 1886 (City of Santa Ana 2021). One year later, Orange County was separated from Los Angeles County, and the City of Santa Ana was chosen to be the County Seat over Anaheim, whose residents had been at the head of the lobby to secede from Los Angeles County (Masters 2013).

Many buildings in the Santa Ana downtown area and surrounding bungalows were built in the early 1900s and 1920s to meet the needs of this mixed demographic, and the boardinghouse became a common property type for working class citizens seeking housing above commercial shops and office spaces. By 1906, the opening of the Pacific Electric Railway's Red Car established a suburban route from Santa Ana to Los Angeles, and by 1910 Santa Ana had gradually grown in population to 8,429 people, making it the largest city in Orange County at the time (Marsh 1994).

Residential subdivisions in communities outside of the historic core expanded significantly during the 1910s and 1920s, including the construction of small- to medium-sized craftsman bungalows and Colonial Revival style houses. More than half of the Pico-Lowell district to the southwest of downtown had been subdivided into residential parcels by 1912. The 1910s also saw an expansion in manufacturing and industry, indicating Santa Ana's economic strength (Marsh 1994).

Santa Ana had created a solid economy centered on agriculture, manufacturing, and retail by the 1920s. This corresponded with Orange County's dramatic population expansion, with much of that increase concentrating in Santa Ana as it tried to acquire most of the region to the west of Orange County; as a result, Santa Ana became Orange County's commercial hub. Santa Ana increased from 16,000 people in 1920 to 30,000 people by 1929, due in part to the construction of interurban rail networks and the popularity of automobiles in the 1920s. Through the 1930s, Santa Ana's downtown business core witnessed success and expansion as many of its brick structures along Fourth Street were renovated with classical and contemporary elements (Marsh 1994).

Most growth in the early 1940s and throughout World War II featured four area military bases, including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both of which were constructed to help the war effort. The Santa Ana Army Air Base operated as a basic training camp with no airplanes, hangars, or runways, while the training facility on 8th Street in downtown served airmen throughout the war (City of Santa Ana 2020).

Following World War II, Santa Ana experienced the increased suburbanization typical of Orange County at the time, as servicemen returned from the war and demand for homes in southern California increased, launching an unprecedented period of growth and industrial expansion that would significantly alter the once-expansive agricultural, open ranch landscape. Santa Ana's population of 31,921 people in 1940 increased to 45,533 by 1950. This inflow of new inhabitants and immigrants would last for the next 40 years (Marsh 1994).

The postwar housing boom accelerated change in the character of neighborhoods during the 1950s and 1960s, as demolition and new construction increased in neighborhoods such as the Santa Ana Triangle neighborhood to the northeast of the City Center and the Riverview West neighborhood to the northwest of the City Center. The 1950s were particularly notable for the expansion of the car industry following the end of wartime gasoline rationing. The Fashion Square Mall was built in 1959 close to the Bullock's Department Store to the north of downtown, and changing social and economic trends contributed to the suburbanization of retail districts. Santa Ana's population was 156,359 in 1950 and had increased to 203,714 by 1980. This flood of new people was caused in part by altering postwar immigration regulations, especially those that engendered the influx of Vietnamese refugees after the Vietnam War ended in 1975 (City of Santa Ana 2020).

Downtown commercial deterioration was prevalent from the early 1960s until the late 1970s. This sparked a historic preservation movement whose proponents aimed to preserve the historic integrity of structures or promote change through reversible improvements. During the 1960s and 1980s, some historic properties in the French Park and Heninger Park neighborhoods were demolished and replaced with high-density multi-family properties, coinciding with the 1970s effort to establish the French Park neighborhood as the Santa Ana's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986 through the creation of Specific Development zoning districts. The Downtown Santa Ana Historic District was added to the National Register in 1984, and the French Park Historic District was added in 1999. In 1998, the Santa Ana City Council passed the Historic Preservation Ordinance, Chapter 30 of the Santa Ana Municipal Code, which established the City's local inventory of historical resources, the Santa Ana Register of Historical Properties, and the Historic Resources Commission to oversee the City of Santa Ana's Historic Preservation Program (City of Santa Ana 2020).

#### Minimal Traditional (c. 1935–1950)

The subject property is an example of the Minimal Traditional style, which was a nationally prevalent style that emerged during the Great Depression. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D.

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Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional-style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s because the effects of the Great Depression and war-time fiscal conservatism were forgotten (Architectural Resources Group 2019; California Department of Transportation 2011; McAlester 2018).

The character-defining features of the Minimal Traditional style include the following:

Small scale

One-story or one-and-a-half stories in height

Low- or intermediate-pitched gable roof with little to no eave overhang

Typically features double-hung windows with either multi-pane or simulated multi-pane

Window placement occasionally includes two windows set near the building corner

Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding

Minimal, limited architectural decoration, usually American Colonial Revival in character

Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses

May have an attached or detached garage

**Project Area History**

Historic aerial images dating back to 1931 show that the residential portion of the Project Area was originally used for citrus groves and was bisected by Fairview Street, which dates to c. 1890. Located west of the Santa Ana River, the Project Area was part of a larger agricultural citrus-growing region in western Santa Ana that differs from the more urbanized parts of the city to the east of the Santa Ana River. After World War II, the citrus groves gave way to housing tracts and commercial development; by the early 1970s, most groves no longer remained.

Developers built the four residences within the Project Area (2501 Huckleberry Road, 2502 Huckleberry Road, 2501 Strawberry Lane, 2502 Strawberry Lane) concurrently in 1950 as part of larger tract developments. 2501 Huckleberry Road and 2502 Huckleberry Road are part of single-family housing tract #1369, which consists of 41 parcels; 2501 Strawberry Lane and 2502 Strawberry Lane are part of single-family housing tract #1351, which consists of 54 parcels. Despite being two different tracts, #1369 and #1351 were built at the same time, have similar lot size, and have similar Minimal Traditional architectural style. Although the two tracts have remained in their 1950 layout, the area surrounding them has changed from citrus groves to tract developments.

**Evaluation**

The residence at 2502 Strawberry Lane does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

**NRHP/CRHR Criterion A/1**

Archival research of 2502 Strawberry Lane did not indicate any associations with events that have made a significant contribution to the broad patterns of history. Though the residence is reflective of the trend of early 1950s-era housing

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development in Santa Ana, archival research failed to indicate anything significant or unique about its development history. The residence was not the first or last of its type, and similar types exist throughout the region. Furthermore, research did not indicate that the subject property is associated with more specific events or patterns of development that have historical significance at the local, state, or national level. Therefore, it is not eligible for the NRHP/CRHR under Criterion A/1.

NRHP/CRHR Criterion B/2

To be eligible under NRHP/CRHR Criterion B/2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level. There is no indication that current owners—Phuong Tran and Doan Nguyen—or any other former owners are people of great historical significance. In addition, directory and newspaper research did not uncover other names associated with the residence at 2502 Strawberry Lane. As a result, archival research failed to indicate any associations with any significant persons. Therefore, it is not eligible for the NRHP/CRHR under Criterion B/2.

NRHP/CRHR Criterion C/3

Built in 1950, the residence at 2502 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, a chimney, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County. As a commonplace 1950s-era house, it does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, it is not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential for 2502 Strawberry Lane is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, it is not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

The residence at 2502 Strawberry Lane possesses integrity of location because it has not been moved. The setting around the residence's 1950 housing tract has changed from mostly citrus groves in the 1950s to being surrounded by single-family suburban tract homes. Therefore, the change in surroundings has resulted in a lack of integrity of setting, feeling, and association. The addition of a non-original entrance door, non-original fenestration, and resized window openings have resulted in a loss of integrity of design, materials, and workmanship.

Regardless of integrity, due to lack of historical significance, 2502 Strawberry Lane does not meet NRHP or CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Santa Ana Register of Historical Properties

- (1) Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;

As stated above in the NRHP/CRHR evaluation, the residence at 2502 Strawberry Lane represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950. This Minimal Traditional-style dwelling is not a fully realized expression of the style, which may feature dormers, corner windows, and a recessed main entrance. More high-style and intact versions of Minimal Traditional-style dwellings are located throughout Santa Ana and Orange County.

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(2) Works of notable architects, builders, or designers whose style influenced architectural development;

As stated above in the NRHP/CRHR evaluation, the modest design of the residence suggests that it was not the work of a master architect or builder.

(3) Rare buildings, structures, or objects or original designs;

The residence represents a typical example of a Minimal Traditional-style house, which was a common housing type in California from 1935 to 1950.

(4) Buildings, structures, objects or sites of historical significance which include places:

a. Where important events occurred;

As stated above in the NRHP/CRHR evaluation, the residence was not associated with events that have made a significant contribution to the broad patterns of history.

b. Associated with famous people, original settlers, renowned organizations and businesses;

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the property.

c. Which were originally present when the city was founded; or

The residence was not present when the City was founded.

d. That served as important centers for political, social, economic, or cultural activity.

The residence is a common single-family dwelling and was not an important center for political, social, economic, or cultural activity.

5. Sites of archaeological importance;

The information potential for this residence is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

6. Buildings or structures that were connected with a business or use which was once common, but is now rare.

The residence has a common residential use, which is not rare.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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Primary #  
HRI#  
Trinomial

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**B12. References (continued):**

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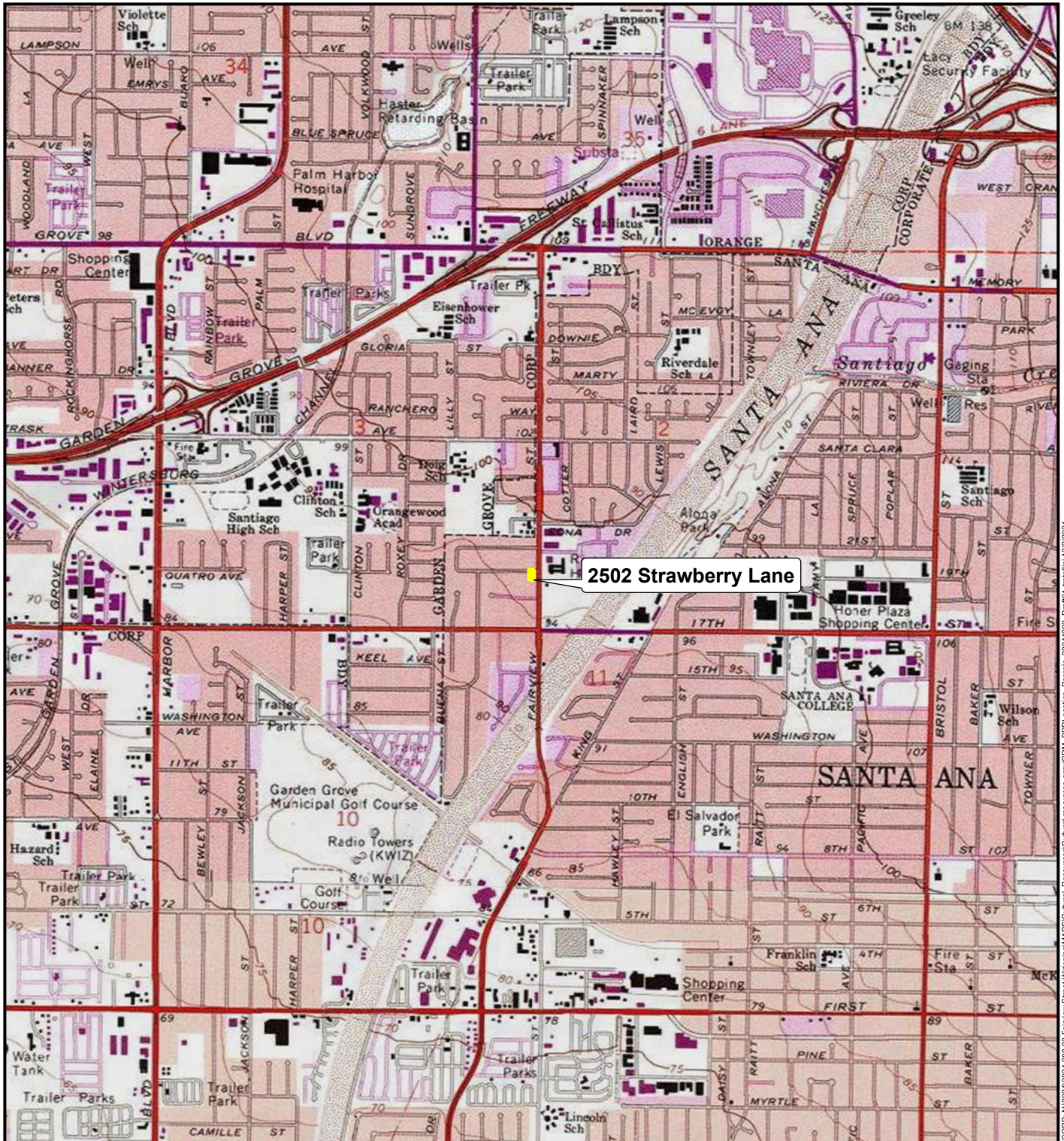
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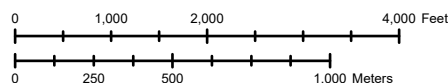
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DPR 523J (1/95)

\*Required Information





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

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\*Resource Name or #: North Fairview Street

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Anaheim Date: 1965 TN/A; RN/A; Las Bolsas Land Grant S.B.B.M.

c. Address: N/A

City: Santa Ana

Zip: 92701

d. UTM: 11 S 416366 mE 3736274 mN

e. Other Locational Data: N/A

**\*P3a. Description:**

North Fairview Street within the City of Santa Ana is an approximately 60 foot-wide, five-lane road that is paved with asphalt and includes a center turning lane. The road is oriented north-south, and concrete curbs and gutters line both sides of the road. Originally built c. 1890 and paved c. 1920s, North Fairview Street originally provided access to citrus groves between West 17th Street and Garden Grove Boulevard.

\*P3b. Resource Attributes: HP37. Highway/trail

\*P4. Resources Present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:**  
Overview of N. Fairview Street  
View north, November 27, 2024

**\*P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both  
c. 1890 (topographic maps)

**\*P7. Owner and Address:**

City of Santa Ana  
20 Civic Center Plaza  
Santa Ana, CA, 92701

**\*P8. Recorded by:**

Andrew Buran  
ECORP Consulting, Inc.  
111 Academy Way  
Irvine, CA 92617

**\*P9. Date Recorded:**

November 27, 2024

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:**

ECORP Consulting, Inc. 2024. Archaeological and Built Environment Resources Inventory Report 10th and Flower Park Project, Orange County, California. Prepared for David Evans and Associates

\*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # North Fairview Street

B1. Historic Name: North Fairview Street  
B2. Common Name: North Fairview Street  
B3. Original Use: Road

B4. Present Use: Road

\*B5. Architectural Style: N/A

\*B6. Construction History:

City of Santa Ana crews built North Fairview Street c. 1890.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: City of Santa Ana crews

\*B10. Significance: Theme: Transportation  
Period of Significance: N/A

Area: Santa Ana  
Property Type: Road

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of North Fairview Street using National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and the City of Santa Ana Register of Historical Properties criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

\*B12. References:

(See continuation sheet)

B13. Remarks: None

\*B14. Evaluator:

Andrew Buran  
ECORP Consulting, Inc.  
111 Academy Way  
Irvine, CA 92617

\*Date of Evaluation: November 27, 2024

(This space reserved for official comments.)



\*Required information

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**B10. Significance (continued):**

Regional History

The American period began when Mexico and the United States signed the Treaty of Guadalupe Hidalgo in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General's office. Land outside the land grants became federal public land, which was surveyed into sections (one mile square), quarter sections, and quarter-quarter sections. This federal public land could be purchased at a low fixed price per acre or could be obtained through homesteading after 1862 (Robinson 1948). The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. Cabrillo was sent north by the Viceroy of New Spain (Mexico) to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaino explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaino also named San Diego Bay to commemorate Saint Didacus. The name began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterrey Bay Area in 1769. As a result of this expedition, Spanish missions to convert the native population, presidios (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California) beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Diego was established to convert the Native Americans that lived in the area, known as the Kumeyaay or Diegueño. Mission San Gabriel Archangel was founded in 1771 east of what is now Los Angeles to convert the Tongva or Gabrielino. Mission San Fernando, also in Tongva/Gabrielino territory, was established in 1797. Mission San Juan Capistrano was established in 1776 on San Juan Creek (in what is now southern Orange County) to convert the Agjachemem or Juaneño.

Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño. Missions San Buenaventura and Santa Barbara were founded in Chumash territory in 1782 and 1786, respectively (Castillo 1978).

Some missions later established outposts in inland areas. An asistencia (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present asistencia within the western outskirts of present-day Redlands was built c. 1830 (Haenszel and Reynolds 1975). The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed presidios, or forts, at San Diego and Santa Barbara, and a pueblo, or town, was established at Los Angeles. The Spanish period in California began in 1769 with the Portola expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or "ranchos" (Robinson 1948). During the Mexican period there were small towns at San Diego (near the presidio), San Juan Capistrano (around the mission), and Los Angeles. The rancho owners lived in one of the towns or in an adobe house on the rancho. The Mexican Period includes the years 1821 to 1848.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, Alta California became part of the United States as the territory of California.



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\*Resource Name or # North Fairview Street

\*Recorded by: Andrew Bursan

\*Date: November 10, 2024

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Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

**Santa Ana**

The Project Area is located in the City of Santa Ana, which is the seat of Orange County, in California. The Portolá expedition visited the Santa Ana area in 1769 (Deal 2021). In 1809 Jose Antonio Yorba and Juan Pablo Peralta petitioned the Spanish Crown for a land concession, which was approved on July 1, 1810 and named Rancho Santiago De Santa Ana. The grant boundaries were described as the lands to the south and east of the Santa Ana River and to a line from the top of Red Hill to the bay in Newport that follows the alignment of modern Red Hill Avenue. The original boundaries of the rancho were around 70,000 acres. Originally, the Peralta and Yorba families lived together at Olive Hill at the mouth of Santa Ana Canyon. As their families grew, they spread throughout the rancho; the Peralta family adobe on the south side of Santa Ana Canyon still survives to this day. When the United States Land Commission reviewed the boundaries of the ranchos in the 1850s, the surveyors reduced the boundary of the rancho to 62,500 acres (Brigandi 2019a).

In 1869 the Yorba family sold 74 acres of the Rancho Santiago De Santa Ana to William Spurgeon, who established the new town site of Santa Ana (Deal 2021). In 1868 the Rancho Santiago De Santa Ana was broken up and divided among the heirs of the Yorba and Peralta families. The partition of the rancho and the selling of its land by the heirs initiated a surge of development in the area (Brigandi 2019b). Spurgeon came from central California to found a new town along with his business partner Ward Bradford, who was more interested in the investment than development and sold his shares after six months. Spurgeon laid out his town site and built himself a combination home and store. In 1870 he applied for a post office under the name Santa Ana. Spurgeon won the name over an existing community to the north, which is now known as Olive, and was appointed its first postmaster. Spurgeon was also instrumental in lobbying the railroad to come to Santa Ana.

In 1877 Spurgeon and a group of local Santa Ana investors raised 10,000 dollars and 90 acres of land on the east side of town to encourage the Western Development Company, which was the real estate branch of the Southern Pacific Railroad, to come to Santa Ana. The lots were small, and the east-west streets ran parallel to the railroad, which put them at an odd angle to the layout of the original township. As a result, the town's established business owners were reluctant to move their shops closer to the railroad depot (Brigandi 2019c).

The City of Santa Ana was incorporated in 1886 (City of Santa Ana 2021). One year later, Orange County was separated from Los Angeles County, and the City of Santa Ana was chosen to be the County Seat over Anaheim, whose residents had been at the head of the lobby to secede from Los Angeles County (Masters 2013 ).

Many buildings in the Santa Ana downtown area and surrounding bungalows were built in the early 1900s and 1920s to meet the needs of this mixed demographic, and the boardinghouse became a common property type for working class citizens seeking housing above commercial shops and office spaces. By 1906, the opening of the Pacific Electric Railway's Red Car established a suburban route from Santa Ana to Los Angeles, and by 1910 Santa Ana had gradually grown in population to 8,429 people, making it the largest city in Orange County at the time (Marsh 1994).

Residential subdivisions in communities outside of the historic core expanded significantly during the 1910s and 1920s, including the construction of small- to medium-sized craftsman bungalows and Colonial Revival style houses. More than half of the Pico-Lowell district to the southwest of downtown had been subdivided into residential parcels by 1912. The 1910s also saw an expansion in manufacturing and industry, indicating Santa Ana's economic strength (Marsh 1994).

Santa Ana had created a solid economy centered on agriculture, manufacturing, and retail by the 1920s. This corresponded with Orange County's dramatic population expansion, with much of that increase concentrating in Santa Ana as it tried to acquire most of the region to the west of Orange County; as a result, Santa Ana became Orange County's commercial hub. Santa Ana increased from 16,000 people in 1920 to 30,000 people by 1929, due in

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part to the construction of interurban rail networks and the popularity of automobiles in the 1920s. Through the 1930s, Santa Ana's downtown business core witnessed success and expansion as many of its brick structures along Fourth Street were renovated with classical and contemporary elements (Marsh 1994).

Most growth in the early 1940s and throughout World War II featured four area military bases, including the Santa Ana Army Air Base and the West Coast Air Corps Training Center, both of which were constructed to help the war effort. The Santa Ana Army Air Base operated as a basic training camp with no airplanes, hangars, or runways, while the training facility on 8th Street in downtown served airmen throughout the war (City of Santa Ana 2020).

Following World War II, Santa Ana experienced the increased suburbanization typical of Orange County at the time, as servicemen returned from the war and demand for homes in southern California increased, launching an unprecedented period of growth and industrial expansion that would significantly alter the once-expansive agricultural, open ranch landscape. Santa Ana's population of 31,921 people in 1940 increased to 45,533 by 1950. This inflow of new inhabitants and immigrants would last for the next 40 years (Marsh 1994).

The postwar housing boom accelerated change in the character of neighborhoods during the 1950s and 1960s, as demolition and new construction increased in neighborhoods such as the Santa Ana Triangle neighborhood to the northeast of the City Center and the Riverview West neighborhood to the northwest of the City Center. The 1950s were particularly notable for the expansion of the car industry following the end of wartime gasoline rationing. The Fashion Square Mall was built in 1959 close to the Bullock's Department Store to the north of downtown, and changing social and economic trends contributed to the suburbanization of retail districts. Santa Ana's population was 156,359 in 1950 and had increased to 203,714 by 1980. This flood of new people was caused in part by altering postwar immigration regulations, especially those that engendered the influx of Vietnamese refugees after the Vietnam War ended in 1975 (City of Santa Ana 2020).

Downtown commercial deterioration was prevalent from the early 1960s until the late 1970s. This sparked a historic preservation movement whose proponents aimed to preserve the historic integrity of structures or promote change through reversible improvements. During the 1960s and 1980s, some historic properties in the French Park and Heninger Park neighborhoods were demolished and replaced with high-density multi-family properties, coinciding with the 1970s effort to establish the French Park neighborhood as the Santa Ana's first local historic district in 1984 and the Heninger Park neighborhood as the second in 1986 through the creation of Specific Development zoning districts. The Downtown Santa Ana Historic District was added to the National Register in 1984, and the French Park Historic District was added in 1999. In 1998, the Santa Ana City Council passed the Historic Preservation Ordinance, Chapter 30 of the Santa Ana Municipal Code, which established the City's local inventory of historical resources, the Santa Ana Register of Historical Properties, and the Historic Resources Commission to oversee the City of Santa Ana's Historic Preservation Program (City of Santa Ana 2020).

#### Historic Roads Context

North Fairview Street is associated with the historic roads context. During the second half of the 19th century, a period of rapid railroad development in the United States, public roads in California and other western states became neglected and degraded. By 1900, "the nation with the greatest railway system in the world had the worst roads" (Johnson 1990). Interest in road building revived around the turn of the century when farmers and ranchers, many disillusioned with high railroad rates, began asking county officials for better surface roads. They were joined by millions of bicyclists who called for smoother roads in town and in the countryside. Joining forces, farmers, ranchers, and bicyclists organized local, state, and national "good roads" campaigns. In response, the federal government established the Office of Road Inquiry in the Department of Agriculture to study new road building techniques (Jackson 1998).

Dusty during summer months and muddy during the winter and spring, unpaved roads played havoc with wagons, carriages, and bicycles. Plank roads made from lumber first appeared in California during the 1850s. Gravel roads and macadam, a form of compacted gravel coated with oil, came into use during the late 19th century. Finally, after 1900, concrete roads topped by a mixture of bitumen, aggregate, and sand called asphalt became the standard modern road surface. Durable, smooth, and impervious to water, asphalt withstood winter weather, reduced vehicular wear and tear, and better facilitated drainage (Kostof 1992).

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During the 19th century Americans built new towns and cities along rivers, canals, wagon roads, railroads, and highways. Most new towns and cities began with plats for rectilinear street grids filed at a county recorder's offices. Once the plat filed, its streets and building lots became legal entities on the land. By creating right-angled streets and alleys, street grids simplified the work of staking out rectangular property boundaries and describing lots in written deeds. For growing towns and cities, street grids also simplified growth, as developers on the edge of town platted new additions simply by extending straight streets into surrounding rural areas (Reps 1965).

As they matured and grew during the 19th and 20th centuries, many American cities and towns became incorporated under state charters. Incorporation transferred responsibility for street maintenance from county boards of supervisors to city governments. Incorporation also allowed city leaders to issue bonds and take on debt, which they used to finance modern street improvements such as paving, curbs, gutters, sidewalks, streetcar rails, and sanitation features such as sewers, storm drains, and water mains, which engineers typically buried beneath city streets (Monkkonen 1988).

After 1910, as automobile usage surged, and as suburbanization occurred on the edges of town and cities in California and elsewhere, city planners began articulating a hierarchy of streets to distinguish residential roads, collector roads, arterial roads, and highways, each handling progressively higher volumes of traffic. Through the remainder of the twentieth century, as commercial and residential growth supplanted farms and ranches on the edges of California towns and cities, many rural county roads became adapted to suit the new suburban landscape. In many places, older two-lane rural roads became two- and four-lane suburban arterial streets lined with shopping centers and parking lots; others became two-lane collector streets lined with new residential subdivisions.

In 1936, the FHA, a New Deal program designed to boost mortgage lending in the United States, developed design standards for new suburban residential streets. FHA standards called for quieter streets with T-intersections, cul-de-sacs, and curvilinear patterns in an effort to slow traffic. With few exceptions, homebuilders in California and other western states after 1940 adhered to FHA standards; homebuilders also eliminated alleys behind residential properties in favor driveways leading to street-facing garages (Kostof 1991). After 1960, homebuilders also began creating large master planned suburban developments featuring winding arterial parkways deliberately separated from residential zones to permit higher speeds.

#### Evaluation

North Fairview Street does not meet any of the criteria for listing in the NRHP or CRHR, or the City of Santa Ana Register of Historical Properties, either individually or as part of an existing historic district, as demonstrated below.

#### NRHP/CRHR Criterion A/1

North Fairview Street originally provided access to citrus groves located between West 17th Street and Garden Grove Boulevard; the citrus groves have since been removed and replaced by suburban single-family housing starting in the 1950s. Regardless, archival records did not show an association with events that have made a significant contribution to the broad patterns of Santa Ana's history. North Fairview Street did not, on its own, shape patterns of development in Santa Ana. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion A/1.

#### NRHP/CRHR Criterion B/2

To be eligible for the NRHP/CRHR under Criterion B/2, the subject road would need to be directly associated with a person considered historically significant at the local, state, or national level. City of Santa Ana crews built and maintained North Fairview Street. ECORP did not identify any additional individuals associated with the road while conducting the research for this Project. There is no information in the archival record to suggest that it is associated with the lives of persons significant in Santa Ana's past. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion B/2.

#### NRHP/CRHR Criterion C/3

As a conventional five-lane road that is indistinguishable from multiple similar roads in Santa Ana, North Fairview Street was not the first or last of its type to be developed in Santa Ana and lacks unique design features. It does not

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\*Resource Name or # North Fairview Street

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embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion C/3.

NRHP/CRHR Criterion D/4

The information potential of North Fairview Street is expressed in its built form, alignment, and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. Therefore, North Fairview Street is not eligible for the NRHP/CRHR under Criterion D/4.

Integrity

North Fairview Street possesses integrity of location and design but lacks integrity of setting, materials, workmanship, feeling, and association. It was converted from a two-lane road to a five lane road in the c. 1970s. North Fairview Street is no longer situated in a semi-rural setting and is instead surrounded by residential homes in a suburban setting. North Fairview Street does not convey the aesthetic of a late-19th-century road in Santa Ana that provided access between West 17th Street to Garden Grove Boulevard in a small and sparsely populated town.

Regardless of integrity, due to lack of significance, North Fairview Street does not meet NRHP/CRHR eligibility criteria as an individual resource or as part of any known or suspected historic district; the resource is not listed on any Certified Local Government historic property register.

City of Santa Ana Register of Historical Properties

(1) Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;

As stated above in the NRHP/CRHR evaluation, North Fairview Street represents a typical example of a conventional five-lane road and is indistinguishable from multiple similar roads in Santa Ana. It does not contain distinguishing characteristics of an architectural style or period that exemplify a particular style or design features. It is a common five-lane road paved with asphalt.

(2) Works of notable architects, builders, or designers whose style influenced architectural development;

As stated above in the NRHP/CRHR evaluation, the commonplace design of North Fairview Street suggests that it was not the work of a master architect or builder.

(3) Rare buildings, structures, or objects or original designs;

North Fairview Street represents a typical example of a suburban five-lane road paved with asphalt, which is present throughout the Santa Ana.

(4) Buildings, structures, objects or sites of historical significance which include places:

a. Where important events occurred;

As stated above in the NRHP/CRHR evaluation, North Fairview Street was not associated with events that have made a significant contribution to the broad patterns of history.

b. Associated with famous people, original settlers, renowned organizations and businesses;

As stated above in the NRHP/CRHR evaluation, archival research failed to indicate any associations with any significant persons and the road.

c. Which were originally present when the city was founded; or

The road was not present when Santa Ana was founded.

d. That served as important centers for political, social, economic, or cultural activity.

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North Fairview Street is a common five-lane road and was not an important center for political, social, economic, or cultural activity.

(5) Sites of archaeological importance;

The information potential for North Fairview Street is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory.

(6) Buildings or structures that were connected with a business or use which was once common, but is now rare.

The road has a common transportation use, which is not rare.

**State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
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**Primary #  
HRI#  
Trinomial**

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**\*Resource Name or #** North Fairview Street

**\*Recorded by:** Andrew Bursan  
**Reference**

**\*Date:** November 10, 2024

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☐ **Update**

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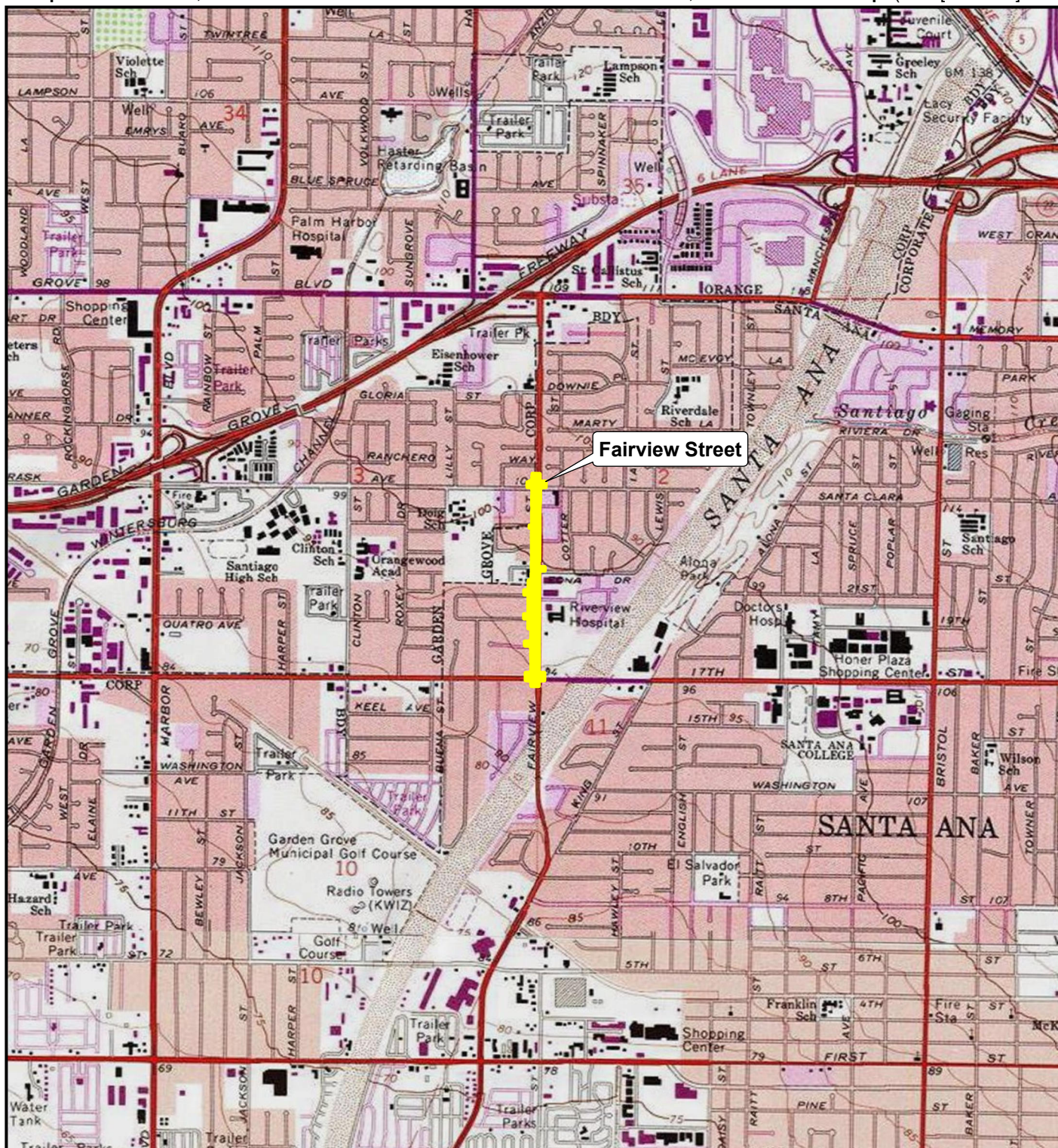
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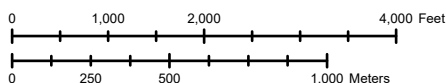
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DPR 523J (1/95)

\*Required Information







**From:** [Nick Bizzell](#)  
**To:** [NAHC@NAHC](mailto:NAHC@NAHC)  
**Cc:** [Sonia Sifuentes](#); [Robert Cunningham](#)  
**Subject:** Sacred Lands File Request for Fairview Street widening Project 2024-088.03  
**Date:** Thursday, October 24, 2024 4:26:00 PM  
**Attachments:** [FSW\\_RS\\_20241024 \(v01\).pdf](#)  
[Sacred-Lands-File- Fairview Widening.pdf](#)

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Good Afternoon,

ECORP is requesting a Sacred Lands File Search for the planned Fairview Street Widening Project. The Project Area is an approximately 0.5-mile segment of Fairview Street, running from 17th Street to Trask Avenue. The Project entails the reconfiguration of the roadway from two lanes to three lanes in each direction with the addition of a five foot bike lane and a two foot buffer. Attached is a copy of the Sacred Lands File search request and a location map. Please refer to the project number 2024-088.03 and CC [ssifuentes@ecorpconsulting.com](mailto:ssifuentes@ecorpconsulting.com) and [rjcunningham@ecorpconsulting.com](mailto:rjcunningham@ecorpconsulting.com) on all correspondence.

Thank you,

*Nick Bizzell*

Associate Archaeologist ♦ ECORP Consulting, Inc.



**California Small Business for Public Works (SB-PW)**

111 Academy Way Suite 210 , Irvine, CA 92617

Ph: 714.648.0630 ♦ Fax: 714.648.0935 ♦

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Rocklin ♦ Redlands ♦ Irvine ♦ San Diego ♦ Chico ♦ Santa Fe, NM

## Sonia Sifuentes

---

**From:** NAHC@NAHC <NAHC@nahc.ca.gov>  
**Sent:** Friday, October 25, 2024 8:43 AM  
**To:** Nick Bizzell  
**Cc:** Sonia Sifuentes; Robert Cunningham; Green, Andrew@NAHC  
**Subject:** RE: Sacred Lands File Request for Fairview Street widening Project 2024-088.03  
**Attachments:** Sacred-Lands-File-\_Fairview Widening.pdf; FSW\_RS\_20241024 (v01).pdf

Hello,

Thank you for your message. We're in receipt of your project. Our turn-around time is approximately 4 weeks, and we don't anticipate responding sooner than that timeframe. Our response will be delivered by email. Please let us know if you have any questions.

Kind Regards,

### **Native American Heritage Commission**

1550 Harbor Blvd Suite 100  
West Sacramento, CA 95691  
Phone: 916-373-3710

---

**From:** Nick Bizzell <nbizzell@ecorpconsulting.com>  
**Sent:** Thursday, October 24, 2024 4:25 PM  
**To:** NAHC@NAHC <NAHC@nahc.ca.gov>  
**Cc:** Sonia Sifuentes <ssifuentes@ecorpconsulting.com>; Robert Cunningham <rjcunningham@ecorpconsulting.com>  
**Subject:** Sacred Lands File Request for Fairview Street widening Project 2024-088.03

You don't often get email from [nbizzell@ecorpconsulting.com](mailto:nbizzell@ecorpconsulting.com). [Learn why this is important](#)

Good Afternoon,

ECORP is requesting a Sacred Lands File Search for the planned Fairview Street Widening Project. The Project Area is an approximately 0.5-mile segment of Fairview Street, running from 17th Street to Trask Avenue. The Project entails the reconfiguration of the roadway from two lanes to three lanes in each direction with the addition of a five foot bike lane and a two foot buffer. Attached is a copy of the Sacred Lands File search request and a location map. Please refer to the project number 2024-088.03 and CC [ssifuentes@ecorpconsulting.com](mailto:ssifuentes@ecorpconsulting.com) and [rjcunningham@ecorpconsulting.com](mailto:rjcunningham@ecorpconsulting.com) on all correspondence.

Thank you,

*Nick Bizzell*

Associate Archaeologist ♦ ECORP Consulting, Inc.



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Rocklin ♦ Redlands ♦ Irvine ♦ San Diego ♦ Chico ♦ Santa Fe, NM



**NATIVE AMERICAN HERITAGE COMMISSION**

November 12, 2024

Nick Bizzell  
ECORP Consulting Inc.Via Email to: [nbizzell@ecorpconsulting.com](mailto:nbizzell@ecorpconsulting.com)**Re: Fairview Street Widening Project, Orange County**

To Whom It May Concern:

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  
**Reginald Pagaling**  
ChumashVICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiSECRETARY  
**Sara Dutschke**  
MiwokPARLIAMENTARIAN  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayCOMMISSIONER  
**Laurena Bolden**  
SerranoCOMMISSIONER  
**Reid Milanovich**  
CahuillaCOMMISSIONER  
**Bennae Calac**  
Pauma-Yuima Band of  
Luiseño IndiansACTING EXECUTIVE  
SECRETARY  
**Steven Quinn****NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

## Roadway Construction Noise Model Results

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/19/2024  
Case Description: Grubbing & Land Clearing

Description		Affected Land Use		Equipment		
Grubbing & Land Clearing		Residential		Spec	Actual	Receptor
				Lmax	Lmax	Distance
Description		Impact	Usage(%)	(dBA)	(dBA)	(feet)
		Device				Shielding
						(dBA)
Tractor		No	40	84		44
Excavator		No	40		80.7	44
Excavator		No	40		80.7	44
Results						
Calculated (dBA)						
Equipment		*Lmax	Leq			
Tractor		85.1	81.1			
Excavator		81.8	77.8			
Excavator		81.8	77.8			
Total		85.1	84			

\*Calculated Lmax is the Loudest value.

## Roadway Construction Noise Model (RCNM), Version 1.1

Report date:	11/19/2024
Case Description:	Grading & Excavation

Description		Affected Land Use				
Grading & Excavation		Residential				
Description	Impact Device	Usage(%)	Equipment		Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)		
Tractor	No	40	84		44	0
Excavator	No	40		80.7	44	0
Excavator	No	40		80.7	44	0
Excavator	No	40		80.7	44	0
Grader	No	40	85		44	0
Grader	No	40	85		44	0
Roller	No	20		80	44	0
Roller	No	20		80	44	0
Front End Loader	No	40		79.1	44	0
Scraper	No	40		83.6	44	0
Scraper	No	40		83.6	44	0
Tractor	No	40	84		44	0
Tractor	No	40	84		44	0
Tractor	No	40	84		44	0
Tractor	No	40	84		44	0
Results						
Calculated (dBA)						

Equipment	*Lmax	Leq
Tractor	85.1	81.1
Excavator	81.8	77.8
Excavator	81.8	77.8
Excavator	81.8	77.8
Grader	86.1	82.1
Grader	86.1	82.1
Roller	81.1	74.1
Roller	81.1	74.1
Front End Loader	80.2	76.2
Scraper	84.7	80.7
Scraper	84.7	80.7
Tractor	85.1	81.1
Tractor	85.1	81.1
Tractor	85.1	81.1
Tractor	85.1	81.1
<b>Total</b>	<b>86.1</b>	<b>91.7</b>

\*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/19/2024  
Case Description: Drainage, Utilities & Sub-Grade

Description		Affected Land Use					
Drainage, Utilities & Sub-Grade		Residential					
		Equipment					
		Impact		Spec	Actual	Receptor	Estimated
Description		Device	Usage(%)	Lmax	Lmax	Distance	Shielding
				(dBA)	(dBA)	(feet)	(dBA)
Compressor (air)		No	40		77.7	44	0
Generator		No	50		80.6	44	0
Grader		No	40	85		44	0
Compactor (ground)		No	20		83.2	44	0
Pumps		No	50		80.9	44	0
Gradall		No	40		83.4	44	0
Scraper		No	40		83.6	44	0
Tractor		No	40	84		44	0
Tractor		No	40	84		44	0
Tractor		No	40	84		44	0
Tractor		No	40	84		44	0

Results		
Calculated (dBA)		
Equipment	*Lmax	Leq
Compressor (air)	78.8	74.8
Generator	81.7	78.7
Grader	86.1	82.1



Compactor (ground)	84.3	77.4
Pumps	82.1	79
Gradall	84.5	80.5
Scraper	84.7	80.7
Tractor	85.1	81.1
Tractor	85.1	81.1
Tractor	85.1	81.1
Tractor	85.1	81.1
<b>Total</b>	<b>86.1</b>	<b>90.6</b>

\*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/19/2024  
Case Description: Paving

Description		Affetced Land Use		Equipment		
Paving		Residential		Spec	Actual	Receptor
				Lmax	Lmax	Distance
Description		Impact	Usage(%)	(dBA)	(dBA)	Shielding
		Device				(dBA)
Paver		No	50		77.2	44
Paver		No	50		77.2	44
Roller		No	20		80	44
Roller		No	20		80	44
Tractor		No	40	84		44
Tractor		No	40	84		44
Tractor		No	40	84		44

Results		
Calculated (dBA)		
Equipment	*Lmax	Leq
Paver	78.3	75.3
Paver	78.3	75.3
Roller	81.1	74.1
Roller	81.1	74.1
Tractor	85.1	81.1
Tractor	85.1	81.1
Tractor	85.1	81.1
Total	85.1	87.1

\*Calculated Lmax is the Loudest value.