



January 13, 2023

Andrew Neff
Wood Investments Companies, Inc.
2950 Airway Avenue, Unit A-9
Costa Mesa, CA 92626

Subject: Archaeological Resources Assessment for the Apple Bear Commercial Project on Bear Valley Road, Apple Valley, San Bernardino County, California (LSA Project No. WDN2201)

Dear Mr. Neff:

LSA is under contract to Wood Investments Companies, Inc. to conduct cultural resource studies for the Apple Bear Commercial Project (project) at Bear Valley Road near Apple Valley Road in Apple Valley, San Bernardino County (Figure 1). The project area includes Assessor's Parcel Number (APN) 043402135000 and the northern portions of APNs 0434021100000 and 043402137000; the Archaeological Study Area (ASA) included the portions of 0434021350000 and 043402137000 within the project area along with a 50-foot buffer on the east and west sides of the parcels and a 100-foot buffer on the south side of the project area (Figure 2).

Historic period resources (building slabs and water management features) were identified within the ASA within APNs 0434021100000 and 0434021370000 (see below). Since the slabs and features are more than 50 years of age, they require documentation and evaluation for historical significance for compliance with the California Environmental Quality Act (CEQA). To complete the documentation, LSA conducted the following tasks.

RECORD SEARCH

Data from the record search conducted at the South Central Coastal Information Center indicate there have been 25 previous studies within 1 mile of the project site, none of which included any portion of the project area. Although there are no resources within the project area, 12 have been recorded within 1 mile, including 5 prehistoric resources (isolated artifacts) and 7 historic period resources (foundations, water conveyance features, refuse deposits, and trail; see attached record search results). The nearest formally documented resource (on a Department of Parks and Recreation [DPR] resource record) was a 1960s–1980s historic period equine training facility (Viking Ranch, 36-029051) 0.46 mile (2,430 feet) east-northeast of the project area. However, the northwest corner of the former area of the historic period Jess Ranch (as defined in the 1980 assessment by Archaeological Planning Collaborative, report # SB-01043) is adjacent to the west side of the project area (see below).

Additional Research

From November 2022 to January 2023, LSA Archaeologist Riordan Goodwin reviewed online historic period aerial photographs and maps. Mr. Goodwin searched real estate web sites and obtained a 1920 build date for one of the demolished buildings on APN 0434021370000 and visited the Town of Apple Valley's (Town) historical webpage, which included a link to the brochure *Historical Points of*

Interest in Apple Valley (2002) that provided local history, including for the adjacent Jess Ranch (a 1930s poultry ranch/trout farm).

Mr. Goodwin also contacted the Town regarding the project parcels and the history of the building slabs/foundations and water management remnants. A former address associated with APN 0434021100000 was provided (19501 Bear Valley Road), but no historical information was available from the Town.

ARCHAEOLOGICAL FIELD SURVEY

On October 16, 2022, LSA Archaeological Technician Carlton Bennett completed an intensive pedestrian survey of the project parcel. The property was surveyed in systematic parallel transects spaced by approximately 10 meters (approximately 35 feet). Special attention was paid to areas of exposed soil for surface artifacts and features and rodent aprons for evidence of archaeosols. The purpose of this survey was to identify and document, prior to the beginning of ground-disturbing activities, any cultural resources and thus to identify any area(s) that might be sensitive for buried cultural resources.

Visibility was good at approximately 95 percent, with the surface partially obscured by vegetation. The project area has been subjected to surface disturbance from off-road vehicle activities. Modern refuse was noted on the surface throughout the project parcels. The observed soils are silty alluvium in nature. Ten historic period features (six slabs and several water management/conveyance features) were identified and collectively documented as LSA-WDN2201-S-1 (please see attached site record).

DEPARTMENT OF PARKS AND RECREATION FORMS

DPR forms were completed to document the site (attached). The forms include a description, a photograph, and related maps (see attached site record).

DISCUSSION

The remnant features (slabs, water conveyance/management structures) of what appear to have been a rural agricultural complex may date from the era of early historic period settlement of the area (1920s) into the 1960s. Despite the lack of surface indication of subsurface deposits and artifacts, due to the location (at the northeastern corner of the 1930s–1970s Jess Ranch) the early construction date associated with the property (1920) and association with agriculture, the resource does have some potential for historical association and significant data from subsurface deposits.

CONCLUSION

The site is the remnants of an agricultural complex with a construction date concurrent with early agricultural activities associated with establishment of the community. Due to the absence of surface artifacts and related historical information, additional data is required to evaluate this resource. Property-specific research and Phase II archaeological testing (culminating in a State Historic Preservation Officer Archaeological Resource Management Report of results) are recommended to determine its specific historical association and mitigate any project impacts to

potentially significant subsurface features, deposits or artifacts. These mitigation measures will determine whether it is a “historical resource” for purposes of CEQA.

If you have any questions regarding this information, please contact LSA Project Manager Dio Glentis at dio.glentis@LSA.net.

Sincerely,

LSA Associates, Inc.



Riordan Goodwin, RA
Associate/Archaeologist Historian

Attachment A: Figures

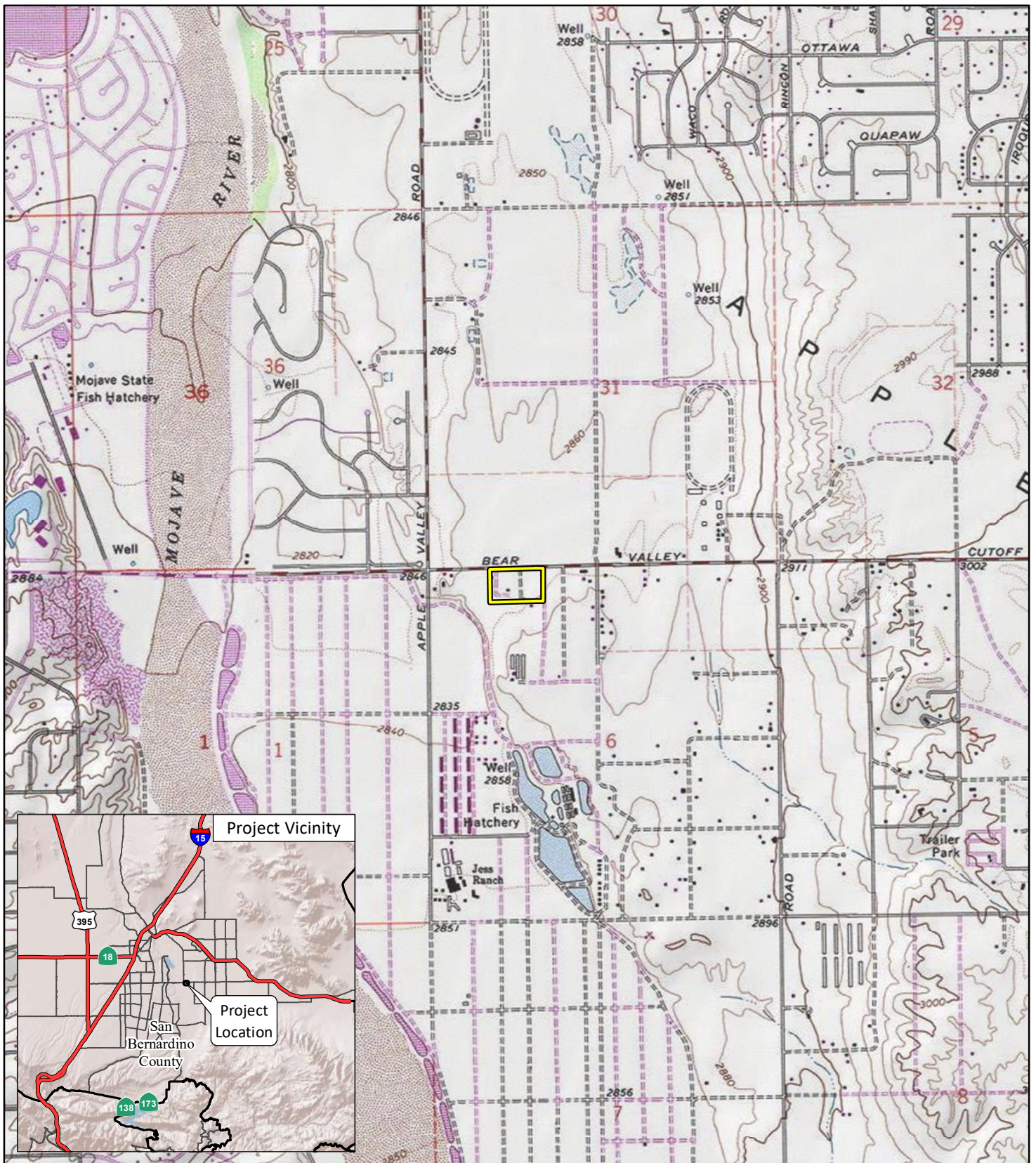
Figure 1—Project Location and Vicinity

Figure 2—Project Area/Archeological Study Area

Attachment B: Department of Parks and Recreation Forms

ATTACHMENT A

FIGURES



LSA

LEGEND

 Project Location

FIGURE 1



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Apple Valley South (1980), Hesperia (1980), CA

I:\WDN2201\GIS\MXD\ProjLoc_USGS.mxd (7/11/2022)

Apple Bear Commercial Project
Project Location and Vicinity

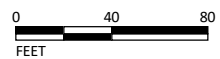


FIGURE 2

LSA

LEGEND

- Project Area
- Archaeological Study Area
- Parcel Boundary



SOURCE: Nearmap (2021); Google (2021)

I:\WON2201\GIS\MXD\Cultural\ProjectArea_ArchStudyArea.mxd (11/10/2022)

ATTACHMENT B

DEPARTMENT OF PARKS AND RECREATION FORMS

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or # : (Assigned by recorder) LSA-WDN2201-S-1

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: San Bernardino, California

*b. USGS 7.5' Quad: *Apple Valley South* Date: 1989

T 4S; R 3W; NE ¼ of NW ¼ of Sec 10; M.D. SBB.M.

c. Address: Formerly 19501 Bear Valley Road

City: Apple Valley

Zip: 92308

d. UTM: Zone: 11 ; 478120 mE/ 3814276 mN (G.P.S. NAD 83)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: ~2850; APNs 434-021-010 and -037. From Interstate 15, take Bear Valley Road east for 6 miles to Westmont Drive south.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This resource consists of multiple building slabs, building debris and water conveyance features (see Archaeological Site Record for details).

*P3b. Resource Attributes: (List attributes and codes) AH2 (slabs/ruins), AH6 (water conveyance features)

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

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



P5b. Description of Photo: (View, date, accession #) View south-southwest of F-1; frame #3130.

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both
Prior to 1967

*P7. Owner and Address:

Andrew Neff
2950 Airway Avenue, Unit A-9
Costa Mesa, California 92626

*P8. Recorded by: (Name, affiliation, and address)

Carlton Bennett
LSA
1500 Iowa Ave 200
Riverside, California 92507

*P9. Date Recorded:

October 15, 2022.

*P10. Survey Type: (Describe)

Intensive pedestrian.

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

Goodwin, Riordan 2022; Archaeological Resources Assessment, Apple Bear Commercial Project, City of Apple Valley, San Bernardino County, California.

*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):

DPR 523A (1/95)

*Required information

***A1. Dimensions: a. Length:** 750' × **Width:** 600' (Provisional)

Method of Measurement: Paced Taped Visual estimate Other: Electronically mapped (GPS)

Method of Determination (Check any that apply.): Artifacts Features Soil Vegetation Topography
 Cut bank Animal burrow Excavation Property boundary Other (Explain):

Reliability of Determination: High Medium Low Explain:

Limitations (Check any that apply): Restricted access Paved/built over Site limits incompletely defined
 Disturbances Vegetation Other (Explain):

A2. Depth: None Unknown **Method of Determination:**

***A3. Human Remains:** Present Absent Possible Unknown (Explain): Very unlikely at this type of site.

***A4. Features** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.):
This site comprises 6 concrete building slabs and several water management/conveyance features: F-1 is a 50' x 40' slab with structural debris (possible a residence); F-2 is an 120' x 90' unlined (earthen) reservoir; F-3 is a 42' x 40' slab (possible residence); F-4 is a 37' x 30' slab/footing wall (possibly an equipment shed); F-5 is an elongate 40' x 12' slab (possibly a shed); F-6 is a 20' x 15' concrete water tank and brick, concrete and cinderblock water conveyance structure and abandoned well; F-7 is a 38' x 40' slab with structural debris; F-8 is a 38' x 30' slab with structural debris (possible a residence); F-9 appears to be a 20' x 12' water pool feature; F-10 is a 7' x 5' water conveyance feature (possibly a weir).

***A5. Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):

Building debris, modern and temporally ambiguous refuse were noted around the entire site.

***A6. Were Specimens Collected?** No Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)

***A7. Site Condition:** Good Fair Poor (Describe disturbances.):

***A8. Nearest Water** (Type, distance, and direction.): Bracketed by ephemeral drainages.

***A9. Elevation:** Approximately 2,850 feet.

A10. Environmental Setting (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): Open land— slope is less than 1% to the west.

A11. Historical Information: Ancillary buildings and water management features were constructed after the 1920s and all buildings had been demolished by the mid-2000s. The property was under cultivation into the 1950s, but this was discontinued by the end of the next decade.

***A12. Age:** Prehistoric Protohistoric 1542-1769 1769-1848 1848-1880 1880-1914 1914-1945
 Post 1945 Undetermined **Describe position in regional prehistoric chronology or factual historic dates if known:**

The earliest building associated with these parcels (presumably a residence) dated to 1920.

A13. Interpretations (Discuss data potential, function[s], ethnic affiliation, and other interpretations):

These remnants of what appear to have been a rural agricultural complex may date from the era of early historic period settlement of the area (1920s) into the 1960s. Despite the lack of surface indication of subsurface deposits and artifacts, due to the early construction date associated with the property and association with early agriculture, it does have some potential for significant data.

A14. Remarks: The site is adjacent to the northeast corner of the former site of the Jess Ranch (Depression Era to 1970s) which raised turkeys and trout. Unfortunately it could not be determined if remnants of the 1920 structure remain. The Town of Apple Valley was contacted regarding the site but (with the exception of the former address) had no information.

A15. References (Documents, informants, maps, and other references):

Town of Apple Valley 2002: Historical Points of Interest in Apple Valley

Historic Aerials.com 2022: Aerial photos from 1930s to 1960s

Parcelquest 2022: Details of house formerly in APN 434-021-037.

A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.):

Frames 1-19.

Original Media/Negatives Kept at: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

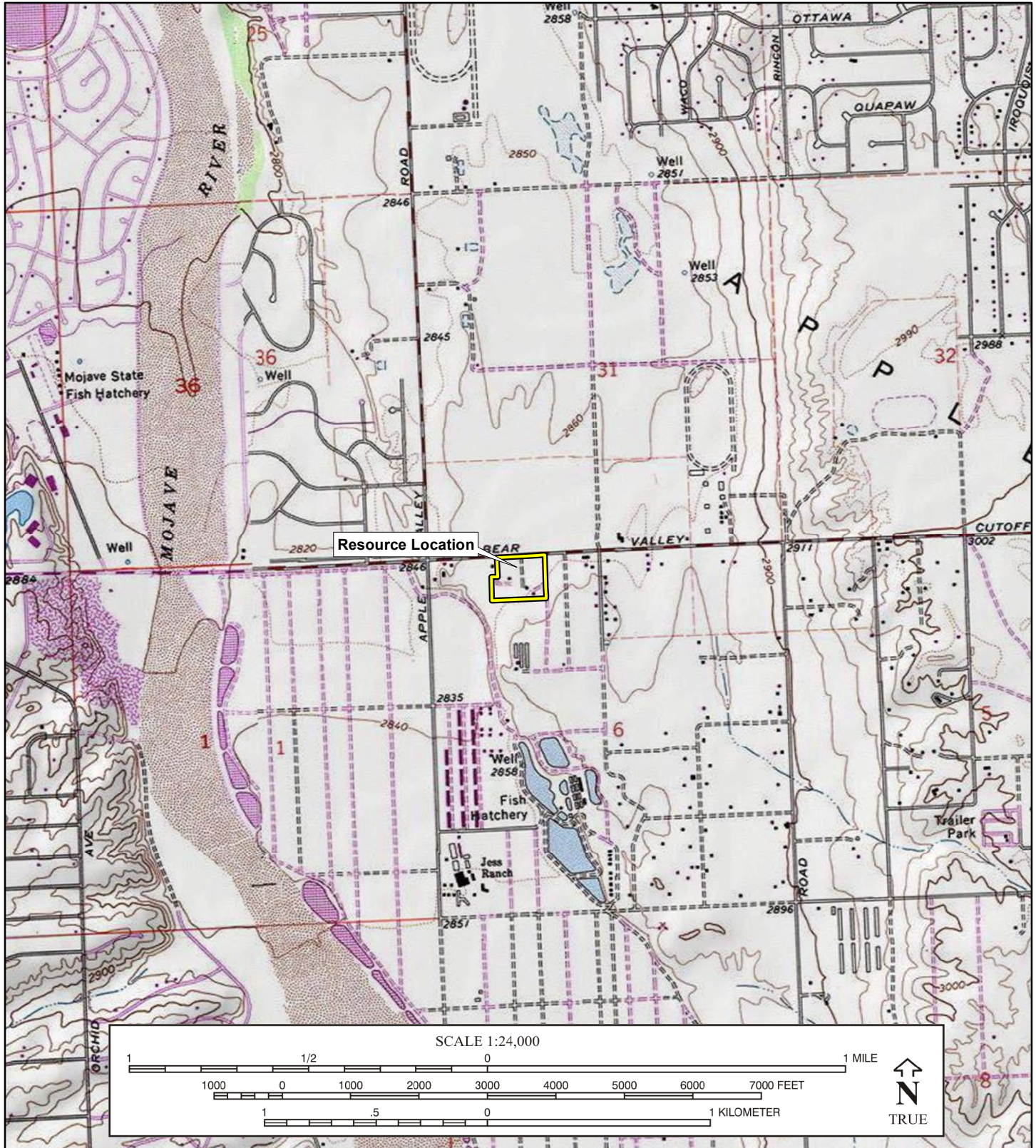
***A17. Form Prepared by:** Riordan Goodwin, RA

Date: 1/4/2023

Affiliation and Address: LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

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

Primary # _____
HRI # _____
Trinomial _____



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

Primary # _____
HRI # _____
Trinomial _____

Drawn By: Rory Goodwin

Date: October 18, 2022

