



June 29, 2022

Thomas J. Leary, Senior Vice President and Chief Legal Officer  
MemorialCare Health System  
17360 Brookhurst Street  
Fountain Valley, California 92708

Subject: Cultural Resources Records Search Results for the San Clemente Senior Housing Project in San Clemente, Orange County, California (LSA Project No. MEA2202)

Dear Mr. Leary:

In April 2022, LSA, under contract to MemorialCare Health System (MCHS), requested the results of a cultural resources records search for the San Clemente Senior Housing Project (project) in San Clemente Orange County, California. The 6.63-acre project site is located on the south side of Camino del los Mares, west of the Marbella intersection. The project site is depicted on the United States Geological Survey (USGS) *Dana Point, California* 7.5-minute topographic quadrangle map in Township 8 South, Range 7 West, Section 19, San Bernardino Baseline and Meridian (USGS 1975) (see Figure 1, attached). As part of the environmental review process for the proposed project, the City of San Clemente (City) requires a cultural resources data review. To accomplish this, LSA completed the following work.

### Records Search

Data from the records search conducted at the South Central Coastal Information Center (SCCIC) indicate there have been 11 previous studies within 1 mile of the project, 2 of which included portions of the project area (OR-00941 and OR-03969; see attached Records Search Bibliography). Although the project area is within two historic built environment districts (33-150035 and 33-150036) with coincident boundaries (the City limits), both districts are both noncontiguous (non-adjacent buildings scattered around San Clemente) and no historic buildings are actually within or near the project area (see attached records search results). However, there was an expansive (15,600-square-meter) prehistoric artifact scatter (33-000549) documented approximately 300 meters south of the project area.

### Recommendations

The foregoing has outlined the methods and results of the records search. Although it is within two historic districts, no resources are documented within or adjacent to the project area. However, a substantial prehistoric resource was documented approximately 0.18 mile to the south, and the site is only 0.65 mile from the shoreline (within the coastal corridor of a dense prehistoric habitation). Therefore, based on the available information, the City may consider the project area to have moderate sensitivity for potential impacts to cultural resources, and standard regulatory compliance measures regarding buried cultural resources are required in conformance with Section 15064.5(e)

of the *CEQA Guidelines*, Public Resources Code (PRC) Section 5097.98, and State Health and Safety Code Section 7050.5. Archaeological monitoring is recommended.

If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds and determine appropriate treatment.

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Sincerely,

**LSA Associates, Inc.**



Riordan Goodwin, RA  
Senior Archaeologist/Cultural Resources Manager

Attachments: Figure 1  
Records Search Results

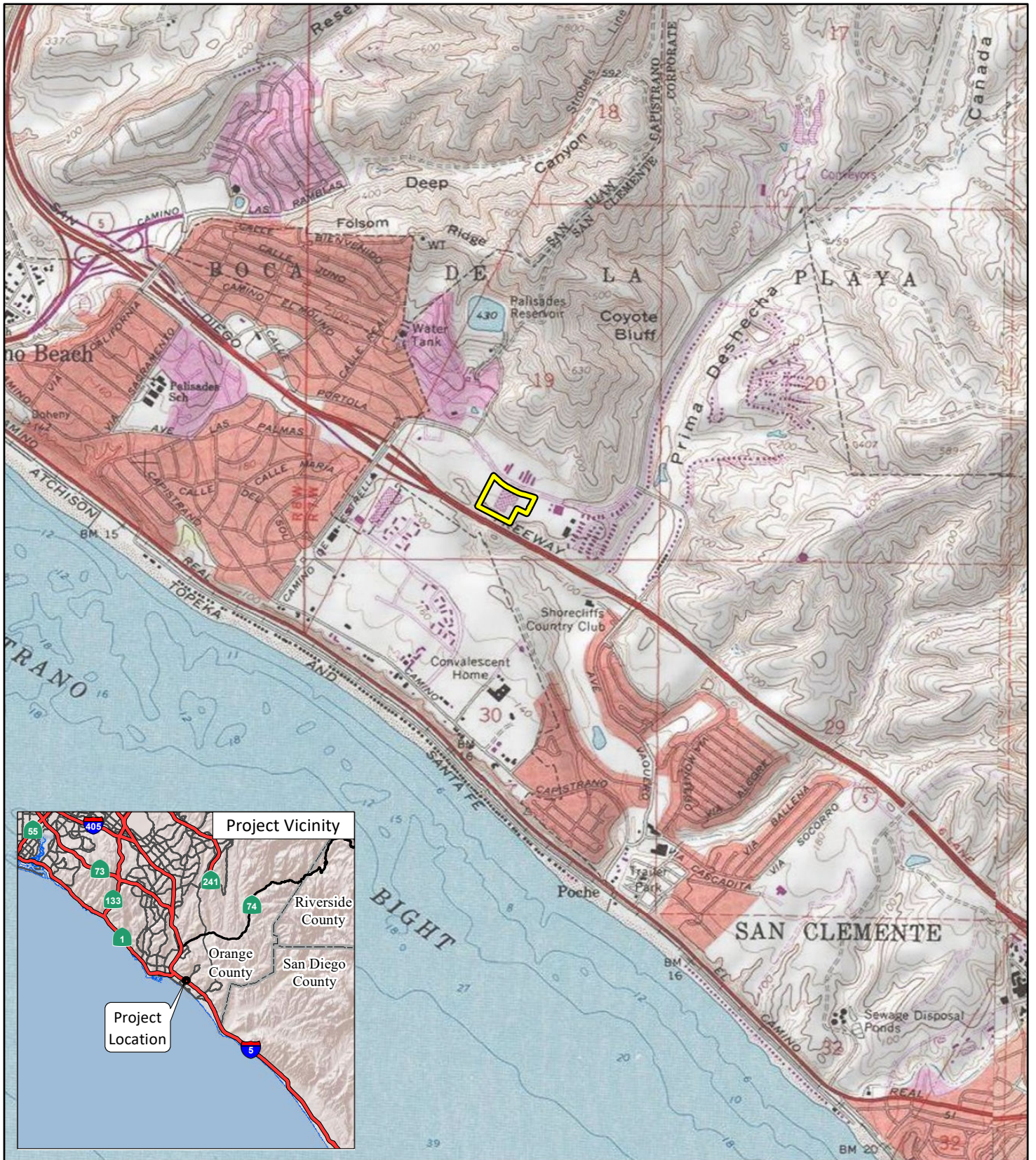


FIGURE 1

LSA

LEGEND

 Project Location



0 1000 2000  
FEET

SOURCE: USGS 7.5' Quad - Dana Point (1975), CA

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San Clemente Senior Housing Project  
Project Location and Vicinity

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-000549	CA-ORA-000549		Site	Prehistoric	AP02	1977 (Jacobs; Rice, Archaeological Research, Inc.)	OR-01995, OR-03319, OR-03969, OR-04332
P-30-150035		OHP Property Number - 167502; Resource Name - Spanish Colonial Revival Thematic Historic District	District	Historic		2007	OR-04264
P-30-150036		OHP Property Number - 167745; Resource Name - Ole Hanson / Spanish Village by the Sea Thematic Historic District	District	Historic		2007	OR-04264

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00115		1976	Desautels, Roger J.	Archaeological Survey Report on a 3.241 Acre Parcel of Land Located in the Capistrano Beach Area of the County of Orange. (tentative Trace No.9488)	Scientific Resource Surveys, Inc.	
OR-00138		1976	Desautels, Roger J.	Archaeological Survey Report on 2.52 Acres of Land Located in the Capistrano Beach Area of the County of Orange, Tract 8580	Scientific Resource Surveys, Inc.	
OR-00139		1976	Desautels, Roger J.	Archaeological Survey Report on 3 Acres of Land Located in the Capistrano Beach Area of the County of Orange, Tract 8581	Scientific Resource Surveys, Inc.	
OR-00186		1977	Desautels, Roger J.	Archaeological Survey Report on Lots 1 and 9 Located Ar 34932 Calle Del Sol in the Capistrano Beach Area of Orange County	Scientific Resource Surveys, Inc.	
OR-00536			Drover, Christopher E.	City of San Jaun Capistrano, General Plan Program, Historic/Archaeological Element		30-000023, 30-000243, 30-000248
OR-00941		1989	Bissell, Ronald M.	Cultural Resources Reconnaissance of the Oceanview Plaza Property, San Clemente, Orange County, California 92056	RMW Paleo Associates, Inc.	
OR-01735	Cellular -	1998	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: Cm 078-13 in the City of San Clemente, California	Chambers Group, Inc.	
OR-01955	Paleo -	1974	Nicoll, Gerald A.	Letter of Transmittal Report of Archaeology and Paleontology Evaluation, ~2170 Acre Forster Ranch Property, San Clemente, California	G.A. Nicoll and Associates, Inc.	30-001052
OR-02315		1974	Crabtree, Robert H.	Lots 46 and 47 of Tract 1127, As Described on Tentative Tract #8580, and Lots 3, 51, 52, and 53 of Tract 1127 As Described on Tentative Tract #8581	Archaeological Research, Inc.	
OR-03886	Paleo -	2010	Garcia, Kyle and Fatima Clark	Phase I Cultural and Paleontological Resources Assessment of the Proposed San Clemente Recycled Water Project, City of San Clemente, County of Orange, California	PCR Services Corporation	30-000504, 30-000746, 30-000750, 30-000789, 30-000903

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03969		2010	Tibbet, Casey, Cheryl Sinopoli, and Glenn G. Moser	Historic Property Survey Report for proposed widening of Interstate 5 (I-5) between Avenida Pico and San Juan Creek Road	LSA	30-000021, 30-000188, 30-000549, 30-000599, 30-000835, 30-000836, 30-000837, 30-000838, 30-000903, 30-000924, 30-001107, 30-001258, 30-001579, 30-001709, 30-100114, 30-100115, 30-176700, 30-177046, 30-177047, 30-177048, 30-177049, 30-177050, 30-177051, 30-177052, 30-177053, 30-177054, 30-177055, 30-177056, 30-177057, 30-177058, 30-177059, 30-177060, 30-177061