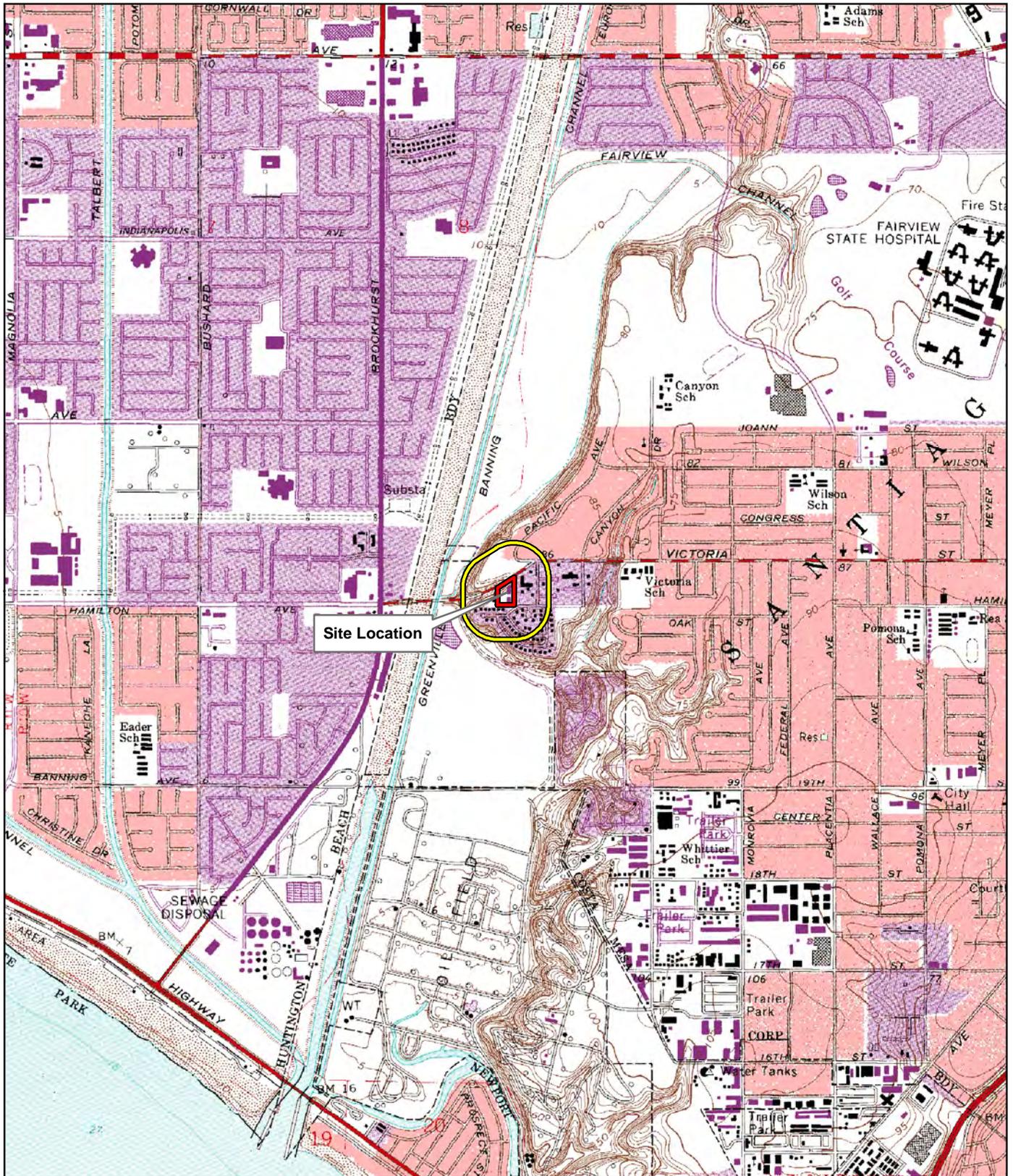


ATTACHMENT 1

I:\Trumark_Homes\MXD\Figure02_USGS_Topo.mxd



-  Site Location
-  500-ft Buffer



0 2,000 Feet

USGS Newport Beach Quad

Trumark Homes
Costa Mesa, CA





I:\Trumark_Homes\MXD\Figure03_LV_Aerial.mxd

 Site Location



0 300 Feet

**Exhibit 3
Local Vicinity
Aerial Base**

**Trumark Homes
Costa Mesa, CA**



ATTACHMENT 2

Project Description

Project Location

The Trumark Homes, Tentative Tract Map No. 17779 (TTM 17779) Project site is located in the southwestern portion of the City of Costa Mesa, in the County of Orange; refer to Exhibit 1. The site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road, at 1239 Victoria Street; refer to Exhibit 2.

Regional access to the site is provided via California State Route 55 (SR-55), which is located to the east. Pacific Coast Highway (CA-1), which is located approximately 1.5 miles south of the site, also provides regional access. Local access to the site is provided via Victoria Street.

Environmental Setting

The project site (Assessor's Parcel Number 422-322-18) consists of one parcel totaling 2.04 acres. The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant. The property slopes down from east to west approximately eight feet on the northerly side and two feet along the southerly side of the property, and from south to north approximately 13 feet on the westerly side and five feet on the easterly side.

Surrounding properties to the east, southwest and south are developed with multi-family residential and single-family residential homes. The properties abutting to the east at the corner of Victoria Street and Valley Road are developed with a single-story and a multiple tenant shopping center. Vista Park is located to the north across Victoria Street from the subject site.

The property to the west is currently being developed with 17 two and three-story residences. Development of the neighboring site involves significant grading to provide consistent building pad levels from the private street. As a result, a seven foot grade difference results at the northernmost point along the boundary between the two properties. At the south end of the site, the grade difference is minimal.

The primary access to the site is provided via two unsignalized driveways at the northern project frontage along Victoria Street. These two-way driveways do not have turn restrictions.

Proposed Project

The proposal involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street. Exhibit 3 illustrates the proposed development. The Project requires City of Costa Mesa approval of the General Plan amendment, Rezone, Master Plan, Variance, Tentative Tract Map, Demolition Permit, Grading Permit, and Building Permit(s). These Project components are further described below.

Trumark Homes Project TTM 17779

The City of Costa Mesa is processing a planning application from Trumark Homes, LLC for a detached single-family residential Project at 1239 Victoria Street. The proposed project involves the following:

- Demolition of a 55,000-square foot two-story commercial building and grading of the site.
- Discretionary Approval of a General Plan Amendment, Rezone, Master Plan, Variance and Tentative Tract Map 17779.
- Construction of a new 28-unit master planned community as described above. The 28-unit residential development would consist of three-story detached homes with three bedrooms, roof decks and attached two car garages. The houses would be arranged around a U-shaped private street(s) connecting to Victoria Street.

The proposed development offers these two different products:

- 14 Plan 1 Units - The proposed Plan 1 units are detached single-family units and include three stories, which are comprised of 1,850 square feet of living space, three bedrooms, three bathrooms, a roof deck, and an attached two-car garage.
- 14 Plan 2 Units. The proposed Plan 2 units are detached single family units and include three stories, which are comprised of 2,127 square feet of living space, three bedrooms, three and-a-half bathrooms, a roof deck, and an attached two-car garage.

A total of 56 garage parking spaces, 42 driveway spaces, and 14 visitor spaces are proposed (112 parking spaces or 4 spaces per unit). Table 1, Project Summary, summarizes the proposed units and their sizes. Perimeter improvements along the project site on Victoria Street will include a landscaped setback at the east and west street frontages. The preliminary landscape plans shows the frontage at the center of the site designed with a decorative railing and pilasters, a meandering walkway with stone paving accents and trellis entry points, and a public art sculpture in a central gathering area.

ATTACHMENT 3

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



December 30, 2014

Jeremy Hollins
City of Costa Mesa
4225 Executive Square, Suite 1600
La Jolla, CA 92037

RE: Trumark Homes, Tentative Tract Map. No. 17779 (TTM 17779), Orange County.

Dear Mr. Hollins,

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above project.

As a part of consultation, the NAHC recommends that local governments conduct record searches through the NAHC and California Historic Resources Information System (CHRIS) to determine if any cultural places are located within the area(s) affected by the proposed action. A *Sacred Lands File* search was completed and sites were found. The contact is the Juaneno Band of Mission Indians Acjachemen Nation. Local governments should be aware that records maintained by the NAHC and CHRIS are not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a cultural place.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address:
Katy.Sanchez@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

cc: State Clearinghouse

**Native American Tribal Government Consultation List
Orange County
December 30, 2014**

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano , CA 92675
chiefdavidbelardes@yahoo.com
(949) 493-4933 Home
(949) 293-8522

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90027

Gabrielino

(626) 676-1184 Cell

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell
(626) 286-1262 Fax

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

Juaneno Band of Mission Indians Acjachemen Nation
Teresa Romero, Chairwoman
31411-A La Matanza Street Juaneno
San Juan Capistrano , CA 92675
(949) 488-3484
(949) 488-3294 Fax

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351

Juaneño Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628
Santa Ana , CA 92799 Juaneno
sonia.johnston@sbcglobal.net
(714) 323-8312
(714) 998-0721

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry, Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
kaamalam@gmail.com
(949) 293-8522

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 applicable only for consultation with Native American tribes under Government Code Section 65352.3 and 65362.4, et seq.

and the Griset Site (Ora-135), both of which were located on promontories overlooking the Santa Ana River in the city of Costa Mesa. These sites were excavated in the 1930s under the supervision of J. W. Winterbourne; the Banning Estate Site was excavated again in the 1960s by Dixon. The Griset Site is especially noteworthy because of the discovery of ceramics dating to the Mission Period, which suggests that the site was occupied well into the historic period (Winterbourne 1968b, 1968c; Dixon 1968, 1970, 1971).



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

February 10, 2015

Mr. David Belardes
Juaneno Band of Mission Indians
Acjachemen Nation
32161 Avenida Los Amigos, San Juan
Capistrano, CA 92675

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Mr. Belardes:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

The Trumark Homes Project involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street in the City of Costa Mesa. The project site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the project site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road. Attached are two project maps depicting the area (Attachment 1), as well as a more detailed project description (Attachment 2). The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant.

Cultural Resources Data

A records search consisting of the project site and a 500 foot search radius was conducted through the CHRIS located at the South Central Coastal Information Center at California State University, Fullerton on December 23, 2014. The records search indicated that four previously conducted cultural resource investigations have occurred within the 500 foot search radius. Of these, two of the previously conducted cultural resource investigations have occurred within the project site. The two investigations within the project site were completed in 1975 (OR270) and 1961 (OR1731). Within the project site and 500 foot search radius, a portion of only one previously recorded cultural resource was identified. The cultural resource, P-30-000165/CA-ORA-000165, consists of a prehistoric lithic scatter and habitation debris, and has been analyzed and re-recorded fourteen times between 1960 and 2014. Further information is available upon request.

Mr. Belardes
February 10, 2015
Page 2

In addition, review of the Sacred Lands File by the NAHC on December 30, 2014 "indicated the presence of Native American cultural resources in the immediate project area" specifically for the Juaneño Band of Mission Indians Acjachemen Nation. The NAHC provided your information as a local tribal group to contact regarding State Bill 18 consultation and for information regarding cultural resources. The letter received from the NAHC is included in Attachment 3.

Proposed Treatment

Given the intensive level of previous development of the project, cultural resources monitoring may not be recommended. However, consultation with NAHC-listed tribes may result in development and implementation of a treatment plan, a component of which may be construction monitoring by an archaeologist and/or Native American.

Recommendations will include a provision to halt work and contact a qualified archaeologist in the event cultural resources are encountered during construction. In addition, if human remains are discovered, the Orange County Coroner's office must be notified immediately under state law (California Health and Safety Code §7050.5) and all activities in the immediate area of the find must cease until appropriate and lawful measures have been implemented. If the Coroner has reason to believe that the remains are Native American, the Coroner shall contact the NAHC within 48 hours.

The NAHC will designate a Most Likely Descendent who will make recommendations concerning the disposition of the remains in consultation with the lead agency and project archaeologist (California Public Resources Code §5097.98). If the Landowner/Agency fails to accept the MLD's recommendation or if no MLD is available for whatever reason, the Landowner/Agency or the culturally appropriate Native American group may ask the Native American Heritage Commission for assistance under California Public Resources Code Section 5097.4, subsection (k) and/ or (l).

If there are specific resources in or near this location of which we should be aware or you wish to initiate government-to-government consultation, please contact Mr. Antonio Gardea within 90 days of the date of this letter:

Antonio Gardea
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5692
antonio.gardea@costamesaca.gov

Thank you for your consideration.

Sincerely,

Antonio Gardea
Senior Planner

Attachments: Maps and Project Description



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

February 10, 2015

Ms. Linda Candelaria
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90027

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Ms. Candelaria:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

The Trumark Homes Project involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street in the City of Costa Mesa. The project site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the project site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road. Attached are two project maps depicting the area (Attachment 1), as well as a more detailed project description (Attachment 2). The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant.

Cultural Resources Data

A records search consisting of the project site and a 500 foot search radius was conducted through the CHRIS located at the South Central Coastal Information Center at California State University, Fullerton on December 23, 2014. The records search indicated that four previously conducted cultural resource investigations have occurred within the 500 foot search radius. Of these, two of the previously conducted cultural resource investigations have occurred within the project site. The two investigations within the project site were completed in 1975 (OR270) and 1961 (OR1731). Within the project site and 500 foot search radius, a portion of only one previously recorded cultural resource was identified. The cultural resource, P-30-000165/CA-ORA-000165, consists of a prehistoric lithic scatter and habitation debris, and has been analyzed and re-recorded fourteen times between 1960 and 2014. Further information is available upon request.

In addition, review of the Sacred Lands File by the NAHC on December 30, 2014 "indicated the presence of Native American cultural resources in the immediate project area" specifically for the Juaneño Band of Mission Indians Acjachemen Nation. The NAHC provided your information as a local tribal group to contact regarding State Bill 18 consultation and for information regarding cultural resources. The letter received from the NAHC is included in Attachment 3.

Proposed Treatment

Given the intensive level of previous development of the project, cultural resources monitoring may not be recommended. However, consultation with NAHC-listed tribes may result in development and implementation of a treatment plan, a component of which may be construction monitoring by an archaeologist and/or Native American.

Recommendations will include a provision to halt work and contact a qualified archaeologist in the event cultural resources are encountered during construction. In addition, if human remains are discovered, the Orange County Coroner's office must be notified immediately under state law (California Health and Safety Code §7050.5) and all activities in the immediate area of the find must cease until appropriate and lawful measures have been implemented. If the Coroner has reason to believe that the remains are Native American, the Coroner shall contact the NAHC within 48 hours.

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If there are specific resources in or near this location of which we should be aware or you wish to initiate government-to-government consultation, please contact Mr. Antonio Gardea within 90 days of the date of this letter:

Antonio Gardea
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5692
antonio.gardea@costamesaca.gov

Thank you for your consideration.

Sincerely,

Antonio Gardea
Senior Planner

Attachments: Maps and Project Description



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

February 10, 2015

Mr. Sam Dunlap
Gabrielino/Tongva Nation
P.O. Box 86908
Los Angeles, CA 90086

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Mr. Dunlap:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

The Trumark Homes Project involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street in the City of Costa Mesa. The project site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the project site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road. Attached are two project maps depicting the area (Attachment 1), as well as a more detailed project description (Attachment 2). The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant.

Cultural Resources Data

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Mr. Dunlap
February 10, 2015
Page 2

In addition, review of the Sacred Lands File by the NAHC on December 30, 2014 "indicated the presence of Native American cultural resources in the immediate project area" specifically for the Juaneño Band of Mission Indians Acjachemen Nation. The NAHC provided your information as a local tribal group to contact regarding State Bill 18 consultation and for information regarding cultural resources. The letter received from the NAHC is included in Attachment 3.

Proposed Treatment

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If there are specific resources in or near this location of which we should be aware or you wish to initiate government-to-government consultation, please contact Mr. Antonio Gardea within 90 days of the date of this letter:

Antonio Gardea
77 Fair Drive, Costa Mesa,
CA 92626
(714) 754-5692
antonio.gardea@costamesaca.gov

Thank you for your consideration.

Sincerely,

Antonio Gardea
Senior Planner

Attachments: Maps and Project Description



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

February 10, 2015

Ms. Sonia Johnston
Juaneno Band of Mission Indians
P.O. Box 25628
Santa Ana, CA 92799

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Ms. Johnston:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

The Trumark Homes Project involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street in the City of Costa Mesa. The project site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the project site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road. Attached are two project maps depicting the area (Attachment 1), as well as a more detailed project description (Attachment 2). The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant.

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If there are specific resources in or near this location of which we should be aware or you wish to initiate government-to-government consultation, please contact Mr. Antonio Gardea within 90 days of the date of this letter:

Antonio Gardea
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5692
antonio.gardea@costamesaca.gov

Thank you for your consideration.

Sincerely,

Antonio Gardea
Senior Planner

Attachments: Maps and Project Description



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

February 10, 2015

Mr. Anthony Morales
Gabrieleno/Tongva San Gabriel Band of
Mission Indians
P.O. Box 693
San Gabriel, CA 91778

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Mr. Morales:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

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Mr. Morales
February 10, 2015
Page 2

In addition, review of the Sacred Lands File by the NAHC on December 30, 2014 "indicated the presence of Native American cultural resources in the immediate project area" specifically for the Juaneño Band of Mission Indians Acjachemen Nation. The NAHC provided your information as a local tribal group to contact regarding State Bill 18 consultation and for information regarding cultural resources. The letter received from the NAHC is included in Attachment 3.

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Recommendations will include a provision to halt work and contact a qualified archaeologist in the event cultural resources are encountered during construction. In addition, if human remains are discovered, the Orange County Coroner's office must be notified immediately under state law (California Health and Safety Code §7050.5) and all activities in the immediate area of the find must cease until appropriate and lawful measures have been implemented. If the Coroner has reason to believe that the remains are Native American, the Coroner shall contact the NAHC within 48 hours.

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If there are specific resources in or near this location of which we should be aware or you wish to initiate government-to-government consultation, please contact Mr. Antonio Gardea within 90 days of the date of this letter:

Antonio Gardea
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5692
antonio.gardea@costamesaca.gov

Thank you for your consideration.

Sincerely,

Antonio Gardea
Senior Planner

Attachments: Maps and Project Description



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

February 10, 2015

Ms. Teresa Romero
Juaneno Band of Mission Indians
Acjachemen Nation
31411-A La Matanza Street
San Juan Capistrano, CA 92675

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Ms. Romero:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

The Trumark Homes Project involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street in the City of Costa Mesa. The project site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the project site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road. Attached are two project maps depicting the area (Attachment 1), as well as a more detailed project description (Attachment 2). The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant.

Cultural Resources Data

A records search consisting of the project site and a 500 foot search radius was conducted through the CHRIS located at the South Central Coastal Information Center at California State University, Fullerton on December 23, 2014. The records search indicated that four previously conducted cultural resource investigations have occurred within the 500 foot search radius. Of these, two of the previously conducted cultural resource investigations have occurred within the project site. The two investigations within the project site were completed in 1975 (OR270) and 1961 (OR1731). Within the project site and 500 foot search radius, a portion of only one previously recorded cultural resource was identified. The cultural resource, P-30-000165/CA-ORA-000165, consists of a prehistoric lithic scatter and habitation debris, and has been analyzed and re-recorded fourteen times between 1960 and 2014. Further information is available upon request.

In addition, review of the Sacred Lands File by the NAHC on December 30, 2014 "indicated the presence of Native American cultural resources in the immediate project area" specifically for the Juaneño Band of Mission Indians Acjachemen Nation. The NAHC provided your information as a local tribal group to contact regarding State Bill 18 consultation and for information regarding cultural resources. The letter received from the NAHC is included in Attachment 3.

Proposed Treatment

Given the intensive level of previous development of the project, cultural resources monitoring may not be recommended. However, consultation with NAHC-listed tribes may result in development and implementation of a treatment plan, a component of which may be construction monitoring by an archaeologist and/or Native American.

Recommendations will include a provision to halt work and contact a qualified archaeologist in the event cultural resources are encountered during construction. In addition, if human remains are discovered, the Orange County Coroner's office must be notified immediately under state law (California Health and Safety Code §7050.5) and all activities in the immediate area of the find must cease until appropriate and lawful measures have been implemented. If the Coroner has reason to believe that the remains are Native American, the Coroner shall contact the NAHC within 48 hours.

The NAHC will designate a Most Likely Descendent who will make recommendations concerning the disposition of the remains in consultation with the lead agency and project archaeologist (California Public Resources Code §5097.98). If the Landowner/Agency fails to accept the MLD's recommendation or if no MLD is available for whatever reason, the Landowner/Agency or the culturally appropriate Native American group may ask the Native American Heritage Commission for assistance under California Public Resources Code Section 5097.4, subsection (k) and/ or (l).

If there are specific resources in or near this location of which we should be aware or you wish to initiate government-to-government consultation, please contact Mr. Antonio Gardea within 90 days of the date of this letter:

Antonio Gardea
77 Fair Drive
Costa Mesa, CA 92626
(714) 754-5692
antonio.gardea@costamesaca.gov

Thank you for your consideration.

Sincerely,

Antonio Gardea
Senior Planner

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CITY OF COSTA MESA

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February 10, 2015

Mr. Andres Salas
Gabrieleno Band of Mission Indians
P.O. Box 393
Covina, CA 91723

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Mr. Salas:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

The Trumark Homes Project involves a 28-unit master planned community that would consist of three-story detached homes at 1239 Victoria Street in the City of Costa Mesa. The project site is located approximately 1.6 miles north of the Pacific Ocean. Specifically, the project site is located on the south side of Victoria Street approximately 900 feet east of the City's boundary with the City of Huntington Beach and approximately 450 feet west of Valley Road. Attached are two project maps depicting the area (Attachment 1), as well as a more detailed project description (Attachment 2). The property currently contains an existing two-story office building. The existing structure was built in phases with the original northeast building constructed in 1960. An addition was added in 1966 with the final building addition completed in 1968. The building is approximately 55,000-square feet and includes office space, research and development, production space, and warehouse areas that are mostly vacant.

Cultural Resources Data

A records search consisting of the project site and a 500 foot search radius was conducted through the CHRIS located at the South Central Coastal Information Center at California State University, Fullerton on December 23, 2014. The records search indicated that four previously conducted cultural resource investigations have occurred within the 500 foot search radius. Of these, two of the previously conducted cultural resource investigations have occurred within the project site. The two investigations within the project site were completed in 1975 (OR270) and 1961 (OR1731). Within the project site and 500 foot search radius, a portion of only one previously recorded cultural resource was identified. The cultural resource, P-30-000165/CA-ORA-000165, consists of a prehistoric lithic scatter and habitation debris, and has been analyzed and re-recorded fourteen times between 1960 and 2014. Further information is available upon request.

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Sincerely,

Antonio Gardea
Senior Planner

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February 10, 2015

Ms. Joyce Perry
Juaneno Band of Mission Indians
Acjachemen Nation
4955 Paseo Segovia
Irvine, CA 92612

Subject: SB 18 Consultation (Government Code §65352.3): Trumark Homes, Vesting Tentative Tract Map No. 17779 (VTTM 17779) Project, the City of Costa Mesa, Orange County, California

Dear Ms. Perry:

Pursuant to Government Code §65352.3 (State Bill 18), and in an effort to fully evaluate potential significant impacts to cultural resources, the City of Costa Mesa is contacting you to elicit information not contained in the present databases (California Historical Resources Information System [CHRIS] and Native American Heritage Commission [NAHC] Sacred Lands File) and offer to initiate government-to-government consultation should you choose.

Project Description

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