

Sunnyslope Dr

**A PHASE I CULTURAL RESOURCE INVESTIGATION  
OF THE AREA 5.1 PROJECT SITE IN THE LANDERS  
AREA OF SAN BERNARDINO COUNTY,  
CALIFORNIA**

**Prepared for:**

**Rod Rigole  
504 ½ Marguerite Avenue  
Corona del Mar, California 92625-2355  
[rarigole@gmail.com](mailto:rarigole@gmail.com)**

**Prepared by:**

**McKENNA et al.  
6008 Friends Avenue  
Whittier, California 90601-3724  
(562) 696-3852  
[jeanette.mckennaetal@gmail.com](mailto:jeanette.mckennaetal@gmail.com)**

**Author and Principal Investigator: Jeanette A. McKenna, MA/RPA/HonDL**

**Job No. 03-22-04-2149**

**April 28, 2022**

**Revised May 12, 2025**

**A PHASE I CULTURAL RESOURCE INVESTIGATION  
OF THE AREA 5.1 PROJECT SITE IN THE LANDERS  
AREA OF SAN BERNARDINO COUNTY,  
CALIFORNIA**

**Prepared for:**

**Rod Rigole  
504 ½ Marguerite Avenue  
Corona del Mar, California 92625-2355  
[rurigole@gmail.com](mailto:rurigole@gmail.com)**

**Prepared by:**

**McKENNA et al.  
6008 Friends Avenue  
Whittier, California 90601-3724  
(562) 696-3852  
[jeanette.mckennaetal@gmail.com](mailto:jeanette.mckennaetal@gmail.com)**

**Author and Principal Investigator: Jeanette A. McKenna, MA/RPA/HonDL**

**Job No. 03-22-04-2149  
April 28, 2022**

## TABLE OF CONTENTS

	Page
LIST OF FIGURES .....	iii
EXECUTIVE SUMMARY .....	v
INTRODUCTION .....	1
PROJECT LOCATION AND DESCRIPTION .....	1
ENVIRONMENTAL SETTING .....	6
BRIEF CULTURE HISTORY BACKGROUND .....	8
Parcel 0629-282-03 .....	14
Parcel 0629-282-06 .....	15
METHODOLOGY .....	16
PREVIOUS RESEARCH .....	17
RESULTS OF THE INVESTIGATIONS .....	21
Previous Research .....	21
Native American Consultation .....	21
Paleontological Resources .....	22
Prehistoric/Protohistoric Archaeological Resources .....	22
Historic Archaeological Resources .....	22
Built Environments .....	24
Utility Poles .....	25
Signage .....	26
Single Family Residence .....	26
Two Car Garage .....	29
Fencing/Gates .....	30
Landscaping .....	31
8-Room Motel .....	31
PVC Irrigation System .....	33
EVALUATION CRITERIA .....	34

	Page
CONCLUSIONS AND RECOMMENDATIONS .....	35
REFERENCES .....	37
APPENDICES:	
A. Professional Qualifications .....	A-1
B. Archaeological Records Search .....	B-1
C. Native American Heritage Commission Consultation .....	C-1
D. Paleontological Overview .....	D-1
E. Supplemental Research Data .....	E-1
F. Photographic Record .....	F-1
G. California DPR-523 Forms .....	G-1

## LIST OF FIGURES

	Page
1. Project Area Illustrated on the 1976 U.S.G.S. Landers Quadrangle .....	2
2. Project Area Illustrated on the 2021 U.S.G.S. Landers Quadrangle .....	3
3. Assessor Parcel Map Illustrating the Current Project Area .....	4
4. Aerial Photo Identifying Existing Improvements within Area 5.1 Project Area .....	4
5. Proposed Development Plan .....	5
6. Government Map of the 1860s .....	11
7. Federal Government Subdivision of Section 10 .....	12
8. Aerial Photograph of 1953 with No Improvements or Roads, Save State Hwy 247 (unpaved) .....	13
9. Improvements Identified on 1970 Aerial Photograph .....	13
10. Concrete Foundation within Parcel -06, Area 5.1, Landers, California .....	23
11. Google Earth Aerial Photograph of 2018 .....	25
12. Utility Pole .....	25
13. Damaged Motel Signage .....	26
14. West Elevation of Residence in Parcel -03, Landers, California .....	27
15. East Elevation of Residence in Parcel -03, Landers, California .....	27
16. South Elevation of the Residence in Parcel -03, Illustrating Boarded Garage Door Location .....	28

	Page
17. South Elevation of the Garage, Parcel -03, Landers, California .....	29
18. Fencing along Western Property Boundary, Parcel -03, Landers, California .....	30
19. South Elevation of the 8-Room Motel, Parcel -03, Landers, California .....	32
20. Overview of West Elevation of 8-Room Motel, Landers .....	32
21. PVC Irrigation .....	33

## EXECUTIVE SUMMARY

McKenna et al. initiated this Phase I cultural resources investigation for the proposed Area 5.1 project area in the Landers area of unincorporated San Bernardino County, California, at the request of Loescher Meachem Architects, Los Angeles, representing the property owner (Rod Rigole, Corona del Mar, CA). The San Bernardino County is acting as the Lead Agency for this project. As such, this cultural resource investigation has been undertaken for compliance with both the California Environmental Quality Act, as amended, and the current County policies and guidelines for the completing of cultural resources investigations. McKenna et al. initiated this investigation in February of 2022 and completed the investigation in April, 2022.

An intensive field survey was completed for the 10-acre project area and supplemented with research and analysis of the compiled data. As a result, it was determined the project area yielded no evidence of paleontological resources, prehistoric, or protohistoric Native American archaeological resources. One archaeological site has been identified (concrete foundation), but this site is not historically significant (eastern 5 acres). The second site recorded within the project area involves the present of standing structures (western 5 acres). However, the assessment of these resources resulted in the conclusion that none of the standing structures are significant and the surrounding improvements (e.g., utilities, gardens, fencing, etc.) are either modern additions to the complex or insignificant with respect to historical significance.

The project area is considered clear of any significant cultural resources and, therefore, the proposed project will not result in any adverse environmental impacts. There is always a potential for previously unidentified resources, especially in a buried context. In this case, the potential for buried resources is very low. Nonetheless, should resources be identified further research and assessments may be warranted.

DPR-523 forms have been completed for Parcels -03 (western 5 acres) and -06 (eastern 5 acres), respectively. These forms are designed to complete the recordation of the resources, regardless of significance. The documentation and recordation presented in this report completes the process, to date, and McKenna et al. is concluding no further investigations are necessary. Given the negative findings, no mitigation recommendations are required.

# **A PHASE I CULTURAL RESOURCE INVESTIGATION OF THE AREA 5.1 PROJECT SITE IN THE LANDERS AREA OF SAN BERNARDINO COUNTY, CALIFORNIA**

by,

Jeanette A. McKenna, Principal  
McKenna et al., Whittier CA

## **INTRODUCTION**

McKenna et al. (Appendix A) initiated this Phase I cultural resources investigation for the proposed Area 5.1 project area in the Landers area of unincorporated San Bernardino County, California, at the request of Loescher Meachem Architects, Los Angeles, representing the property owner (Rod Rigole, Corona del Mar, CA). The San Bernardino Land Management Agency is acting as the Lead Agency for this project. As such, this cultural resource investigation has been undertaken for compliance with both the California Environmental Quality Act, as amended, and the current County policies and guidelines for the completing of cultural resources investigations. McKenna et al. initiated this investigation in February of 2022 and completed the investigation in April, 2022.

## **PROJECT LOCATION AND DESCRIPTION**

The proposed project sites consisted of two legal parcels totaling 10 acres east of State Highway 247 (Old Woman Springs Road) and north of New Dixie Mine Road (Figures 1 and 2). The properties are currently identified as Assessor Parcel Numbers 0629-282-03 and 0629-282-06 (5 acres each). Prior to these APN designations, the properties were identified as Government Lot 38 and Government Lot 37, respectively (Figure 3). An aerial photograph illustrates improvement within each property, including standing structures, a structural foundation, and surface grading/alterations. Dirt roads have been established across the properties, proving access from roads bounding the northern and southern property boundaries (Figure 4).



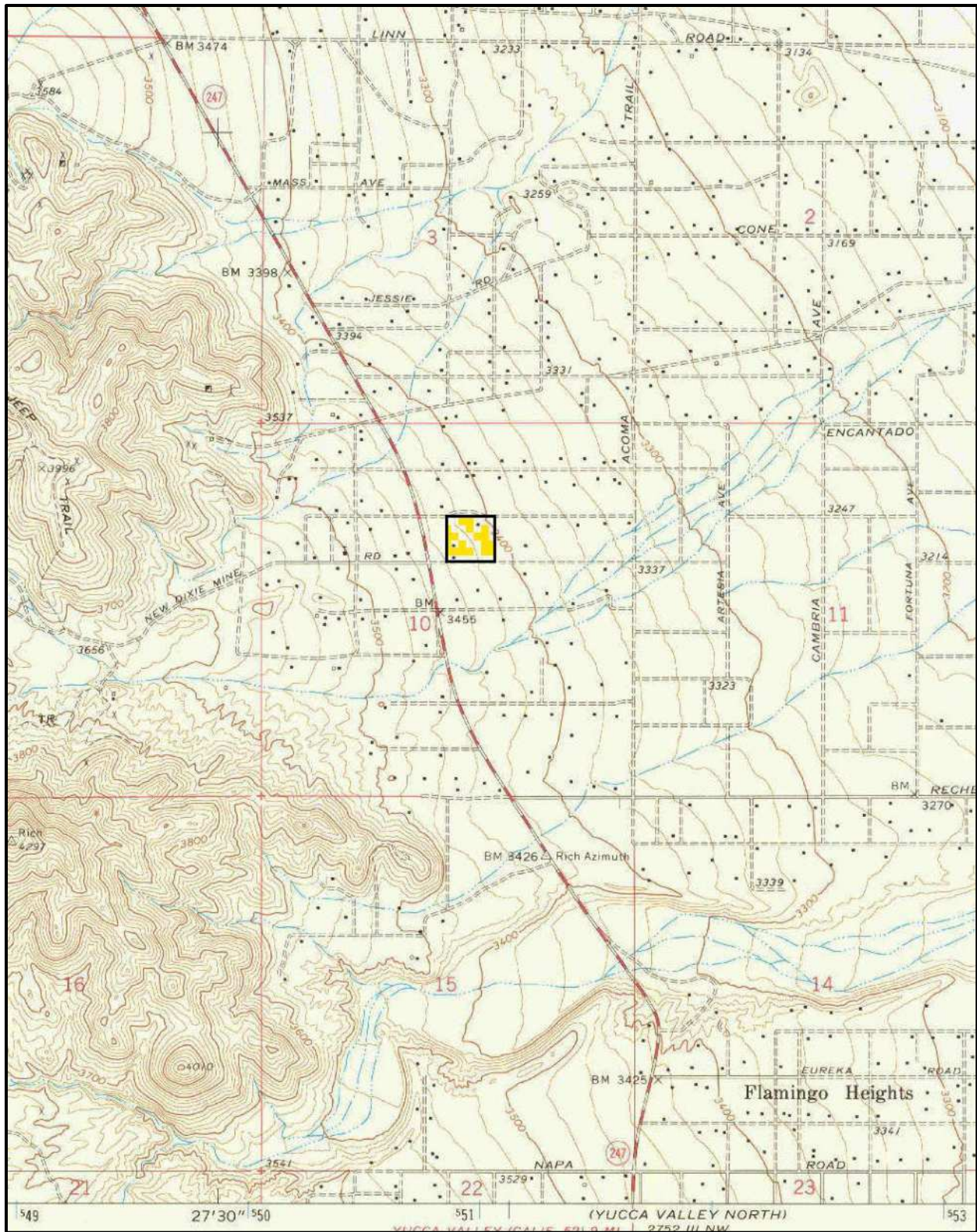


Figure 1. Project Area Illustrated on the 1976 U.S.G.S. Landers Quadrangle.



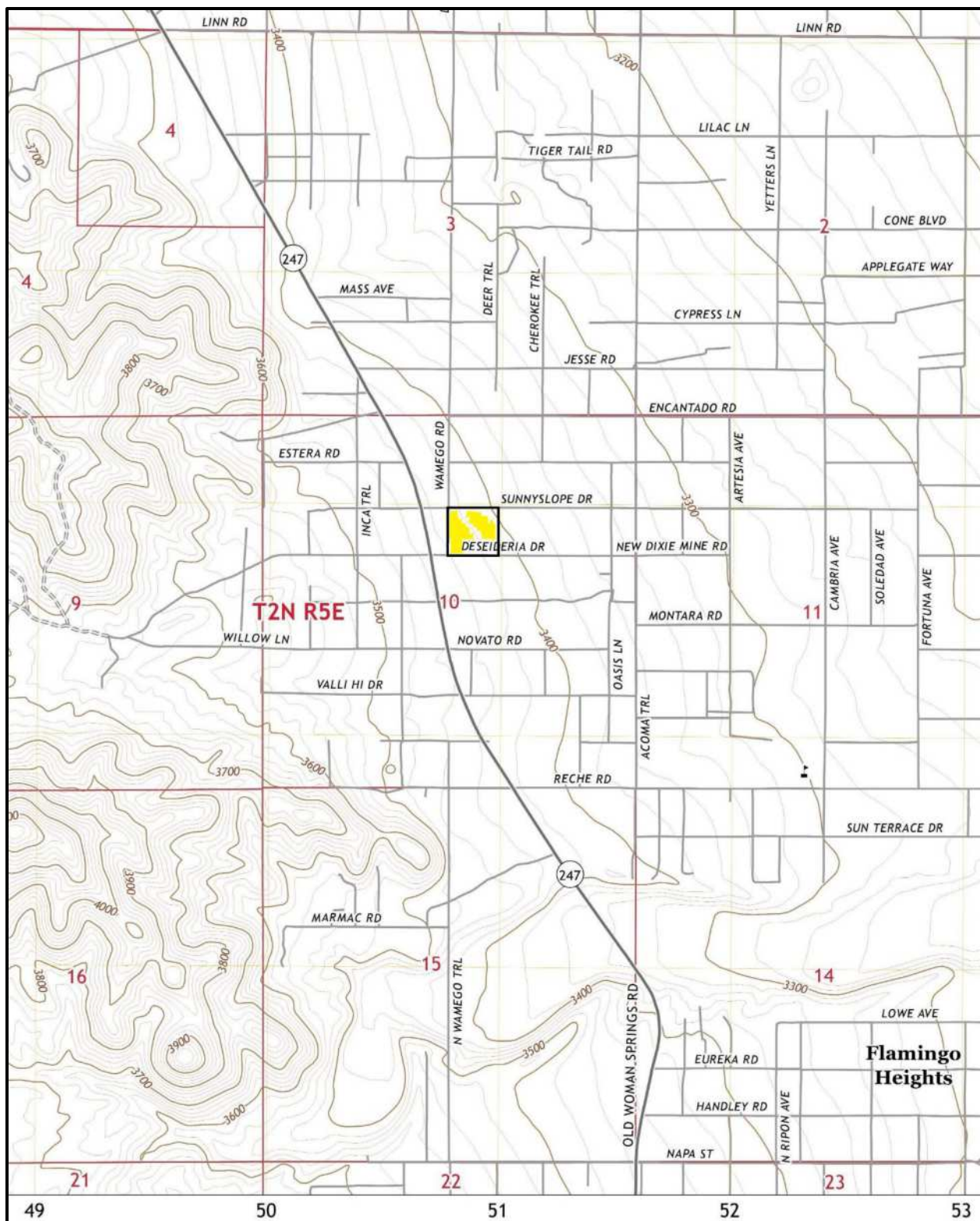


Figure 2. Project Area Illustrated on the 2021 U.S.G.S. Landers Quadrangle.

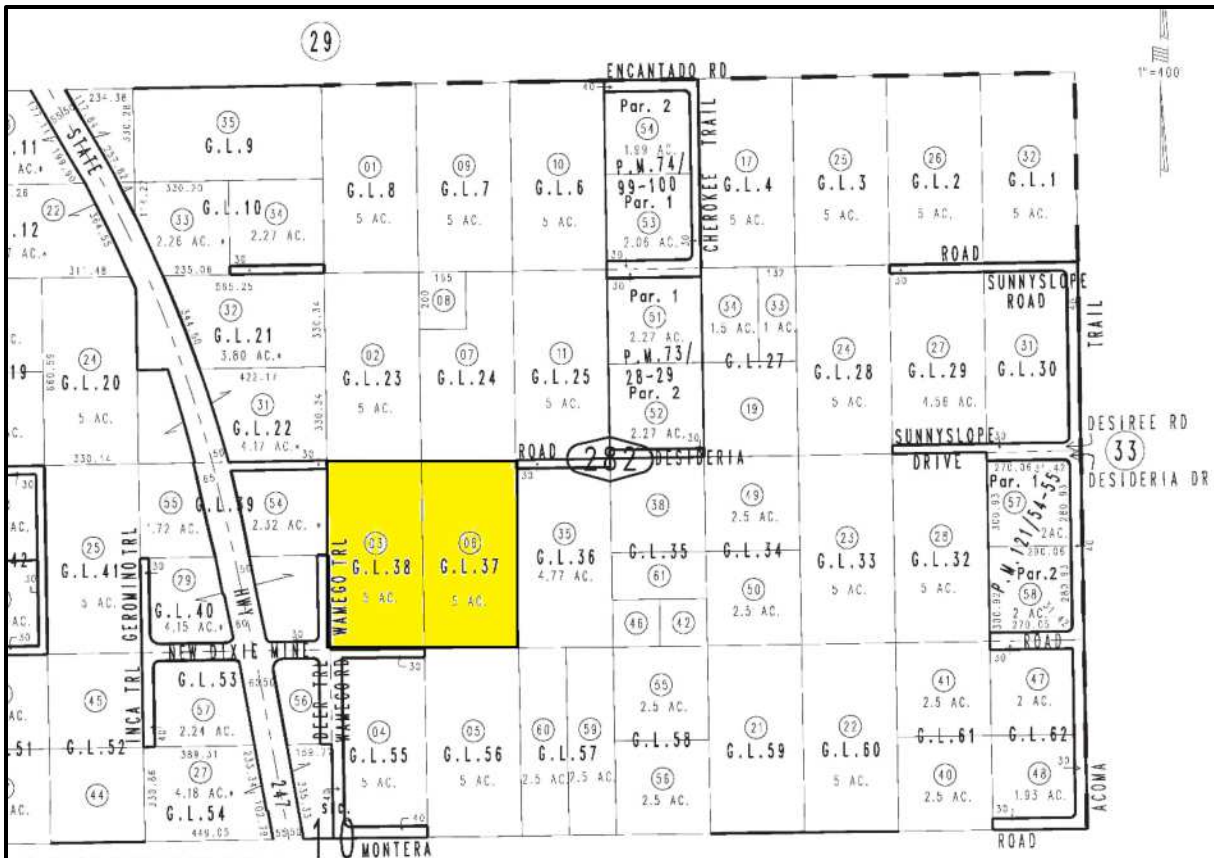


Figure 3. Assessor Parcel Map Illustrating the Current Project Area.



Figure 4. Aerial Photo Identifying Existing Improvements within Area 5.1 Project Area.

This specific location is associated with Township 2 North, Range 5 East, and the NW ¼ of the SW ¼ of the NE ¼ of Section 10, as illustrated in Figures 1 and 2). Road alignments and the names of roads are problematic, as different maps provide different references. For example, the Assessor Parcel Map defines the northern boundary as “Sunnyslope Drive”, “Habanera Road”, and/or “Desideria Road.” The southern boundary is defined as “New Dixie Mine Road.” In contrast, the 2021 U.S.G.S Landers quadrangle identifies the southern boundary as “Deseideria Drive” and/or “New Dixie Mine Road.” A third reference, the site plan, illustrates the northern boundary as “Desideria Road” and the southern boundary as “New Dixie Mine Road” (Figure 5).

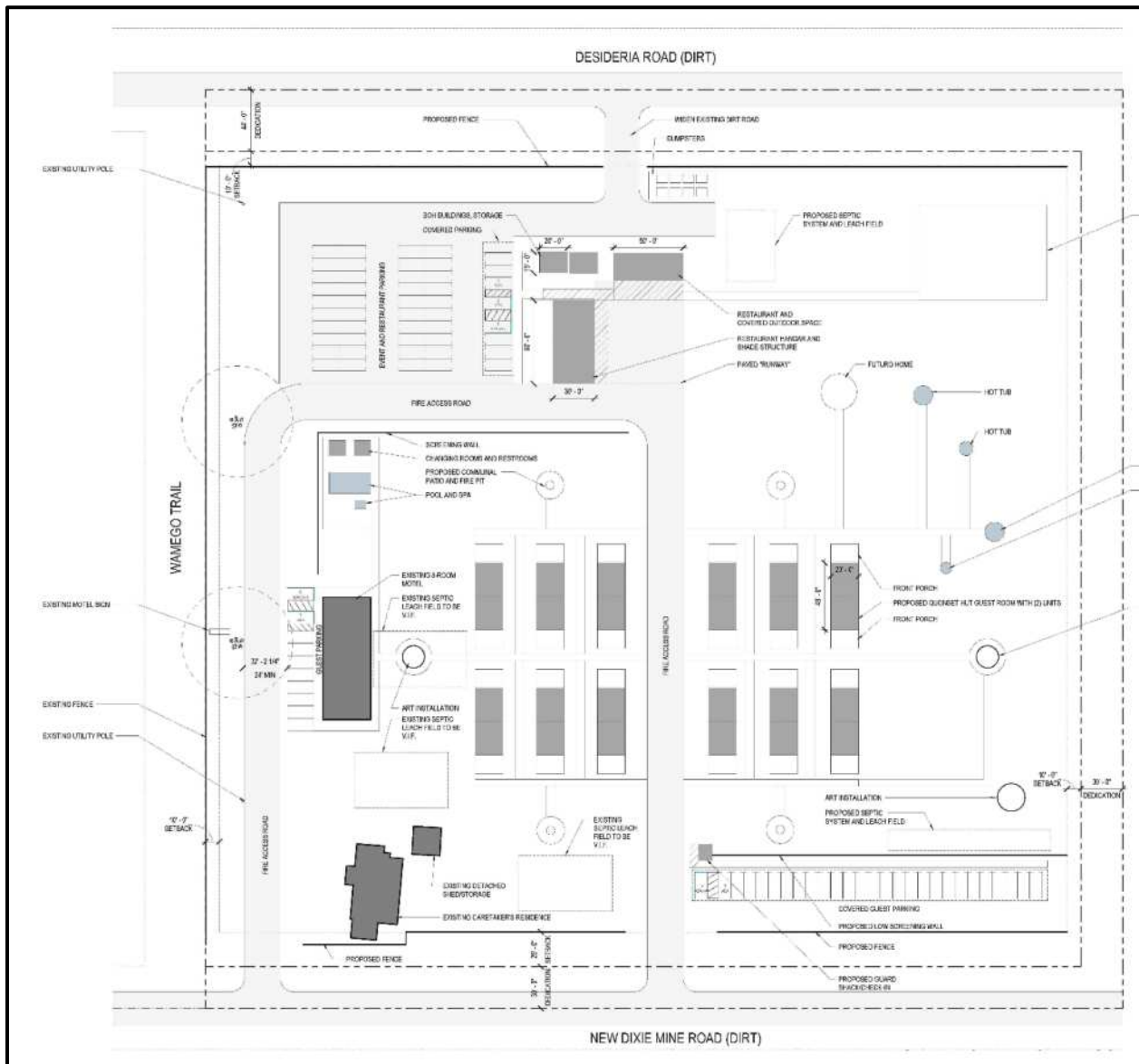


Figure 5. Proposed Development Plan.

The western boundary, tentatively identified as “Wamego Trail”, does not exist along the project area boundary, but is present to the north of “Sunnyslope Drive.” It appears to have been abandoned and incorporated into the adjoining lot to the west.

For ease of reference, McKenna et al. is using the western fence line as the western property boundary, “Sunnyslope Drive” as the northern boundary; “New Dixie Mine Road” as the southern boundary; and the alignment corresponding with the scraped surface as the eastern Boundary.

The proposed project will involve the entire 10 acre project area. The existing residential complex and 8-room motel will be maintained (western 5 acres) while the small concrete foundation will be removed (eastern 5 acres). Primary access will be from the north and south. Proposed improvements will include, but not necessarily be limited to, the establishment of additional motel rooms (12 free standing structures); walkways; fire road access; parking areas; fencing and walls; a pool, spa, and changing rooms; storage buildings; restaurants; miniature golf complex; a septic system; and the future development of a second residential complex. Modest changes to the proposed improvements may be made during the planning process.

## ENVIRONMENTAL SETTING

The community of Landers is located in the south-central portion of the Mojave Desert – north of Twentynine Palms and south of the Bullion Mountains (Norris and Webb 1990:220-221). Summarized by MacMahon (1987:47), the Mojave Desert is within the Basin and Range Province with a “transitional vegetation type wedged between the Great Basin Desert to the north and the Sonoran Desert to the south.” The Mojave Desert is characterized as having scant rainfall, warm temperatures, and high winds, resulting in high evaporation rates and, in some area, saline soils (playas).

Norris and Webb (1990:224-225) note the “... Mojave province displays an unusually large variety of landforms produced by intricate erosional, depositional, and structural processes ... common landforms of pediment, bajada, bolson, alluvial fans, badlands, and mudflow were first defined or are particularly well demonstrated in the Mojave.”

Primary vegetation in the Mojave Desert includes, but not limited to, Beavertail Cactus, Blue Yucca, Mojave Yucca, Diamond Cholla, Barrel Cactus, Burrobush, Catclaw, Party Saltbush, Mojave Sage, Woolly Bur Sage, White Bur Sage, Brittlebush, Creosote Bush, Big Sagebrush, Mesquite, Cottonwood, Willow, Shadscale, Blackbrush, Hopsage, Desert Holly, Cartle Spinich, and Joshua Trees (MacMahon 1987:50-53).



Fauna include Grasshoppers, locusts, beetles, wasps, bees, ants, termites, tortoise, iguanas, Gila monsters (rare), various lizards and snakes, frogs, quail, and various birds (sparrows, wrens, owls, doves, ravens, etc.). Larger animals (mammals) include, but not limited to, Deer Mouse, sheep, cottontails, antelope, squirrels, rats, mice, gophers, shrew, fox, deer, skunk, and mountain lions.

The project area is located on the undulating floor of the Mojave Desert and the south portion of Johnson Valley. Norris and Webb:1990:223-224) state:

“Throughout the Mojave, small hills rise above the alluvial alley fill, islandlike [sic] in seas of gravel. These are remnants of the mountainous topography that is partly erased by erosion or buried by debris. Other prominent features of today’s surface are the many playas ... Every local internal drainage basin contains at least one playa, and the linear valleys of the eastern Mojave often have several, because drainage is blocked by almost imperceptible rises between playas ... valleys in the Mojave are proportionally broader, mountains are correspondingly more widely spaced, and generally do not stand as high about their surroundings.”

The project area is located on one of the many alluvial fans in the southern Mojave Desert and dominated by deposits of loosely packed sand and gravels. There are no outstanding or evidence exposures of bedrock and the vegetation is dominated by brush and intrusive grasses.

Major fault lines in the area include the Old Woman Springs Fault and the Johnson Valley Vault (Southeast to northwest trending). With respect to the Landers area and the large 1992 earthquake in Landers, Hauksson, Jones, Hutton, and Eberhart-Phillips (1992) State:

“The 1992 Landers earthquakes began on April 23 with the 6.1 1992 Joshua Tree preshock and form the most substantial earthquake sequence to occur in California in the last 40 years. This sequence ruptured almost 100 km of both surficial and concealed faults and caused aftershocks over an area 100 km wide by 180 km long. The faulting was predominantly strike slip and three main events in the sequence had unilateral rupture to the north away from the San Andreas fault. The 6.1 Joshua Tree preshock at 33°N58' and 116°W19' on 0451 UT April 23

was preceded by a tightly clustered foreshock sequence ( $\leq 4.6$ ) beginning 2 hours before the mainshock and followed by a large aftershock sequence with more than 6000 aftershocks. The aftershocks extended along a northerly trend from about 10 km north of the San Andreas fault, northwest of Indio, to the east-striking Pinto Mountain fault. The 7.3 Landers mainshock occurred at  $34^{\circ}\text{N}13'$  and  $116^{\circ}\text{W}26'$  at 1158 UT, June 28, 1992, and was preceded for 12 hours by 25 small  $\leq 3$  earthquakes at the mainshock epicenter ... The aftershocks extend 60 km to the north of the mainshock epicenter along a system of at least five different surficial faults, and 40 km to the south, crossing the Pinto Mountain fault through the Joshua Tree aftershock zone towards the San Andreas fault near Indio."

Overall, the setting for the project area is considered to be a typical alluvial fans developed from deposits from the hills to the west. The area is seismically active and in an area capable of significant seismic activity. There is no exposed bedrock and now evidence of natural lithic materials indicative of material useful to prehistoric or proto-historic populations.

## BRIEF CULTURE HISTORY BACKGROUND

The project area is within the community of Landers, San Bernardino County, and associated with the northern boundaries of the ethnographic territory of the Mountain Cahuilla, a prehistoric/historic/modern population of Native Americans known to have occupied southern San Bernardino and northern Riverside counties. This territory is also claimed by the Serrano, a Native American population more directly associated with the San Bernardino Mountain areas.

The Mountain Cahuilla are one of three distinct Cahuilla populations that are specifically associated with the mountain areas north of the Coachella Valley (Barrows 1900; Hooper 1920; Kroeber 1925 and 1976; Curtis 1926; Strong 1929; Bean and Saubel 1972; and Bean 1978). Wilke (1978:129) suggested the Cahuilla migrated into the up-land areas after the most recent desiccation of Lake Cahuilla (Salton Sea), eventually returning to the lower desert once the area revegetated. The populations returning to the valleys evolved into the Desert Cahuilla and those who remained in the mountain areas became known as the Mountain Cahuilla.

Wilke's studies have shown that the local populations exploited almost every available food source in the area (1978). The Mountain Cahuilla relied on springs and drainages for fresh water and villages tended to be established near natural springs. Smaller encampments were established in exploitation areas and were considered temporary.

Population estimates for the prehistoric Cahuilla range from 3,600 to 10,000 individuals. These individuals maintained extensive networks for trade including contacts along the Colorado River and the Pacific Coast. Trails, small camp sites, and other limited use areas have been recorded throughout the region and attest to the wide-spread use of the Valley by prehistoric man.

Trade routes (e.g., the Cocomaricopa Trail; see Darling 2002; Becker and Altschul 2003) and encampments in areas providing fresh water have been identified throughout the territory. These fresh water sources were also used in historic times and by various explorers and settlers.

Wilke (1986:9) also emphasizes that the Cahuilla did not rely heavily on stone tools. To the contrary, the Cahuilla relied on wooden objects (even as projectile points) and ceramic goods. Nets and traps were used in hunting and fishing. Ceramics (buffwares and brown wares) have been identified, along with basketry, although few examples have survived. Recent investigations have also suggested that, while the Cahuilla were hunters and gatherers, they also practiced limited agricultural activities (von Werlhof n.d.; see Wilke 1986:9).

The Cahuilla practiced a relatively complex social organization – based on lineages and clans. Individual clans occupied village sites and exploited individualized territories. Interactions provided exchange in the forms of trade, marriage alliances, and social/ ceremonial contact. Basically, marriage occurred between moieties, thereby avoiding marriages between blood relatives.

Clan associations were more directly related to the exploitation of resources, trade, and social interaction (Love 1998:4; McKenna 1997). The Cahuilla practiced cremation and generally burned the residential structure of the deceased individual (Wilke 1986:9). A new residence was then built some distance away, attesting to the mobility of the residential sites. Analysis of ethnographic and archaeological data has resulted in the development of various chronologies for the California desert and surrounding mountain regions (Wallace 1962; Warren and Orr 1978; Weide and Barker 1975; Hall and Barker 1975; King and Casebrier 1976; and Gallegos et al. 1979). Jertberg (1982:5-7) synthesized these data and proposed the following chronology for comparative purposes:



- 10,000 to 6,000 B.C.: The Lake Mojave/San Dieguito Complex and/or Western Lithic Co-Tradition). Characterized by the presence of projectile points, large knives, scrapers, chopping tools, and scraper planes (Bettinger and Taylor 1974; Campbell and Campbell 1937; Rogers 1939; Davis et al. 1969). Items associated with vegetal food processing and hunting and the presence of a coniferous woodland and pluvial lakes.
- 6,000 B.C.-A.D. 500: Archaic or Pinto Armagosa periods (Wallace 1962; Bettinger and Taylor 1974; Weide and Barker 1974). Characterized by diagnostic projectile points, leaf shaped blades, choppers, and scraper planes. Some sites exhibit a small assemblage of milling stones. A shift in climate and vegetation led to a shift in exploitation with an emphasis on vegetal resources.
- A.D. 500 to Historic: (un-named). Characterized by the presence of the bow and arrow (as opposed to darts), ceramics, and cremations. Milling tools increase, including mortars and pestles. There is evidence of limited agriculture and the appearance of Shoshonean-speakers displacing local Hokan-speaking populations (Wallace 1962:176). Sites are associated with the presence of Lake Cahuilla and the exploitation of resources directly associated with the lake's presence and subsequent recession.

If Wilke's chronology is correct, some Cahuilla migrated out of the mountain and reoccupied the Coachella Valley sometime after A.D.1300, a period generally correlated with the Patayan II and III periods of the southeastern California populations (e.g., Yuman). Others stayed in the higher elevations. The Patayan I period dates from A.D. 500 to 1000; Patayan II from A.D. 1000 to 1600; and Patayan III after A.D. 1600 - all three periods falling within the larger Late Prehistoric period. Non-Native contact with the Mountain Cahuilla occurred relatively late and after contact with the Desert Cahuilla (in the early 1800s). The earliest recorded non-Native interaction with any Cahuilla reportedly occurred in 1823 with the Jose Romero expedition through the Colorado Desert.

In 1862, the U.S. Government passed the Homestead Act, leading to the establishment of open lands for homesteading throughout the western United States. Shortly there-

after, in 1863, a smallpox epidemic decimated the Cahuilla population, essentially rendering the inland areas of Southern California available for non-Native settlement (Wilke 1986:10).

The Bureau of Land Management General Land Office records identified the current project area properties as part of the federal government holdings well into the 20<sup>th</sup> Century (Figure 6). The records show the lands became available in 1938, pursuant to the "... the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites ...".



Figure 6. Government Map of the 1860s.

Section 10 was subdivided by the Government (BLM Government Land Office) in preparation of sales. Illustrated in Figure 7, Lots 37 and 38 area identified as corresponding with the current APN -06 and -03, respectively. The legal definitions for these properties are:

40	107	106	83	74	51	42	19	12	10.00
	108	105	84	73	52	41	20	21	16
	109	104	85	72	53	40	22	23	17
	110	103	86	71	54	39	23	24	18
2	111	102	87	70	55	38	24	25	19
1	112	101	88	69	56	37	25	26	20
	113	100	89	68	57	36	26	27	21
	114	99	90	67	58	35	27	28	22
	115	98	91	66	59	34	28	29	23
	116	97	92	65	60	33	29	30	24
	117	96	93	64	61	32	30		25
	118	95	94	63	62	31			26

Figure 7. Federal Government Subdivision of Section 10.

**Parcel 0629-282-03:** Lot 38 Sec 10 TP 2N R 5E ex Min Rts as reserved by USA.

**Parcel 0629-282-06:** Lot 37 Sec 10 TP 2N R 5E ex Min Rts as reserved by USA.

The ownership histories for these two properties differ and have only been consolidated recently. A summary of the ownership/improvements of these properties is presented below. A 1953 aerial photograph shows the area unimproved with no associated roads (Figure 8). Figure 9 illustrates the 1970 improvements.





Figure 8. Aerial Photograph of 1953 with No Improvements or Roads, Save State Hwy. 247 (unpaved).



Figure 9. Improvements Identified on 1970 Aerial Photograph.

### Parcel 0629-282-03

Parcel -03 (Government Lot 38) was first sold by the U.S. Government in 1960 to Brandon Ray Boyce (Accession No. 1204841). This 5 acre property was the only property registered under Boyce's name. Research identified Branson Ray Boyce (1921-1966) as the son of William E. (1894-1967) and Ida B. (nee Brown) Boyce (1896-1974). He was born in Colorado and living in Norwalk, Los Angeles County, by 1953. Branson Ray Boyce married Treva Maxine (nee Wyrick; 1927-1961) and they had one daughter, Tonja Rae Boyce (1947-1988). Branson Ray Boyce purchased the property in Landers shortly before the death of his wife and when his daughter was only 13. Following his wife's death, Branson Boyce quit claimed the property to his mother, Ida B. Boyce, in March of 1962. Ida B. Boyce sold the land in October of 1962 to Carroll R. and Katherine Boardmen, residents of Whittier, Los Angeles County. Carroll R. Boardman (1917-1999) was a native of Oklahoma and an employee of B.F. Goodrich (tire/rubber manufacturing) in Pasadena. He and Katherine (nee Squires; 1923-2000) are both buried in Chloride, Arizona.

The Boardmans maintained ownership from 1962 to 1985, when they sold the land to Glen D. (aka "Glenn"; 1932-2008) and Janis D. (nee Wilkins; 1943-2011) Blevins and retired to Arizona. Glenn Donald Blevins was both in Kentucky and was living in Virginia by 1934. He married at 16 (Lindy Gray Hick) and divorced in 1955. They had one child. His second marriage to Janis D. Wilkins occurred sometime between 1955 and 1962. They had no children and were listed at various addresses, including 7595 Apache Trail, Yucca Valley, and "Landers", suggesting they may have occupied the property and oversaw the operation of the motel. They may also have had a caretaker/employee on-site.

The Blevins held the property from 1986 to 1995, when they sold to the Helen L. Turner Trust. Helen L. Turner (1928-1995) was a resident of Long Beach. The Highland Service Corporation of San Bernardino County (a management firm) managed the property for the Trust until 2006, when the property was transferred to Walter R. (b. 1956 in San Bernardino) and Jonna S. (b. 1959 in Big Bear) Kemper. The Kempers are associated with 29359 Kemper Land, Highland; 1770 N. Arrowhead Avenue, San Bernardino; and 1473 Wamego Trail, Landers (1998-2018). The management agreement and subsequent references suggest the motel may have operated until at least 2018 and the Kempers maintained ownership until 2019. In 2019-2020 the property was acquired by Rod Rigole, a Lawyer and investor living in Orange County, California, in a County tax sale.

Based on available records the property was acquired in 1960 and all improvements would postdate the date of acquisition. These improvements pre-date 1976 and, as such may be credited to Branson Ray Boyce (ca. 1960-1962) and/or Glenn and Janis Boardman (ca. 1962-1985). Real estate records list the residential improvements (2 bedrooms

and 2 baths) to 1959, suggesting the Boyces may have been construction their residence just before the paperwork for the government sale was completed. The motel was constructed later, during the Broadman ownership (post 1962). Aerial photographs also indicate the existing garage was constructed around 1985-1986, coinciding with the sale of the property. This new garage was likely constructed by the Blevins, replacing an earlier structure once located slightly to the south. A landscaped garden area to the east of the residential complex is no longer present (having been removed around 1995, coinciding with the Helen L. Turner Trust acquisition.

#### Parcel 0629-282-06

Parcel -06 is cross-referenced as Government Lot 37 and was original acquired from the Government in 1958 by Annie Lundin Turnbull (Accession No. 1184372). Ann (aka "Anne") Lundin (1901-1986) was a native of Minnesota and the daughter of Olaf and Krestin Lundin. She married Ralph Gale (aka Gael) Turnbull (1901-1985), a native of Scotland, who immigrated via Canada in 1943. The Turnbuls were married in Scotland in 1926 and their children (Karin, Gael; and James) were all born abroad. Anne Lundin Turnbull returned to the U.S. in 1939 with her children while her husband remained in Great Britain.

With the threat of war, Ralph Turnbull reunited with his family in late 1939, eventually settling in Southern California. Ralph Turnbull was a ministry/reverend and the family settled in the San Diego area. In 1958 they invested in the property (5 acres) in Landers. There is no evidence they ever improved the property before they sold the land to Granville C. and Esther Jen Henry in 1969.

Granville C. Henry, Sr. married Katheryn Lee in 1904 in Georgia. Granville Conner Henry, Jr. (1906-1978) was born in Georgia married Esther Jen Turnbull in Georgia in 1957. Their son, Granville C. Henry III (b. 1958), was born in Georgia but raised in Claremont, California.

Esther Jen Turnbull was related to Ralph and Ann Turnbull, the original owners, and likely a granddaughter via their son James Stewart Turnbull. In any case, the property was transferred from one Turnbull to relatives (Granville C. and Esther Jen Turnbull-Henry) in 1969. Granville C. Henry, Jr. was a teacher at Pitzer College. A 1970 aerial photograph of the property shows the presence of a small structure in the area later associated with a concrete pad, suggesting the Henrys had made some improvements and may have been planning on other improvements. The family's main residence was always listed as 1120 N. College Avenue, Claremont.

Granville and Esther Henry had two daughters: Lydia Jen and Mary Karin. The property in Landers was transferred to these two in 1978, with an immediate sale to Michael B. (b. 1941) and Roberta Jean (nee Lalli; b. 1962) Hill. By this time the structure in the northern half of the property was gone and only the foundation remained. Michael Hill attended Rosemead High School and Roberta was raised in Claremont ... possibly knowing the Henrys. The Hills maintained ownership until 2019, when the land was acquired by Rod Rigole. There is no evidence the Hills ever occupied or improved the property, though they can be credited with the clearing of the southern half of the 5 acre parcel.

In summary, the land identified as APN -06 was purchased and maintained by members of the Turnbull family for at least three generations and only sold out of the family in 1978, 20 years after the original purchase. The scant structural improvements can be credited to the Turnbull-Henry family. The clearing of the southern half of the property is credited to the Hills (post-1978).

## METHODOLOGY

To adequately address the County and CEQA data requirements for compliance, McKenna et al. completed the following tasks.

1. Archaeological Records Check: McKenna et al. completed a standard archaeological records search through the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC; Appendix B). This research was completed on March 24, 2022, and was designed to provide base-line information on cultural resource studies completed within the areas (one mile radius, obtain site forms for identified/recorded resources, and compile data pertaining to significant or listed cultural properties in the area. This data was used to place the proposed project area within a context for the preliminary identification and evaluation in accordance with CEQA criteria.
2. Native American Consultation: McKenna et al. conducted the Native American consultation by contacting the Native American Heritage Commission in Sacramento and inquiring into the presence/absence of significant sites in the general area (Appendix C). McKenna et al. also obtained a listing of Native Americans within San Bernardino County region that may have information important to the area. Responses, if received, have been incorporated into this technical report.
3. Paleontological Overview: A paleontological overview for the Landers area was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County (Appendix D).

4. Supplemental Research: In addition to the standard archaeological records check, McKenna et al. reviewed previous completed reports, obtained information on the historic development of the area, and assessed the relative level of sensitivity for the project area to yield historic or prehistoric resources. Research included investigations for historic maps through the University of California, Riverside Historic Map Library; review of data on file with the Bureau of Land Management General Land Office; the San Bernardino County Archives; San Bernardino County Recorder's Office; and local historical references pertaining to the Landers area of San Bernardino (Appendix E).
5. Field Survey: McKenna et al. Principal Investigator and surveyor, Jeanette A. McKenna (M.A.), completed the survey of the project area over the course of two days: March 18, 2022, and April 6, 2022. On March 18, the property was visited and surveyed. Photographs were taken and identified resources were noted. Subsequently, McKenna et al. revisited the site (April 6, 2022) to supplement the photographic record and conduct some additional research into the resources identified. This second site visit was deemed appropriate after compiling the background research data and determining some additional photographs would complete the record. The intensive pedestrian field survey of the 10 acre project area was accomplished by walking transects paralleling north/south transects in the open areas and subjective visual inspection of areas with standing structures and/or other cultural components.

All areas within the project area were examined. The field survey was supplemented by general field notes (on file, McKenna et al.) and a photographic record (Appendix F). The surveyor carried a Garmin GPS hand-held system to record the locations of any specific resources identified, as needed.

6. Analysis of the Data Compiled: Upon completion of the field studies and research, McKenna et al. had the necessary data to complete the Phase I assessment of the property for potentially significant cultural resources and to develop conclusions and recommendations, as deemed applicable, given the proposed development of the site.
7. Report Preparation: This technical report was prepared in a format and with data contents requested by the state guidelines, County of San Bernardino, and the CSUF-SCCIC. All pertinent data has been included for review and comment.

## PREVIOUS RESEARCH

A standard archaeological records check was completed for this particular project area on March 24, 2022 (see Appendix B). This research was completed at the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC), Fullerton, California, and confirmed the project area was not previously surveyed or



investigated for the presence of cultural resources. The research addressed a one mile radius around the project area and identified only two studies for the research area: SB-00635 (Hearn 1978) and SB-05474 (Lewis (2002).

The Hearn study of 1978 involved proposed improvements for the Desert View County Water District system and was limited to areas south of Reche Road. Lewis' study of 2002 involved a cell tower site approximately ½ mile north/northeast of the project area. This survey area was relatively small.

Despite the limited studies for the area, a minimum of six cultural resources have been reported within one mile of the project area, including:

P-36-010716

P-36-024170

P-36-024238

P-36-024169

P-36-024197

P-36-024239

P-36-010716: P-36-010716 (CA-SBR-010716H) is the physical alignment of Old Woman Springs Road (State Highway 247). Segments of this site have been recording in a piecemeal fashion by different surveyors between 2002 and 2016 (Ballester 2002; Kremkau 2011a and b; Everson 2016; and Caltrans 2016). The most recent record (Everson 2016) is lengthy and essentially address the entire alignment extending from Hwy 62 (southern terminus) and deviating from State Route 47 at various points. The northern terminus of this record brings the alignment into Camp Rock Road in Lucerne Valley, connecting multiple freshwater spring locations.

With respect to significance, Everson (2016: B-10) states: "Old Woman Springs Road has not been evaluated for NRHP or CRHR eligibility. It should be noted, however, that this is a rare pioneer road, still extant, mostly still active with substantial segments still unpaved, despite more than a century of local use and development. It appears that the segment between western Landers, starting near the intersection of Linn Road and State Route 247 (P.M. 12.6) and Old Woman Spring, is remarkably well preserved and still active as unpaved local roads ... Old Woman Springs Road was an important pioneering route that was instrumental in fostering the early mining and ranching activities in Lucerne Valley, Johnston [sic] Valley, and Yucca Valley. The presence of reliable springs spaced at regular intervals along this route enabled what

must have been an ancient aboriginal trail into [sic] support 19<sup>th</sup> century pioneering ventures and settlements across the high desert ... The modern alignment of State Route 247 was graded sometime during 1958, bypassing segments of Old Woman Springs Road ...". Everson (2016: B-10) concluded this resource was significant under Criterion A and 1, stating: "Old Woman Springs Road was well-established by 1896, as shown by the Perris' Miners Map of the Desert Region of Southern California. The road is mentioned in occasional writings from the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries as it followed a string of reliable springs that provided fresh water in the desert year-round. Old Woman Springs Road generally follows the open alluvial plains along the north slopes of the San Bernardino Mountains through Johnson Valley and Lucerne Valley; access trails branched off the main road to tap into the various springs along the route. Except where paved over by modern highway, the road remains as it was, an unpaved wagon road about 12 feet wide. Paved sections maintained as State Route 247 typically have one 12-foot travel lane in each direction, with four-foot unpaved shoulders ...".

Based on maps prepared by Everson (2016), the historic alignment of Old Woman Springs Road has been obliterated by the modern (post-1958) paving and maintenance of the alignment. No evidence of the historic alignment is visible or identifiable in the particular area (all of the Section 10 alignment).

The assignment of a Criterion A or Criterion 1 designation renders the alignment significant for its association with a significant historic event and the activities directly or indirectly associated with the establishment of the alignment. The segment within Section 10 would be considered a "non-contributing" element of the overall resources, as it no longer retains its historic integrity.

P-36-024169: P-36-024169 (CA-SBR-15354H) was recorded by Kremkau (2011) and described as an unimproved dirt road on the "... east side of Highway 247." Identified on the 1955 Emerson Lake Quadrangle, this alignment predates 1955 and is tentatively identified as "Sunny Slope Drive." As mapped, this alignment is actually 1/8<sup>th</sup> mile north of the current alignment of Sunnyslope Drive and does not abut the Area 5.1 project area. Rather, the mapped location can now be associated with Estera Road. Kremkau did not formally assess the significance of this alignment.

- P-36-024170: P-36-024170 (CA-SBR-15355H) was also recorded by Kremkau in 2011 and this resource was identified as the historic alignment of Reche Road, a pre-1955 alignment currently consisting of a paved alignment intersecting Highway 247 along the southern boundary of Section 10. This alignment was not officially assessed for historic significance.
- P-36-024197: Kremkau (2011) also recorded P-36-024197 (CA-SBR-15382H) and described it as an unpaved segment of a two-track road that has been abandoned and shows no evidence of recent use. The road was identified approximately halfway between Sunnyslope Drive and Estera Road along Highway 247 and extend only to the west side of Highway 247. This alignment appears on the 1955 Emerson Lake Quadrangle and is considered old enough for recognition as a historic resource. However, the alignment has not been formally assessed and its historical significance has not been confirmed.
- P-36-024238: P-36-024238 (CA-SBR-15423H) was recorded by Kremkau in 2011 as an abandoned, unnamed segment of a dirt road that was identified on the 1955 Emerson Lake Quadrangle. This alignment was also illustrated on the 2009 Landers Quadrangle and a portion illustrated on the 2021 Landers Quadrangle. While the historic alignment crossed Highway 247 (Old Woman Springs Road) the current mapping shows the alignment only to the west of Highway 147. Kremkau did assess this alignment for historical significance and its mapped location is well outside the boundaries of the current project area.
- P-36-024239: P-36-02439 (CA-SBR-15424H) was recorded by Kremkau in 2011 and described as a U.S. Coast and Geodetic Azimuth Survey marker dating to 1939. Set into a rough concrete cube, this feature is located within the northeast quarter of Section 15, along Highway 247, and associated with BM (Benchmark) 3426 – the Rich Azimuth. The location last appeared on the U.S.G.S. Landers Quadrangle in 1976. It was recorded as an archaeological resource but not formally evaluated for historical significance.

In summarizing the previous research for the area, McKenna et al. confirmed only two studies have been completed, per the summary from the CSUF-SCCIC. Not included in the summary was the 2011 survey of State Highway 247 completed by Kremkau (2011) and the supplemental research completed by Caltrans (Everson, Smith, and Holm 2016).

These omissions are based on the core areas of their respective studies being outside the one-mile radius of research and/or the “pending” nature of the report completion.

With respect to paleontological resources, McLeod (2008) identified the general area as unlikely to yield evidence of paleontological specimens. The entire area is composed of younger Quaternary alluvial deposits and only the older Quaternary deposits have the potential to yield fossil specimens. Such deposits are not likely to be impacted in the area or as the result of the proposed project. However, should evidence of older Quaternary deposits are encountered in a buried context, the potential for paleontological resources would rise and may justify additional studies.

## RESULTS OF THE INVESTIGATIONS

The current investigation involved background research, Native American Consultation, a field survey, and analysis of the compiled data for assessing the potential for the proposed project to impact cultural resources. The following findings are presented.

### Previous Research

Previous research (see discussion and Appendix B) confirmed the project area was not previously investigated for cultural resources and few studies have been completed in the general area (one mile radius). All recorded cultural resources, primarily road alignments) were outside the current project area with the nearest being the alignment of Old Woman Springs Road. None of the recorded resources will be impacted by the proposed project.

### Native American Consultation

McKenna et al. contacted the Native American Heritage Commission (NAHC) on February 15, 2022, and received a response on March 30, 2002 (Appendix C). Upon receipt of the NAHC response, McKenna et al. sent letters to the identified entities requesting information on the project area. To date (April 27, 2022), McKenna et al has received only two responses. The Agua Caliente Band of Cahuilla Indians and the Quechan Tribe of the Fort Yuma Reservation both responded by noting the project area was outside their respective tribal areas and had no comments on the project. Compliance for Native American consultation (SB-18 or AB-52) with other entities is the responsibility of the Lead Agency and McKenna et al. will forward any additional responses when/if received.

## Paleontological Resources

A paleontological overview for the Landers area was prepared by Dr. McLeod of the Natural History Museum of Los Angeles County (Appendix D). This overview identified the area as consisting of younger alluvium of unknown depth and concluded the area was not sensitive for the presence of paleontological specimens. The recent field survey confirmed the project area was dominated by loose sand and gravel consistent with younger alluvial deposits and no evidence of paleontological specimens was found. Overall, McKenna et al. concurs with McLeod and considers the area clear of any paleontological resources. No further studies are warranted with respect to paleontology.

## Prehistoric/Protohistoric Archaeological Resources

Although the project area is near Old Woman Springs Road (Hwy 247), a historic route connecting numerous spring locations known to the Native American populations, there have been no Native American or prehistoric archaeological resources recorded in the area. Such resources are more likely to be found closer to the actual springs or in the outcroppings along the nearby hills. The recent survey of the project area yielded no evidence of prehistoric or protohistoric archaeological resources and it is unlikely that such resources will be present in a buried context. At this time McKenna et al. considers the project area clear of prehistoric/protohistoric archaeological resources and no further investigations are warranted. In the future, however, should resources be identified in a buried context, additional investigations and assessments will be necessary to determine the significance of the resources and any adverse impacts resulting from project development.

## Historic Archaeological Resources

Historic archaeological resources are resources over 100 years of age (50 years of age in some contexts) and found on the surface or in a buried context. Such resources may be associated with standing structures (built environments) but do not require standing structures. These resources may be found as isolated artifacts (e.g., can or gun shell), a dispersed scatter of items, or in a concentration of man-made materials. Additional contexts may include, but not be limited to, grave sites, benchmarks, foundations, privies, mining prospects, etc.

Research confirmed the project area lacked ownership/occupation prior to 1959-60 (62 years ago). Therefore, this is a potential for materials or artifacts pre-dating 1972. However, it is unlikely items exceeding 100 years of age would be present.

The recent survey of the project area yielded evidence of modern refuse (less than fifty years of age) in the form of plywood fragments, cardboard, modern glass, tires, and plastic. These items, including an abandoned car last registered in 2015, were all deemed modern and of no historic significance. Likewise, an irrigation system constructed of modern PVC pipe is present and of no historic significance. They are related to the more recent ownership/use of the properties.

A single feature was identified as being a concrete foundation within Parcel -06 (Figure 10). The feature is located nearer Sunnyslope Drive and measured 12 feet east/west by 15 feet north/south. There is no road, drive, or path providing direct access (see Figure 9). Bolts for wall construction are present in the corners of the platform and debris surrounding the foundation suggests the structure burned.



Figure 10. Concrete Foundation within Parcel -06, Area 5.1, Landers, California.

A review of historic aerial photographs showed this foundation was not present in 1953 but established by 1970. In 1989 the foot paths appear on the aerial photograph – one from Sunnyslope Drive (north/south) and another from Parcel -03 (east/west). The structure appears to be gone by 1995 and the foot paths gone by 2010. Based on these aerials, the structure post-dates 1953 and pre-dates 1995. Since the property was not claimed until 1958, the period of construction/presence can be narrowed to 1958-1995. Its original construction can be attributed to Ralph and Annie Lundin Turnbull (1958-1969) and later by Granville and Ester Henry (1969-1978); Michael B. and Roberts J. Hill (1978-

2019); and Rod Rigole (2019-). The structure likely burned while the property was owned by the Hill family.

This foundation was mapped at NAD 83 550905 Easting and 3792953 Northing. It is a simple foundation of finished concrete and anchor bolts. There are no markings in the concrete to confirm the post-1958 date of construction. The foundation is cracked, but otherwise intact. There are no unique elements to the foundation nor is there any evidence of utilities (electric, gas, or plumbing). It would have been relatively rustic and likely for short-term use and/or storage.

A brief scan of adjacent properties showed similar foundations on lands to the east, indicating these foundations were common in the area and likely date to the first 20 years of ownership. Regardless, they are not unique features, are not associated with any specific event in history or persons of historic note. There are no associated landmarks or historic artifacts. McKenna et al. has recorded this feature as part of the larger property (Parcel -06) with the determination the property and the foundation are not historically significant.

### Built Environments

A built environment is defined as an area with standing structures (buildings, infrastructure, roads, etc.) that are representative of historic and/or modern improvements within a given property. In this case, the given property is Parcel -03, a five acre property acquired in 1960 by Branson Ray Boyce, son of William and Ida Boyce. Upon the death of Branson Boyce (and his wife), William and Ida took title to the property and, in 1962, sold the property to Carroll R. and Katherine Boardman (1962-1985). While Boyce likely constructed to original residence, the development of the motel is credited to the Boardmans. Sales after 1985 include those to Glen and Anis Blevins (1986-1995), Helen Turner Trust via Highland Service Corp. (1996-2006), Walter R. and Jonna S. Kemper (2007-2019) and Rod Rigole (2019-).

Research indicated the property was occupied until at least 2018 (Figure 11) and the motel was operational. The property has been vacant since the sale in 2019. Features of the complex within Parcel -03 include:

- Utility Poles
- Signage
- Single Family Residence
- Two Car Garage
- Fencing/Gates
- Landscaping
- 8-Room Motel
- PBC Irrigation System



Figure 11. Google Earth Aerial Photograph of 2018.

### Utility Poles

There are utility poles within Parcel -03 with some poles located in the northwestern corner of the property (off Sunnyslope Drive) and others running down the western property boundary. These poles provide the utilities to support the residential complex and motel. The poles are standard wooden poles with overhead wiring (Figure 12). These poles are considered modern (likely replacements for earlier poles) and exhibit modern additions (e.g., stabilizing wires). Wires have also been updated. Overall, these poles are not considered to be historically significant but consistent with other modern utilities in the area.



Figure 12. Utility Pole.



## Signage

Signage within the complex is limited to a single motel sign on the western boundary of the property. At present the sign is in poor condition, lacking any elements save the support poles and framing. No actual sign is present (Figure 13). There is no evidence as to when the signage was destroyed, but likely sometime between 2007 and 2019. The design of the signage structure is basic and consists of steel poles mounted into the unpaved ground and oriented east/west, providing visible access from nearby Old Woman Springs Road. Paint shows the framing was once painted white. There is no evidence the signage was illuminated, but such fixtures may have been removed. In general, this feature is not operational, in need of significant repair, and, lacking integrity, is not considered to be historically significant.



Figure 13. Damaged Motel Signage.

## Single Family Residence

The single family residence on Parcel -03 was constructed by Branson Ray Boyce in 1959-1960, following the 1960 purchase of "Lot 38" from the federal government. The recent visual inspection of the residence confirmed the structure to be a wood framed, stucco sided structure on a raised concrete pad. Illustrated in Figures 14 and 15, this structure exhibits a cross-gable roof design with a peaked roof over the main entrance on the east elevation. The residence is essentially rectangular in plan with a small ell to the south that appears to have been an attached garage (Figure 16), the original bay door now covered in plywood and the space incorporated into the residence. It is also possible this area is indicative of a sliding glass door that has since been removed. Since the original construction, the residence has been altered through the replacement of the original windows with modern aluminum sliders; the replacement of the main entry door and the secondary door on the east elevation; the replacement of the roof shingles (possibly more than once); and the patching and painting of the stucco siding.

There is an original rock chimney on the west elevation and a small porch at the west elevation entrance. A utility door is located on the north elevation. On the east elevation a large concrete pad representing a once-covered outdoor patio is present. The roof and supporting columns for this covered patio have been removed. The yard surrounding the residence is fenced and there are remnants of the landscaping on both the west and east



Figure 14. West Elevation of Residence in Parcel -03, Landers, California.



Figure 15. East Elevation of Residence in Parcel -03, Landers, California.



Figure 16. South Elevation of the Residence in Parcel -03, Illustrating the Boarded Garage Door Location.

sides of the residence. An air conditioner is mounted on the roof and the water heater is on the north elevation, adjacent to the utility door. A second plywood covered opening on the north elevation suggests a sliding glass door has been removed, raising the potential for the south elevation to be associated with a sliding glass door rather than a garage door. The residence is considered a vernacular form of architecture.

Recent damage to the residence is seen in the form of holes in the stucco siding (from rocks or gun shots), broken windows, and the removal of the utility box cover. Plywood boards have been used to secure some of the damaged areas and/or where doors and windows have been removed.

Overall, the residence in Parcel -03 is typical for the period of construction and consistent with the relatively simple construction methods used in rural desert locations where materials had to be transported a considerable distance. The construction is simple and relatively non-descript. There are no outstanding design elements or use of exotic or unique materials. It has been altered via maintenance and material replacement. While



the residence retains its original design and use, the alterations, additions, and removal of materials have impacted the integrity of the structure and render it unlikely to be of historical significance. Likewise, the residence is not associated with any person recognized in history, and event in history, nor any noted architect or designer. Therefore, McKenna has concluded the residence is not historically significant.

### Two Car Garage

The existing two car garage is located to the northeast of the residence and within the fenced yard surrounding the residential complex. This garage is south-facing and accessed via a dirt driveway extending from a gated entrance of New Dixie Mine Road. The garage rests on a concrete slab and the visual inspection of the structure showed it to be steel framed with aluminum siding. The bay door is a plywood feature that has been damaged and has fallen from its original mounting (Figure 17).



Figure 17. South Elevation of the Garage, Parcel -03, Landers, California.

There is a secondary access door on the west elevation and a window on the east elevation.

The mode of construction and the materials incorporated into the garage are markedly different than those of the residence. A review of the aerial photographs shows this garage was not present in 1970 but evident by 1983. As such, its construction would have been completed during the Broadman ownership of the property (1962-1985). It is a recent addition to the overall complex and not of any historical significance.

### Fencing/Gates

There is no fencing associated with Parcel -06 (eastern five acres) and the western five acres (Parcel -03) is partially fenced. There is no fencing on the northern boundary (Sunnyslope Drive). The western boundary is fenced with chain link fencing that separates the project area from the commercial property and residential property to the west (Figure 18).



Figure 18. Fencing along Western Property Boundary, Parcel -03, Landers, California.

Additional chain link fencing bounds much of the southern boundary of the property (along New Dixie Mine Road) and a separate fencing system bounds the residential complex (residence and garage). While the eastern boundary of Parcel -03 is not fenced, there is a separate gated entrance on New Dixie Mine Road marking the boundary between the two parcels (-03 and -06).

Chain link fencing has been used for decades with little change in the design. In this case, the fencing around the residential complex appears to be slightly older than the peripheral fencing. Regardless, the presence of this fencing is no unusual or unique. Although intact, the fencing is not considered an important feature of the complex (it does not provide any real security) and, in the case of the residence, was more likely to keep pets near the residence and other animals out of the complex. None of the fencing is historically significant.

### Landscaping

Landscaping is limited to the areas around the residential complex. Here, rocks and vegetation were used to provide some relief from the surrounding, unpaved expanses within the property. The main area of landscaping is along the west elevation of the residence and to either side (east and west) of the motel. There was a larger garden area to the east of the residential complex (post-1970), but this garden has since been removed (pre-2005). As such, it was established during the Broadman ownership (1962-1985) and continued into the Helen Turner Trust ownership (1996-2006), but gone by the time the Trust sold the property to the Kempers.

The existing vegetation is typical for the desert environment and includes Cypress trees, palms, Joshua trees, Junipers, and cacti (succulents). The surrounding desert landscape includes native creosotes, introduced grasses, and some native Yucca. The northern half of the project area exhibits a native desert environment. The southeastern quarter of the project area (southern half of Parcel -06) has been cleared but the native desert plants are returning. The majority of the southwestern quarter, surrounding the residential complex and motel, has been cleared and exhibits an expanse of unpaved native soils compacted by vehicular traffic and other uses.

### 8-Room Motel

The 8-room motel is an elongated, rectangular structure oriented on a north/south axis. The structure is wood framed with stucco cladding and located atop a raised concrete foundation accessed via shallow concrete steps (Figures 19 and 20).





Figure 19. South Elevation of the 8-Room Motel, Parcel -03, Landers, California.



Figure 20. Overview of West Elevation of 8-Room Motel, Landers.

The roofline of the motel is essentially a gable style, but there is a hipped-style skirt fronting the south elevation. There are four rooms on either side of the motel, each with a single, solid entry door. All the windows on the motel have been removed and the frames covered with plywood. There are television dishes mounted on the roof along with air conditioning systems. The composition shingles are in poor condition and there is damage to the eaves (primarily on the east elevation).

A small utility room is located under the roof overhang on the south elevation. There is no signage save the numbered rooms. Aerial photographs illustrate the presence of the motel in 1970, but not 1953. Since this property was not acquired until ca. 1960, the construction took place sometime between 1960 and 1970. McKenna et al.'s research suggests this motel was not constructed by Branson Boyce or his parents, but after the 1962 sale to the Broadmans. There is no direct evidence to indicate the Broadmans ever occupied the residence but likely used it as a caretaker's or manager's residence while owning and operating the motel. Following the Broadman and Blevins ownerships, the Highland Service Corporation managed the motel for the Helen L. Turner Trust. The Kempers continued to operate the motel but all activities halted in ca. 2018 and just prior to the sale to Rod Rigole.

The motel structure appears to be structurally stable, although in need of repair. It is a pre-1970 structure (likely ca. 1962-1963), rendering it 60 years of age and meeting the minimum age requirement for consideration as a historical resource. However, in this case, the mode of construction is simple and plain. There are no outstanding design element, ornamentation, or use of exotic or unique materials. The building is relatively flat with a low pitched gable roof and none of the four elevations reflect the design or construction attributed to an architect or master craftsman/contractor. It is considered utilitarian in plan and vernacular in design. It is not a historically significant structure.

### PVC Irrigation System

The PVC irrigation system is a modern addition to the property (Parcel -03) and present in the form of buried feeders leading to vertical spouts (Figure 21). These vertical spouts are located along an alignment along the dirt road defining the boundaries between Parcels -3 and -06, but located within Parcel -03. As modern additions to the property, McKenna et al. has tentatively attributed the system to the Kemper ownership (post-2007), although they may also be part of the Helen Turner Trust ownership (1996-2006). Either way, they are modern and of no historical significance.



Figure 21. PVC Irrigation.



## EVALUATION CRITERIA

The criteria for evaluating a cultural resource for historical significance and, therefore, warranting recommendations to lessen adverse impacts to a level of insignificance, are presented in the federal and state guidelines and adopted by San Bernardino County. As presented in the California Environmental Quality Act, as amended, these criteria are presented below and, in assessing the resources identified within the project area (Parcels -03 and -06), McKenna et al. has made the following findings:

1. It [the resource] is associated with events that have made a significant contribution to the broad patterns of local or California's history;

**NO.** None of the resources discussed in this document were found to be associated with a significant historic event or contributed to the broad patterns in local or California history. The properties do not qualify for recognition as historically significant under this criterion.

2. It [the resource] is associated with the lives of persons important to local or California history;

**NO.** None of the individuals associated with the ownership, occupation, or activities within the project area meet the intent of historic association as presented in this criterion. None are historically recognized individuals and none can be associated with any notable individuals. Therefore, the properties do not qualify under this criterion.

3. It [the resource] 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;

**NO.** the two standing structures (residence and motel) are vernacular structures with alteration, additions, and material replacements. There are no outstanding design elements; no association with a noted architect, artisan, or master builder; there are no outstanding artistic values; and each structure is in a state of disrepair. Overall, neither has yielded any elements of this criterion to conclude the structures are historically significant. Neither qualifies under this criterion. With respect to the foundation in Parcel -06, this concrete pad also fails to meet the minimal intent of this criterion.

4. It [the resource] has yielded, or has the potential to yield, information important to the prehistory or history of the city or state.

**NO.** There was no evidence to suggest either property within the larger project area will yield data important to the prehistory or history of the area. No paleontological resources were identified and the area is unlikely to yield such resources. No prehistoric or proto-historic archaeological resources were identified. The two early structures are surface structures (no basements or major buried components) and have been recorded. No additional investigations are warranted.

The identified cultural resources within the project area failed to meet any one of the four criteria as presented above. Based on these findings, the project area is considered clear of any historically significant cultural resources and, therefore, the proposed project will not result in any adverse environmental impacts.

## CONCLUSIONS AND RECOMMENDATIONS

In summary, the project area has yielded no evidence of paleontological resources, prehistoric, or protohistoric Native American archaeological resources. One archaeological site has been identified, but this site is not historically significant. The second site recorded within the project area involves the present of standing structures. However, the assessment of these resources resulted in the conclusion that none of the standing structures are significant and the surrounding improvements (e.g., utilities, gardens, fencing, etc.) are either modern additions to the complex or insignificant with respect to historical significance.

The project area is considered clear of any significant cultural resources and, therefore, the proposed project will not result in any adverse environmental impacts. There is always a potential for previously unidentified resources, especially in a buried context. In this case, the potential for buried resources is very low. Nonetheless, should resources be identified further research and assessments may be warranted.

DPR-523 forms have been completed for Parcels -03 and -06, respectively (Appendix G). These forms are designed to complete the recordation of the resources, regardless of significance. The documentation and recordation presented in this report completes the process, to date, and McKenna et al. is concluding no further investigations are necessary. No mitigation recommendations are required.

++++++

Any changes to this report will require the written authorization of the author, Jeanette A. McKenna, Principal Investigator, McKenna et al.

<i>Jeanette A. McKenna</i>	<i>April 28, 2022</i>
Jeanette A. McKenna, Principal, McKenna et al.	Date

## REFERENCES

### Ancestry

- 2022 Ownership History and Research. <http://www.ancestry.com>. On file, McKenna et al., Whittier, California.

### Ballester, Daniel

- 2002 Primary Record: 36-010716 (CA-SBR-10716H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

### Barrows, David P.

- 1990 The Ethno-botany of the Cahuilla Indians of Southern California. Chicago Press, Chicago, Illinois. (Reprinted by the Malki Press, Banning, California, 1976).

### Bean, Lowell J.

- 1978 "Luiseno." In: Handbook of North American Indians, Volume 8: California. Smithsonian Institution, Washington, D.C.

### Bean, Lowell J. and Sylvia Brakke-Vane

- 1979 Allen-Warner Valley Energy System: Western Transmission System Ethnographic and Historical Resources. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

### Bean, Lowell J. and Katherine Siva Saubel

- 1972 Temalpakh: Cahuilla Indians Knowledge and Usage of Plants. Malki Museum Press, Banning, California.

### Becker, Kenneth and Jeffrey Altschul

- 2003 "Extended Phase I and Phase II Excavations at the Wilson Site (CA-MER-383, P-24-001686)." *Statistical Research, Inc. Technical Report 03-36*. On file, McKenna et al., Whittier, California.

### Bettinger, Robert L. and R.E. Taylor

- 1974 "Suggested Revisions in the Archaeological Sequence of the Great Basin and Interior Southern California." *Nevada Archaeological Survey Research Paper* 5:1-26.

Bright, William

- 1998 California Place Names: The Origin and Etymology of Current Geographical Names. 4<sup>th</sup> Edition, Revised and Enlarged. University of California Press, Berkeley, California.

Campbell, Elizabeth W. Crozer

- 1931 "An Archaeological Survey of the Twenty Nine Palms Region." *Southwest Museum Papers* No. 7. Southwest Museum, Los Angeles, California.

Campbell, Elizabeth W. Crozer and William H. Campbell

- 1937 "The Archaeology of Pleistocene Lake Mojave." *Southwest Museum Paper* No. 11. Los Angeles, California.

Coombs, Gary B., Richard McCarthy, Tara Shepperson, and Sharon Dean

- 1979 The Archaeology of the Western Mohave (Class II Cultural Resources Inventory of the Calico, Kramer, Stoddard, Johnson-Morongo and 29 Palms Planning Units). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Curtis, E.S.

- 1926 The North America Indian (Volume 15). The University Press, Cambridge, Massachusetts.

Darling, Phillip

- 2002 Personal Communication.

Davis, Emma Lou, C.W. Brott, and D.L. Weide

- 1969 "The Western Lithic Co-Tradition." *San Diego Museum Paper* No. 6. San Diego, California.

Everson, Dicken, Steven Holm, and Mary K. Smith

- 2016 Junction of State Route 247 & Camp Rock Road. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Everson, Dicken, Mary K. Smith, and Steven Holm

- 2016 Primary Record: 36-010716 (CA-SBR-10716H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Galaz-Cornforth, Michelle

- 2022 Records Search Results for the McKenna et al. Job No. 2149 Project (in Landers, San Bernardino County). South Central Coastal Information Center, California State University, Fullerton, Fullerton, California. On file, McKenna et al., Whittier, California.

Gallegos, Dennis, Josh Cash, E.L. Davis, Gary Lowe, Frank Norris, and Jay Thesken

- 1979 Cultural Resources Inventory of the Central Mojave and Colorado Desert Regions, California. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

Green, Andrew

- 2022 "Area 5.1 Landers Project, San Bernardino County." Letter Report: Native American Heritage Commission, Sacramento, California. On file, McKenna et al., Whittier, California.

Gudde, Edwin G.

- 1969 California Place Names: The Origin and Etymology of Current Geographical Names. University of California Press, Berkeley, California. Reprinted 1998.

Hall, Mathew C, and James B. Barker

- 1975 Background to the Prehistory of the El Paso/Red Mountain Desert Regions. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

Hauksson, Egill, Lucile M. Jones, Kate Hutton, and Donna Eberhart-Phillips

- 1992 "The 1992 Landers Earthquake Sequence; Seismological Observations." *Journal of Geophysical Research B: Solid Earth*.

Hearn, Joseph E.

- 1978 Archaeological-Historical Resources Assessment of the Proposed Improvements of the Desert View County Water District System. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Hooper, Lucille

- 1920 "The Cahuilla Indians." In: Studies in Cahuilla Culture. Malki Museum Press, Banning, California. (pp. 41-106)

Jertberg, Patricia R.

- 1982 Archaeological Salvage Investigation of CA-RIV-1180, Locus H and other Loci on Tentative Tract #14325. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

King, Chester and Dennis Casebrier

- 1976 Background to the Historic and Prehistoric Resources of the East Mojave Desert Region. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

Kremkau, S.

- 2011 Primary Record: 36-024180 (CA-SBR-15365H). P/O 36-010716. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 2011 Primary Record: 36-024234 (CA-SBR-15414H). P/O 36-010716. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 2011 Primary Record: 36-024240 (CA-SBR-15425H). P/O 36-010716. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 2011 Primary Record: 36-024169 (CA-SBR-15354H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 2011 Primary Record: 36-024170 (CA-SBR-15355H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 2011 Primary Record: 36-024197 (CA-SBR-15382H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 2011 Primary Record: 36-024238 (CA-SBR-15423H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.



- 2011 Primary Record: 36-024239 (CA-SBR-15424H). On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Kroeber, Alfred L.

- 1925 "Handbook of the Indians of California." *Bureau of American Ethnology Bulletin* 78. Washington, D.C.

Kroeber, Alfred L.

- 1976 Handbook of the Indians of California. Dover Publications, Inc., New York, New York.

Lerch, Michael K.

- 1992 Class III Cultural Resources Inventory of the Morongo Basin Pipeline Project, Hesperia to Landers, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.
- 1993 Addendum to: Class III Cultural Resources Inventory of the Morongo Basin Pipeline Project, Hesperia to Landers, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Lewis, Don

- 2002 Cultural Resource Assessment Prepared for: Coleen Dooley, Cingular Wireless, CM-458-03, Deer Trail-Landers. Vacant Land Deer Trail-Landers, Landers, California. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Love, Bruce

- 1998 Cultural Resources Report: APN 769-290-008 & 769-290-010, City of La Quinta, Riverside County, California. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

Love, Bruce, Bai Tom Tang, and Mariam Dahdul

- 2002 Historic Property Survey Report: Larrea Road Paving Project, Quailbush Road to State Route 247, Johnson Valley Area, San Bernardino County, 08-SBd-0-CR, EA 08-924593L. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Macko, Michael E.

- 1988 Cultural Resource Survey Results for the HDWD Pipeline Survey Near Landers, California. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

MacMahon, James A.

- 1987 The Audubon Society Nature Guides: Deserts. A Comprehensive Field Guide, Fully Illustrated with Color Photographs, to the Wildflowers, Birds, Reptiles, Insects, and other Natural Wonders of North America's Deserts, from Oregon to Mexico. Alfred A. Knopf, New York, New York.

McKenna, Jeanette A.

- 1997 In-House Letter Report: The Centreat Project Area Resources. On file, Impact Sciences, Chino Hills, California, and McKenna et al., Whittier, California.

McLeod, Samuel A.

- 2008 Paleontological Resources for the Proposed Two Linear Alignments in Landers and Near Pioneertown, San Bernardino County Project Areas. On file, McKenna et al., Whittier, California.

NETR On Line

- 2022 Historic Aerial Photographs, Landers' Area 5.1 Project Area, Landers, San Bernardino County, California. <http://www.historicaerials.com>

Norris, Robert M. and Robert W. Webb

- 1990 Geology of California. John Wiley & Sons, Inc., New York, New York.

Preston, Genevieve

- 2022 Archival Research, Area 5.1, Landers, San Bernardino County, California. San Bernardino County Archives, San Bernardino, California. On file, McKenna et al., Whittier, California.

Rector, Carol

- 1984 Bureau of Land Management Land Sale, Barstow Resource Area, Landers. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Rogers, Malcolm

- 1939 "Early Lithic Industries of the Lower Basin of the Colorado River and Adjacent Desert Areas." *San Diego Museum Papers* No. 3. San Diego, California.

San Bernardino County Archives

- 2022 Archival Research, Area 5.1, Landers, San Bernardino County, California. San Bernardino County Archives, San Bernardino, California. On file, McKenna et al., Whittier, California.

Singer, Clay A. and John E. Atwood

- 1988 Cultural Resources Survey and Impact Assessment for the Mueller-Turner Property near Pioneertown, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

South Central Coastal Information Center

- 2022 Records Search Results for the McKenna et al. Job No. 2149 Project (in Landers, San Bernardino County). On file, McKenna et al., Whittier, California.

Stickel, E. Gary and Lois J. Weinman-Roberts

- 1980 An Overview of the Cultural Resources of the Western Mojave Desert. On file, South Central Coastal Information Center, California State University, Fullerton, Fullerton, California.

Strong, William D.

- 1929 "Aboriginal Society in Southern California." *University of California Publications in American Archaeology and Ethnology* No. 26. (Reprinted by the Malki Museum Press, Banning, California, 1972)

Von Werlhof, (unk.)

- n.d. Cited in Wilke (1986).

Walker, Erwin F.

- 1931 "Introduction and General Description." *Southwest Museum Papers* No. 7. Southwest Museum, Los Angeles, California.

Wallace, William J.

- 1962 "Prehistoric Cultural Development in the Southern California Desert." *American Antiquity* 28:172-180.

Warren, Claude N. and H.T. Orr

- 1978 "Approach and Process for Datin Lake Mojave Artifacts." *Journal of California Anthropology* 512:179-187.

Weide, Margaret L. and James B. Barker

- 1975 Background to the Prehistory of the Yuma Desert Region. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

Wilke, Philip J.

- 1978 Late Prehistoric Human Ecology at Lake Cahuilla, Coachella Valley, California. University of California Archaeological Research Facility Contributions No. 38. University of California, Berkeley, California.
- 1986 Archaeological Investigations at La Quinta, Salton Basin, Southeastern California: Chapter 1. On file, University of California, Riverside, Eastern Information Center, Riverside, California.

Wilke, Philip J. and Harry W. Lawton

- 1975 "Early Observations on the Cultural Geography of Coachella Valley." In: The Cahuilla Indians of the Colorado Desert: Ethnohistory and Prehistory. *Balena Press Anthropological Papers* 3:9-43.