

# Appendix D

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Cultural Resources Assessment



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July 1, 2025  
Project No: 25-17226

Steven Ayers, Principal Planner  
City of Fountain Valley  
Community Development Department  
10200 Slater Avenue  
Fountain Valley, California 92708

**Subject: Cultural Resources Assessment for the 8550 Warner Avenue Project  
8550 Warner Avenue, Fountain Valley, California 92708**

Dear Mr. Ayers:

This letter report presents the findings of a cultural resources assessment completed in support of the 8550 Warner Avenue Project (proposed Project) located at 8550 Warner Avenue, Fountain Valley, California 92708. Rincon Consultants, Inc. (Rincon) was retained to support the proposed project's compliance with the California Environmental Quality Act (CEQA). This letter report documents the results of the tasks performed by Rincon, specifically a cultural resources records search, archival and background research, field survey, historic resources evaluation and impacts assessment. All work was completed in accordance with CEQA and applicable local regulations, including the City of Fountain Valley Municipal Code, the City's 2045 General Plan and certified General Plan Environmental Impact Report (EIR).

## **Project Site and Description**

The Project site is located at 8550 Warner Avenue (see Figure 1). Specifically, the proposed Project encompasses portions of Section 25, Township 5 South, Range 11 West, on the Huntington Beach, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

The following project description has been adapted from information provided by the City of Fountain Valley on January 12, 2025. The proposed Project at 8550 Warner Avenue in Fountain Valley, Orange County, involves the redevelopment of an existing parcel with the construction of a three-story, 72-unit apartment complex and an adjacent two-story amenity building. Exterior site improvements will include new paving, landscaping, and installation of shielded exterior lighting (bollard, wall-mounted, and pole-mounted) designed in accordance with the City's Municipal Code (Fountain Valley Municipal Code, § 21.18.060, 2025).

Project activities will require demolition, site preparation, grading, and building construction over an estimated 12-month period, anticipated to begin in February 2026. Grading will involve approximately 400 cubic yards of soil cut, which will be reused on-site as fill. Construction staging and parking will be accommodated within the Project site, and limited lane closures on Warner Avenue will be necessary for utility connections and driveway installation. The Project will require local approvals, including a General Plan Amendment, Zoning Map Amendment, and building permits, and will comply with applicable stormwater and safety regulations.



## Methods

### Background and Archival Research

Rincon completed background and archival research in support of this study in May and June 2025. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the Project site and its context:

- Historical aerial photographs accessed via NETR Online
- Historical USGS topographic maps
- Geologic Maps via the USGS National Geologic Map Database

### California Historical Resources Information System Records Search

On June 11, 2025, Rincon received California Historical Resources Information System (CHRIS) records search results from the South Central Coastal Information Center (SCCIC) (Attachment 2). The SCCIC is the official state repository for cultural resources records and reports for the county in which the Project site falls. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the Project site and a 0.5-mile radius surrounding it. Rincon also reviewed the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Historical Landmarks list, and the Built Environment Resources Directory (BERD), as well as its predecessor the California State Historic Property Data (HPD) File. Additionally, Rincon reviewed the Archaeological Determination of Eligibility (ADOE) list.

### Sacred Lands File Search

Rincon contacted the Native American Heritage Commission (NAHC) on June 10, 2025 to request a search of the Sacred Lands File (SLF), as well as a contact list of Native Americans culturally affiliated with the Project site vicinity (Attachment 3).

### Field Survey

On June 24, 2025, Rincon conducted a cultural resource survey of the Project site including a built environment survey. An archaeological reconnaissance survey, which is a preliminary inspection of an area to identify any potential cultural resources when full surface visibility is limited or obstructed, was not conducted due to the Project site being entirely paved over with no ground surface visibility to inspect native soils for cultural materials.

### Built Environment Resources

Under the direction of Rincon Architectural Historian Shannon Carmack, Shanea Dornan, M.A. RPA, conducted a built environment survey and an archaeological reconnaissance survey of the Project site on June 24, 2025. The built environment resource within the Project site was visually inspected. Pursuant to OHP Guidelines (California OHP 1995: 2), properties over 45 years of age were evaluated for inclusion in the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local listing and recorded on California Department of Parks (DPR) 523 series forms. The overall condition and integrity of this resource was documented and assessed. Site



characteristics and conditions were documented using notes and digital photographs which are maintained at the Rincon Los Angeles, California office.

## Archaeological Resources

An archaeological reconnaissance survey was conducted due to the Project site being covered by existing pavement and hardscape, resulting in low ground surface visibility and no opportunity to inspect native soils for cultural materials.

## Findings

### Background Research

#### Previous Cultural Resources Studies

The CHRIS records search and background research identified thirteen (13) cultural resources studies within 0.5 miles of the Project site (Attachment 2). Of these studies, one (1) includes a portion of the Project site and two (2) include areas directly adjacent to the project site. Approximately 100% percent of the Project site has been studied, and approximately 0% percent has been surveyed in the last five (5) years. Known studies that occurred within or adjacent to the Project site are discussed in further detail below.

**Table 1 Previous Cultural Resource Studies within 0.5 Mile of the Project Area**

Report Number	Author	Year	Title	Relationship to Project Site
OR-00001	Ahlering, M.L.	1973	<i>Report of a Scientific Resources Survey and Inventory: Conducted for the City of Huntington Beach, California</i>	Adjacent
OR-00840	McKenna, J.A.	1986	<i>Amendment to the Historic Property Survey Report: Warner Avenue Widening and Reconstruction Project in the City of Huntington Beach, California</i>	Outside
OR-01901	Anonymous	1987	<i>Request for Determination of Effect for the Warner Avenue Widening and Reconstruction Project, City of Huntington Beach, Orange County, California</i>	Outside
OR-01933	Unknown	1985	<i>Cultural Resource Survey Report on the Warner Ave. Widening and Reconstruction Project Located in the City of Huntington Beach, Orange County, California</i>	Outside
OR-01954	Padon, B.	1996	<i>Archaeological Archival Review and Survey of the Co 5 and Co 6 Flood Control Channels, Anaheim, Newport, and Seal Beach USGS 7.5' Quadrangles, Orange County, California</i>	Outside
OR-02033	Mason, R.D.	1987	<i>Research Design for Evaluation of Coastal Archaeological Sites in Northern Orange County, California</i>	Inside
OR-03442	Bonner, W.H.	2006	<i>Cultural Resource Records Search Results and Site Visit for T-Mobile Candidate La02915 (SC455 Tamura School), 17340 Santa Suzanne Street, Fountain Valley, Orange County, California</i>	Outside



Report Number	Author	Year	Title	Relationship to Project Site
OR-03616	McKenna, J.A.	2004	<i>Negative Archaeological Survey Report to Construct a New OC-9 (21 Inch) Transmission Pipeline Within the Existing Newland Street Right-of-Way, Extending from Edinger Ave and Yorktown Ave; and a New 12 Inch Distribution Main Between Warner Ave and Heil Ave.</i>	Outside
OR-03769	Gonzalez, M.; Garcia, K.	2009	<i>Results of the Cultural Resource Assessment for the Southern California Edison Replacement of Four Deteriorated Poles; Ventura County and Orange County, California; WO 4605-2301, WO 4805-0548</i>	Outside
OR-04102	Wlodarski, R.J.	2010	<i>Cultural Resources Record Search and Archaeological Survey Results for the Proposed Clear Wireless, LLC, Site CA-ORC4320A (SCE Tower M&amp;T5 Del Amo/Ellis) located at 8606 Heil Avenue, Westminster, Orange County, California</i>	Outside
OR-04172	Chasteen, C.	2011	<i>Historic Property Survey Report San Diego Freeway (I-405) Improvement Project SR-73 to I-605, Orange and Los Angeles Counties</i>	Outside
OR-04223	Flynn, C.	2011	<i>Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California</i>	Outside
OR-04313	Unknown	2013	<i>Historic and Cultural Resources Element – Huntington Beach</i>	Adjacent

Source: SCCIC, June 2025

### Previously Recorded Cultural Resources

The CHRIS records search and background research identified 26 built environment resources within 0.5 miles of the Project site. Resources recorded in the search radius are listed in Table 2 below. No previously recorded resources are recorded within or adjacent to the Project site.

**Table 2 Previously Recorded Resources within 0.5 Mile of the Project Area**

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
P-30-177079	None	Historic Structure	Heil SCE Tower M7-T5 Barre-Ellis	Wlodarski, R.J. 2010	Ineligible	Outside
P-30-177194	None	Historic Building	8841 De Ville Circle	Chasteen, C. 2011	Ineligible	Outside
P-30-177195	None	Historic Building	8822 Savoy Circle	Chasteen, C. 2011	Ineligible	Outside
P-30-177196	None	Historic Building	8791 Savoy Circle	Chasteen, C. 2011	Ineligible	Outside
P-30-177197	None	Historic Building	16522 Landau Ln	Chasteen, C. 2011	Ineligible	Outside
P-30-177198	None	Historic Building	16541 Landau Ln	Chasteen, C. 2011	Ineligible	Outside



Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
P-30-177199	None	Historic Building	16511 Landau Ln	Chasteen, C. 2011	Ineligible	Outside
P-30-177209	None	Historic Building	9181 El Cortez Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177210	None	Historic Building	9171 El Cortez Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177211	None	Historic Building	9157 El Cortez Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177212	None	Historic Building	9117 El Cortez Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177216	None	Historic Building	16853 Daisy Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177217	None	Historic Building	16789 Daisy Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177218	None	Historic Building	16763 Daisy Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177219	None	Historic Building	16741 Daisy Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177220	None	Historic Building	16645 Daisy Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177221	None	Historic Building	16635 Daisy Ave	Chasteen, C. 2011	Ineligible	Outside
P-30-177262	None	Historic Building	8490 Drey Rd	Chasteen, C. 2011	Ineligible	Outside
P-30-177263	None	Historic Building	16430 Jody Circle	Chasteen, C. 2011	Ineligible	Outside
P-30-177264	None	Historic Building	16400 Jody Circle	Chasteen, C. 2011	Ineligible	Outside
P-30-177276	None	Historic Building	16410 Tryon St	Chasteen, C. 2011	Ineligible	Outside
P-30-177278	None	Historic Building	16411 Laura Way	Chasteen, C. 2011	Ineligible	Outside
P-30-177279	None	Historic Building	16441 Laura Way	Chasteen, C. 2011	Ineligible	Outside
P-30-177280	None	Historic Building	Sterling Liquor Market	Chasteen, C. 2011	Ineligible	Outside
P-30-177284	None	Historic Building	16451 Venus Dr	Chasteen, C. 2011	Ineligible	Outside
P-30-177285	None	Historic Building	16391 Venus Dr	Chasteen, C. 2011	Ineligible	Outside

Source: SCCIC, June 2025

### Sacred Lands File Search

On July 1, 2025, the NAHC responded to Rincon’s AB 52 contacts and SLF request, stating that the results of the SLF search were negative. See Attachment 3 for the NAHC response, including Tribal contacts list.



## **Aerial Imagery and Historical Topographic Maps Review**

Rincon conducted a review of historical topographic maps and aerial imagery to understand the development history of the Project site. Historical topographic maps from the early 20th century (USGS 1942, 1950) depict the Project site as part of an undeveloped agricultural region within the Santa Ana River floodplain (USGS 1942, 1950; NETR Online 2025). By the 1960s, topographic maps show increased urban development throughout Fountain Valley, with residential subdivisions expanding west and south of the project area and commercial corridors emerging along Warner Avenue (USGS 1965; NETR Online 2024).

Aerial imagery from 1953 to 1972 indicates the project site itself transitioned from open agricultural fields to a developed parcel with commercial and paved features by the late 1970s (NETR Online 2025). The recorded building at 8550 Warner Avenue (See Attachment 4) was built and appears in the aerial imagery starting in 1976. Imagery from 1980 to 2000 shows continued commercial or light industrial use and infill development in the surrounding area. The 2005 to 2023 imagery confirms the site remains developed and fully paved with no evidence of exposed native ground surface, consistent with its current use as a commercial parcel within a fully urbanized corridor (NETR Online 2025).

## **Geologic and Soils Map Review**

Geologic mapping indicates the Project site is underlain by young alluvial fan deposits consisting of unconsolidated sand, sandy silt, and clay, typical of late Pleistocene to Holocene alluvial processes within the Peninsular Ranges geomorphic province (California Geological Survey [CGS], 2023). These depositional environments are generally subject to fluvial reworking, limiting the potential for the preservation of intact archaeological resources. Soils mapping from the Fountain Valley Crossings Specific Plan EIR and the USDA Natural Resources Conservation Service (USDA NRCS, 2023) indicates the site is underlain primarily by Metz loamy sand, a very deep, somewhat excessively drained soil developed in mixed sedimentary alluvium on floodplains and alluvial fans. The typical Metz series profile consists of an Ap horizon extending from 0 to 12 inches below ground surface overlying a C horizon of fine sand to sandy loam that extends beyond 60 inches, with no evidence of buried paleosols or subsurface A-horizons.

Subsurface geotechnical explorations for the Project included six borings to depths of 5 to 50 feet below existing grade (NorCai Engineering, 2023). These borings identified a thin layer of artificial fill, typically consisting of brown sandy silt to depths of approximately 1 to 2 feet, overlying natural undisturbed soils of brown sandy silt and deeper layers of silty clay. The soils were noted to be medium stiff to firm, with groundwater encountered at a depth of approximately 19 feet below surface in two borings. No buried stable surfaces or paleosols were observed, and the underlying soils reflect uniform Holocene alluvial deposition consistent with regional mapping. These findings support the conclusion that the site has low geoarchaeological sensitivity for intact subsurface archaeological deposits, as the combination of shallow artificial fill, disturbed upper soils, and dynamic alluvial deposition reduces the potential for buried cultural deposits.

## **Archaeological Sensitivity Summary**

The archival research and geoarchaeological review indicate that the sediments mapped at the surface within the Project site are not generally conducive to the natural burial and preservation of archaeological resources, as they consist of late Pleistocene to Holocene alluvial fan deposits that have been subject to continuous fluvial reworking (California Geological Survey 2023). The soils map shows the Project Site is underlain primarily by Metz loamy sand, which has a soil profile of topsoil directly overlying well-drained sedimentary parent material with no evidence of buried paleosols or subsurface A-horizons (USDA NRCS 2023; City of Fountain Valley 2018).



Subsurface geotechnical investigations confirm a thin layer of artificial fill overlying natural sandy silt and silty clay soils, with no stable buried surfaces or stratigraphic features likely to preserve archaeological deposits (NorCai Engineering 2023). Given the dynamic nature of the geologic units, the absence of buried soil horizons, and prior disturbance associated with historic development and paving, the Project site is assessed to have low sensitivity for the presence of intact subsurface archaeological deposits.

## Survey Results

### Built Environment Resources

The following section summarizes the results of all background research and fieldwork as they pertain to built environment resources that may qualify as historical resources. The field work and background research resulted in the identification of one historic-age property within the Project site: 8550 Warner Avenue. This property was recorded and evaluated for historical resources eligibility on DPR series 523 forms, which are included in Attachment 4 and summarized below. All historical contexts utilized for evaluation of the property can be found in the DPR form.

#### *8550 Warner Avenue*

### PHYSICAL DESCRIPTION

8550-8610 Warner Avenue (subject property) is a commercial property situated on a 2.12-acre rectangular parcel (APN 167-361-17) on the south side of Warner Avenue in Fountain Valley, Orange County, California. Surrounded by commercial and residential properties, the subject property has a one-story commercial building surrounded by a paved parking lot and a small strip of grass and ornamental trees along Warner Avenue. Situated east-to-west on a concrete foundation, the building is capped with a flat roof, and the wood frame structure is sheathed in concrete slump block on the north elevation, rough stucco on the east, west, and south elevations, and vertical wood board around the 8610 Warner Avenue storefront at the east end of the building (Photos 1 through 3). The primary (north), west, and east elevations have a walkway covered by a hipped roof structure supported by wood posts and decorative beams. Twelve of the storefronts (8550-8602 Warner Avenue) have large aluminum-framed storefront windows and main entrances with glazed, aluminum-framed doors on the north elevation. 8610 Warner Avenue storefront has a gambrel roof extension with six large panes of glass framed with wood framing, the primary entrance with a glazed and wood paneled door, two gambrel roof dormers with fixed pane wood frame windows, fixed pane picture windows, and a second entrance on the east elevation with a glazed and wood paneled door. Adjacent to the south elevation are two trash storage structures constructed of concrete block (Photo 4). The building has characteristics of the Mid-Century Modern and Ranch styles including horizontal plan, shed roof walkway cover and wood posts, and multiple wall materials including slump block, stucco, and vertical board siding.

### Archaeological Resources

Due to full development and pavement, ground surface visibility at the Project Site was minimal. No archaeological resources were identified during the field inspection.



## Evaluations

8550 Warner Avenue

### PROPERTY HISTORY

In 1976 to an undetermined time, Elden W. Bainbridge constructed and owned the subject property (City of Fountain Valley 2025). Bainbridge invested in various property development projects in Southern California and San Bernardino in the 1970s and 1980s (*North County Times* 1980, *San Bernardino County Sun* 1981). The development projects included commercial projects, such as the subject property in 1976, industrial sites, and multi-family housing. No further information was identified.

Various businesses occupied 8550-8610 Warner Avenue between the 1970s and the present, see Attachment 4 for a full list of occupants.

### DEVELOPMENTAL HISTORY

In 1976, Elden W. Bainbridge, owner and contractor, and Charles Hulen & Associates, architect, constructed and designed the Mid-Century Modern and Ranch style commercial building at 8550-8610 Warner Avenue (City of Fountain Valley 2025, UCSB 1977). No other alterations or additions were identified during research.

Charles Hulen & Associates worked in Southern California during the 1960s and 1970s designing multi-family residential properties and commercial properties in the Mid-Century Modern and Late Modern styles (*Anaheim Bulletin* 1968 and 1975). Charles Hulen is not listed in the American Institute of Architects (AIA) Historical Directories nor was his license located in the California Department of Consumer Affairs (DCA) database (AIA 2025, DCA 2025). No further information was identified on Hulen.

### HISTORICAL RESOURCES EVALUATION

8550-8610 Warner Avenue was recorded and evaluated for listing in the NRHP and CRHR and is recommended ineligible for listing in the NRHP and CRHR under all criteria due to lack of historical and architectural significance.

The subject property was constructed in 1976 in Fountain Valley, California as a commercial strip mall along Warner Avenue. Research did not identify that the property significantly contributed to any events in local, state, or national history. The property was constructed after the initial Post-World War II development of Fountain Valley in the 1950s and 1960s. 8550-8610 Warner Avenue is recommended ineligible for listing in the NRHP under Criterion A and CRHR under Criterion 1.

Background research using historical newspapers and ancestry websites identified the original owner of the subject property, Elden W. Bainbridge. Based on research, Bainbridge does not appear significant in local, state, and national history. None of the identified historic-era occupants were identified as historically significant. The subject property is recommended ineligible for listing in the NRHP under Criterion B and CRHR under Criterion 2.

8550-8610 Warner Avenue was constructed in 1976 with characteristics of the Mid-Century Modern and Ranch styles including horizontal plan, shed roof walkway cover supported by wood posts, and multiple wall materials including rough stucco, slump block veneer, and vertical board siding. Though the property has these characteristics, it is not an exceptional example of the two styles. The subject property lacks architectural elaborations to set it apart from other examples. The architect, Charles



Hulen & Associates, does not appear to be master architect based on the firm's limited body of work. The firm designed Mid-Century Modern and Late Modern buildings that are not exceptional examples of the style and would not warrant consideration of the firm as a master architect. Additionally, research did not identify Elden Bainbridge as a master builder. He constructed various projects in Southern California and San Bernardino which do not warrant consideration as a master builder. Lastly, the property does not possess high artistic value. The subject property is recommended ineligible for listing in the NRHP under Criterion C and CRHR under Criterion 3.

The subject property is not likely to yield valuable information that will contribute to our understanding of human history because the subject property is not and never was the principal source of important information pertaining to subjects such as late-twentieth century Mid-Century Modern and Ranch style commercial buildings. Therefore, the subject property is recommended ineligible for listing in the NRHP under Criterion D and CRHR under Criterion 4.

## **Conclusions and Recommendations**

The impact analysis included here is organized based on the cultural resources thresholds included in CEQA Guidelines Appendix G: Environmental Checklist Form:

- a. Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- b. Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c. Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Threshold A broadly refers to historical resources. To more clearly differentiate between archaeological and built environment resources, we have chosen to limit analysis under Threshold A to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

### **Historical Built Environment Resources**

The field survey and background research identified one built-environment resource in the Project site, 8550 Warner Avenue. As detailed above in the Historical Resources Evaluation Section, the resource was recommended ineligible for listing in the NRHP and CRHR under all criteria due to lack of historical and architectural significance. Therefore, the property is not considered a historical resource pursuant to CEQA, and the proposed Project would therefore result in ***no impact to historical resources*** pursuant to CEQA.

### **Recommended Mitigation**

#### **Historical and Unique Archaeological Resources**

This assessment did not identify any cultural resources or archaeological deposits in the Project site. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the Project site, suggest there is a low potential for encountering intact subsurface archaeological deposits. Rincon presents the



following recommended mitigation measure for unanticipated discoveries during construction. With adherence to this measure, Rincon recommends a finding of **less than significant impact with mitigation for archaeological resources** under CEQA.

## Recommended Mitigation

### *Unanticipated Discovery of Cultural Resources*

In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via Project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of CCR Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).

## Human Remains

No human remains are known to be present within the Project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, Rincon recommends a finding of less than significant impact to human remains under CEQA.

Should you have any questions concerning this study, please do not hesitate to contact the undersigned at 213-328-6684 or [sdornan@rinconconsultants.com](mailto:sdornan@rinconconsultants.com).

Sincerely,

**Rincon Consultants, Inc.**



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Manager

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Cultural Resources Principal

**Attachments**

- Attachment 1 Figures
- Attachment 2 Record Search Results
- Attachment 3 Sacred Lands File Search Results and Tribal List
- Attachment 4 8550 Warner Avenue DPR 523



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# **Attachment 1**

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Figures

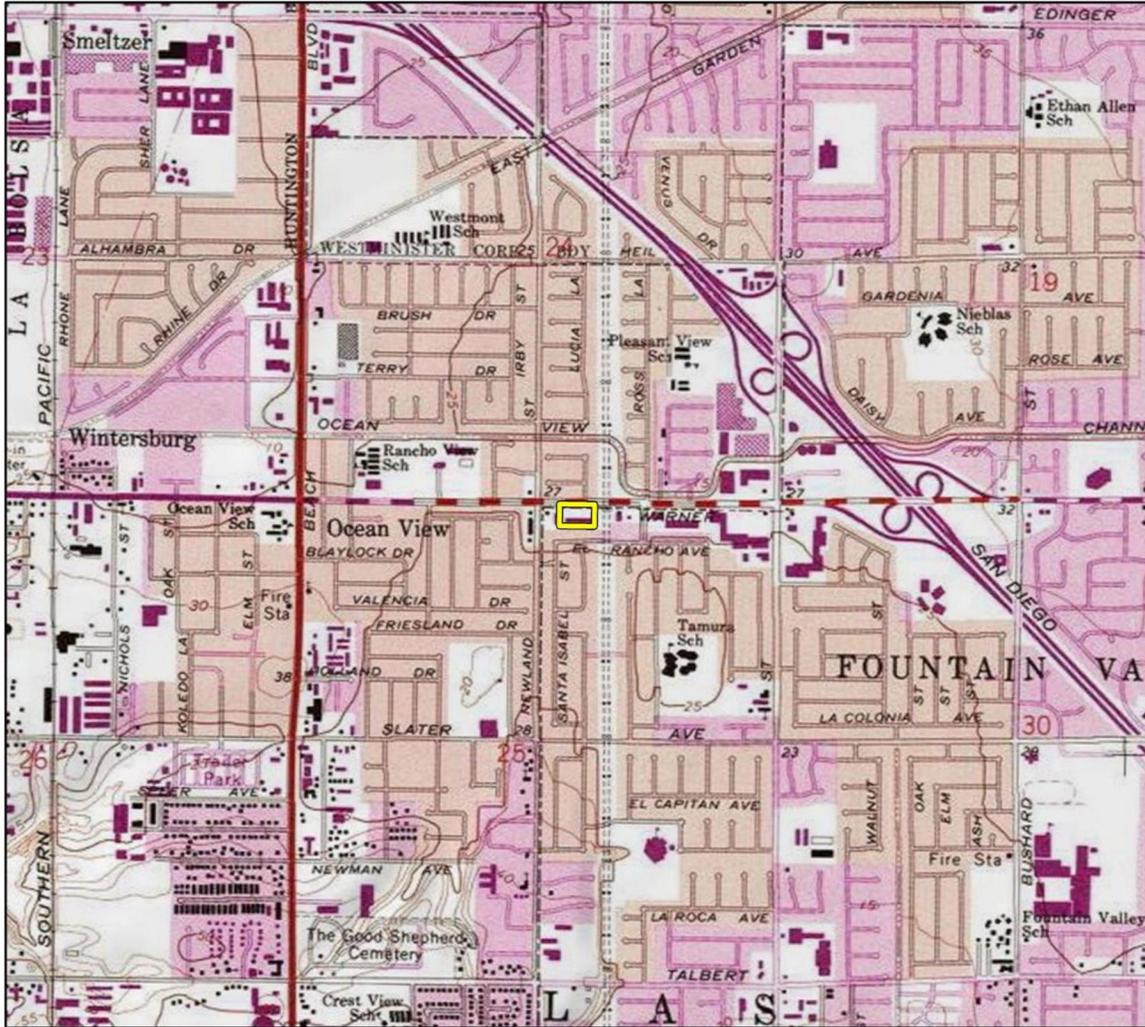
**Figure 1 Project Location**



Imagery provided by Microsoft Bing and its licensors © 2025.

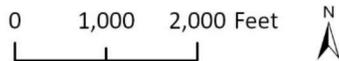
25-17226.EPS  
Fig X Project Location

Figure 2 Project Site Depicted on a Topographic Map



Basemap provided by National Geographic Society, Esri and their licensors © 2025. Newport Beach Quadrangle, T05S R11W S25. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

 Project Location



# **Attachment 2**

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Record Search Results



CHRIS Information Center Records Search Data Sheet

Project Name: 8550 Warner Avenue

Project Number: 25-17226 Date: 6/10/2025

Information Center: SCCIC

Search Radius: Half Mile: X One Mile:        Other:       

USGS Quadrangle: Newport Beach

Public Land Survey System (PLSS): Township:        Range:        Section:       

County: Orange county

Previously Recorded Sites: 26 outside

Previous Studies: 10 outside 1 within, 2 adjacent,

National Register of Historic Places:	Copies:	Y	N
California Register of Historical Resources:	Copies:	Y	N
California Points of Historical Interest:	Copies:	Y	N
California Historical Landmarks List:	Copies:	Y	N
Archaeological Determinations of Eligibility:	Copies:	Y	N
California Historical Resources Inventory:	Copies:	Y	N

Historic Maps:       

Notes: copied OC Adoe file to resource folder.  
search function does not work so resources  
will need to be individually reviewed

## Report List

25-17226 8550 Warner Ave

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00001		1973	Ahlering, Michael L.	Report of a Scientific Resources Survey and Inventory: Conducted for the City of Huntington Beach, California	Archaeological Research, Inc.	30-000078, 30-000082, 30-000084, 30-000085, 30-000086, 30-000087, 30-000088, 30-000142, 30-000145, 30-000149, 30-000183, 30-000185, 30-000276, 30-000288, 30-000289, 30-000290, 30-000291, 30-000292, 30-000293, 30-000302, 30-000346, 30-000356, 30-000358, 30-000359, 30-000363, 30-000365
OR-00840		1986	McKenna, Jeanette A.	Amendment to the Historic Property Survey Report: Warner Avenue Widening and Reconstruction Project in the City of Huntington Beach, California	Scientific Resource Surveys, Inc.	30-000368
OR-01901		1987	Anonymous	Request for Determination of Effect for the Warner Avenue Widening and Reconstruction Project, City of Huntington Beach, Orange County, California	P&D Technologies	30-176488, 30-176489, 30-176490
OR-01933		1985	Unknown	Cultural Resource Survey Report on the Warner Ave. Widening and Reconstruction Project Located in the City of Huntington Beach, Orange County, California.	Scientific Resource Surveys, Inc.	30-176488, 30-176489, 30-176490
OR-01954		1996	Padon, Beth	Archaeological Archival Review and Survey of the Co 5 and Co 6 Flood Control Channels, Anaheim, Newport, and Seal Beach USGS 7.5' Quadrangles, Orange County, California	Petra Resources, Inc.	
OR-02033		1987	Mason, Roger D.	Research Design for Evaluation of Coastal Archaeological Sites in Northern Orange County, California	Scientific Resource Surveys, Inc.	30-000078, 30-000082, 30-000083, 30-000084, 30-000085, 30-000086, 30-000088, 30-000143, 30-000145, 30-000183, 30-000256, 30-000257, 30-000258, 30-000259, 30-000260, 30-000261, 30-000262, 30-000263, 30-000264, 30-000288, 30-000290, 30-000291, 30-000292, 30-000294, 30-000302, 30-000322, 30-000365, 30-000366, 30-000368, 30-000555
OR-03442	Cellular -	2006	Bonner, Wayne H.	Cultural Resource Records Search Results and Site Visit for T-Mobile Candidate La02915 (SC455 Tamura School), 17340 Santa Suzanne Street, Fountain Valley, Orange County, California	Michael Brandman Associates	

## Report List

25-17226 8550 Warner Ave

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-03616		2004	McKenna, Jeanette A.	Negative Archaeological Survey Report to Construct a New Oc-9 (21 Inch) Transmission Pipeline Within the Existing Newlad Street Right-of-way, Extending From Edinger Ave and Yorktown Ave; and a New 12 Inch Distribution Main Between Waner Ave and Heil Ave.	McKenna et al.	30-000145, 30-000356, 30-000383
OR-03769		2009	Gonzalez, Matthew and Kyle Garcia	Results of the Cultural Resource Assessment for the Southern California Edison Replacement of Four Deteriorated Pole Nos. 1604543E, 1604637E, 1573814E, and 1573815E; Ventura County and Orange County, California; WO 4605-2301, WO 4805-0548	PCR Services Corporation	
OR-04102	Cellular -	2010	Wlodarski, Robert J.	Cultural Resources Record Search and Archaeological Survey Results for the proposed Clear Wireless, LLC, Site CA-ORC4320A (SCE Tower M&T5 Del Amo/Ellis) located at 8606 Heil Avenue, Westminster, Orange County, California 92683	H.E.A.R.T.	30-177079

# Report List

25-17226 8550 Warner Ave

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-04172		2011	Chasteen, Carrie	Historic Property Survey Report San Diego Freeway (I-405) Improvement Project SR-73 to I-605, Orange and Los Angeles Counties	Parsons	19-189879, 19-189880, 19-189881, 19-189882, 19-189883, 19-189884, 19-189885, 19-189886, 19-189887, 19-189888, 19-189890, 19-189891, 19-189892, 19-189893, 19-189894, 19-189895, 19-189896, 19-189897, 19-189898, 19-189899, 19-189900, 19-189901, 19-189902, 19-189903, 19-189904, 19-189905, 19-189906, 19-189907, 19-189908, 19-189909, 19-189910, 19-189911, 19-189912, 19-189913, 19-189914, 19-189915, 19-189916, 19-189917, 19-189918, 19-189919, 19-189920, 19-189921, 19-189922, 19-189923, 19-189924, 19-189925, 19-189926, 19-189927, 30-000113, 30-000162, 30-001352, 30-001502, 30-177135, 30-177136, 30-177137, 30-177138, 30-177139, 30-177140, 30-177141, 30-177142, 30-177143, 30-177144, 30-177145, 30-177146, 30-177147, 30-177148, 30-177149, 30-177150, 30-177151, 30-177152, 30-177153, 30-177154, 30-177155, 30-177156, 30-177157, 30-177158, 30-177159, 30-177160, 30-177161, 30-177162, 30-177163, 30-177164, 30-177165, 30-177166, 30-177167, 30-177168, 30-177169, 30-177170, 30-177171, 30-177172, 30-177173, 30-177174, 30-177175, 30-177176, 30-177177, 30-177178, 30-177179, 30-177180, 30-177181, 30-177182, 30-177183, 30-177184, 30-177185, 30-177186, 30-177187, 30-177188, 30-177189, 30-177190, 30-177191, 30-177192, 30-177193, 30-177194, 30-177195, 30-177196, 30-177197, 30-177198, 30-177199, 30-177200, 30-177201, 30-177202, 30-177203, 30-177204, 30-177205, 30-177206, 30-177207, 30-177208, 30-177209, 30-177210, 30-177211, 30-177212, 30-177213, 30-177214, 30-177215, 30-177216, 30-177217, 30-177218, 30-177219, 30-177220,

## Report List

25-17226 8550 Warner Ave

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						30-177221, 30-177222, 30-177223, 30-177224, 30-177225, 30-177226, 30-177227, 30-177228, 30-177229, 30-177230, 30-177231, 30-177232, 30-177233, 30-177234, 30-177235, 30-177236, 30-177237, 30-177238, 30-177239, 30-177240, 30-177241, 30-177242, 30-177243, 30-177244, 30-177245, 30-177246, 30-177247, 30-177248, 30-177249, 30-177250, 30-177251, 30-177252, 30-177253, 30-177254, 30-177255, 30-177256, 30-177257, 30-177258, 30-177259, 30-177260, 30-177261, 30-177262, 30-177263, 30-177264, 30-177265, 30-177266, 30-177267, 30-177268, 30-177269, 30-177270, 30-177271, 30-177272, 30-177273, 30-177274, 30-177275, 30-177276, 30-177277, 30-177278, 30-177279, 30-177280, 30-177281, 30-177282, 30-177283, 30-177284, 30-177285, 30-177286, 30-177287, 30-177288, 30-177289, 30-177290, 30-177291, 30-177292, 30-177293, 30-177294, 30-177295, 30-177296, 30-177297, 30-177298, 30-177299, 30-177300, 30-177301, 30-177302, 30-177303, 30-177304, 30-177305, 30-177306, 30-177307, 30-177308, 30-177309, 30-177310, 30-177311, 30-177312, 30-177313, 30-177314, 30-177315, 30-177316, 30-177317, 30-177318, 30-177319, 30-177320, 30-177321, 30-177322, 30-177323, 30-177324, 30-177325, 30-177326, 30-177327, 30-177328, 30-177329, 30-177330, 30-177331, 30-177332, 30-177333, 30-177334, 30-177335, 30-177336, 30-177337, 30-177338, 30-177339, 30-177340, 30-177341, 30-177342, 30-177343, 30-177344, 30-177345, 30-177346, 30-177347, 30-177348, 30-177349, 30-177350, 30-177351, 30-177352, 30-177353, 30-177354, 30-177355, 30-177356, 30-177357, 30-177358,

# Report List

25-17226 8550 Warner Ave

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						30-177359, 30-177360, 30-177361, 30-177362, 30-177363, 30-177364, 30-177365, 30-177366, 30-177367, 30-177368, 30-177369, 30-177370, 30-177371, 30-177372, 30-177373, 30-177374, 30-177375, 30-177376, 30-177377, 30-177378, 30-177379, 30-177380, 30-177381, 30-177382, 30-177383, 30-177384, 30-177385, 30-177386, 30-177387, 30-177388, 30-177389, 30-177390, 30-177391, 30-177392, 30-177393, 30-177394, 30-177395, 30-177396, 30-177397, 30-177398, 30-177399, 30-177400, 30-177401, 30-177402, 30-177403, 30-177404, 30-177405, 30-177406, 30-177407, 30-177408, 30-177409, 30-177410, 30-177411, 30-177412, 30-177413, 30-177414, 30-177415, 30-177416, 30-177417, 30-177418, 30-177419, 30-177420, 30-177421, 30-177422, 30-177423, 30-177424, 30-177425
OR-04223		2011	Flynn, Chris	Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California	Department of Transportation	
OR-04313		2013	Unknown	Historic and Cultural Resources Element - Huntington Beach	City of Huntington Beach	



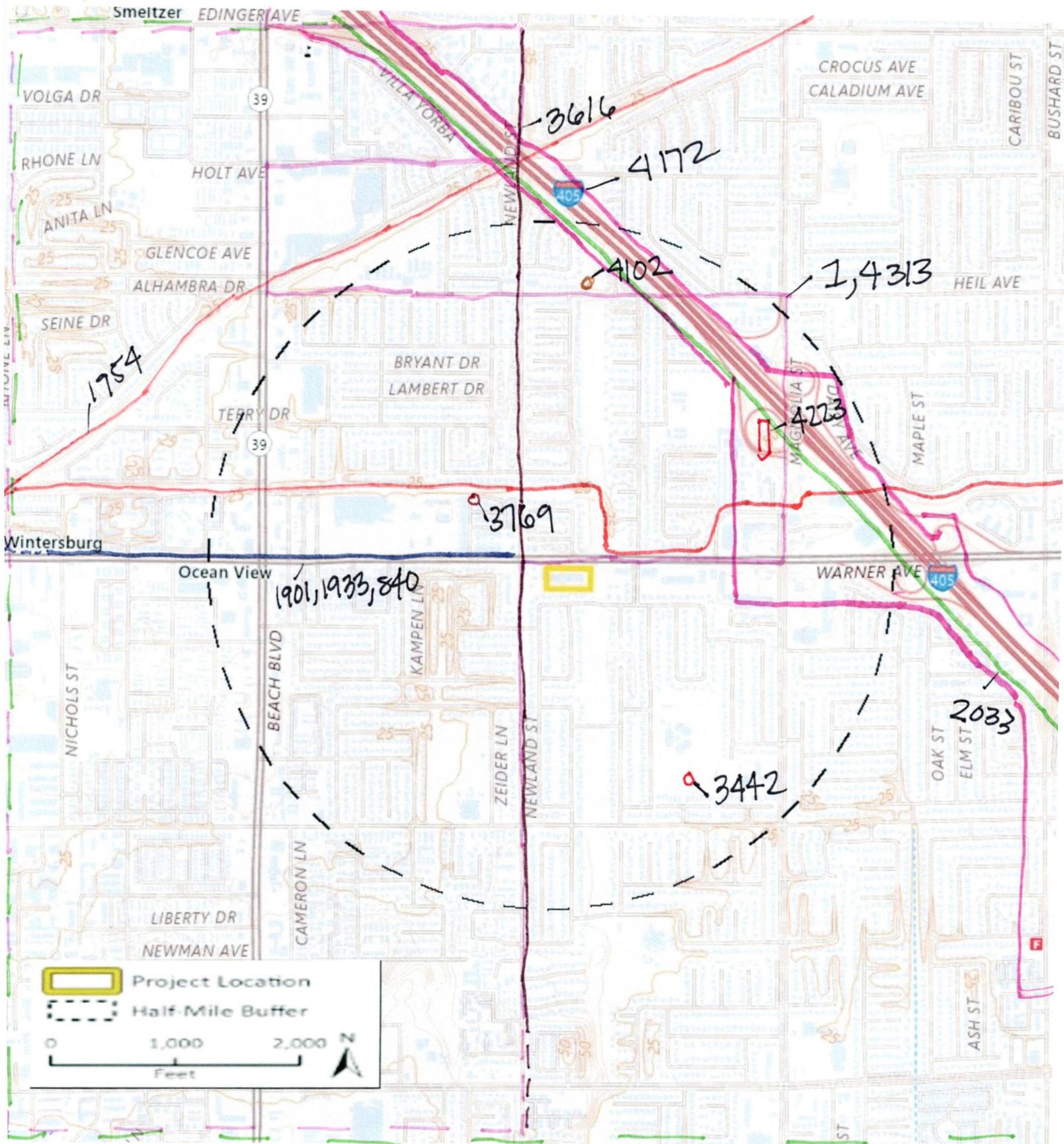
Record Search Report Proximity Sheet

Project Name: 25-17226 8550 Warner Avenue

OR-

Report Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
1954			X
4102			X
3442			X
4223			X
3769			X
1901			X
1933			X
840			X
2033	X		
0001		X	
4313		X	
3016			X
4172			X

# Reports



## Resource List

25-17226 8550 Warner Ave

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177079		Resource Name - Heil SCE Tower M7-T5 Barre - Ellis; Other - zip 92683	Structure	Historic	HP11		OR-04102
P-30-177194		Resource Name - 8841 De Ville Circle; Other - zip 92647	Building	Historic	HP02		OR-04172
P-30-177195		OHP Property Number - 187315; Resource Name - 8822 Savoy Circle; Other - zip 92647	Building	Historic	HP02		OR-04172
P-30-177196		OHP Property Number - 187316; Resource Name - 8791 Savoy Circle; Other - zip 92647	Building	Historic	HP02		OR-04172
P-30-177197		OHP Property Number - 187317; Resource Name - 16522 Landau Ln; Other - zip 92647	Building	Historic	HP02		OR-04172
P-30-177198		OHP Property Number - 187318; Resource Name - 16541 Landau Ln; Other - zip 92647	Building	Historic	HP02		OR-04172
P-30-177199		OHP Property Number - 187319; Resource Name - 16511 Landau Ln; Other - zip 92647	Building	Historic	HP02		OR-04172
P-30-177209		OHP Property Number - 187277; Resource Name - 9181 El Cortez Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177210		OHP Property Number - 187278; Resource Name - 9171 El Cortez Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177211		OHP Property Number - 187279; Resource Name - 9157 El Cortez Ave; Other - zip 92708	Building	Historic	HP02		OR-04172

## Resource List

25-17226 8550 Warner Ave

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177212		OHP Property Number - 187280; Resource Name - 9117 El Cortez Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177216		OHP Property Number - 187298; Resource Name - 16853 Daisy Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177217		OHP Property Number - 187299; Resource Name - 16789 Daisy Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177218		OHP Property Number - 187300; Resource Name - 16763 Daisy Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177219		OHP Property Number - 187301; Resource Name - 16741 Daisy Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177220		OHP Property Number - 187302; Resource Name - 16645 Daisy Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177221		OHP Property Number - 187303; Resource Name - 16635 Daisy Ave; Other - zip 92708	Building	Historic	HP02		OR-04172
P-30-177262		OHP Property Number - 187326; Resource Name - 8490 Drey Rd; Other - zip 92683	Building	Historic	HP02		OR-04172
P-30-177263		OHP Property Number - 187328; Resource Name - 16430 Jody Circle; Other - zip 92683	Building	Historic	HP02		OR-04172
P-30-177264		OHP Property Number - 187329; Resource Name - 16400 Jody Circle; Other - zip 92683	Building	Historic	HP02		OR-04172

## Resource List

25-17226 8550 Warner Ave

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-177276		OHP Property Number - 187320; Resource Name - 16410 Tryon St; Other - zip 92683	Building	Historic	HP02		OR-04172
P-30-177278		OHP Property Number - 187322; Resource Name - 16411 Laura Way; Other - zip 92683	Building	Historic	HP02		OR-04172
P-30-177279		OHP Property Number - 187323; Resource Name - 16441 Laura Way; Other - zip 92683	Building	Historic	HP02		OR-04172
P-30-177280		OHP Property Number - 187325; Resource Name - Sterling Liquor Market; Other - zip 92683	Building	Historic	HP06		OR-04172
P-30-177284		OHP Property Number - 187310; Resource Name - 16451 Venus Dr; Other - zip 92683	Building	Historic	HP02		OR-04172
P-30-177285		OHP Property Number - 187311; Resource Name - 16391 Venus Dr; Other - zip 92683	Building	Historic	HP02		OR-04172



1/2

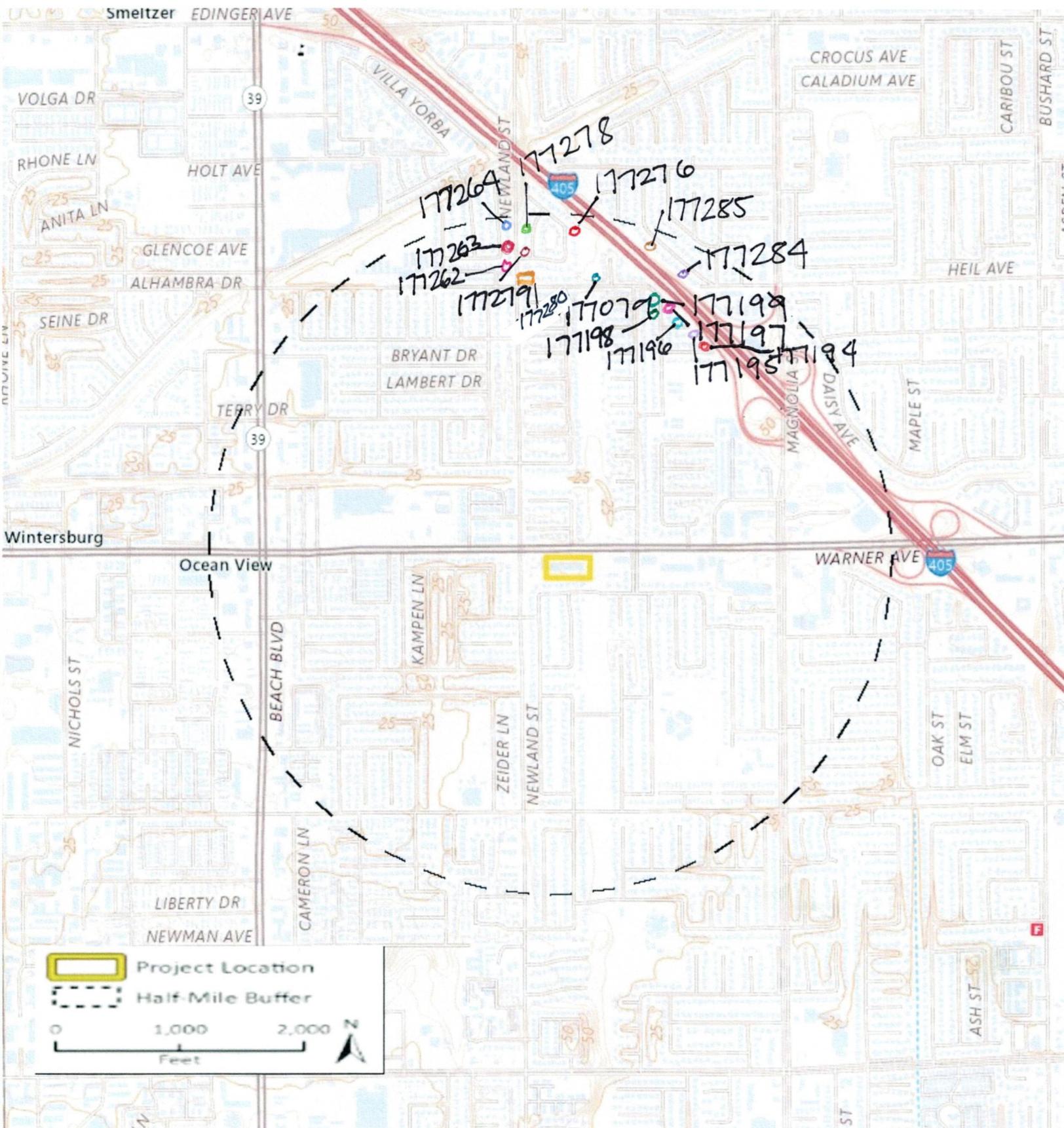
Record Search Resources Proximity Sheet

Project Name: 25-17226 8550 Warner Avenue

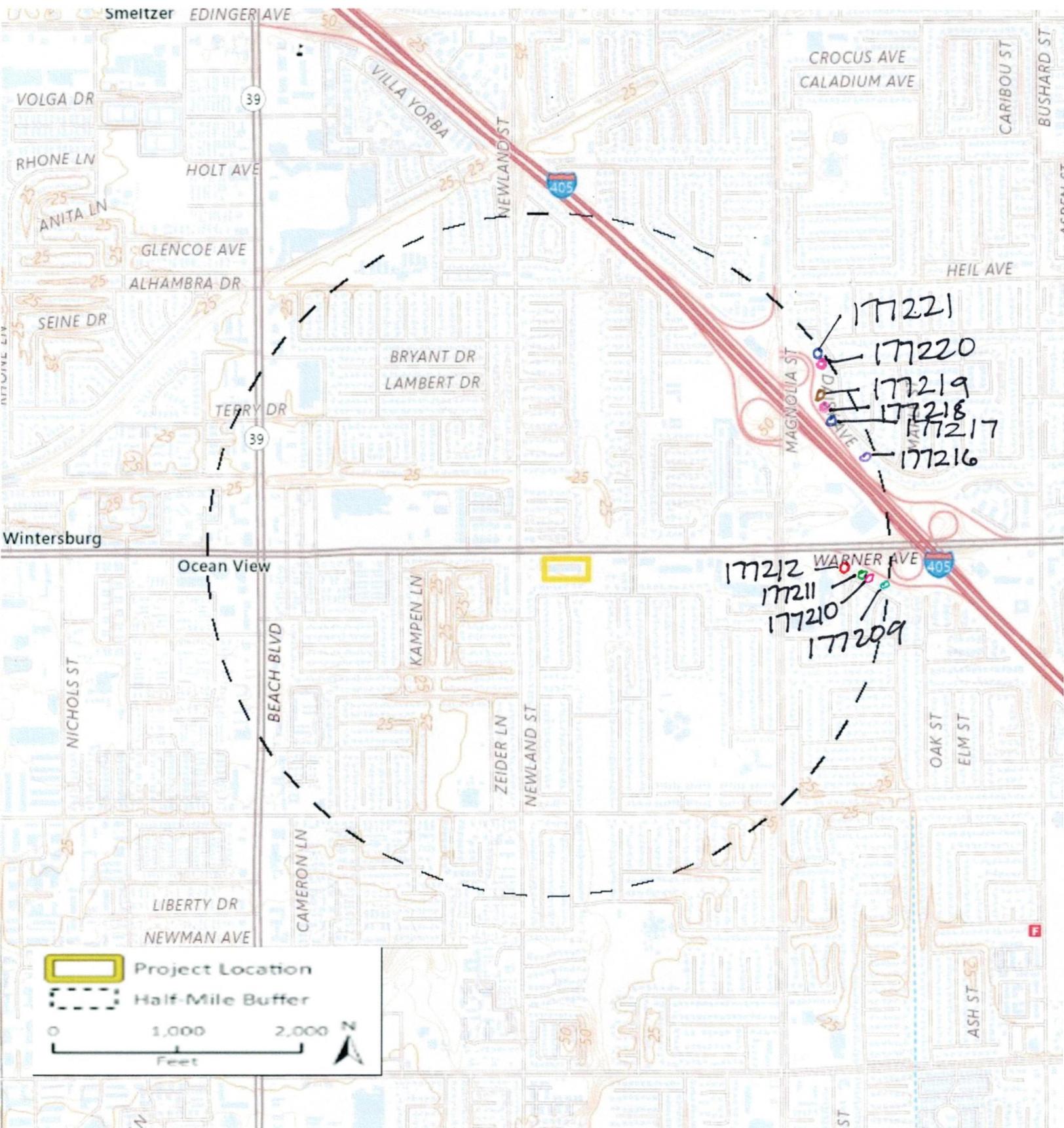
Resource Number	Within Project Site	Adjacent to Project Site	Outside of Project Site
30- 177079			X
177285			X
177284			X
177276			X
177278			X
177279			X
177264			X
177263			X
177262			X
177280			X
177199			X
177197			X
177198			X
177196			X
177195			X
177194			X



# Resources 1/2



# Resources 2 1/2



## **Attachment 3**

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Sacred Land File Search Results and Tribal Contact List

**NATIVE AMERICAN HERITAGE COMMISSION**

July 1, 2025

Shanea Dornan  
Rincon Consultants**Via Email to: [sdornan@rinconconsultants.com](mailto:sdornan@rinconconsultants.com)**CHAIRPERSON  
**Reginald Pagaling**  
ChumashVICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiSECRETARY  
**Sara Dutschke**  
MiwokPARLIAMENTARIAN  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayCOMMISSIONER  
**Reid Milanovich**  
CahuillaCOMMISSIONER  
**Bennae Calac**  
Pauma-Yuima Band of  
Luiseño IndiansCOMMISSIONER  
**Vacant**ACTING EXECUTIVE  
SECRETARY  
**STEVEN QUINN****NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 8550 Warner Avenue Project, Orange County**

To Whom it May Concern:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

*Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.*

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies 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 tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [melina.carlos@nahc.ca.gov](mailto:melina.carlos@nahc.ca.gov)

Sincerely,

*Melina Carlos*

Melina Carlos  
Cultural Resources Analyst

Attachment

<b>County</b>	<b>Tribe Name</b>	<b>Fed (F) Non-Fed (N)</b>	<b>Contact Person</b>
Orange	Cahuilla Band of Indians	F	Erica Schenk, Chairperson
	Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director
	Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer
	Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary
	Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson
	Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson
	Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson
	Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator
	Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson
	Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director

Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Shannon Wingfield, Secretary
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Nathan Banda, Chairman
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, THPO/MLD
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman

Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer

This list is current only as of the date of this document. Distribution of this list does not relieve any person of stat

This list is only applicable for consultation with Native Ame

**Native American Heritage Commission  
Native American Contact List  
Orange County  
7/1/2025**

<b>Contact Address</b>	<b>Phone #</b>	<b>Fax #</b>	<b>Email Address</b>
52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov
52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov
52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com
P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org
P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org
P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com
P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com
P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu
106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com
P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com

**Native American Heritage Commission  
Native American Contact List  
Orange County  
7/1/2025**

23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com
4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com
31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 488-3484		webmaster@jbmian.com
31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 426-8804		nbanda@jbmian.com
31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		thpo@jbmian.com
PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com
PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com
PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com
P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov

**Native American Heritage Commission  
Native American Contact List  
Orange County  
7/1/2025**

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tutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources C  
 rican tribes under Public Resources Code Sections 21080.3.1 for the proposed 8550 Warner Avenue Project, Orange Cour

Cultural Affiliation	Counties	Last Updated
Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/1/2024
Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	12/4/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/28/2023
Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023

Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/17/2023
Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/4/2025
Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/4/2025
Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/4/2025
Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024

Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024
Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	5/21/2025
Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023

ode and Section 5097.98 of the Public Resources Code.

Record: PROJ-2025-003542  
 Report Type: AB52 GIS  
 Counties: Orange  
 NAHC Group: All

nty.

# **Attachment 4**

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8550 Warner Avenue DPR 523 Form

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 8550 Warner Avenue

P1. Other Identifier: N/A

\*P2. Location:  Unrestricted

\*a. County Orange and

\*b. USGS 7.5' Quad Newport Beach, Calif. Date 1981 T 05S; R 11W; 1/4 of 1/4 of Sec 25 S.B.B.M

c. Address 8550-8610 Warner Avenue City Fountain Valley Zip 92708

d. UTM: Zone 11S, 409238.31 mE/ 3731021.19 mN

e. Other Locational Data: Orange County Assessor's Parcel Number (APN) 167-361-17

\*P3a. Description: 8550-8610 Warner Avenue (subject property) is a commercial property sited on a 2.12-acre rectangular parcel (APN 167-361-17) on the south side of Warner Avenue in Fountain Valley, Orange County, California. Surrounded by commercial and residential properties, the subject property has a one-story commercial building surrounded by a paved parking lot and a small strip of grass and ornamental trees along Warner Avenue. Sited east-to-west on a concrete foundation, the building is capped with a flat roof, and the wood frame structure is sheathed in concrete slump block on the north elevation, rough stucco on the east, west, and south elevations, and vertical wood board around the 8610 Warner Avenue storefront at the east end of the building (Photos 1 through 3). The primary (north), west, and east elevations have a walkway covered by a hipped roof structure supported by wood posts and decorative beams. Twelve of the storefronts (8550-8602 Warner Avenue) have large aluminum-framed storefront windows and main entrances with glazed, aluminum-framed doors on the north elevation. 8610 Warner Avenue storefront has a gambrel roof extension with six large panes of glass framed with wood framing, the primary entrance with a glazed and wood paneled door, two gambrel roof dormers with fixed pane wood frame windows, fixed pane picture windows, and a second entrance on the east elevation with a glazed and wood paneled door. Adjacent to the south elevation are two trash storage structures constructed of concrete block (Photo 4). The building has characteristics of the Mid-Century Modern and Ranch styles including horizontal plan, shed roof walkway cover and wood posts, and multiple wall materials including slump block, stucco, and vertical board siding.

\*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building

\*P4. Resources Present:  Building

P5a. Photograph or Drawing



P5b. Description of Photo:

Photo 1: 8550-8610 Warner Avenue north elevation, facing southeast; Taken by Shanea Dornan, Rincon Consultants, Inc.

P6. Date Constructed/Age and Source:  Historic  
 1976 (City of Fountain Valley 2025)

\*P7. Owner and Address:  
 FV Center LP  
 15261 Transistor Lane  
 Huntington Beach, California 92649

\*P8. Recorded by:  
 Ashley Losco  
 Rincon Consultants, Inc.  
 250 East 1st Street, Suite 1400  
 Los Angeles, California 90012

\*P9. Date Recorded: 6/27/2025

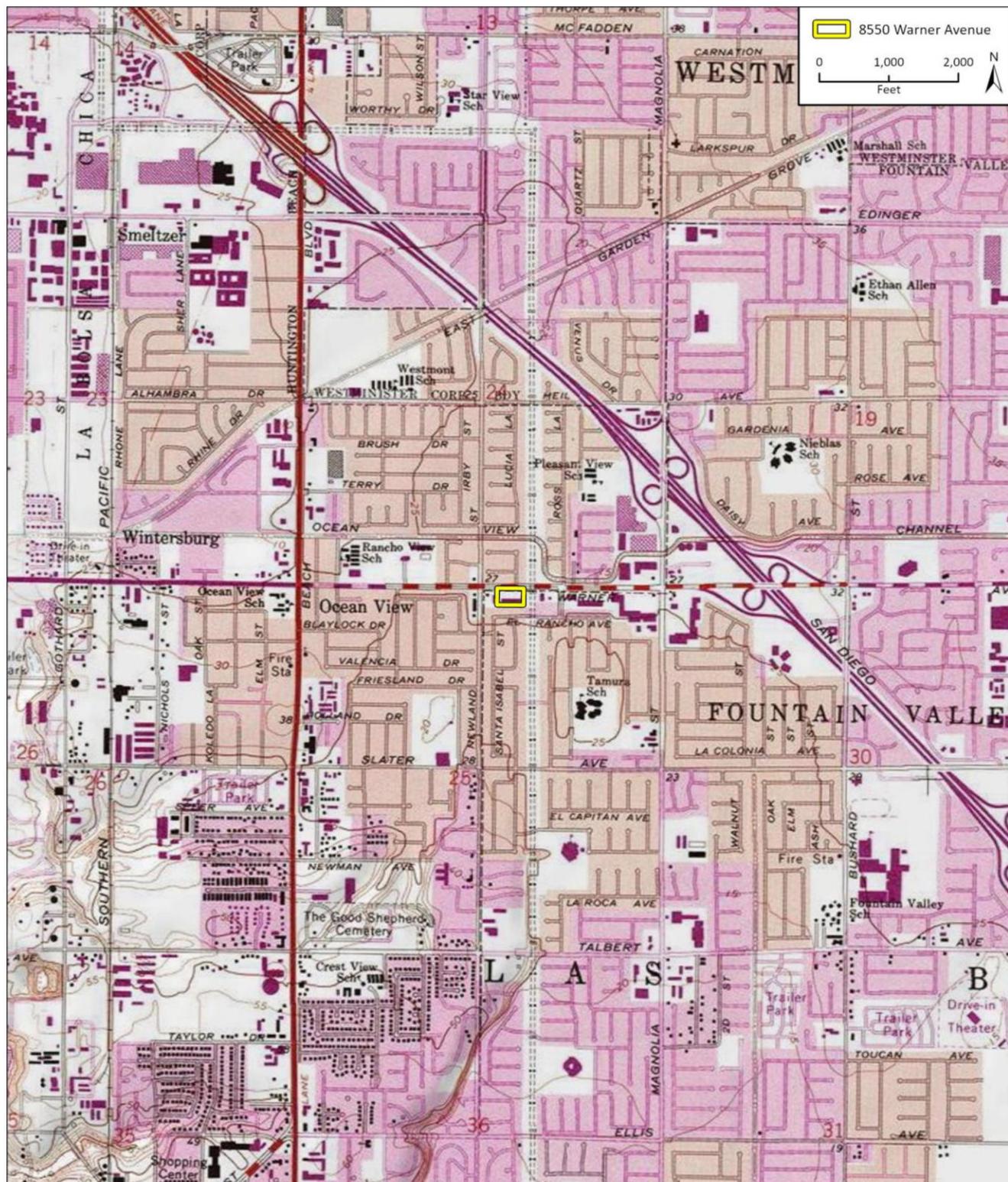
\*P10. Survey Type: Pedestrian

\*P11. Report Citation:  
 Rincon Consultants, Inc. (2025).  
 Cultural Resources Letter Report for

the 8550 Warner Avenue Project, Fountain Valley, California. Prepared for the City of Fountain Valley.

\*Attachments:  Location Map  Continuation Sheet  Building, Structure, and Object Record





Page 4 of 8

\*Resource Name or # 8550 Warner Avenue

\*Recorded by: Ashley Losco, Rincon Consultants, Inc.

\*Date: 6/27/2025

Continuation  Update

**\*P3. Description (Continued from Page 1):**

**Photos:**



Photo 2: North elevation showing storefronts, facing south. Taken by Shae Dorman, Rincon Consultants, Inc.



Photo 3: North and west elevations, facing southeast. Taken by Shae Dorman, Rincon Consultants, Inc.



Photo 4: South elevation, facing east. Taken by Shae Dorman, Rincon Consultants, Inc.

**\*B10. Significance (Continued from Page 3):**

**Mid-Century Modern Architectural Style**

From approximately 1945 to 1975, Mid-Century Modern-style architecture defined the field of architecture in the post-World War II period and represented the evolution of the International Style into more widely accessible expressions. The style emerged from the work of a second generation of Southern California modernists, and between 1945 and the late 1960s, *Art and Architecture* magazine's coverage of John Entenza's Case Study House program helped to raise awareness of the movement on an international scale. The Mid-Century Modern style is characterized by a rejection of historicist ornaments and a forthright display of structure and materials, such as post-and-beam structural systems of wood or steel, expanses of windows, often extended to the roofline, accentuating open floorplans, and integration of indoor and outdoor areas. Buildings typically have an overall horizontal emphasis, an effect produced by the use of sprawling plans, low-slung roofs, and broad, cantilevered eaves and canopies. Exterior surface materials vary widely to include wood, stucco, brick and stone, or steel-enframed glass (Sapphos Environmental Inc. 2009).

Character-defining features of the Mid-Century Modern style:

- Direct expression of the structural system
- Use of simple geometric volumes
- Unornamented wall surfaces
- Flat roof
- Floor-to-ceiling windows
- Horizontal massing
- Decorative block walls
- Cantilevered roof overhangs
- Expressionistic examples of the style often integrate the following character-defining features: sculptural forms intersecting with geometric volumes, curved, sweeping wall surfaces and/or dramatic roof forms (City of Los Angeles 2021)

**Ranch Architectural Style**

The Ranch architectural style was popular in the United States and California from circa 1935 to 1970. In California, the style recalled the early ranchos with sprawling one-story plans and a connection to the outdoors with porches and courtyards. After the financial controls of the Federal Housing Authority lifted after World War II, the Ranch style took off in popularity and was the most popular residential style in the United States from the 1950s to the 1960s (McAlester 2015).

Character-defining features of the Ranch style:

- Asymmetrical façade with front entry located off-center and sheltered under main roof
- Low-to the ground horizontal plan
- Low-pitched hipped roof without dormers
- Covered porches or patios
- Large windows and sliding glass doors
- Multiple wall cladding materials
- Integrated planters and/or broad, low chimneys
- Colonial variations: roof cupola, shutters, decorative wrought iron (McAlester 2015)

**Property Developmental History**

In 1976, Elden W. Bainbridge, owner and contractor, and Charles Hulen & Associates, architect, constructed and designed the Mid-Century Modern and Ranch style commercial building at 8550-8610 Warner Avenue (City of Fountain Valley 2025, UCSB 1977). No other alterations or additions were identified during research.

Charles Hulen & Associates worked in Southern California during the 1960s and 1970s designing multi-family residential properties and commercial properties in the Mid-Century Modern and Late Modern styles (*Anaheim Bulletin* 1968 and 1975). Charles Hulen is not listed in the American Institute of Architects (AIA) Historical Directories nor was his license located in the California Department of Consumer Affairs (DCA) database (AIA 2025, DCA 2025). No further information was identified on Hulen.

**Ownership and Occupancy History**

In 1976 to an undetermined time, Elden W. Bainbridge constructed and owned the subject property (City of Fountain Valley 2025). Bainbridge invested in various property development projects in Southern California and San Bernardino in the 1970s and 1980s (*North County Times* 1980, *San Bernardino County Sun* 1981). The development projects included commercial projects, such as the subject property in 1976, industrial sites, and multi-family housing. No further information was identified.

Various businesses occupied 8550-8610 Warner Avenue between the 1970s and the present, see Table 1 below.

**Table 1. Occupancy History of 8550-8610 Warner Avenue**

Address	Date	Name	Source
8550 Warner Avenue	1976	The Greater American Produce Company	<i>Anaheim Bulletin</i> 1976a
	1985	Dry Cleaners, Paul Krieger	City of Fountain Valley 2025
	1986	Vacant	<i>Los Angeles Times</i> 1986

Address	Date	Name	Source
	2007-2024	Colorful Nails	Google 2025
8552 Warner Avenue	1986	Thong Chen Yeun Chen	<i>Lake Elsinore Valley Sun-Tribune</i> 1986
	2004	Super Nutrition Warehouse	<i>Los Angeles Times</i> 2004
	2018	Academy of Martial Arts	Google 2025
	2024	Williams MMA	Google 2025
8556-8558 Warner Avenue	1984	Cessory Street	<i>Los Angeles Times</i> 1984
	2018-2024	Medical Weight Loss	Google 2025
8570 Warner Avenue	1987-1989	Heavenly Sleep Shop	<i>Los Angeles Times</i> 1989
	1992	Slots of Fun Raceway	<i>Los Angeles Times</i> 1992a
	2018	Puppies and Grooming	Google 2025
8574 Warner Avenue	2018-2024	Funeral Classics	Google 2025
8578 Warner Avenue	1976-2024	The Cut Above	<i>Anaheim Bulletin</i> 1976b, Google 2025
8582 Warner Avenue	1988	My Secret Place	<i>Los Angeles Times</i> 1988
	2018-2024	Bra Garden	Google 2025
8586 Warner Avenue	1992	Osborne Chiropractic (Robert Osborne and Russell Reese)	<i>Los Angeles Times</i> 1992b
	2018	Walk-in Chiropractic Health Clinic	Google 2025
8590 Warner Avenue	2018-2024	ABBA TV & VCR Repair	Google 2025
8594 Warner Avenue	2004	Adeli	<i>Los Angeles Times</i> 2004
	2018-2024	Aloha Fishing Tackle	Google 2025
8598 Warner Avenue	2018-2024	Stacy's Closet Designer Consignment	Google 2025
8602 Warner Avenue	2018-2024	Andy's Cuts Barber	Google 2025
8610 Warner Avenue	1977-1990	Shakey's Pizza Parlor	<i>Los Angeles Times</i> 1977, 1990
	2010	Casa Inka	<i>Los Angeles Times</i> 2010
	2018-2024	El Azteca	Google 2025

**Historic Resources Evaluation**

8550-8610 Warner Avenue was recorded and evaluated for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) and is recommended ineligible for listing in the NRHP and CRHR under all criteria due to lack of historical and architectural significance.

The subject property was constructed in 1976 in Fountain Valley, California as a commercial strip mall along Warner Avenue. Research did not identify that the property significantly contributed to any events in local, state, or national history. The property was constructed after the initial Post-World War II development of Fountain Valley in the 1950s and 1960s. 8550-8610 Warner Avenue is recommended ineligible for listing in the NRHP under Criterion A and CRHR under Criterion 1.

Research through Newspapers.com and Ancestry.com identified the original owner of the subject property, Elden W. Bainbridge. Based on research, Bainbridge does not appear significant in local, state, and national history. None of the identified historic-era occupants were identified as historically significant. The subject property is recommended ineligible for listing in the NRHP under Criterion B and CRHR under Criterion 2.

8550-8610 Warner Avenue was constructed in 1976 with characteristics of the Mid-Century Modern and Ranch styles including horizontal plan, shed roof walkway cover supported by wood posts, and multiple wall materials including rough stucco, slump block veneer, and vertical board siding. Though the property has these characteristics, it is not an exceptional example of the two styles. The subject property lacks architectural elaborations to set it apart from other examples. The architect, Charles Hulen & Associates, does not appear to be master architect based on the firm's limited body of work. The firm designed Mid-Century Modern and Late Modern buildings that are not exceptional examples of the style and would not warrant consideration of the firm as a master architect. Additionally, research did not identify Elden Bainbridge as a master builder. He constructed various projects in Southern California and San Bernardino which do not warrant consideration as a master builder. Lastly, the property does not possess high artistic value. The subject property is recommended ineligible for listing in the NRHP under Criterion C and CRHR under Criterion 3.

The subject property is not likely to yield valuable information that will contribute to our understanding of human history because the subject property is not and never was the principal source of important information pertaining to subjects such as late-twentieth century Mid-Century Modern and Ranch style commercial buildings. Therefore, the subject property is recommended ineligible for listing in the NRHP under Criterion D and CRHR under Criterion 4.

**\*B12. References (Continued from Page 3):**

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Google. 2025. Google Street View of 8550-8610 Warner Avenue.

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d33.7152495!4d-117.9795619!16s%2Fg%2F11bw4bkbz5!3m5!1s0x80dd26fba4c6db61:0xe38fd6d4998c667d!8m2!3d33.7152495!4d-117.9795619!16s%2Fg%2F11bw4bkbz5?entry=ttu&g\_ep=EgoyMDI1MDYyMy4yIKXMDSoASAFQAw%3D%3D (accessed June 2025).

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