

November 2, 2021

Mr. Mark Reavis, Heritage Preservation Officer/Neighborhood Planner

City of Flagstaff

Community Development / Planning and Development Services Division /

Comprehensive Planning Program

211 West Aspen Avenue

Flagstaff, Arizona 86001

Mark.Reavis@flagstaffaz.gov



RE: Cultural Resource Study Letter Report Involving Fives Parcels at East Trails End Drive and East Retreat Circle, City of Flagstaff, Coconino County, Arizona (PZ-21-00169, LA Neal Consulting, LLC Project No. 1070-21)

Dear Mr. Reavis:

At the request of property owner and developer Your Yard LLC and in compliance with City of Flagstaff Zoning Code 10-30.30.050, LA Neal Consulting, LLC (LANC) conducted a Cultural Resource Study (cultural resources inventory specifically) involving five privately owned, vacant, heavy industrial-zoned parcels east of the Trails End Retreat subdivision, Flagstaff, Arizona (see *attached parcels location map*). The parcels or portions thereof total 24.32 acres (**113-10-001R** = 8.95, **-001L** = 2.67, recorded easement across **-001N** = 0.48, **-001E** = 6.11, **-001D** = 6.11). Parcel -001R is the primary property currently slated for development as a construction yard (see *attached concept plan*). A portion of Parcel -001L is also involved in the proposed development as is the recorded easement across Parcel -001N. The address given for Parcel 113-10-001R is 4950 E Trails End Drive, thus this is the primary address attached to this project. The overall legal location is T21N, R8E, NE¼ of Section 5. Parcel -001R is largely disturbed and currently functions as rock materials storage. The easement across -001N and western half of -001L are also disturbed given their direct adjacency to Sheep Hill to the south and southeast, an active cinder pit mine/quarry.

Records searches of AZSITE (Arizona's online database identifying previous cultural projects and known properties/sites), Coconino National Forest and City of Flagstaff Open Space Program archives, and historic General Land Office (GLO) maps prior to the field inventory revealed no previous inventory or historic properties within the parcels. Previous surveys had occurred, however, directly to the north on Forest land (Bourcy 2000, Huffman 1988) and to the east on what was State Trust and is now the City's Picture Canyon Natural and Cultural Preserve (Cox and Marshall 2012). The closest known archaeological site is small and plots just 50 m north of Parcel 113-10-001E's north boundary. A much larger, second known site plots about 65 meters east-southeast from the southeast corner of Parcel 113-10-001D/northeast corner of -001L. Elden Pueblo, an interpreted Sinagua habitation on Forest land, is also a bit over ¼ mile to the north-northwest from the overall project area, so the occurrence of some prehistoric cultural materials was anticipated. (*These site locations are not plotted on the parcels location map to protect their spatial identity. If you would like specific plots, Mark, I would be happy to send you a separate map showing the locations.*)

On October 3 and 31, 2021, Sr. Archaeologist Lynn A. Neal inspected via pedestrian transecting parcels 113-10-001R, -001L, -001D, and 001E in their entirety and the recorded easement crossing -001N. Particular attention was paid to visually inspecting both disturbed ground (-001R, -001N easement corridor, west half of -001L; see *Photos 1–4 & photo points [PP] on parcels location map for orientation*) for signs of any exposed cultural artifacts as well as undisturbed or less disturbed areas (parcels -001D, -001E; see *Photo 5*). The project area was surveyed using mostly E-W transects spaced 15–20 meters/

50–65 feet apart, working east then west from near Parcel -001E’s west-center. The outer boundaries of the combined parcels were identified in the field using a GPS uploaded with a parcels map and aerial background. Some boundary fencing and markers were also identified. Ground exposures showed strong reddish brown silty clay loam and compacted cinders. There is a moderate blanketing of mostly red cinders on the ground surface overlying the sediment. The project parcel is within typical ponderosa pine forest with Gambel oak, Rocky Mountain juniper, cliffrose, sumac, rabbitbrush, broom snakeweed, prickly pear, barberry, mountain mahogany, and grasses and forbs in the understory. Where vegetated, ground visibility averages 50%, but there is also a lot of invasive plant growth as a result of disturbance, including in the tree-cleared portion of Parcel -001D. The survey area is bounded to the north by Forest land, to the east by City of Flagstaff open space, south by an active cinder hill mine, and west by residential development. The survey findings were largely as expected—light but not infrequent, isolated prehistoric artifact finds indicative of proximity to larger habitation sites. Isolated occurrences (IOs) consist of a limited number of one artifact class, and artifact scatters (ASs) contain more than one artifact class and are typically dispersed in a larger area (*see table below for 11 find descriptions*). The scatters are likely evidence of short-term limited activity and perhaps camping but not occupation of any significant duration.

IO/AS No.	Description
AS 1	~25 Alameda Brownware (ABW) jar body shards typed as Winona Brown and Angell Brown (both date from AD 1000–1150), 1 Tusayan White Ware black-and-white bowl rim, and 1 obsidian angular shatter in 10 × 11-m area on Forest property immediately N of Parcel -001E
2	~12 Angell/Winona Brown jar body sherds in an eroded 5 × 5-m area adjacent to/N of mine area
3	7 likely Winona Brown jar body sherds in 3 × 3-m area exposed in two-track roadbed
4	a single Winona Brown jar body sherd (Photo 6) in an eroded roadbed coming off Sheep Hill
5	4 sherds—1 Winona Brown, 1 Sunset Brown and 1 ABW, 1 Jeddito Yellow Ware (AD 1300–present) 15 m to S; all exposed along N-draining rill; presence of single Jeddito could signify a trail marker
6	2 Winona Brown body sherds, 1 at plot and 1 15 m to S
7	5 Winona/Angell Brown (1 a jar neck piece), 1 Sunset Red, 1 large gray-black rhyolite interior core fragment; exposed in a likely dozer push, along N embankment of push, and in anthill, 8 × 1-m area
8	1 Sunset Red (AD 1070–1300) body sherd on W side of AZ Trail
9	3 Winona/Angell Brown body sherds exposed in anthill
AS 2	~12 ABW (w/ possibly a few Sunset Brown), 1 Deadmans Gray (AD 700–1150), 9 chert flakes (3 core fragments, 2 secondary, 2 tertiary, 1 angular shatter, 1 thinning), 1 rhyolite tertiary flake, 1 small vesicular basalt metate/grinding stone fragment in a 20 × 20-m area on artificially terraced lower foothills of Sheep Hill
AS 3	~15 Winona/Angell Brown sherds (1 a Winona jar rim), 3 Deadmans Gray, 1 small whiteware sherd fragment, 2 obsidian tertiary flakes all exposed in roadbed and on S embankment in 8 × 2-m area

AS 1 plots on Forest property immediately north of Parcel 113-10--001E, so it would remain unimpacted by future development of Parcel -001E. AS 2 and AS 3 in Parcel -001D are indicative of potential short-term camping or food-processing sites. They are not necessarily significant beyond the current documentation based on the recorded artifacts, but buried materials could be present, especially at AS 3 given its presence in a roadbed with duff cover to the sides. There are signs (lightly to moderately scattered glass shards, metal fragments) of some late historic to modern (1960s–1970s) cultural activity in the cleared portion of Parcel -001D, but no concentrations or clear indication of what the scattered materials might have represented were identified. A few dispersed, sawed tree stump remnants were also noted, evidence of ponderosa pine tree cutting in the area.

In sum, no significant cultural resources requiring protection/avoidance were identified within the project parcels. ***Since there will be no effect to any historic properties/archaeological sites, LANC recommends that cultural resources clearance be granted and compliance with City Code 10-30.30.050 be considered complete for the proposed The Yard project (Parcels 113-10-001R, -001L, recorded easement across -001N).*** No further archaeological work should be required regarding these three project parcels (or portions thereof in the case of -001N). As a suggestion, given a possibility for additional cultural materials to be present within less-disturbed parcels 113-10-001D and -001E, consultation with the City's Heritage Preservation Officer prior to future development would be a proactive measure intended to educate the developer/property owner about unanticipated discoveries. A site visit by an archaeologist prior to ground disturbance to re-identify the locations of ASs 2 and 3 would be a second recommendation, and with only 50% ground visibility, another visit during initial vegetation clearing and grading activities is a further suggested measure to check the two parcels for any extended surface and potential buried cultural deposits. The archaeologist's efforts should be focused around ASs 2 and 3 in Parcel -001D and generally in this parcel where the bulk of the artifact finds were made. If you have any questions or require additional information, please do not hesitate to contact me at (928) 606-2258 or via email at lneal@npgcable.com.

Sincerely,



Lynn A. Neal, RPA / M.A.
Sr. Archaeologist

cc: **Blake Schraufnagel**, Property Owner/Developer, Your Yard LLC, 2410 E Route 66, Flagstaff, Arizona 86004, blake@aznorth.com

Attachments

Two map pages

References

Bourcy, Bruce

2000 *An Archaeological Survey of the Townsend Winona Fuels Reduction Project*. Coconino National Forest Report No. 2000-19A. Flagstaff.

Cox, Eric S., and John T. Marshall

2012 *An Archaeological Survey of 479 Arces in the Picture Canyon Area for a Proposed Land Sale, City of Flagstaff, Coconino County, Arizona*. ASM Accession No. 2011-0533. Northland Research Technical Report No. 12-15. Tempe.

Huffman, Jim

1988 *An Archaeological Survey of the Land Exchange Tract at the Junction of Townsend-Winona and U.S. Highway 89*. Coconino National Forest Report No. 1988-76A. Northern Arizona University Archaeological Report No. 1019. Flagstaff.



Photos 1 & 2. Parcel 113-10-001R from W interior (top) and from E Retreat Circle cul-de-sac (bottom), views to E.



Photos 3 & 4. Sheep Hill from E Retreat Circle (top) and proposed access easement from N Dodge Ave (bottom), views to SSE and ENE.



Photos 5 & 6. Overview of Parcel -001D from -001L (top), view to NNE, and Isolated Occurrence 4, Alameda Brown Ware jar body sherd (bottom).

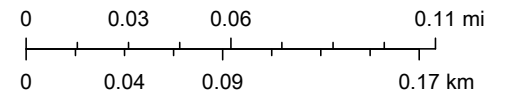
The Yard at 4950 E Trails End Dr



10/3/2021, 11:33:03 AM

- | | | |
|-------------------------|-----------------|---------|
| County Boundary | Addresses | Private |
| Municipal Boundaries | Primary | Private |
| Coconino County Parcels | Land Ownership | |
| | National Forest | |

1:4,000

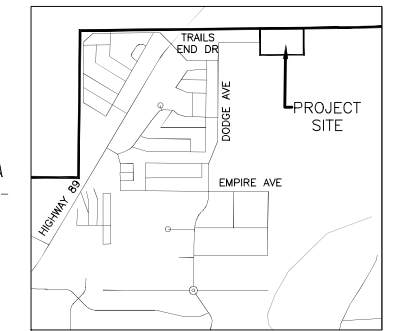


County of Yavapai, Esri, HERE, Garmin, iPC, Maxar

Coconino County GIS
This is not a legal document. No warranty of accuracy is given or implied.

AZNORTH DEVELOPMENT THE YARD CONCEPT PLAN

A PROPOSED DEVELOPMENT IN THE EAST HALF OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

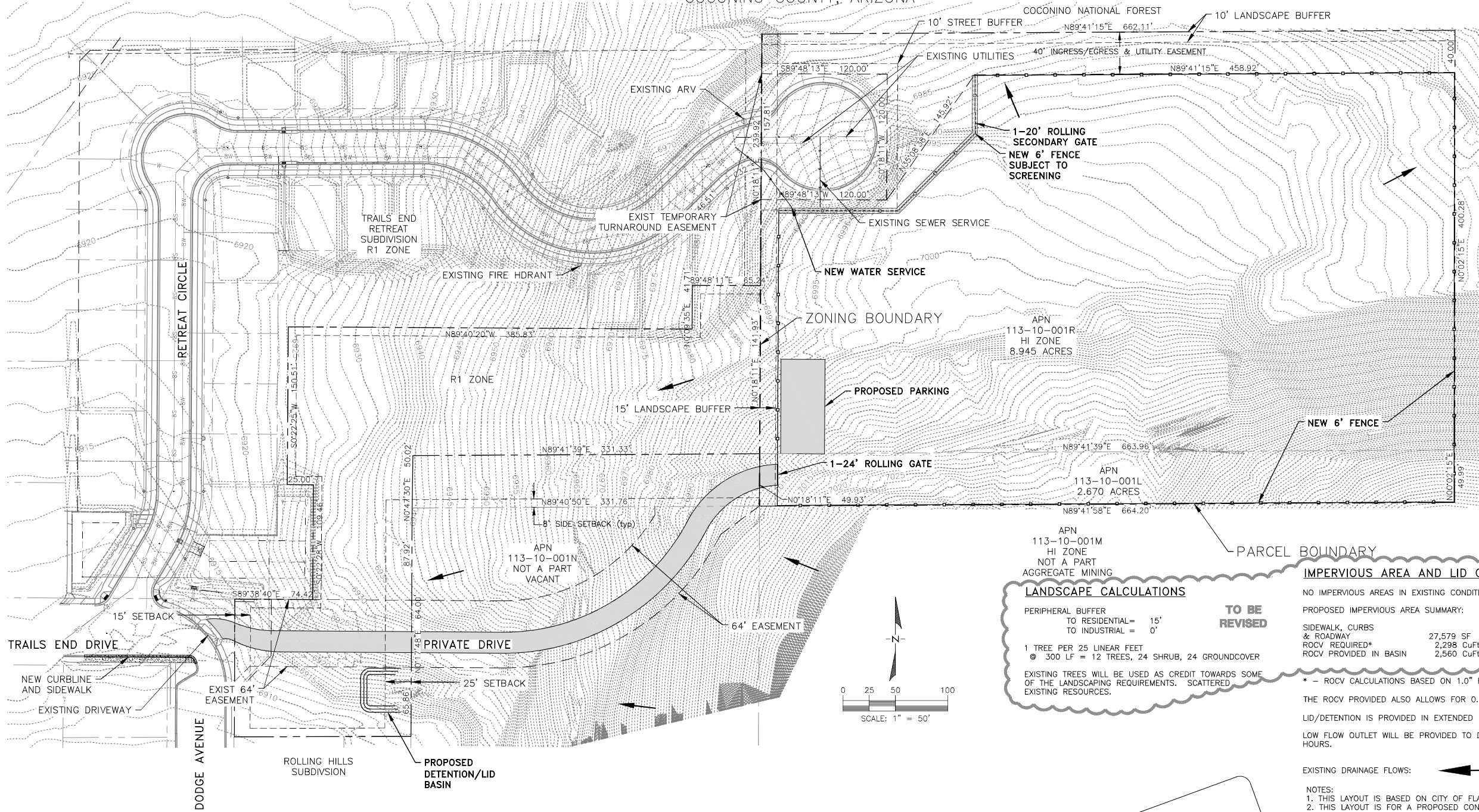
121039

WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST. • FLAGSTAFF, AZ 86001 • PHONE: (928) 774-4636 • WWW.WOODSONENG.COM

7/19/2021

THE YARD
AZNORTH DEVELOPMENT
CONCEPT PLAN

DRAFTED BY: RW
DATE: 7/19/21
PROJ. NO.: 121039
FN: THE YARD CONCEPT



LANDSCAPE CALCULATIONS

PERIPHERAL BUFFER
TO RESIDENTIAL = 15'
TO INDUSTRIAL = 0'

1 TREE PER 25 LINEAR FEET
300 LF = 12 TREES, 24 SHRUB, 24 GROUNDCOVER

EXISTING TREES WILL BE USED AS CREDIT TOWARDS SOME OF THE LANDSCAPING REQUIREMENTS. SCATTERED EXISTING RESOURCES.

IMPERVIOUS AREA AND LID CALCULATIONS

NO IMPERVIOUS AREAS IN EXISTING CONDITION

PROPOSED IMPERVIOUS AREA SUMMARY:

SIDEWALK, CURBS & ROADWAY	27,579 SF
ROCV REQUIRED*	2,298 CuFt
ROCV PROVIDED IN BASIN	2,560 CuFt

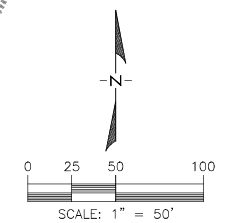
* - ROCV CALCULATIONS BASED ON 1.0" FIRST FLUSH.

THE ROCV PROVIDED ALSO ALLOWS FOR 0.5" OF FREEBOARD IN THE BASIN.

LID/DETENTION IS PROVIDED IN EXTENDED DETENTION.

LOW FLOW OUTLET WILL BE PROVIDED TO DRAIN THE BASIN DRY WITHIN 24-36 HOURS.

EXISTING DRAINAGE FLOWS: ←



OWNER/DEVELOPER
AZNORTH DEVELOPMENT INC
TOM BREWSTER
2410 E ROUTE 66
FLAGSTAFF, AZ 86004
(928) 853-3639

ENGINEER
WOODSON ENGINEERING AND SURVEYING, INC.
124 N. ELDEN ST.
FLAGSTAFF, AZ 86001
(928) 774-4636

WOODSON
ENGINEERING & SURVEYING
124 N. ELDEN ST. FLAGSTAFF, AZ 86001
(928) 774-4636 WWW.WOODSONENG.COM

**PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING**

- NOTES:**
- THIS LAYOUT IS BASED ON CITY OF FLAGSTAFF ZONING FOR HI.
 - THIS LAYOUT IS FOR A PROPOSED CONTRACTOR STORAGE YARD WITH NO RETAIL/COMMERCIAL ACTIVITIES ON SITE.
 - THERE WILL NEED TO BE A 64' DRIVEWAY EASEMENT ACROSS PART OF PARCEL 113-10-001N.
 - SETBACKS AND BUFFERS SHOWN ARE ONLY THE WIDER REQUIRED. THE HI ZONING REQUIRES 0' SETBACK FOR SIDES AND REAR BASED ON ADJACENT PARCEL ZONING.
 - THE PARCEL CONTAINS A GROSS OF 8.945 ACRES AND THE FENCED AREA CONTAINS 5.576 ACRES.
 - PROPOSED LANDSCAPING WOULD BE ROCK MULCH TO RESTORE DISTURBED AREAS WITH CREDIT FOR TREES SAVED TO OFFSET REQUIRED TREES.
 - FENCE/WALL SCREENING WILL BE ACCOMPLISHED WITH ELEVATION CHANGES AND/OR NEW TREES PLANTED.
 - FUTURE UTILITY CONNECTIONS CAN BE MADE TO THE EXISTING FACILITIES IN THE NW CORNER OF THE PARCEL.
 - THIS LAYOUT IS CONCEPTUAL ONLY AND NOT MEANT FOR RECORDING OR CONSTRUCTION AND IS SUBJECT TO REVISION.
 - THE CONTOURS SHOWN ARE FROM PREVIOUS SURVEY AND DO NOT SHOW ACTUAL EXISTING CONDITIONS BUT ARE USED TO CONVEY HISTORIC DRAINAGE PATTERNS.

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