

**ARCHAEOLOGICAL SURVEY OF APPROXIMATELY 3.78 ACRES OF
PRIVATE PROPERTY IN FLAGSTAFF, COCONINO COUNTY, ARIZONA**

Prepared for
Lon Franklin
Katlon, Inc.
972 North Wakonda Street
Flagstaff, Arizona 86004

Prepared by
Ash Mlazgar, B.A.

Cornerstone Environmental Consulting, LLC
320 North Leroux Street, Suite A
Flagstaff, Arizona 86001

October 15, 2025



1. REPORT TITLE

1a. Report Title: Archaeological Survey of Approximately 3.78 Acres of Private Property in Flagstaff, Coconino County, Arizona

1b. Report Author(s): Ash Mlazgar, B.A.

1c. Date: October 13, 2025

1d. Report Number: CEC 25-193

2. PROJECT REGISTRATION/PERMITS

2a. ASM Accession Number: NA

2b. AAA Permit Number: NA

2c. ASLD Lease Application Number(s): NA

2d. Other Permit Number(s): NA

3. ORGANIZATION/CONSULTING FIRM

3a. Name: Cornerstone Environmental Consulting, LLC (Cornerstone; CEC)

3b. Internal Project Number: CEC 25-193

3c. Internal Project Name: 972 N Wakonda

3d. Contact Name: Michael Pitts

3e. Contact Address: 320 North Leroux Street, Suite A, Flagstaff, Arizona 86001

3f. Contact Phone: (928) 522-4148

3g. Contact Email: mpitts@cornerstone-environmental.com

4. SPONSOR/LEAD AGENCY

4a. Sponsor: Katlon, Inc.

4b. Lead Agency: City of Flagstaff

4c. Agency Project Number(s): NA

4d. Agency Project Name: NA

4e. Funding Source(s): Private

4f. Other Involved Agencies: NA

4g. Applicable Regulations: Per the City of Flagstaff Zoning Code Section 10-30.30 cultural resource studies are required for all public and private developments involving the development of undeveloped land.

5. DESCRIPTION OF PROJECT OR UNDERTAKING: Cornerstone was contracted by Lon Franklin (Katlon, Inc.) to conduct a Class III pedestrian archaeological survey of 3.78 acres of private property in Flagstaff, Coconino County, Arizona (Figure 1; Photograph 2; Photograph 1). This work is being performed prior to the development of the land for a single-family residence. The survey was performed to comply with City of Flagstaff zoning and heritage management codes which indicate that the development of undeveloped land requires a cultural resource survey.

6. PROJECT AREA/AREA OF POTENTIAL EFFECTS: The project consists of one parcel of 3.78 acres of private property in Flagstaff, Coconino County, Arizona, in Township 21 North, Range 8 East, Section 17. The survey area is immediately north of East Old Walnut Canyon Road.

7. PROJECT LOCATION

7a. Address: 5950 E. Old Walnut Canyon Rd., Flagstaff, AZ 86004

7b. Route: NA

7c. Mileposts Limits: NA

7d. Nearest City/Town: The project area is within the city limits of Flagstaff, Arizona

7e. County: Coconino County, Arizona

7f. Project Locator UTM: 447871 m E / 3895800 m N

7g. NAD: 83

7h. Zone: 12 N

7i. Baseline & Meridian: Gila & Salt River

7j. USGS Quadrangle(s): Flagstaff East (2021)

7k. Legal Description(s): Township 21 North, Range 8 East, Section 17

8. SURVEY AREA

8a. Total Acres: 3.78

8b. Survey Area:

| 1. Land Jurisdiction | 2. Total Acres Surveyed | 3. Total Acres Not Surveyed | 4. Justification for Areas Not Surveyed |
|----------------------|-------------------------|-----------------------------|---|
| Private | 3.78 | NA | NA |

9. ENVIRONMENTAL CONTEXTS

9a. Landform: The project area is located on a floodplain. A large sinkhole is present in the northeast corner of the project area.

9b. Elevation: 2,025–2,064 meters (m; 6,727–6,772 feet [ft]) above mean sea level

9c. Surrounding Topographic Features: Rio De Flag is 385 m north, Elden Mountain is 3 kilometers (km) northwest, and Wildcat Hill is 2.4 km northeast

9d. Nearest Drainage: An unnamed drainage cuts through the project area.

9e. Local Geology: The local geology consists of Permian sedimentary rocks (270-280 Ma), which is comprised of a mixture of chert and limestone from the Kaibab and Toroweap Formations, gray to tan in color, with an underlying fine-grained Coconino Sandstone layer, white to tan in color (Blakey and Knepp 1989; Richard et al. 2000).

9f. Vegetation: The project area is within the Petran Montane Conifer Forest biotic community. Vegetation within the survey area includes ponderosa pin, pinyon, and juniper trees with a dense ground cover of grasses and forbs.

9g. Soils/Deposition: The predominant soil in the project area is Jaques clay loam on zero to two percent slopes, with some Tortugas-Daze complex on zero to 15 percent slopes (NRCS 2025). Jaques clay loam is well-drained, mixed alluvium, and comprised of clay and clay loam. Tortugas-Daze complex is well-drained, a combination of alluvium and residuum weathered from limestone, and comprised of cobbly loam, very cobbly loam, and bedrock. Deposition is estimated to have an approximate range of 0–8 m based on exposed sediment within the sinkhole.

9h. Buried Deposits: Buried cultural deposits are possible within the project area.

9i. Justification: The project area is within the floodplain of Rio de Flag, which has caused increased sediment deposition. There are numerous known cultural sites in the vicinity of the project area, and the heavy soil deposition could be obscuring additional cultural materials. Site types within one mile of the project area include habitation sites which have a high potential for buried cultural deposits.

10. BUILT ENVIRONMENT: Just south of the project area is historic Old Walnut Canyon Road. No historical standing architecture is present in the project area. There is a modern fence, comprised of barbed wire and metal T-posts, along the entire boundary of the project area. In addition, two modern utility boxes are placed approximately 80 feet (ft) west of the SW corner of the project area. Abutting the project area along the western margin is a modern RV storage facility, absent of any permanent standing structures. On the other side of Old Walnut Canyon Road to the south is a modern neighborhood, built in the 1980s.

11. INVENTORY CLASS COMPLETED

11a. Class I Inventory:

11b. Researcher(s):

11c. Class II Survey:

11d Sampling Strategy: 100%

11e. Class III Inventory:

12. BACKGROUND RESEARCH SOURCES

12a. AZSITE:

12b. ASM Archaeological Records Office:

12c. SHPO Inventories and/or SHPO Library:

12d. NRHP Database:

12e. ADOT Portal: (Required by ADOT for all ADOT projects.)

12f. GLO Maps: Plat. # 187957 (1879)

12g. Land- Managing Agency Files: NA

12h. Tribal Cultural Resources Files: NA

12i. Local Government Websites: NA

12j. Other: USGS Topographic Maps: 1908 (HTMC, 1960 ed.) Flagstaff, AZ (1:125,000); 1947 (HTMC, 1948 ed.) Flagstaff, AZ (1:250,000); 1962 (HTMC, 1965 ed.) Flagstaff East, AZ (1:24,000); 1982 (HTMC, 1983 ed.) Flagstaff, AZ (1:100,000); 2011 (US Topo) Flagstaff East, AZ (1:24,000); USGS Earth Explorer Aerial Images: 1972 (AR5720003870855); BLM GLO Patents: 1921 (Patent # 808968)

13. BACKGROUND RESEARCH RESULTS

Cornerstone personnel conducted a site file search on AZSITE to identify previous projects and sites within one mile of the project area. AZSITE records noted 14 previous projects within one mile, although none of them intersect with the project area (Figure 2). The objectives of previous projects completed within one mile of the project area include utility servicing, road work, prescribed forest thinning, and property development. AZSITE records also identified 35 previously recorded archaeological sites within one mile, although none of them intersect with the project area (LOCATIONS REDACTED). Precontact site types within one mile of the project area include habitation and artifact scatter. Historic site types within one mile of the project area include habitation, artifact scatter, water control, transportation, and a sawmill.

A review of the Bureau of Land Management’s GLO land survey [Plat # 187957 (1879)] did not identify any features within the project area. A homestead land patent (Patent # 808968) granting 156.63 acres to one Robert J. Kidd in 1921, however, encompasses the entire project area. A review of historic USGS maps indicates the presence of a sinkhole labeled as *Bottomless Pits* as early as 1908. While the *Bottomless Pits* disappear from the USGS maps in 1947, reappear in 1962, disappear again in 1982, and finally reappear in 2011, historic documentation of visitation establishes the existence of the sinkholes since their appearance until present (USGS 2025; Kitt 1970; Darton et al. 1916). Old Walnut Canyon Road also first appears on the 1908 USGS map and is retained on all maps 1908–present. The earliest available aerial of the project area from 1974 (AR1VDON00010111) shows the *Bottomless Pits* and historic Old Walnut Canyon Road.

13a. Previous Projects Within One Mile of the Project Area.

| 1. Project Reference Number | 2. Project Name | 3. Author(s) | 4. Year |
|-----------------------------|--|--------------------|---------|
| 1979-87.ASM | Wildcat Hill Wastewater Treatment Plant | Unknown | 1979 |
| 1992-19.ASM | Country Club Estates | Stone | 1994 |
| 1993-131.ASM | APS Walnut | Horton | 1993 |
| 1996-20.ASM | Butler Wakonda Waterline Extension | Dosh | 1996 |
| 2003-840.ASM | Bear Paw Road | Davis and Hohmann | 2002 |
| 2003-1342.ASM | East Flagstaff TI | Lonardo | 2003 |
| 2004-1857.ASM | I-40, Rio De Flag Bridge Decks | Garcia and Johnson | 2002 |
| 2004-1878.ASM | I-40, Statewide Inventory, MP 201.0-217.85 | Garcia | 2004 |
| 2007-434.ASM | AZ2 Sinagua | Erickson and Rogge | 2007 |
| 2009-181.ASM | APS On-Call Cultural Resources Surveys | Davis | 2009 |
| 2009-265.ASM | APS On-Call Cultural Resources Surveys | Laurila and Davis | 2011 |
| 2010-278.ASM | I-40 East of Bellemont TI to East of Winona TI | Rayle et al. | 2010 |
| 2015-286.ASM | ASLD Forestry Flagstaff Walnut Canyon | Hasbargen et al. | 2015 |
| 2020-195.ASM | Transwestern Road and Cosnino Road | Kovalchik et al. | 2021 |

13b. Previously Recorded Cultural Resources Within One Mile of the Project Area.

| 1. Site Number/Name | 2. Affiliation | 3. Site Type | 4. Eligibility Status | 5. Associated Reference(s) |
|---------------------|----------------|--------------|-----------------------|----------------------------|
| NA55 | Precontact | Rock Shelter | Unknown | Unknown |

| | | | | |
|--------------------------|---------------------------|---------------------------|-------------------------|------------------------|
| NA56 | Precontact | Habitation | Unknown | Unknown |
| NA238 | Precontact | Rock Shelter | Unknown | Unknown |
| NA507 | Sinagua | Habitation | Unknown | Unknown |
| NA508 | Unknown | Unknown Masonry Structure | Unknown | Unknown |
| NA4261 | Sinagua | Habitation | Unknown | Unknown |
| NA4263/AR-03-04-02-1184 | Precontact | Habitation | Unknown | Unknown |
| NA4264 | Precontact | Artifact Scatter | Unknown | Unknown |
| NA4265 | Sinagua | Habitation | Unknown | Unknown |
| NA4266 | Sinagua | Habitation | Unknown | Unknown |
| NA4267 | Precontact | Habitation | Unknown | Unknown |
| NA4268 | Sinagua | Habitation | Determined Eligible | Unknown |
| NA5219/AR-03-04-02-598 | Precontact; Euro-American | Habitation; Sawmill | Unknown | Unknown |
| NA10932/AR-03-04-02-1011 | Sinagua | Habitation | Unknown | Unknown |
| NA25325 | Sinagua | Temporary Habitation | Unknown | Unknown |
| NA25326/AR-03-04-02-1763 | Precontact; Euro-American | Habitation; Water Control | Unknown | Unknown |
| NA25327/AR-03-04-02-1856 | Precontact | Habitation | Unknown | Unknown |
| AZ I:14:11(ASM) | Sinagua | Habitation | Determined Not Eligible | Garcia 2004 |
| AZ I:14:12(ASM) | Sinagua | Artifact Scatter | Unknown | Garcia 2004 |
| AZ I:14:272(ASM) | Euro-American | Homestead | Unknown | Unknown |
| AZ I:14:328(ASM) | Sinagua | Artifact Scatter | Recommended Eligible | Unknown |
| AZ I:14:354(ASM) | Precontact | Artifact Scatter | Determined Eligible | Hasbargen et al. 2015 |
| AZ I:14:356(ASM) | Euro-American | Railroad | Determined Not Eligible | Hasbargen et al. 2015 |
| AZ I:14:411(ASM) | Euro-American | Road | Determined Not Eligible | Laurila and Davis 2011 |
| AZ I:14:412(ASM) | Sinagua; Euro-American | Artifact Scatter | Determined Eligible | Laurila and Davis 2011 |
| AZ I:14:462(ASM) | Sinagua | Artifact Scatter | Determined Eligible | Hasbargen et al. 2015 |
| AZ I:14:463(ASM) | Sinagua | Artifact Scatter | Determined Eligible | Hasbargen et al. 2015 |
| AZ I:14:464(ASM) | Sinagua | Temporary Habitation | Determined Eligible | Hasbargen et al. 2015 |
| AZ I:14:465(ASM) | Sinagua | Artifact Scatter | Unevaluated | Hasbargen et al. 2015 |
| AZ I:14:466(ASM) | Sinagua | Artifact Scatter | Unevaluated | Hasbargen et al. 2015 |
| AZ I:14:467(ASM) | Sinagua | Artifact Scatter | Unevaluated | Hasbargen et al. 2015 |
| AZ I:14:468(ASM) | Sinagua | Temporary Habitation | Determined Eligible | Hasbargen et al. 2015 |
| AZ I:14:469(ASM) | Sinagua | Artifact Scatter | Unevaluated | Hasbargen et al. 2015 |

| | | | | |
|------------------|---------|------------|---------------------|-----------------------|
| AZ I:14:470(ASM) | Sinagua | Habitation | Determined Eligible | Hasbargen et al. 2015 |
| AZ I:14:471(ASM) | Sinagua | Habitation | Determined Eligible | Hasbargen et al. 2015 |

13c. Historic Buildings/Districts/Neighborhoods:

| 1. Property Name or Address | 2. Year | 3. Eligibility Status |
|-----------------------------|---------|-----------------------|
| Not Applicable | | |

14. CULTURAL CONTEXTS

14a. Prehistoric Culture: Archaic, Sinagua, Kayenta Ancestral Pueblo, Cohonina.

14b. Protohistoric Culture: Diné (Navajo), Havasupai, Hopi, Hualapai, Western Apache, Zuni.

14c. Indigenous Historic Culture: Fort Mojave Indian Tribe, Havasupai Tribe, Hopi Tribe, Hualapai Tribe, Mescalero Apache Tribe, Navajo Nation, Pueblo of Zuni, San Carlos Apache Tribe, White Mountain Apache Tribe, Yavapai Apache Nation (AZSHPO and SRP-MIC 2025).

14d. Euro-American Culture: 1542 CE to present

15. FIELD SURVEY PERSONNEL

15a. Principal Investigator: Caitlin Stewart

15b. Field Supervisor: Ash Mlazgar

15c. Crew: Sam Mitchell

15d. Fieldwork Date(s): October 3, 2025

16. SURVEY METHODS

16a. Transect Intervals: 20 m

16b. Coverage (%): 100

16c. Site Recording Criteria: ASM (1993; 1995)

16d. Ground Surface Visibility: Visibility is poor, averaging 20 percent open, with the rest covered by vegetation growth, mostly local forbs and grasses, and duff.

16e. Observed Disturbances: The project area is disturbed by repeated instances of historic and modern dumping, visitation, as evidenced by modern trash, drainages, and erosion into the sink hole.

17. FIELD SURVEY RESULTS

17a. No Cultural Resources Identified:

17b. Historical In-Use Structures Identified: ; **Form(s) Attached:**

17c. Number of IOs Recorded: 5

17d. Table of IOs:

| 1. IO Number | 2. Description | 3. Date Range | 4. UTM _s | |
|--------------|----------------|---------------|---------------------|----------|
| | | | Easting | Northing |

| | | | | |
|---|---|------------------|--------|---------|
| 1 | Single-instance dump comprised of one piece of scrap metal, one crushed all-steel rotary-opened juice can, eight sun-colored amethyst (SCA) indeterminate glass shards, six indeterminate milk glass shards, three indeterminate olivine glass shards, one bolt, one crushed all steel double serve sanitary can, one milk glass mug base, one colorless glass bottle base with no maker's mark (base reads "8 1/4"), and one colorless glass bowl base with an Owen's Illinois maker's mark (1929-ca. 1960 CE) | 1929–ca. 1960 CE | 447802 | 3895785 |
| 2 | Single-instance dump comprised of one crushed all steel double serve sanitary can, one crushed metal coffee tin lid (reads "REGULAR GRIND PERCOLATOR OR COFFEE POT"), one crushed family-serve rotary opened sanitary can lid, one crushed single serve sanitary can, and one amber glass bottle base with a Glass Container Corp. maker's mark (1934–ca. 1968 CE) | 1934–ca. 1968 CE | 447820 | 3895811 |
| 3 | Single-instance dump comprised of nine pieces of steel scrap, one milk glass shard, one SCA glass shard, one single serve sanitary can lid, one steel battery, one small crushed steel paint can, two small steel paint lids, one cobalt glass shard, three crushed single serve sanitary cans, one steel coil, two fragments of thick yellow glass (likely from a cup), one steel spice shaker lid, one steel screw-on lid, two bimetal beverage cans, six 1.5 in diameter steel pipes, one possibly historic steel T-pole, five white earthenware plate sherds, three mirror fragments, three historic cement blocks measuring 7.75x3.5x3.5 in, one complete colorless glass bottle, one complete colorless French square prescription bottle with external threading (base reads "27"), one colorless glass bottle base with a Glass Container Corp. maker's mark (1934–ca. 1968 CE), one amber glass bottle base with a Thatcher Mfg. Co. maker's mark (1944–1985 CE), one green bottle base with an Owen's Illinois maker's mark (1958 CE–present), one complete green bottle with a Glass Container Corp. maker's mark (1924–ca. 1968 CE), one complete colorless glass bottle with a Glass Container Corp. maker's mark (1967–1987 CE), and one complete colorless glass syrup bottle with a Glass Container Corp. maker's mark (1934–ca. 1968 CE) | 1967–1968 CE | 447853 | 3895818 |
| 4 | One olivine glass vessel | Historic | 447862 | 3895745 |
| 5 | Section of vehicle frame | Historic | 447928 | 3895758 |

18. COMMENTS:

Cornerstone archaeologists Ash Mlazgar and Sam Mitchell surveyed the 3.78-acre parcel following protocol for City of Flagstaff 100% pedestrian coverage. Cornerstone encountered five IOs during the survey and zero archaeological sites (Figure 4). While the *Bottomless Pits* served as a historical landmark for tourism in the 20th century, any remnants of significant historic visitation are absent or removed. The nearby historic Old Walnut Canyon Road (AZ I:14:411 [ASM]) does not intersect into the project area.

Diagnostic characteristics of historic artifacts, such as color, manufacturer, maker's marks, etc., were recorded to provide temporal affiliation. Historical artifact guides were used to provide functional and temporal information when possible (Reno 2012; Rock 1989; SHA 2025; SHPO 2016; Simonis 1997; Toulouse 1971).

Cornerstone encountered three single instance historic trash dumps comprised of 20+ artifacts across multiple artifact types, including historic cans, metal scrap, and glass. Modern trash was mixed into the historic trash dumps, making delineating modern trash from non-diagnostic historic artifacts difficult. Across the three single-instance historic dump IOs, approximately 1,000 colorless glass shards, 300 amber glass shards, and 300 green glass shards were observed and not included in the IO table. Per SHPO guidance, single instance historic trash dumps which cannot be connected to wider historical events, properties, or individuals do not constitute a site, but instead should be treated as isolated occurrences (Sullivan and Griffith 2021).

19. ATTACHMENTS

- 19a. Project Location Map:
- 19b. Land Jurisdiction Map:
- 19c. Background Research Map(s):
- 19d. GLO Map(s):
- 19e. References:

20. CONSULTANT CERTIFICATION (Signature and Title of the Responsible Party [typically the PM or Principal Investigator])

I certify the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.

Caitlin Stewart

Signature

Principal Investigator

Title

21. DISCOVERY CLAUSE

In the event that previously unreported cultural resources are encountered during ground disturbing activities, all work must immediately cease within 30 meters (100 feet) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the Arizona or National Register of Historic Places in consultation with the lead agency, the SHPO, and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum, lead agency, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance with NAGPRA (Public Law 101-601; 25 U.S.C. 3001-3013) or Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865), as appropriate, and work must not resume in this area without authorization from ASM and the lead agency.

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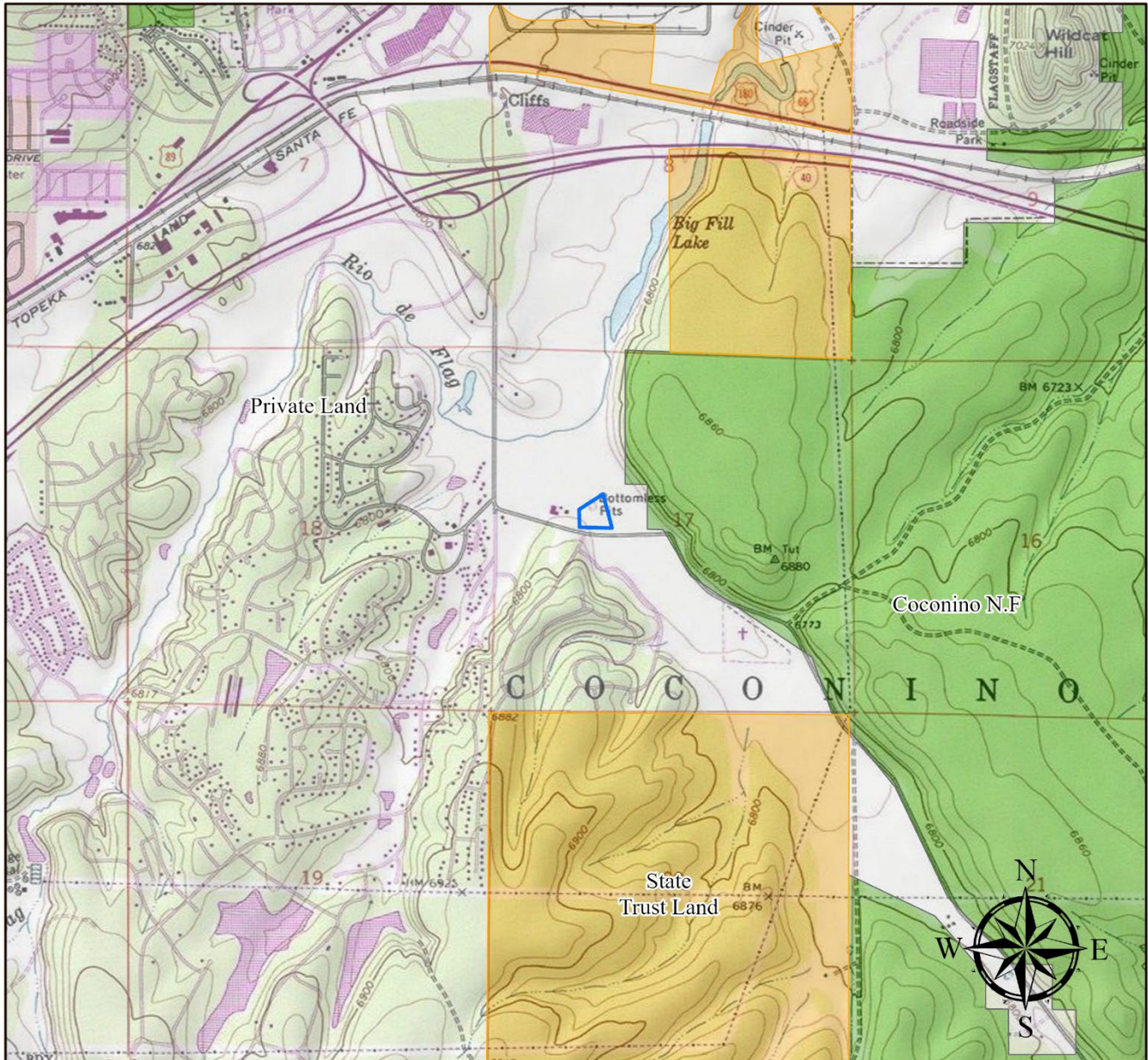
2025 *Earth Explorer*. <https://earthexplorer.usgs.gov/>. Accessed October 9, 2025.

Unknown

1979 *Wildcat Hill Wastewater Treatment Plant*. Report No. 1979-87.ASM

Project Locator

NW: 12N 447800m E, 3895893m N
NE: 12N 447949m E, 3895892m N
SW: 12N 447799m E, 3895742m N
SE: 12N 447947m E, 3895741m N



**5950 E. Old Walnut Canyon Cultural Resources
Inventory**

Coconino County, Arizona
Project Location Map
Cornerstone Environmental Consulting 25-193



NAD 1983 UTM Zone 12N

1:24,000

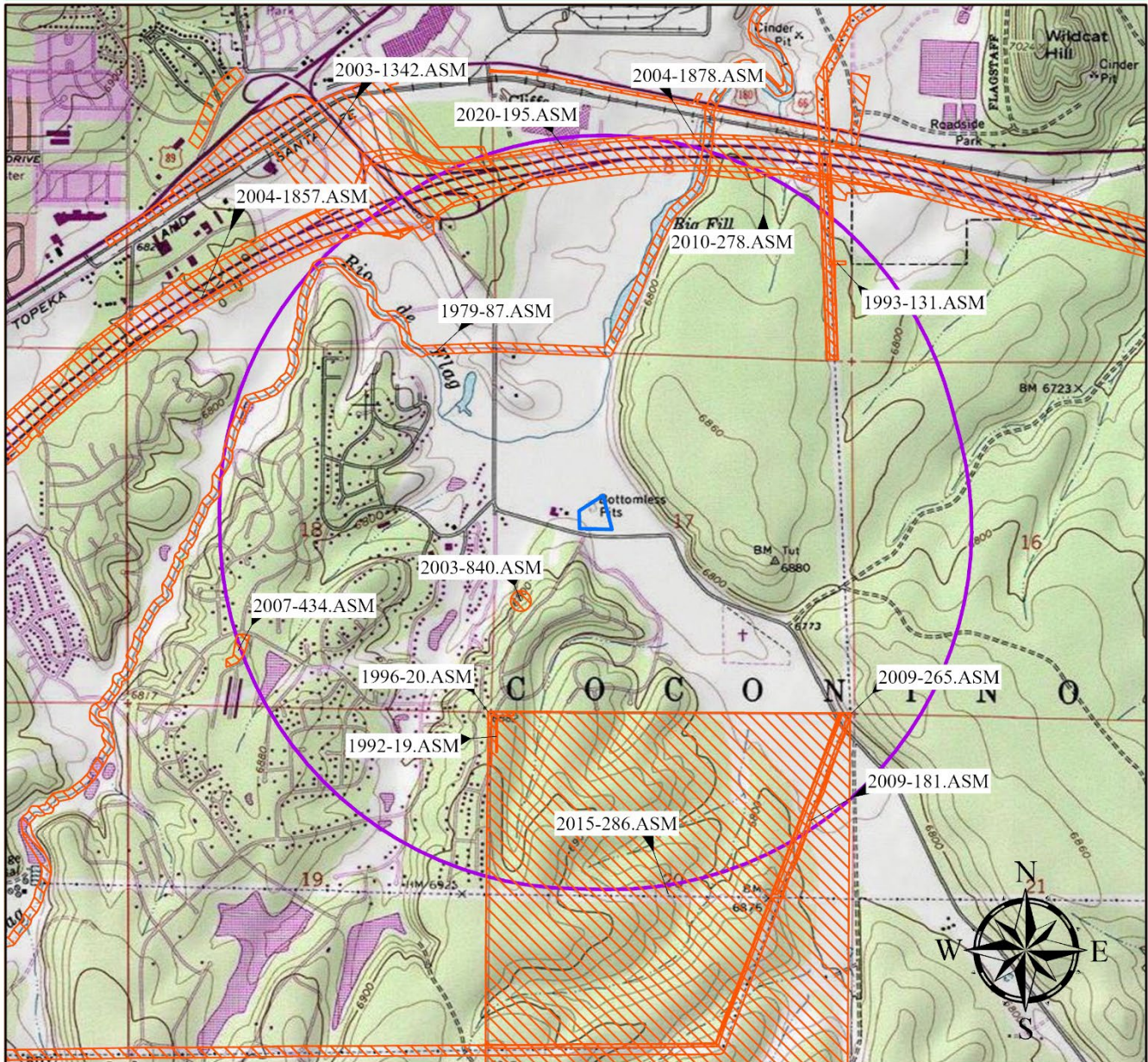
LEGEND

- Project Area
- Coconino N.F.
- Private Land
- State Trust Land

Figure 1. Topographic map showing the project area location.

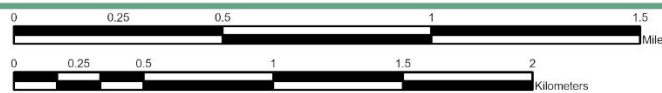
Project Locator

NW: 12N 447800m E, 3895893m N
NE: 12N 447949m E, 3895892m N
SW: 12N 447799m E, 3895742m N
SE: 12N 447947m E, 3895741m N



**5950 E. Old Walnut Canyon Cultural Resources
Inventory**

Coconino County, Arizona
Previous Projects Map
Cornerstone Environmental Consulting 25-193



NAD 1983 UTM Zone 12N

1:24,000

LEGEND

-  Project Area
-  Projects
-  Study Area

Figure 2. Previous projects within one mile of the project area.

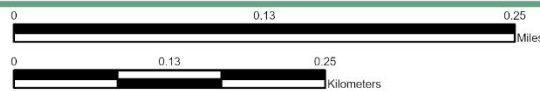
Project Locator

NW: 12N 447800m E, 3895893m N
NE: 12N 447949m E, 3895892m N
SW: 12N 447799m E, 3895742m N
SE: 12N 447947m E, 3895741m N



**5950 E. Old Walnut Canyon Cultural Resources
Inventory**

Coconino County, Arizona
Isolate Occurrences Map
Cornerstone Environmental Consulting 25-193



NAD 1983 UTM Zone 12N

1:5,000

LEGEND

- Project Area
- ◆ Isolate

Figure 4. IOs within the project area.



Photograph 1. Project overview, facing southeast.



Photograph 2. Project overview, facing northwest.