



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: July 19, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris W. Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner/ Alexander Pretzer/Dominique
Navarrette
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior
Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/ Brody Hines/ Darren Findley
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
State Water Resources Control Board, Division of Drinking Water
San Joaquin Valley Air Pollution Control District, Attn: cega@valleyair.org
California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Central Valley Regional Water Boards, Attn: centralvalleyfresno@waterboards.gov
Kings River East GSA, Attn: Chad Wegley, General Manager

Alta Irrigation District, Attn: Chad Wegley
Kings River Conservation District, Attn: Charlotte Gallock, Director of Water Resources
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman, Director/Shana Powers, Cultural Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

FROM: Jeremy Shaw, Planner
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit Application No. 3788 and Initial Study No.8390

APPLICANT: Leslie R, Travioli

DUE DATE: **August 2, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a special event facility on a 21.22-acre dual zoned parcel (APNs: 360-061-28, 360-061-29, 360-110-31) located within the RC-40 (Resource Conservation, 40-acre minimum parcel size), O (Open conservation) and AL-20 Zone Districts.

The project site is located approximately 1,100 feet west of the nearest right-of-way of Holbrook Avenue, approximately 1,300 feet south of its intersection with E. Lincoln Avenue, easterly adjacent to the Kings River, and approximately 1.60-miles northwest of the nearest city limits of the City of Reedley. (APNs: 360-061-28, 360-061-29, 360-110-31) (6245 S. Holbrook Avenue) (Sup. Dist. 4).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **August 2, 2024**. Any comments received after this date may not be used.

If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Elliot Racusin, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207, or email jshaw@fresnocountyca.gov

JS

GG:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3788 Travioli Event Facility\Routing\CUP 3788 Routing Ltr.doc

Activity Code (Internal Review): 2384



Fresno County Department of Public Works and Planning

Date Received: 5/23/23

CUP

3788

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a special event facility on three parcels totalling approx. 21.22 acres.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: WEST side of HOLBROOK
between LINCOLN and PETER
Street address: 6245 HOLBROOK REEDLEY CA 93654

APN: 36006128 Parcel size: 11.22 ACRES Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): 36006129 7.44 ACRES 36011031 2.56 ACRES

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

LES TRAVIOLI 6245 HOLBROOK REEDLEY CA 93654 269-2669
Owner (Print or Type) Address City Zip Phone

SAME AS ABOVE
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: LRTRAVIOLI@HOTMAIL.COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 8390 Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: JS Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [] / No [x]
Agency: WELL
SEWER: Yes [] / No [x]
Agency: SEPTIC

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):
Zone District:
Parcel Size:

APN # - - -
APN # - - -
APN # - - -
APN # - - -

over.....

Operational Statement

CUP Application No. 3788

Parcel #: 36006128; 36006129 (6245 Holbrook Reedley, California 93654)

Project Outline:

The applicant, Les Travioli, is planning to develop a wedding/event venue at his home on the beautiful Kings River located at 6245 Holbrook, Reedley, CA 93654.

The applicant owns a total of 39.46 acres at 6245 and 6279 Holbrook Reedley, CA 93654 but only 18.66 acres is in-scope for this request.

In-scope APNs:

- APN: 36006128 11.22 acres (6245 Holbrook Backyard, zone district RC-40)
- APN: 36006129 7.44 acres (6245 Holbrook Pasture, zone district RC-40)
- APN: 36011031 2.56 acres (6245 Holbrook Residence, zone district AL-20)

Note: The in-scope APN numbers are not included in the Agricultural Preserve/Williamson Act.

Out-of-Scope APNs:

- APN: 36011040 18.24 acres (6279 Holbrook Residence & Pistachio Ranch, zone district AL-20)

Proposed Project Description:

As stated above, the owner wishes to gain authorization for a special event facility to allow for expanded use of the existing infrastructure at his home. The owner has received numerous requests for use of these facilities. The following statements correspond to the items that appear on the County of Fresno "Checklist" for Operational Statements.

1. Nature of Operation

The wedding/event venue will be available for weddings, receptions, birthdays, anniversaries, company parties.

My backyard has been donated free of charge to the local Boys and Girls Club for the past 5 years and has successfully raised over \$400,000.

These wedding/events will take advantage of the beautiful location along the Kings River among the native valley oaks and manicured lawn and landscaping. The event facility includes existing ADA compliant restrooms and barn. I am requesting authorized use of these structures to be utilized in conjunction with the event facility.

The proposed operational uses will not change the look or appearance of the existing property and supports a critical local need to increase the number of "safe" outdoor event

venues to host private gatherings. With no end in sight for the ongoing global Covid 19 pandemic, it is more important than ever to increase the number of local venues where private groups can gather outside in a safe manner.

My property is simply stunning with beautiful views of the Kings River and would offer the perfect setting for local weddings and other special events.

2. Operation Time Limits

Weddings and related outdoor events will be held predominantly during the Spring-Fall from April to November because of its inherent outdoor nature. Venue hours will be available from 11:00am to 10:00pm. Caterers will generally arrive in the mornings and early afternoons to prepare. Guests will arrive in the mid-afternoon or early evening hours.

3. Number of Customers or Visitors

Wedding and related events will be limited to no more than 250 people (125 cars) averaging 150 people (75 cars). Approximately 24 events are anticipated annually. 19 cars per day on average.

4. Number of Employees (Seasonal)

One to four security persons as needed per wedding/event and one full-time gardener.

5. Service and Delivery Vehicles

Event Support Vehicles include:

- 1-2 Catering Van(s) (before, during and after the event)
- 1-2 Event Rental Truck(s) (before and after the event)
- 1 Florist Van (before the event)

6. Access to the site

The wedding/event venue is tucked away on the western portion of the 39.46 acre ranch along the Kings River and is separated from the closest neighbors by pistachio trees and vineyards. From S. Holbrook, the entrance to the Ranch is a paved private road. See site plan.

7. Number of Parking Spaces

The wedding/event venue will use the parking directly south of the event area which easily accommodates parking for 176 vehicles. Pursuant to State Fish & Game consultation, the parking area will be at least 200 feet from the ordinary water level of the Kings River.

8. Are any goods to be sold on-site? No

9. What equipment is used?

Tables, chairs, dishes, silverware and ancillary items will be rented as needed for wedding/events.

10. What supplies or materials are used and how are they stored?

All related supplies and materials are moved off-site after a wedding or event.

11. Does the use cause an unsightly appearance?

The wedding/event area is located at my home in the backyard which is beautiful and is visually pleasing. By its very nature, this venue is extremely attractive because of the Kings River, native oaks and well-manicured lawns and landscaping.

12. List any solid or liquid wastes to be produced.

Solid waste will be disposed of offsite by the vendors as per agreement. Permanent men and women's restroom facilities, which are ADA compliant and approved have already been constructed and are shown on the site plan.

13. Estimated volume of water to be used.

The vast majority of the water to be used is already being used to irrigate the lawns and landscaping. An existing well meets this need. Event related bottled drinking water will be provided by the caterer. Estimated water usage, per event, is estimated at approximately 250 gallons.

14. Describe any proposed advertising including size, appearance and placement.

A wedding/event venue sign will be placed by the existing driveway entrance on Holbrook Avenue. The size will meet Fresno County standards.

15. Will existing buildings be used or will new buildings be constructed?

No new buildings will be constructed for the wedding/event operation.

16. Explain which building or what portions of buildings will be used in the operation.

Existing ADA restrooms, Barn and Patio have already been constructed and approved by Fresno County.

17. Will any outdoor lighting or a sound amplification system be used?

Permanent existing lighting is on the trellis around the court yard only. There will be limited temporary lighting as required to hold weddings/events during evening hours. Lighting will be hooded and directed away from the Kings River. Safe torch lighting will be used and extinguished immediately after the wedding/event. A temporary outdoor amplification system may be used and will be pre-set to comply with County noise standards. The sound will be monitored to ensure compliance.

18. Landscaping or fencing proposed.

The wedding/event venue will take advantage of the beautiful location along the Kings River among the native valley oaks and existing manicured lawn and landscaping.

19. Any other Information?

According to the greater Fresno County wedding industry, there is a tremendous lack of high quality, visually attractive venues for weddings. As Fresno County increases in population and there is an ongoing Pandemic threat, more outside venues must be created to fulfill this specialized need. My setting along the Kings River (where I reside) is naturally endowed with a unique riparian setting, coupled with heritage valley oaks, all complemented by painstakingly manicured lawns and landscaping. Since most of the Kings River from Pine Flat Dam to Reedley is in private ownership, with these facilities, more people can enjoy the tranquility and beauty of the Kings River. With your approval I am excited and fully prepared to move ahead.

20. Identify all Owners, Officers and/or Board Members for each application submitted

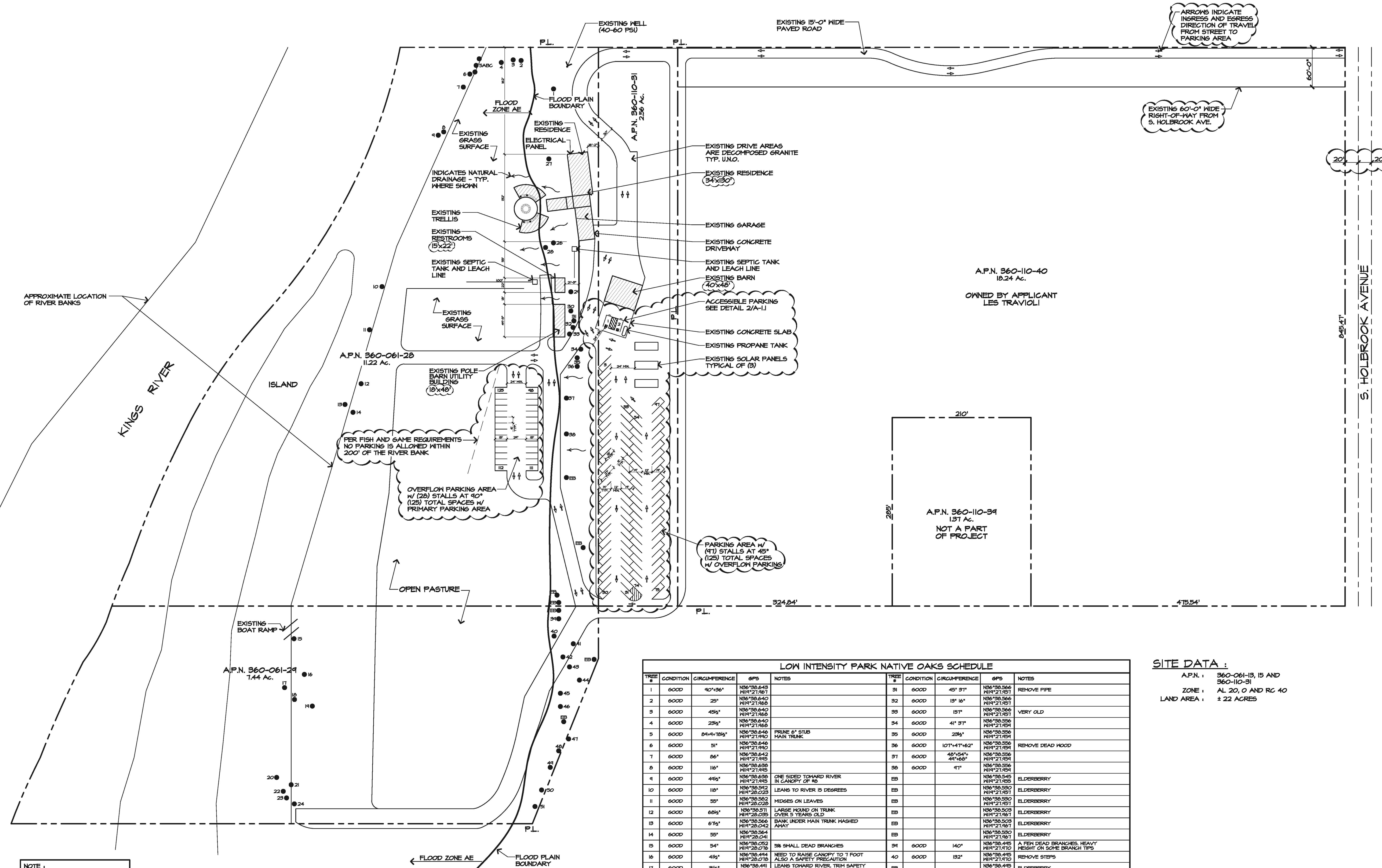
Owner: Les Travioli

Home Address:

6245 Holbrook
Reedley, CA 93654

Cell Phone:

559-269-7669



NOTE: THE X FLOOD ZONE DOES NOT EXIST ON THIS PROPERTY.

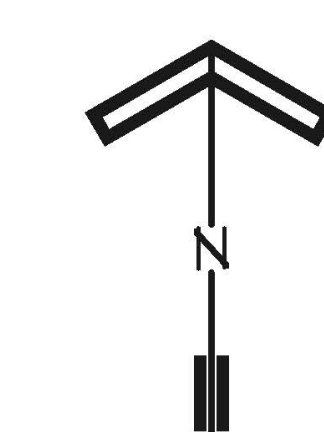
- SITE NOTES:**
- MINIMUM 2% SLOPE FOR A MINIMUM OF 5' FOR DRAINAGE AWAY FROM BUILDING.
 - NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
 - CONFACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
 - PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LOOSE FILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
 - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REG. CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
 - LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT.
 - *INSTALL STREET ADDRESS NUMERALS AT LEAST THREE INCHES HIGH WITH MINIMUM 1/4-INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (UBC 513).
 - THERE SHALL BE NO VERTICAL OFFSET ALONG A PATH OF TRAVEL INTO THE BUILDING OR RESTROOMS GREATER THAN 1/2'.

LOW INTENSITY PARK NATIVE OAKS SCHEDULE

TREE #	CONDITION	CIRCUMFERENCE	GPS	NOTES	TREE #	CONDITION	CIRCUMFERENCE	GPS	NOTES
1	GOOD	10" 31"	N36°38.645 N14°21.961		31	GOOD	45" 31"	N36°38.566 N14°21.951	REMOVE PIPE
2	GOOD	25"	N36°38.640 N14°21.960		32	GOOD	13" 16"	N36°38.566 N14°21.951	
3	GOOD	49 1/2"	N36°38.640 N14°21.960		33	GOOD	15"	N36°38.566 N14°21.951	VERY OLD
4	GOOD	23 1/2"	N36°38.640 N14°21.960		34	GOOD	41" 37"	N36°38.556 N14°21.951	
5	GOOD	64 1/4" 18 1/2"	N36°38.646 N14°21.950	PRUNE 6" STUB MAIN TRUNK	35	GOOD	23 1/2"	N36°38.556 N14°21.951	
6	GOOD	31"	N36°38.646 N14°21.950		36	GOOD	107 1/4" 47" 62"	N36°38.556 N14°21.951	REMOVE DEAD WOOD
7	GOOD	86"	N36°38.642 N14°21.955		37	GOOD	48" 54" 48" 109"	N36°38.556 N14°21.951	
8	GOOD	116"	N36°38.638 N14°21.955		38	GOOD	47"	N36°38.556 N14°21.951	
9	GOOD	44 1/2"	N36°38.638 N14°21.955	ONE SIDED TOWARD RIVER IN CANOPY OF #8	EB			N36°38.545 N14°21.955	ELDERBERRY
10	GOOD	118"	N36°38.640 N14°21.955	LEANS TO RIVER IS DEGREES	EB			N36°38.530 N14°21.951	ELDERBERRY
11	GOOD	55"	N36°38.582 N14°22.025	HIDDGES ON LEAVES	EB			N36°38.530 N14°21.951	ELDERBERRY
12	GOOD	66 1/2"	N36°38.571 N14°22.025	LARGE HOUND ON TRUNK OVER 5 YEARS OLD	EB			N36°38.503 N14°21.961	ELDERBERRY
13	GOOD	67 1/2"	N36°38.566 N14°22.042	BANK UNDER MAIN TRUNK WASHED AWAY	EB			N36°38.503 N14°21.961	ELDERBERRY
14	GOOD	55"	N36°38.564 N14°22.041		EB			N36°38.500 N14°21.961	ELDERBERRY
15	GOOD	54"	N36°38.552 N14°22.076	3% SMALL DEAD BRANCHES	34	GOOD	140"	N36°38.445 N14°21.970	A FEW DEAD BRANCHES, HEAVY WEIGHT ON SOME BRANCH TIPS
16	GOOD	41 1/2"	N36°38.444 N14°22.078	NEED TO RAISE CANOPY TO 7 FOOT ALSO A SAFETY PRECAUTION	40	GOOD	132"	N36°38.445 N14°21.961	REMOVE STEPS
17	GOOD	31 1/2"	N36°38.441 N14°22.082	LEANS TOWARD RIVER, TRIM SAFETY PRECAUTION IN CANOPY OF #8	EB			N36°38.445 N14°21.970	ELDERBERRY
18	GOOD	40"	N36°38.440 N14°22.082	REMOVE 2" DIAMETER STUB DOWN RIVERSIDE, BORE DAMAGE	41	GOOD	48"	N36°38.478 N14°21.961	
19	GOOD	44"	N36°38.460 N14°22.082	1 FOOT CANOPY SAFETY PRECAUTION	42	GOOD	56"	N36°38.478 N14°21.961	
20	GOOD-FAIR	57"	N36°38.461 N14°22.080	LOW DEAD BRANCHES	EB			N36°38.478 N14°21.961	ELDERBERRY
21	VERY POOR	48"	N36°38.461 N14°22.080	WILL NOT SURVIVE, FULL OF BORES, TOPPED AT 7 FEET, GIRDLED BY BARK NIRE	43	GOOD	38"	N36°38.478 N14°21.961	
22	POOR	44"	N36°38.461 N14°22.080	3 MAIN BRANCHES, 2 DEAD, 1 ALIVE POOR LOCATION UNDER #20	44	FAIR	54"	N36°38.478 N14°21.961	
23	DEAD	8"	N36°38.461 N14°22.080	DEAD OVER TWO YEARS	45	GOOD	82"	N36°38.478 N14°21.961	
24	POOR	21"	N36°38.461 N14°22.080	MAIN TRUNK DEAD, SIDE BRANCH DOMINANT IN THE A POSSIBLE HAZARD TREE	46	GOOD	75"	N36°38.478 N14°21.961	WEIGHT ON BRANCH TIP, PRUNE
25	FAIR	38 1/2"	N36°38.456 N14°22.086	NIRE DAMAGE SEVERAL 3" BRANCHES DEAD	EB			N36°38.470 N14°21.966	ELDERBERRY
26	GOOD	61 1/2"	N36°38.542 N14°21.975		47	GOOD	28"	N36°38.470 N14°21.966	
27	GOOD	6"	N36°38.622 N14°21.982	SEEDLING	48	FAIR	84"	N36°38.491 N14°21.984	TREE HEIGHT, WEIGHT ON BRANCH TIPS, PRUNE
28	GOOD	1"	N36°38.620 N14°21.981	NEW PLANTING	41	GOOD-FAIR	48 1/2"	N36°38.491 N14°21.984	
29	GOOD	108"	N36°38.566 N14°21.951		50	GOOD	45"	N36°38.455 N14°21.982	BARB NIRE OLD DAMAGE
30	GOOD	63 1/2"	N36°38.566 N14°21.951		51	GOOD	105"	N36°38.456 N14°21.980	BARB NIRE OLD DAMAGE

- NOTES:**
- OAK-ELDERBERRY SURVEY WAS DONE BY LES TRAVIOLI
 - THIS DRAWING WAS ORIGINALLY DRAWN BY GMA BASED ON DATA SUPPLIED TO GMA BY DIRK POESCHEL, LAND DEVELOPMENT SERVICES, INC.
 - THE FLOOD ZONE INFORMATION ON THIS SITE PLAN IS BASED ON THE NATIONAL FLOOD ZONE INSURANCE PROGRAM MAP SUPERIMPOSED ON GMA'S DRAWING.

SITE DATA:
 A.P.N.: 360-061-15, 15 AND 360-110-31
 ZONE: AL 20, 0 AND RC 40
 LAND AREA: ± 22 ACRES



SITE PLAN FOR PROPOSED SPECIAL EVENT FACILITY

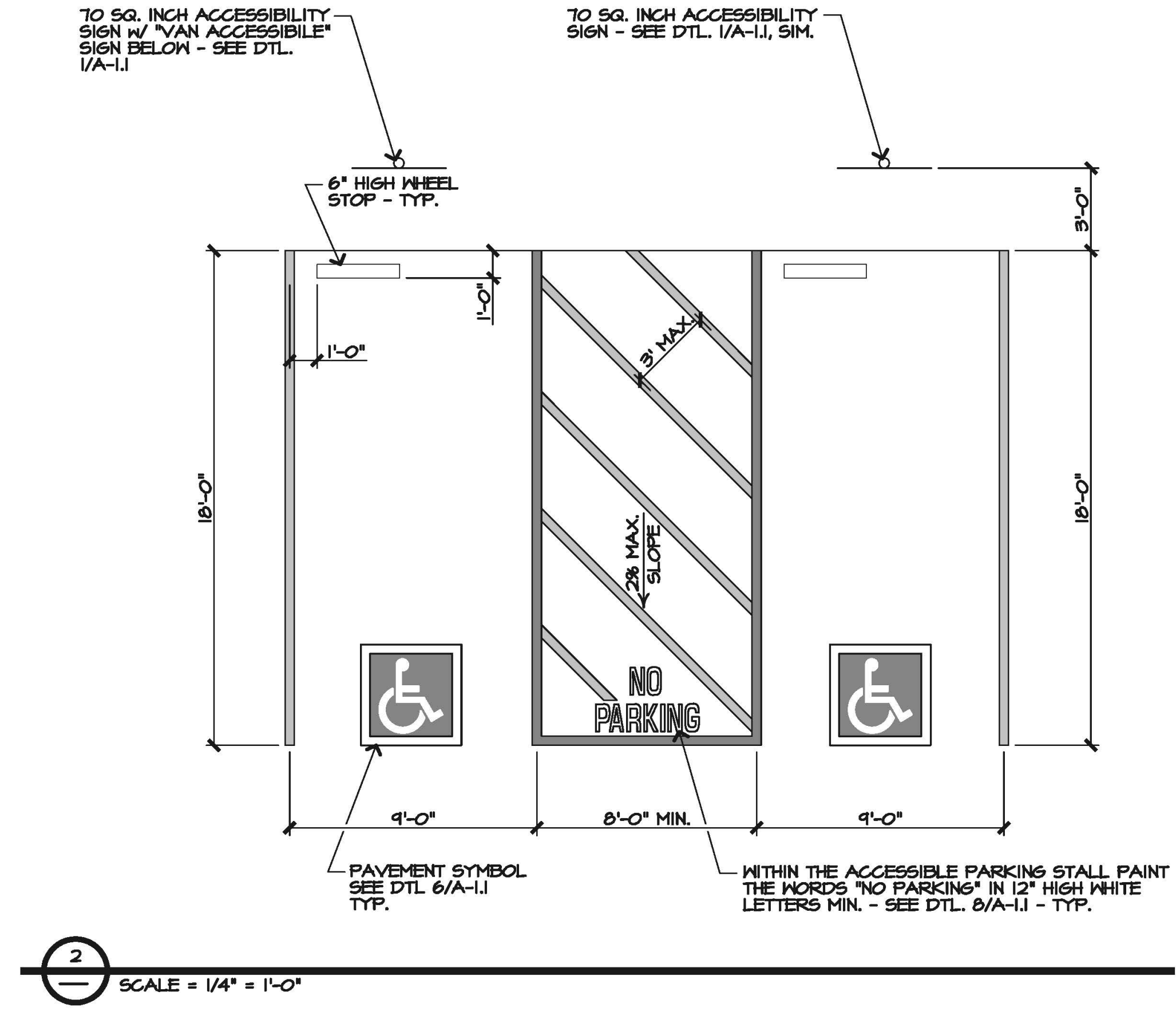
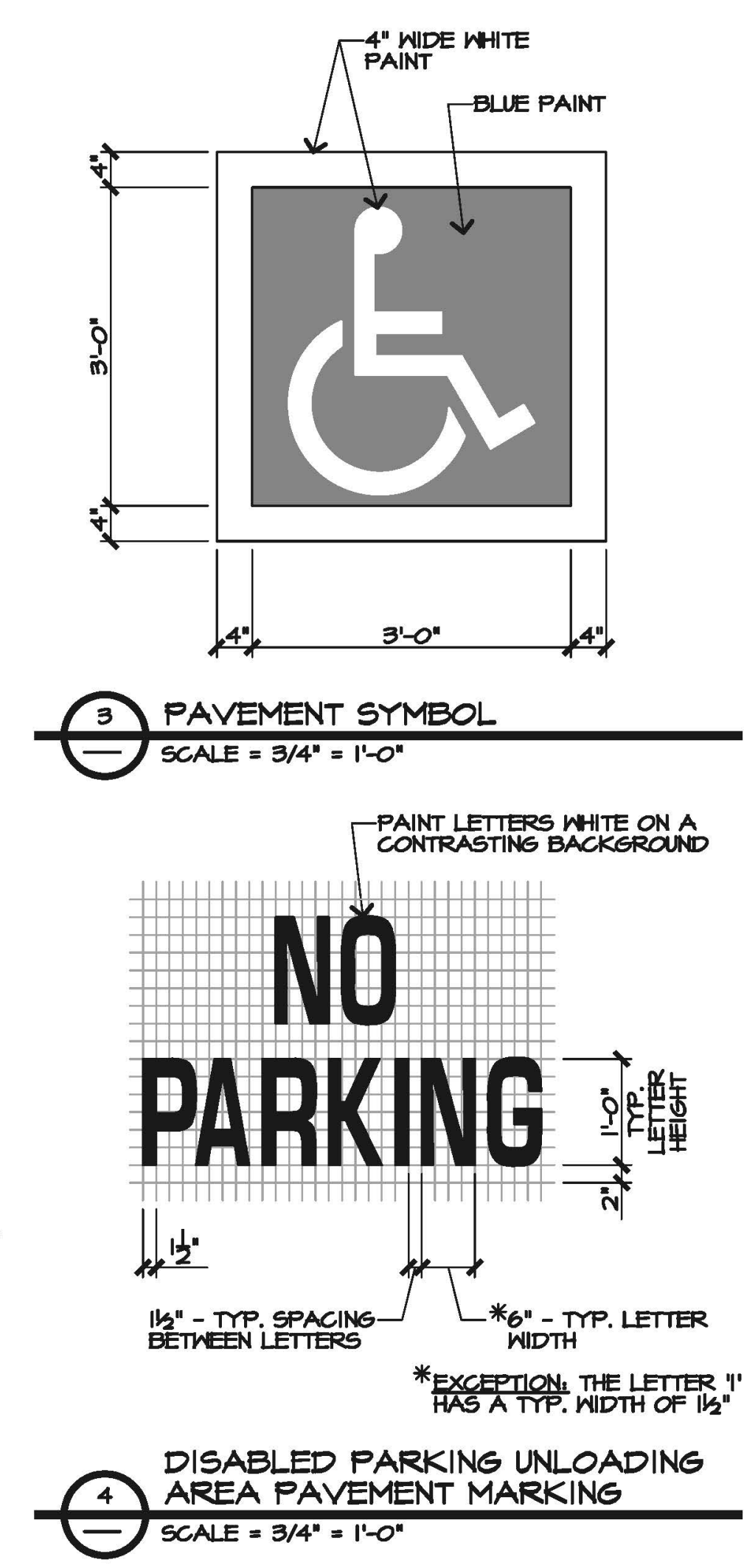
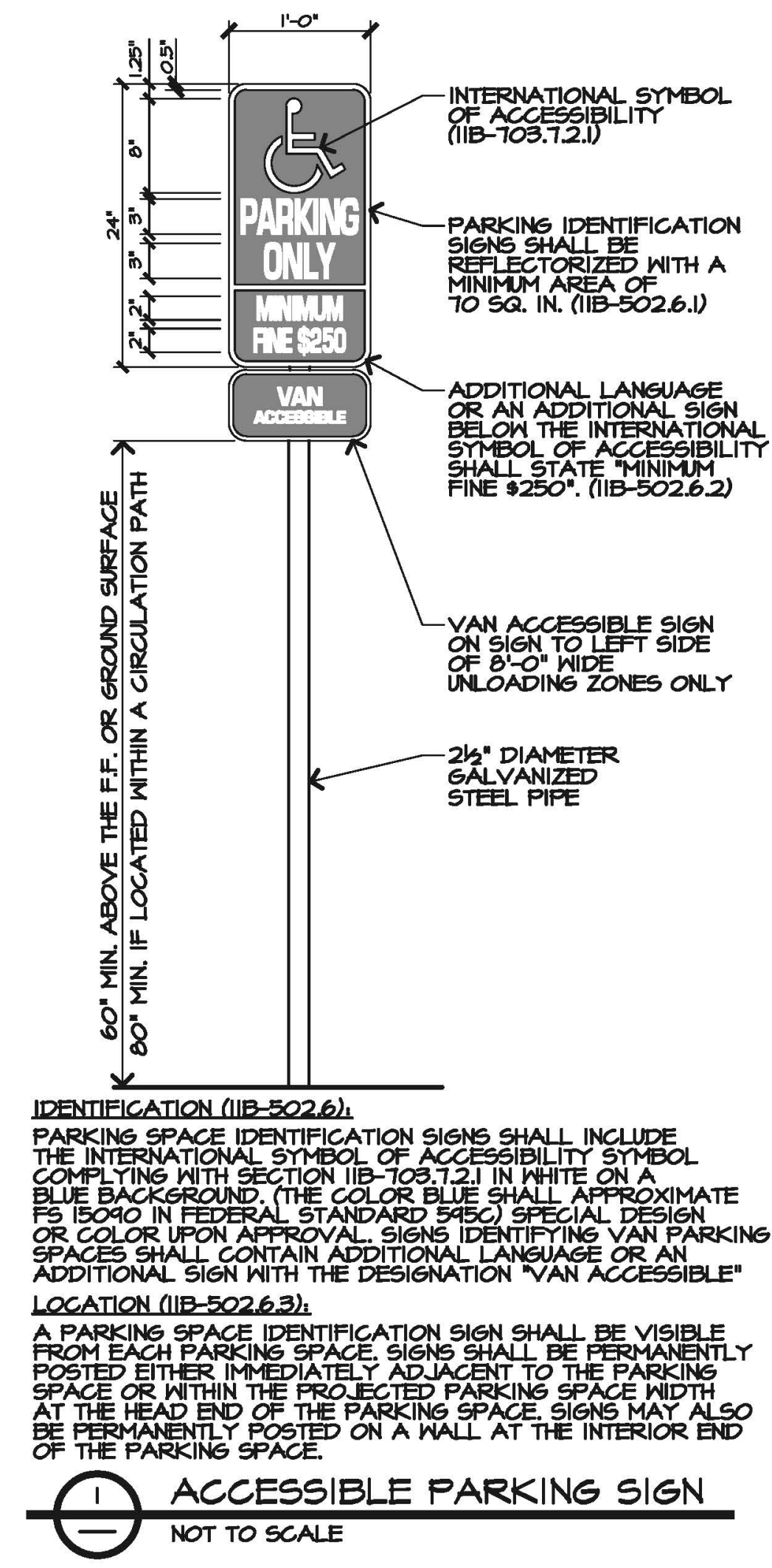
PLANS PREPARED BY
JEREMY JOHNSON
 1465 SIERRA STREET
 KINGSBURG, CALIFORNIA

PROJECT
SPECIAL EVENTS SITE PLAN

PROPOSED PROJECT FOR
LES TRAVIOLI
 6245 S. HOLBROOK
 REDDLEY, CA 95664
 925-287-1824

No.	Issue/Revision	Date
1	REVISED PER COUNTY COMMENTS	6/03/24

Date: 6/03/24
 Scale: 1" = 60'
 Dr. By: JER-AM-I
 Job No.: TRAVIOLI
 Dwg. No.: SITE
 Sheet: A-1
 Revision No.:



PLANS PREPARED BY
JEREMY JOHNSON
1465 SIERRA STREET
KINGSBURG, CALIFORNIA

PROJECT
SPECIAL EVENTS SITE PLAN

PROPOSED PROJECT FOR
LES TRAVIOLI
6245 S. HOLBROOK
REBELETT, CA 95664
507-247-1664

No.	Issue/Revision	Date
1	REVISED PER COUNTY COMMENTS	6/01/24

Date 6/03/24
Scale AS NOTED
Dr. By JER-AM-I
Job No. TRAVIOLI
Dwg. No. SITE DTLS
Sheet **A-1.1**
Revision No.

**ARCHAEOLOGICAL SURVEY OF THE
TRAVIOLI PROPERTY
6245 S. HOLBROOK, REEDLEY
FRESNO, COUNTY, CALIFORNIA**

PREPARED BY

JON L. BRADY, MA

**J & R ENVIRONMENTAL SERVICES
17900 AUBERRY ROAD
CLOVIS, CALIFORNIA 93611**

**(559) 299-6012
FAX: (559) 299-4695**

PREPARED FOR

**Les Travioli
6245 S. Holbrook
Reedley, California 93654**

December 13, 2002

1.0 INTRODUCTION:

Les Travioli, who resides at 6245 S. Holbrook Avenue, Reedley, California 93654, is seeking to convert a portion of a tree orchard on his property into a parking lot to accommodate parking for approximately 150 vehicles. The Fresno County Department of Public Works and Planning requires an archaeological survey be conducted on the property to ascertain whether there will be any potential impacts to cultural resources that might be located on Mr. Travioli's property. The Southern San Joaquin Valley Information Center has indicated that there is a high probability of discovering prehistoric cultural materials as well as historic era cultural resources.

Mr. Travioli has retained the services of J & R Environmental Services to conduct an archaeological survey of a twenty ± acre parcel located at 6245 S. Holbrook Avenue, Reedley, California.

2.0 PROJECT LOCATION:

The twenty-acre parcel is described as follows: Assessor Parcel Numbers 360-110-31, 360-061-13, and 360-061-15. The property is further described as being in the western ½ southwest ¼ of the northwest ¼ of Section 10, Township 15 South, Range 23 East, M.D.B & M., Wahtoke Quadrangle, California, 7.5 Minute Series, 1966 (refer to Figure 1).

3.0 CONSULTATION:

Prior to the field survey, a priority records and literature search was undertaken to determine the existence and characteristics of all previously recorded cultural resources within the general vicinity of the project area. Records, maps and files at the Southern San Joaquin Valley Information Center of the California Archaeological Center, California State University, Bakersfield (refer to Appendix A), were consulted and indicated that there had been no surveys conducted within the project vicinity. There have been no surveys conducted within a one-mile radius of the project area. The nearest surveys, FRE-518, 764, and 784, were conducted just over a mile from the project area. Dr. James S. Kus (1996) conducted a survey (FR-00518) of 143 acres with negative results in 1996. A second survey (FR-00764) was conducted on an 84-acre parcel located in Section 34, Township 14 South, Range 23 East, Mount Diablo Base and Meridian, as depicted on the Wahtoke Quadrangle, U.S.G.S. topographic map. A third survey of 18 acres was conducted by Dr. Dudley M. Varner of Varner Associates in February 1994 also with negative results. In 1939, Hewes and Massey recorded a habitation site (Site No. P-10-000053) on the bluffs overlooking the Kings River. This same site was later revisited by Fresno historian and photographer, Oscar Noren. There are four (4) reported

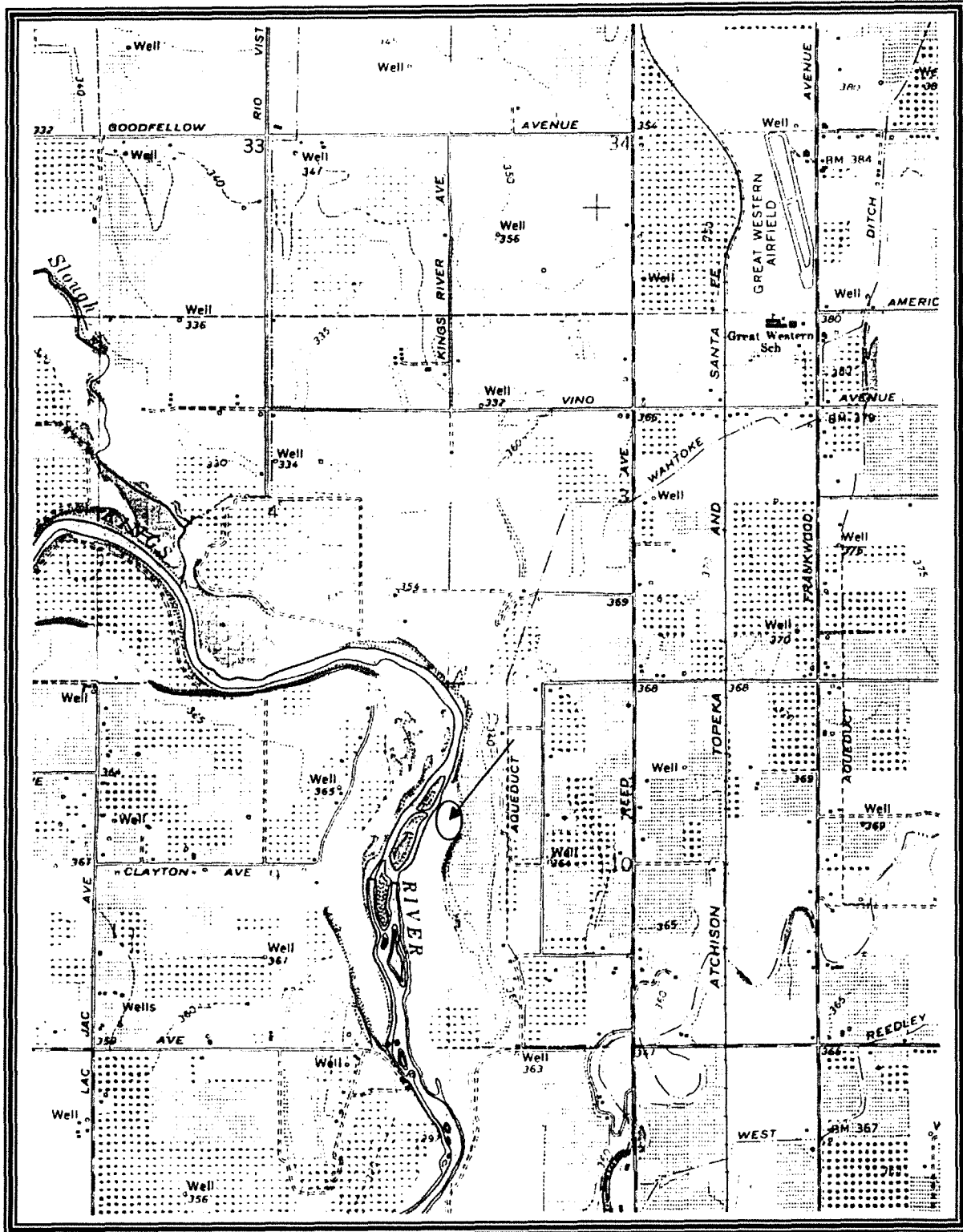


Figure 1: Project Location (adapted from Wahtoke Quadrangle, California, 7.5 Minute, 1966)

"Noren" sites northwest of the project area, one of these was formally recorded and designated P-10-000054, aka as Noren site # 1.

Approximately one mile south of the project area is the location of Poole's Ferry, c. 1850. This ferry was later replaced with Smith's Ferry as the major Kings River crossing area.

Finally, the Inventory Center notes that there are "...no cultural resources within the project area that are listed in the National Register of Historic Places, the California Register, California Inventory of Historic Places, California Points of Historic Interest, or the California State Historic Landmarks."

4.0 BACKGROUND:

4.1 Natural

The project area lies within the Lower Sonoran Zone which is west of and not part of the Sierra Nevada. The Great Central Valley (mainly the Lower Sonoran Zone) community is characterized by flat terrain with elevations ranging from 300 to 400 feet at the north and south ends and 50 feet at the center (Storer and Usinger 1963:26).

The Lower Sonoran plant community is part of the California biotic province (Munz and Keck 1959:11). The dominant species of tree are the Fremont Cottonwood (*Populus fremontii*), California Sycamore (*Platanus racemosa*), Valley Oak (*Quercus lobata*) and Willow (*Salix*) which is found along stream beds or near springs (Chesemore and Latimer 1980). Other flora found along Fancher Creek includes Cat tail (*Typha latifolia*) and California Blackberry (*Rubus ursinus* or *vitifolius*) (Storer and Usinger 1963:121).

Fauna common to the area include the Wood Duck (*Aix Sponhsa*), coyote (*Canis latrans*), and California quail (*Lophortyx claiformicus*). Other fauna common to the project area include the stellar jay (*Cyanocitta stelleri*), the red-tailed hawk (*Buteo jamaicensis*), vultures (*Cathartes aura*), the Horned Lark (*Eremophila alpestris*), the Magpie (*Pica*), the Cottontail (*Sylvilagus audubonii*), and the beaver (*Castor Canadensis*) (Ingles 1965; Storer and Usinger 1963; Verner and Boss 1980).

4.2 Cultural

4.2.1 Archaeology

Archaeological investigations in the Sierra Nevada and the San Joaquin Valley have been an on-going process since the 1920s. Today, through the diligence

and dedication of many researchers, we have a much clearer picture of the area's prehistory (Ambro, Peck and Crist 1980:IV.A).

Previous archaeological investigations in the central and southern Sierra include those of Bennyhoff (1953), Elsasser (1960), Heizer and Elsasser (1953), and Hindes (1959, 1962), and Lathrap and Shutler (1955). More recent investigations have come as a result of proposed hydro-electric reservoir projects in the foothill region (cf. fenega 1973; Johnson 1973; Moratto 1972; Moratto and Riley 1974; IRI and TCR 1985; and IRI 1986). For a detailed discussion of investigations conducted in the south-central Sierra Nevada refer to Kipps and Moratto (1985), and in recent overviews of archaeology and prehistory in east-central California the reader should consult Goldberg, et al. (1986:13-46), Goldberg and Moratto (1984:23-60), Moratto (1981; 1984:304-338), Moratto and Singleton (1986), Napton and Greathouse (1976, TCR-ACRS (1984), and Brian Dillion (1987).

An early contribution to local archaeology comes from Moratto's work at Buchanan Reservoir. A prehistoric sequence consisting of three phases has been suggested by Moratto, based on data recovery from sixty-six locations. The three phases are identified as the Chowchilla Phase dating from B.C. 850 to A.D. 550, the *Raymond Phase* with dates of A.D. 550 to A.D. 1450, and the last part of the sequence, the *Madera Phase*, A.D. 1500 to A.D. 1850 (Brady 1983:3).

The artifactual assemblage from the *Chowchilla Phase* is represented by large, heavy projectile points, cobble mortars, bone artifacts, smaller obsidian tools, beads, shell ornaments of various types, and extended burials. Habitation sites have been identified as being somewhat limited to the Chowchilla River. The *Raymond Phase* (A.D. 300 – A.D. 1500) is differentiated from the previous period by an obvious reduction in the size of projectile points that may have coincided with the introduction of the bow and arrow. There is also the introduction of flexed burials while small obsidian tools continue to be emphasized.

The *Madera Phase* (A.D. 1500 – A.D. 1850) represents the final phase of Native American development prior to the intrusion of Anglos into this area. There is a common occurrence of bedrock mortars, while metates and manos continue to be ever present. There continues to be a refinement and use of small obsidian projectile points. A proliferation of "steatite tools, tobacco pipes, and ear plugs" may either represent innovation or a diffusion of these items. Artifacts made from European materials are also sometimes found during this period. Habitation sites are dominated for the first time by large semi-subterranean structures and circular house types. Flexed burials introduced during the *Raymond Phase* continue during this period. Settlements are now

not only found along major drainages but their tributaries as well (Moratto 1972:160-168 **cited in** Wren 1988).

In 1979, Varner conducted excavations at Kerckhoff Reservoir in Madera County. Radiocarbon assays suggest a later period of occupation there (Varner, Personal Communication **in** Crist and Brady 1983:17). Varner (1976:6:22) also conducted an excavation at Recreation Point on the shore of Bass Lake. Two radiocarbon samples from this site reflected dates of B.C. 250 (UCR-413 2200±160 B.P.) and A.D. 1325 (UCR-414 625±150 B.P.). The Bass Lake project was followed up by additional work in the area by INFOTEC Rsearch, Inc.

In 1984 and 1985 INFOTEC Research, Inc. (IRI) and Theodoratus Cultural Research, Inc. (TCR) undertook archaeological, ethnographic, and historic investigations on behalf of Pacific Gas and Electric Company for the Crane Valley Hydroelectric Project. This work was continued under the direction of S. K. Goldberg of IRI in 1985. Based on the artifactual assemblage recovered from eight (8) prehistoric sites in Crane Valley, occupation in the valley spanned a period of over 3000 years (Moratto 1988:49).

In 1984, Lynn Riley working for Yosemite National Park conducted test excavations at two sites, CA-MRP-250 and -382 in El Portal, CA. Data recovered from these two sites suggested occupation of the Merced River Canyon as early as ca. 1690-1500 B.C. Mundy and Hull (1988) conducted extensive testing during the field seasons of 1984 and 1985. Dada recovered from CA-MAD-67 suggests occupation of Yosemite Valley as early as B.C. 1510.

Under the direction of Michael J. Moratto in 1983, archaeologists from throughout California volunteered their time on the excavation of portions of a large ceremonial house floor at the ethnographic village of *Wassama* (CA-Mad-37), southwest of Yosemite National Park, near Ahwahnee. Data recovered from portions of the dance floor suggests construction during the historic period (Moratto, Personal Communication, March 1990).

Excavations in the high Sierra have provided data suggesting occupation dates as early as 4000 B.C. (Kipps 1982).

Both excavations and surveys have been conducted in northeast of the project dating to the 1940s and 1950s when Oscar Noren, associated with the Millerton Lake Shore Park, identified and located a number of sites near Millerton Lake. In 1962, Theodoratus and Crain conducted a reconnaissance of the Millerton State Recreation Area and identified fifteen (15) separate midden sites along with eighteen (18) milling sites. The artifactual assemblage included obsidian and basalt projectile points, drills, and choppers as well as bedrock and portable mortars and metates. In addition to this, Olivella and

trade beads were recovered, and brown, gray and white sherds represent a range of pottery (Wren 1988:4).

Additional surveys conducted include those of Wren (1975, 1980, 1983) in the area of Friant Dam along the San Joaquin River as well as those of Beatty and Becker in 1978. They conducted a survey over an area of 1,342 acres south of Millerton Lake. Beatty and Becker located and identified seven prehistoric sites and three historic sites. Wren (1984) surveyed an adjacent property of 120 acres and recorded two prehistoric sites. Wren and Beck (1979, 1980) surveyed two other properties that resulted in twelve prehistoric and eight historic sites being recorded. Brian Dillion (1987) conducted a survey and excavation project for the U. S. Army Corp of Engineers at Round Mountain and identified and recorded several prehistoric and historic sites. Phase I excavation were completed at two other sites during this project.

There have been no surveys conducted within the immediate vicinity of the project area according to the records of the California Archaeological Inventory Center. The nearest surveys were conducted at three different locations. Kus (1996) conducted a survey of 143 acres in Section 34, Township 14 South, Range 23 East with negative results. Varner (1994) conducted a survey of 18 acres near Sanger, California also with negative results. A third survey covered an 84-acre site also in Section 34, Township 14 South, Range 23 East.

One aboriginal habitation site (P-10-000053) was identified and recorded by Hewes and Massey in 1939. This site was later revisited by Oscar Noren, local historian and photographer. According to the California Inventory Center the exact location may not be accurate. The habitation site was described as being situated on a bluff overlooking the Kings flood bottom. Noren identified this site as Noren's Site 5. Mr. Noren noted that this site was on a "high bluff" overlooking the Kings River (Reedley Exponent October 27, 1988:5D).

4.2.2 ETHNOGRAPHY

During prehistoric times the *Wechikit* Yokuts were located on the north bank of the Kings River, centering around Sanger. Their territory included the areas around Centerville and Reedley. Latta (1977:171) notes that "Musanau, between the river channels opposite Sanger, was their ancient home village." Kroeber notes that "*Wewayo*, on Wahtoke Creek, seems to have been a no-man's-land so far as tribal ownership went, but was at any rate visited by the *Wechihit*" (1976:483).

The *Wechikit* Yokuts as other Yokuts groups were polically organized into small tribes, each with its own distinctive name, dialect, settlement and recognized territories which usually encompassed no more then two drainages (Spier 1978a:473 **cited in** INFOTEC 1988:25). Permanent wintering areas usually occurred around major watercourses. From these areas they moved

out to temporary seasonal camp sites to take advantage of the "seasonal resource-procurement cycle".

Latta (1977:171) raises the issue as to the actual existence of this tribe. He remarks that "Julia Davis, the full blood Choinumne and Ben Hancock, half-blood Choinumne, both insisted that they did." The estimated population of this tribe was 450 people.

Oscar Noren, Fresno historian and photographer, spent a lot of time visiting aboriginal sites for the purpose of identifying and recording them. Noren noted that at many of the *Wetchiwhit* [Wechitkit] sites along the Kings River a variety of artifacts could be found. They included arrowshaft straightners, pendants, net weights, metates, manos, mortars and pestles (Reedley Exponent 1988:5D).

4.2.3 HISTORY

The history of the area is linked to exploration dating back to the eighteenth century. The first Spaniards to possibly visit the lower foothill region of the western Sierra, were an exploring expedition led by Jose Joaquin Moraga. Clough (1968:9) notes that Moraga entered "the northern end of the valley and traveled south as far as Madera County, forded the river and traveled east one day."

Early nineteenth century contact with valley Indians came as a result of punitive actions by Spanish soldiers seeking runaway neophytes (mission Indians) and military deserters (Cook 1960, 1962). During the Mexican period, several expeditions into the valley resulted in Indians being captured and returned to the missions. One expedition led by Sergeant Jose Pico in January 1826 either passed through or near Gashowu territory (Cook 1962:182-183). Another expedition that may have made contact with the Gashowu was that of Sebastian Rodriguez in 1828. Between 1828 and 1837, Mariano Guadalupe Vallejo would make a number of punitive expeditions into the valley (Crampton 1932:3). According to one source some of the local Indians were missionized, as some 49 Gashowu names appear in the local Book of Baptism at Soledad Mission (1791-1846). The close proximity of Soledad Mission which lies approximately one hundred miles from the project area may suggest that the Gashowu were significantly impacted by the Spanish and Mexican expeditions into the Valley (Cook 1960, 1962). Most certainly, during the 1840s both Mexicans and Anglos would come into the area in greater numbers, and as more came into the valley, their visits became more permanent.

The discovery of gold in 1848 would ultimately bring thousands of fortune seekers into the lower mother lode area and with it greater potential of conflict between Indians and miners. So much so that by 1851, soldiers were sent into the area in response to the Mariposa Indian War. Eventually, a military post was built on the south bank of the San Joaquin River about two miles above Friant and twelve miles southwest of Auberry. The following year Camp

Barbour was moved downstream and renamed Fort Miller. Actually, there was a settlement of miners at this locale which would change its name from Rootville to Fort Miller. The major industries of the area were farming and cattle (Wren 1988:11).

In the vicinity of the project area and dating back to the 1850s, a road system would begin to evolve in response to the rush from southern California, to the gold fields. The Stockton-Los Angeles Road, also known as the Millerton Road or the Stockton-Visalia Road, went from Centerville to Millerton and then onto all points north. This road became a major throughway for travelers from the south (Brady 1985:14).

On the Kings River in Reedley, California, the Lower Detour of the Stockton-Los Angeles Road Poole's Ferry was established in 1851 or 1852. The Stockton, Albuquerque, Kansas Mail made the crossing of the Kings River at Poole's Ferry, the first to be established on the Kings River. Poole's Ferry continued operations until 1855, "when Poole was forced to abandon the Ferry because of the diversion of traffic to the south to Smith's Ferry which had a flatter and more gradual approach to the ferry on both sides of the river" (Brady 1985:48). Poole's Ferry is located about one mile south of the project area on the Kings.

The Travioli property was part of land owned by the 76 Land and Water Company during the late 1800s (Thompson 1891).

5.0 FIELD METHODS

The basic goal of the reconnaissance was to determine what cultural resources were present and to make recommendations as to how these resources may be protected in light of future development. An on-foot inspection was made of the project area. The land surface was searched carefully for any evidence of aboriginal utilization or habitation, soil discoloration, artifactual debris and activity features (bedrock mortars, rock rings, etc.).

The survey strategy would include complete coverage (intervals of 10 - 20 meters apart) along drainages, especially at confluences of two drainages, on benches and terraces above drainages and along prominent points overlooking drainages. Most of the 20 acres is located on the first and second terraces above the Kings River.

Any evidence associated with historic sites might include can dumps, backfilled privies, collapsed wood structures, and possibly any equipment associated with mining activities.

6.0 STUDY FINDINGS

6.1 FIELD INSPECTION

The project area consisting of approximately 20 acres was inspected by Jon L. Brady and Phillip Chick on December 6, 2002.

During the survey, the surface area was checked for any signs of possible cultural activity. No prehistoric or historic cultural materials were identified during the survey.

6.2 RECOMMENDATIONS

The results of the survey were negative. There is no evidence of a habitation site (P-10-000053) on the Travioli property. Based on the description provided by Oscar Noren, the site was located on a high bluff which would place the habitation site on a parcel 200 meters east (closer to Holbrook Avenue) of the Travioli property. The archaeological survey was confined only to the Travioli property.

Per Fresno County's requirements, when the trees are removed for the parking area, the author of this report will revisit the project area to insure that no subsurface cultural materials were uncovered. If any cultural materials are located at that time, an addendum to this report will be submitted to Fresno County and to the Inventory Center.

Therefore, future development of the Travioli property will have no effect on historic properties.

Finally, during the course of future development within the Travioli property, should aboriginal or historic materials be unearthed, that have otherwise been considered in this report, the Fresno County Planning Department and the author of this report should be notified immediately. If bone is identified which may be human, state law requires notification of the County Coroner. If the remains are Native American, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours; the most likely descendent then has 24 hours to recommend proper treatment or disposition of the remains, following NAHC guidelines.

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Appendix A: Record Search

**CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
SYSTEM**



**FRESNO
KERN
KINGS
MADERA
TULARE**

**Southern San Joaquin Valley
Information Center
California State University, Bakersfield
9001 Stockdale Highway
Bakersfield, California 93311-1099
661/664-2289 FAX 661/664-2415
E-mail: abaldwin@csubak.edu**

TO: Jon L. Brady, Archaeologist
J & R Environmental Services
17900 Auberry Road
Clovis, CA 93611

(RS# 02-427)

PRIORITY

DATE: December 3, 2002

RE: Les Travioli Project; 6245 S. Holbrook, Reedley, CA

County: Fresno

Map(s): Wahtoke 7.5'

CULTURAL RESOURCES RECORDS SEARCH

The Southern San Joaquin Valley Information Center is under contract to the State Office of Historic Preservation and is responsible for the local management of the California Historical Resources Inventories. The following are the results of a search of the cultural resources site files at the IC. These files include known and recorded archaeological and historic sites, inventory and excavation reports filed with this office, and properties listed in the Historic Property Data File, (10/02), on the National Register of Historic Places, the California Register, the California Historical Landmarks, The California Inventory of Historic Resources, and The California Points of Historic Interest.

PRIOR CULTURAL RESOURCE INVENTORIES WITHIN THE PROJECT AREA AND A ONE-MILE RADIUS

According to the information in our files, there have been no previous cultural resource studies conducted within the project area. There have been no surveys conducted within a one-mile radius. The nearest surveys are FR-518, 764, & 784, all conducted just over one mile from the project area. See the enclosed map for survey locations.

KNOWN CULTURAL RESOURCES WITHIN THE PROJECT AREA AND A ONE-MILE RADIUS

There appears to be one recorded cultural resource site within the project area, P-10-000053. This site was originally recorded by Hewes & Massey in 1939, and later visited by Fresno historian and photographer, Oscar Noren. The exact location of this "habitation" site may not be accurate given how long ago the site was discovered.

PRIORITY

PRIORITY

(RS# 02-427)

There are no additional recorded cultural resources within a one-mile radius. However, there are (4) four reported "Noren" sites northwest of the project area, one of these was formally recorded and is designated P-10-000054, aka as Noren site # 1.

Approximately one mile south of the project area is the location of Poole's Ferry, c. 1850. This ferry was later replaced by Smith's Ferry as the major Kings River crossing area. See the enclosed map for resource locations.

There are no cultural resources within the project area that are listed in the National Register of Historic Places, the California Register, California Inventory of Historic Places, California Points of Historic Interest, or the California State Historic Landmarks.

COMMENTS

Title page copies for the above referenced reports and site records are enclosed. Also included is background information about Oscar Noren and his work in Fresno County, plus a publication of "Historic Spots in California", sponsored by the Daughters of the American Revolution, nd, which gives some information on Poole's Ferry. A copy of a map from the 1891 Thompson Atlas of Fresno County, showing this project area is also enclosed. If you need any additional information for this project, please don't hesitate to contact me at (661) 664-2289.

By:



Adele Baldwin
Assistant Coordinator

Date: December 3, 2002

PRIORITY

Fee: \$180.00/hr. (Priority Service)

Invoice # A2042





