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March 23, 2023

Allie Riley
Design Project Manager
Five Star Development
6720 North Scottsdale Road, Suite 130
Scottsdale, Arizona 85253

RE: Class I Cultural Resources Review of 17.75 Acres for the Palmeraie Project in Scottsdale, Maricopa County, Arizona

Dear Allie Riley:

Five Star Development contracted PaleoWest. LLC (PaleoWest) to conduct a site file search and literature review of 17.75 acres of private land for the proposed Palmeraie Project in Scottsdale, Maricopa County, Arizona (Project). The Project area constitutes one Maricopa County Assessor's parcel (Assessor's Parcel Number [APN] 174-56-001D). The Project area is within the City of Scottsdale (COS) and the proposed development Project is therefore subject to the COS Ordinance 3242. The parcel is at the southwest corner of North Scottsdale Road and East Indian Bend Road. The parcel is within the northeast ¼ of the northeast ¼ of Section 10, Township 2 North, Range 4 East, Gila and Salt River Baseline and Meridian, on the U.S. Geological Survey (USGS) 7.5-minute Paradise Valley, Arizona, quadrangle map (1973) (Figure 1). The Project area is at 1983 North American Datum, Universal Transverse Mercator Zone 12, 413983 mE, 3711263 mN.

PROJECT DESCRIPTION

Five Star Development is planning to commercially develop the Project area. The potential ground disturbance may include vegetation removal, raking, mass grading, and installing roads, utilities, and foundations. The parcel is 384 meters (m) north-south by 187 m east-west at the southwest corner of North Scottsdale Road and East Indian Bend Road. The proposed Project is on private land in Maricopa County APN 174-56-001D. The Project area was previously surveyed by PaleoWest in 2016 (7-ZN-2016). PaleoWest recommended that no further archaeological work was necessary (Graff 2018); however, the Project is subject to COS Ordinance 3242, and COS has requested an updated cultural resource review.

SETTING

The Project area is on a gradual east-facing slope on the bajada of the Phoenix Mountains. Mummy Mountain is approximately 0.6 miles (mi) to the west and Camelback Mountain is approximately 2 mi southwest of the property. The Project area is on Holocene surficial deposits. These are characteristically unconsolidated deposits associated with modern fluvial systems. This unit consists primarily of fine-grained, well-sorted sediment on alluvial plains, but

also includes gravelly channels, terraces, and alluvial fan deposits on middle and upper piedmonts (0–10 kiloanni) (Arizona Geological Survey 2013). The elevation averages 1,299 feet (ft) above mean sea level. Indian Bend Wash is approximately 0.5 mi to the east of the Project. Minor drainages are oriented east-west across the Project area.

The Project is in the Lower Colorado River Subdivision-Sonoran Desertscrub (Brown 1994). Vegetation typical of this community is creosote, mesquite, paloverde, desert broom, shrubs, and grasses. The Project area appears to have been bladed and is relatively devoid of native vegetation. Soils in the Project area include 53.3 percent Laveen loam (0–1% slopes) and 46.7 percent Gilman loam (Natural Resources Conservation Service 2020). The ground surface is stable and shallow drainages cross the parcel. Active deposition that may bury cultural resources is not present within the Project area.

Although the Project area is undeveloped, it appears to have been graded. There are residential properties to the west of the Project area, office buildings are south of the Project area, Scottsdale Road and the McCormick-Stillman Railroad Park (including the historic Roald Amundsen Pullman Private Railroad Car) are east of the Project area, and Indian Bend Road and the Scottsdale Plaza Resort are north of the Project area.

PREVIOUS RESEARCH

PaleoWest consulted records from AZSITE, COS, the National Register Information System database, and historic maps within 1 mi of the Project area. A total of 16 projects are within the search radius, two projects extend into (Graff 2018; Lonardo 2006) and cover 100 percent of the Project area (Figure 2). Due to improvements in survey methods and the moving 50-year window for eligibility for the National Register of Historic Places (NRHP), jurisdictions within Arizona vary in how long they consider an archaeological survey to remain valid. In keeping with Arizona State Historic Preservation Office (SHPO) Guidance Point No. 5 (Arizona SHPO 2004) and the requirements of some jurisdictions within the state, PaleoWest considers surveys conducted in the past 10 years to be accurate and up to date. Surveys older than this have been evaluated on a case-by-case basis.

PaleoWest surveyed the entirety of the Project area in 2016, employing methods that meet modern SHPO standards (7-ZN-2016). This survey was conducted in support of development. Three isolated occurrences were recorded within the Project area: a scatter of five Gila Plain potsherds and two tested cobbles. PaleoWest recommended no further archaeological work was necessary prior to ground-disturbing activities.

One site (AZ U:5:283(ASM)) is within the search radius. The site is a small Historic Period Euro-American artifact scatter that has been recommended not eligible for listing in the NRHP (Figure 2). This property does not extend into the current Project area. Three historic structures—Medea house (33093), the McCormick-Stillman Railroad Park (33091), and the McDonald Drive Bridge No. 09365—are within the search radius, but none of these extend into the current Project area. Within the Railroad Park, the Roald Amundsen Pullman Private Railroad Car is listed in the NRHP.

Historic-era General Land Office (GLO) and USGS maps were also consulted, including GLO Plat 00076, filed 12/2/1870; Plat 00075, filed 12/4/1890; Plat 00074, filed 2/15/1905; and the following USGS maps:

- 1906 USGS Camelback, Arizona (15-minute)
- 1930 USGS Cave Creek, Arizona (1:96,000)
- 1939 USGS Cave Creek, Arizona (1:250,000)
- 1954, 1957, 1958, 1960, 1964 USGS Mesa, Arizona (1:250,000)
- 1965 USGS Paradise Valley, Arizona (7.5-minute)
- 1971 USGS aerial map Paradise Valley, Arizona (7.5-minute)

Historic-era maps depict historic features dating from 1904 that include the Arizona Canal and three unimproved roads with connecting routes. Maps from 1957 also depict the Arizona Canal as well as North Scottsdale Road, Indian Bend Road, Lincoln Drive, and North Mocking Lane. After 1966, the area was developed rapidly and hundreds of additional features are depicted including McDonald Drive, Hummingbird Lane, Mockingbird Lane, Judson School, Kiva School, Cheney Drive, Camelback Cemetery, and numerous associated roads, houses, and housing subdivisions. No map features are located within the Project area.

RECOMMENDATIONS

The Project area has been surveyed in its entirety less than 10 years ago and no significant cultural resources were identified. The previous survey meets modern SHPO standards, and it is unlikely that there are historic resources within the Project area that would have become eligible for the NRHP since the survey was conducted. PaleoWest recommends no further archaeological work for the Project.

If previously unreported cultural resources are encountered during ground-disturbing activities, all work must immediately cease within 30 m (100 ft) of those activities until a qualified archaeologist has documented the discovery and evaluated its eligibility for the NRHP in consultation with the COS, SHPO, and tribes, as appropriate (Scottsdale Revised Code Sec. 46-134 Discovery Clause). Work must not resume in this area without the approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 m (100 ft) of the encounter and the area must be secured. The Arizona State Museum (ASM), COS, SHPO, and appropriate tribes must be notified of the encounter. All encountered will be treated in accordance with Arizona Revised Statute § 41-865, and work must not resume in this area without authorization from ASM and the lead agency.

Sincerely,
PALEOWEST

Jennifer K. Deats, M.A., RPA | Principal Investigator

RESULTS OF PREVIOUS RESEARCH

Previous Projects within the Project Area

Project Reference Number	Project Name	Associated Reference
2006-26.ASM	Scottdale Road Conduit	Lonardo 2006
7-ZN-2016	Palmeraire Scottsdale Survey	Graff 2018

Previously Recorded Cultural Resources within the Project Area

Site No./ Name	Affiliation	Site Type	Eligibility Status	Associated Reference(s)
–	–	–	–	–

Historic Buildings/Districts/Neighborhoods within the Project Area

Property Name or Address	Year	Eligibility Status
–	–	–

Historic USGS Map and GLO Properties within the Project Area

Property Description	Map Year
–	–

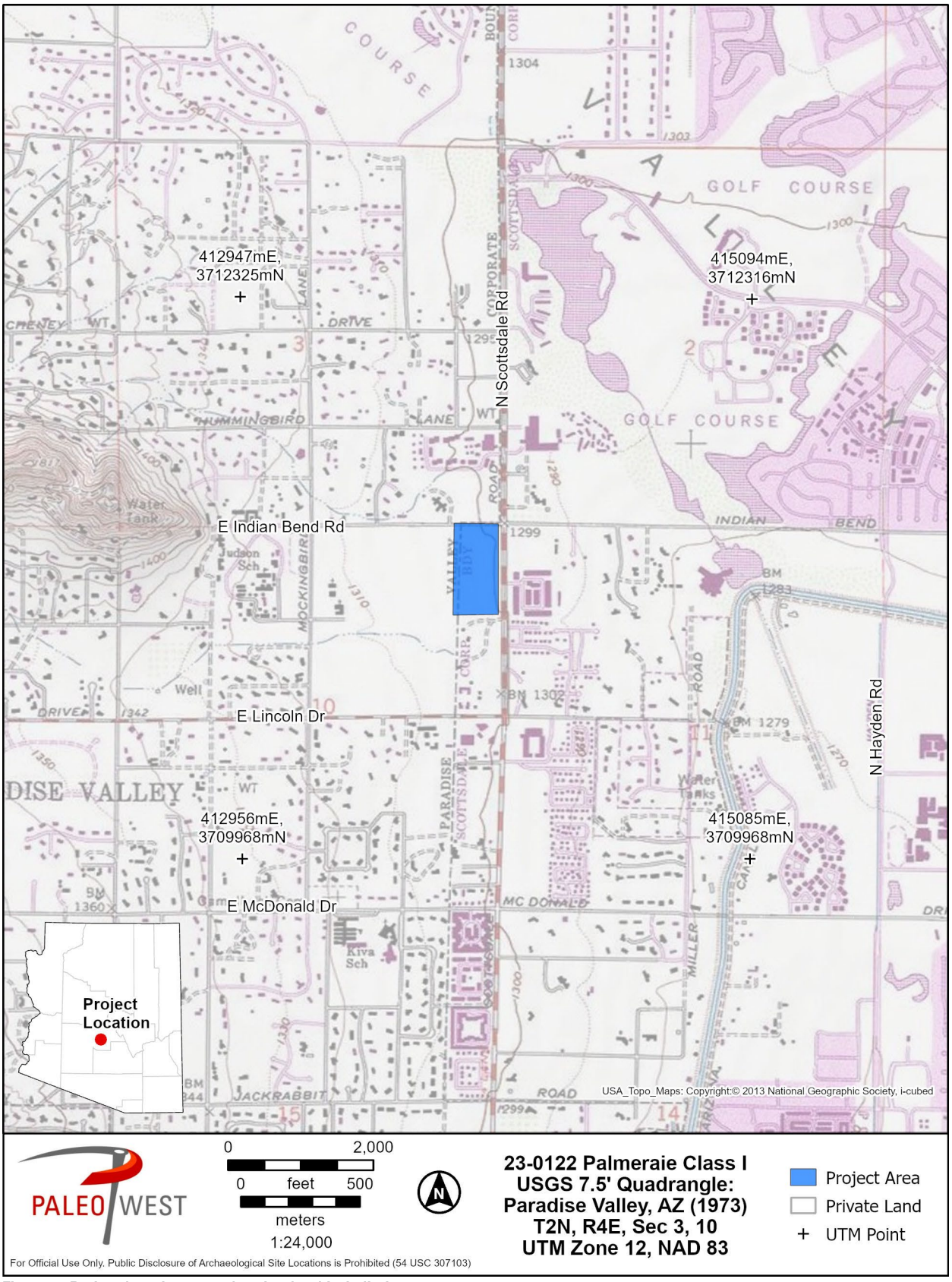

Figure 1. Project location map showing land jurisdiction.

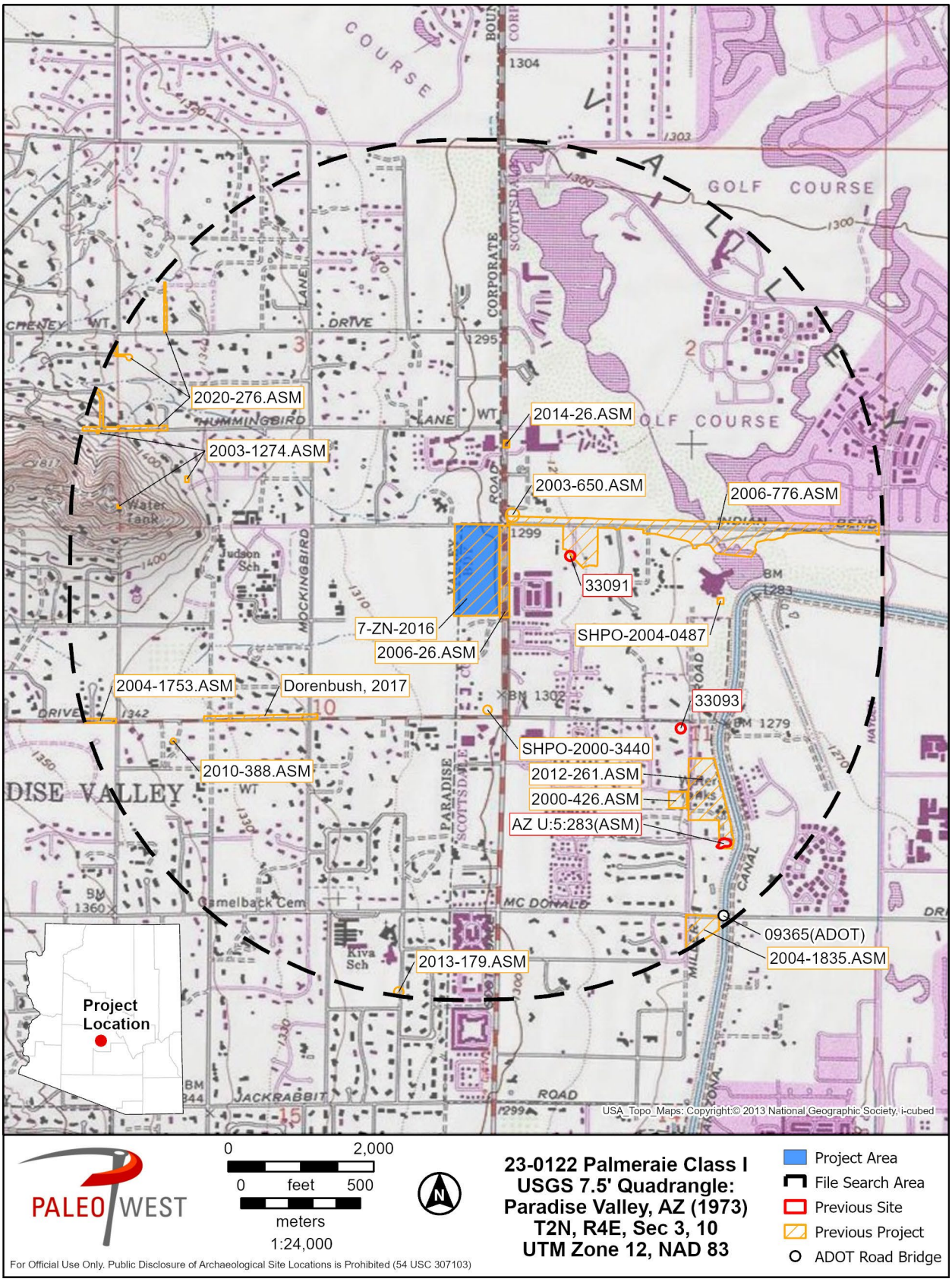

Figure 2. Project location map showing previous projects and cultural resources within the search radius.

REFERENCES

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2013 The Geologic Map of Arizona. Electronic document, http://data.azgs.az.gov/geologic-map-of-arizona/, accessed March 15, 2023.

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Lonardo, C.

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