

**Appendix F Cultural Resources Survey and
Evaluation of Built Environment for
the Bear Valley Parkway Development
(April 2016)**



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Cultural Resources Survey and Evaluation of Built Environment for the Bear Valley Parkway Development, Escondido, California

FINAL VERSION
April 2016

Prepared for:

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ASM Project Number 26020

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MANAGEMENT SUMMARY

ASM Affiliates, Inc. (ASM) was subcontracted by Harris and Associates to conduct a Phase I/Class III archaeological inventory and a historic evaluation of the built environment associated with a proposed residential development project located within the property addressed as 661 Bear Valley Parkway in Escondido, California. This work was conducted to assist in compliance with the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), and local regulations in the city of Escondido.

The investigation included a records search of the project area and a 1-mi. radius surrounding from the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS), a search of the Sacred Lands Files at the Native American Heritage Commission (NAHC), an intensive pedestrian survey of the project area, a title search of the project property, archival research, and an evaluation of the significance of the built environment on the property for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Escondido Local Register of Historic Places or as a Local Historic Landmark. The intensive pedestrian survey and the evaluation of the buildings on the property were conducted on March 25, 2016.

During the pedestrian survey, ASM archaeologists identified one prehistoric site not previously recorded, consisting of two separate milling features, each with one milling slick. A DPR form recording the site attributes was submitted to the SCIC, and the site has been assigned the trinomial CA-SDI-21808. Two additional ground stone fragments were located approximately 80 m southwest of the newly recorded site and were recorded as an isolate find. The previously recorded historic site SDI-12920 that intersects the western boundary of the project area was not re-located due to increased vegetation, but an inspection of the site boundary as currently drawn in the GIS data from the SCIC suggests that the site is drawn much larger than the actual extent of the site.

ASM historians identified potentially historic buildings within the project area that include a residence and detached garage as well as associated irrigation features. The property had been used for growing citrus and avocados since 1938 and the buildings were constructed later, in 1946. After evaluation of these building, ASM recommends that they are not eligible for the NRHP, CRHR, City of Escondido Local Register of Historic Places, nor as a Local Historic Landmark.

The proposed residential development has the potential to impact the newly recorded bedrock milling site, as it falls within the proposed locations of Lots 28 and 30.

ASM recommends an evaluation of the newly recorded bedrock milling site and archaeological monitoring during grading of the project area in the case of unanticipated subsurface archaeological deposits. All field notes pertaining to the data collected during the current investigation are housed at ASM's Carlsbad office. Site records were submitted to the SCIC.

1. INTRODUCTION

ASM Affiliates, Inc. (ASM) was contracted by Harris and Associates to conduct a Phase I/Class III archaeological inventory and a historic evaluation of the built environment associated with a proposed residential development project located within the property addressed as 661 Bear Valley Parkway in Escondido, California. This work was conducted to assist in compliance with the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), and local regulations in the city of Escondido.

The project area is located in the city of Escondido, San Diego County, California (Figure 1). Figure 2 shows the location of the project area as drawn on the 7.5-minute USGS Escondido quadrangle within an unsectioned portion of Township 12 South, Range 2 West. The proposed project consists of the subdivision of 40.9 acres into 55 residential lots, two private street lots, seven open-space lots, and one recreation lot (Figure 3). Each of the residential lots will contain a minimum area of 10,000 ft.². Private open space will occupy 19.47 acres of the 40.9 acre project area, and will include any environmental mitigation and buffer areas related to upland or wetland habitat, as well as two drainage basins to improve the quality of storm water crossing and exiting the site. Access to the project area from Bear Valley Parkway is proposed at the intersection of Zlatibor Ranch Road and Bear Valley Parkway. A secondary, gated emergency access road will be provided between the main access point and the intersection of Encino Drive and Bear Valley Parkway. The project includes a proposed Specific Alignment Plan for an alternative standard for Bear Valley Parkway (classified as a Major Road), as well as frontage improvements to include curb, gutter, sidewalk, parkway, and bike lane. The pedestrian walkway system inside the project area will tie into the public Bear Valley Parkway sidewalk system.

For the archaeological and historical investigations presented in this report, Mark Becker served as Project Manager. James Daniels served as the Principal Investigator. Shannon Davis served as architectural historian, and Sarah Stringer-Bowsher served as historian. Arthur Ramcharan served as archaeological field technician, and Shelly Nelson served as the Native American monitor.



Figure 1. Bear Valley Parkway Residential Development Project vicinity map.

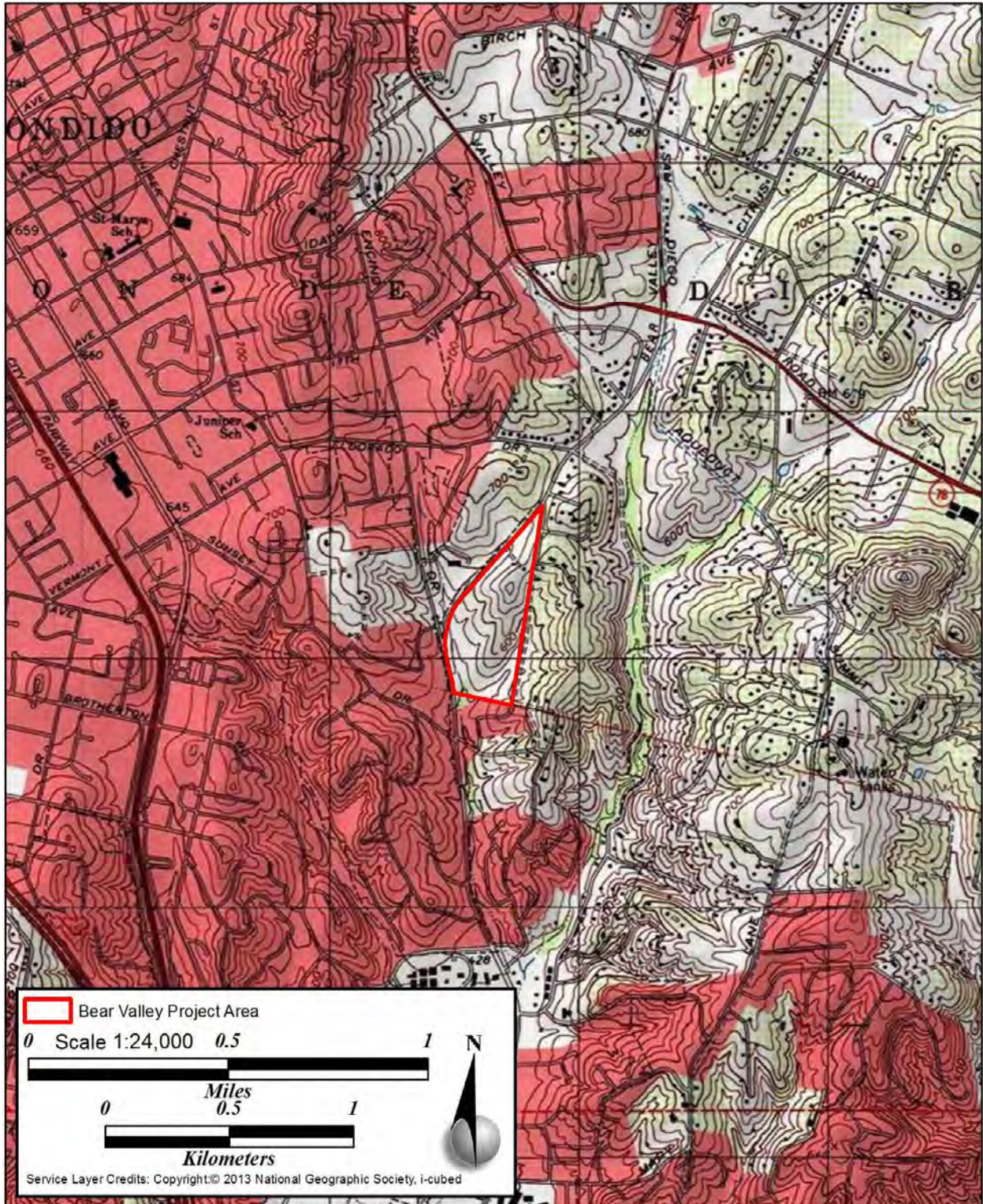


Figure 2. Bear Valley Parkway Residential Development Project location map.

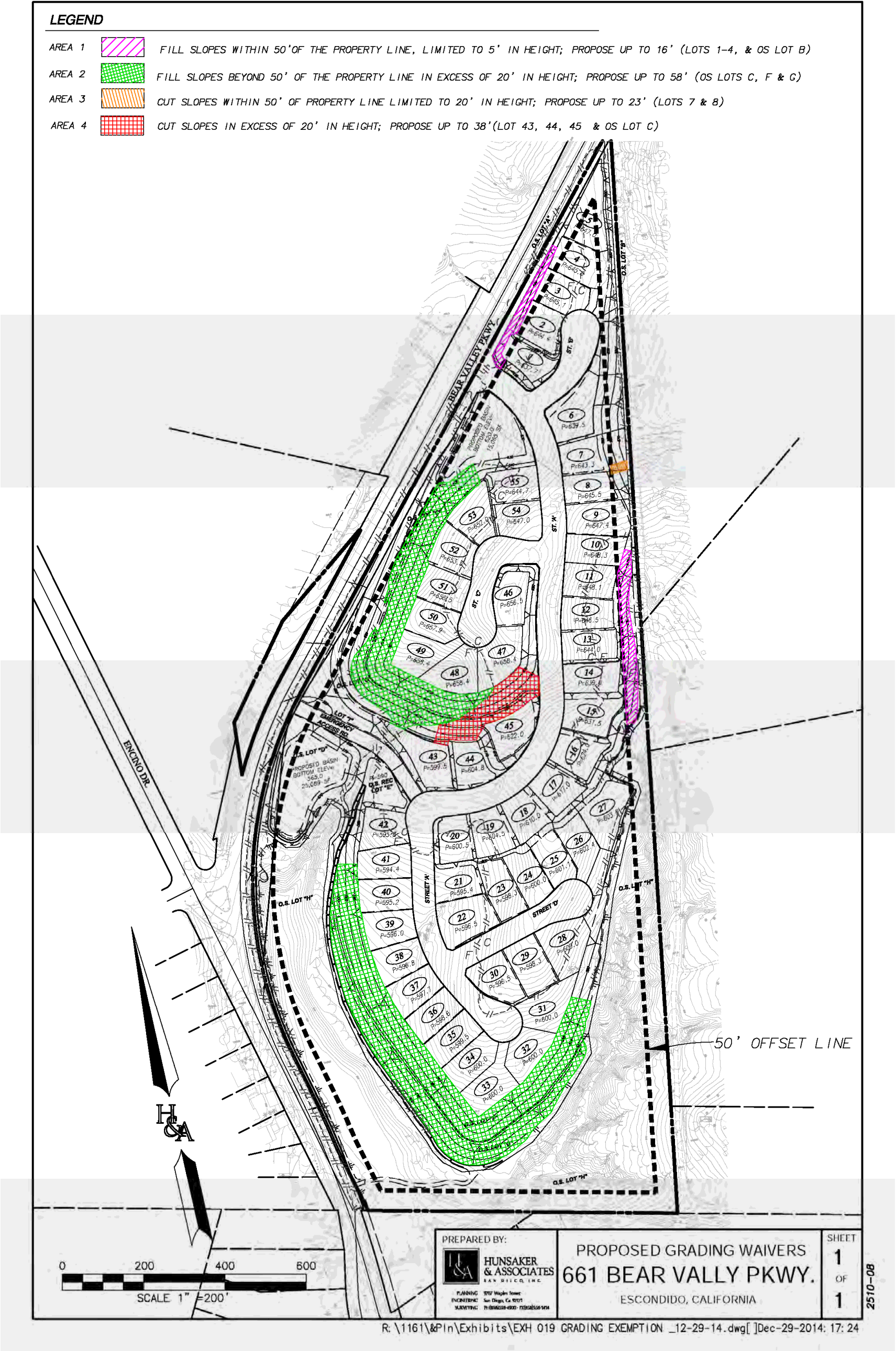


Figure 3. Proposed grading exemption plan for the Bear Valley Parkway Residential Development Project.

2. SETTING AND BACKGROUND

This section provides a brief summary of the current conditions of the project area and a general description of both the natural and cultural environments in which archaeological resources were created and used in the surrounding project vicinity. The results of the records search conducted are also discussed, along with the results of correspondence with the Native American Heritage Commission (NAHC).

MODERN CONDITIONS

The existing conditions of the project area consist of highly disturbed soils. The project area was mined for gold in the early 1900s and then subsequently used for agricultural grove purposes before the use was abandoned approximately 20 years ago. There is one existing residential structure on the site that would be demolished to accommodate the project.

GEOGRAPHY

The 40.9-acre project area is located in the lower chaparral biotic zone in the Peninsular Ranges of southern California. Elevations in the project area range from approximately 525 ft. (~160 m) to 675 ft. (~206 m) above sea level, and the area is situated between two drainages that run north-south along Bear Valley Parkway and Choya Canyon Road. The project vicinity is bounded to the west by the city of Escondido, with Lake Hodges to the south and the San Dieguito River to the East.

GEOLOGY AND SOILS

The project area lies within the southern California Peninsular Ranges. The geology of the area consists of plutonic rocks, consisting of Mesozoic granite, adamellite granodiorite, tonalite, and diorite (Rogers 1965). The soils in the area consist of Fallbrook sandy loam, 9 to 15 percent slopes, eroded (FaD2); Fallbrook sandy loam, 15 to 30 percent slopes, eroded (FaE2); Ramona sandy loam, 2 to 5 percent slopes (RaB); Ramona sandy loam, 9 to 15 percent slopes, eroded (RaD2); and Steep gullied land (StG) (USDA 2013).

BIOLOGY

The project area is within the ecological section of southern California mountains and valleys and more specifically within the western granitic foothills subsection (M262Bn). The predominant plant communities in this region consist of mixed chaparral shrublands, coastal sagebrush series, coast live oak series, and chamise series. The fauna in the mammalian class include or once included mule deer, pronghorn, bighorn sheep, coyote, bobcat, mountain lion, ground squirrel and kangaroo rat. Birds in the region include hawks, eagles, owls, quail, mourning dove, mockingbird, jays, gulls, herons, crows, finches and sparrows (Digital-Desert n.d.).

CULTURAL BACKGROUND

Prehistoric Archaeology

Archaeological investigations in southern California have documented a diverse range of human adaptations extending from the late Pleistocene up to the time of European contact (e.g., Erlandson and Colten 1991; Erlandson and Glassow 1997; Erlandson and Jones 2002; Jones and Klar 2007; Moratto 1984). To describe and discuss this diversity, local investigators have proposed a variety of different chronologies and conceptual categories (periods, horizons, stages, phases, traditions, cultures, peoples, industries, complexes, and patterns), often with confusingly overlapping or vague terminology.

The prehistory of San Diego County is most frequently divided chronologically into three or four major periods. An Early Man stage, perhaps dating back tens of thousands of years, has been proposed. More generally accepted divisions include a Terminal Pleistocene/Early Holocene period (ca. 12,000-6000 B.C.) (Paleo-Indian stage; Clovis and San Dieguito patterns), a Middle/Late Holocene period (ca. 6000 B.C.-A.D. 800) (Archaic stage; La Jolla, Millingstone, Encinitas, and Pauma patterns), and a Late Prehistoric period (ca. A.D. 800-1769) (Archaic stage; San Luis Rey, Palomar, and Peninsular patterns).

Hypothetical Early Man (pre-ca. 12,000 B.C.)

The antiquity of human occupation in the New World has been the subject of considerable interest and debate for more than a century. At present, the most widely accepted model is that humans first entered portions of the western hemisphere lying to the south of Alaska between about 15,000 and 12,000 B.C., either along the Pacific coastline or through an ice-free corridor between the retreating Cordilleran and Laurentide segments of the continental glacier in Canada, or along both routes. While there is no generally accepted evidence of human occupation in coastal southern California prior to about 11,000 B.C., ages estimated at 48,000 years and even earlier sometimes have been reported (e.g., Bada et al. 1974; Carter 1980). However, despite intense interest and the long history of research, no widely accepted evidence of human occupation of North America dating prior to about 12,000 B.C. has emerged.

Local claims for Early Man discoveries have generally been based either on the apparent crudeness of the lithic assemblages that were encountered or on the finds' apparent Pleistocene geological contexts (Carter 1957, 1980; Minshall 1976, 1989; Reeves et al. 1986). The amino acid racemization technique was used in the 1970s and early 1980s to assign Pleistocene ages to coastal southern California sites (Bada et al. 1974), but the technique's findings have been discredited by more recent accelerator mass spectrometry (AMS) radiocarbon dating (Taylor et al. 1985).

Terminal Pleistocene/Early Holocene Period (ca. 12,000-6000 B.C.)

The earliest chronologically distinctive archaeological pattern recognized in most of North America is the Clovis pattern. Dated to around 11,500 B.C., Clovis assemblages are distinguished by fluted projectile points and other large bifaces, as well as extinct large mammal remains. At least three isolated fluted points have been reported within San Diego County, but their occurrence is very sparse and their dating and contexts are uncertain (Davis and Shutler 1969; Kline and Kline 2007; Rondeau et al. 2007).

The most widely recognized archaeological pattern within this period is termed San Dieguito and has been dated from at least as early as 8500 B.C. to perhaps around 6000 B.C. (Rogers 1966; True and Bouey 1990; Warren 1966; Warren et al. 2008). The San Dieguito pattern was originally defined near the central coast of San Diego County, and its presence has been reported through extensive areas to the east, but few traces are recognized on or near the northern coast of San Diego County. Proposed characteristics to distinguish San Dieguito flaked lithic assemblages include large projectile points (Lake Mojave, Silver Lake, and other, less diagnostic forms), bifaces, crescents, scraper planes, scrapers, hammers, and choppers. The San Dieguito technology involved well-controlled percussion flaking and some pressure flaking.

Malcolm Rogers (1966) suggested that three successive phases of the San Dieguito pattern (San Dieguito I, II, and III) could be distinguished in southern California, based on evolving aspects of lithic technology. However, subsequent investigators have generally not been able to confirm such changes, and the phases are not now generally accepted.

A key issue has concerned ground stone, which was originally suggested as having been absent from San Dieguito components but has subsequently been recognized as occurring infrequently within them. It was initially suggested that San Dieguito components, like other Paleo-Indian manifestations, represented the products of highly mobile groups that were organized as small bands and focused on the hunting of large game. However, in the absence of supporting faunal evidence, this interpretation has increasingly been

called into question, and it has been suggested that the San Dieguito pattern represented a more generalized, Archaic-stage lifeway, rather than a true Paleo-Indian adaptation.

A vigorous debate has continued for several decades concerning the relationship between the San Dieguito pattern and the La Jolla pattern that succeeded it and that may have also been contemporaneous with or even antecedent to it (e.g., Gallegos 1987; Warren et al. 2008). The initial view was that San Dieguito and La Jolla represented the products of distinct ethnic groups and/or cultural traditions (e.g., Rogers 1945; Warren 1967, 1968). However, as early Holocene radiocarbon dates have been obtained for site components with apparent La Jolla characteristics (shell middens, milling tools, and simple cobble-based flaked lithic technology), an alternative interpretation has gained some favor: that the San Dieguito pattern represented a functional pose related in particular to the production of bifaces, and that it represents activities by same people who were responsible for the La Jolla pattern (e.g., Bull 1987; Hanna 1983).

Middle/Late Holocene Period (ca. 6000 B.C.-A.D. 800)

Archaeological evidence from this period in the San Diego region has been characterized as belonging to the Archaic stage, Millingstone horizon, Encinitas tradition, or La Jolla and Pauma patterns (Moratto 1984; Rogers 1945; Sutton and Gardner 2010; True 1958, 1980; True and Beemer 1982; True and Pankey 1985; Wallace 1955; Warren 1968; Warren et al. 1961). Adaptations during this period apparently emphasized gathering, in particular the harvesting of hard plant seeds, as well as small-game hunting. Distinctive characteristics of the La Jolla pattern include extensive shell middens, portable ground stone metates and manos, crudely flaked cobble tools, occasional large expanding-stemmed projectile points (Pinto and Elko forms), and flexed human burials. The inland Pauma pattern has variously been interpreted as a separate culture that was broadly similar to the contemporaneous La Jolla pattern on the coast or as a different functional pose of the same culture.

Investigators have called attention to the apparent stability and conservatism of the La Jolla pattern throughout this long period, as contrasted with less conservative patterns observed elsewhere in coastal southern California (Hale 2009; Sutton 2010; Sutton and Gardner 2010; Warren 1968). However, distinct chronological phases within the pattern have also been suggested, based on changes in the flaked lithic and ground stone technologies, the shellfish species targeted, and burial practices (Harding 1951; Moriarty 1966; Rogers 1945; Shumway et al. 1961; Sutton and Gardner 2010; Warren 1964; Warren et al. 2008).

Late Prehistoric Period (ca. A.D. 800-1769)

A Late Prehistoric period in San Diego County has been distinguished, primarily on the basis of three major innovations: the use of small projectile points (Desert Side-notched, Cottonwood triangular, and Dos Cabezas forms), associated with the adoption of the bow and arrow in place of the atlatl as a primary hunting tool and weapon; brownware pottery, presumably supplementing the continued use of basketry and other containers; and the practice of human cremation in place of inhumation. Uncertainty remains concerning the exact timing of these innovations, and whether they appeared simultaneously or sequentially (e.g., Griset 1996; Yohe 1992).

Labels applied to the archaeological manifestations of this period include San Luis Rey, Palomar, and Peninsular (Meighan 1954; Sutton 2011; True 1970; True et al. 1974, 1991; Waugh 1986). These remains have generally been associated with the ethnohistorically known Luiseño, Cupeño, and Cahuilla and have been seen as perhaps marking the initial local appearance of those groups in a migration from the north. Traits characterizing the Late Prehistoric period include greater reliance on acorns as an abundant but labor-expensive food resource, a greater emphasis on hunting of both large and small game (particularly deer and rabbits), a greater amount of interregional exchange (seen notably in more use of obsidian), more elaboration of nonutilitarian culture (manifested in more frequent use of shell beads, decorated pottery and rock art), and possibly denser regional populations. Settlement may have become more sedentary during this period, as compared with the preceding period.

Ethnographic Evidence

In ethnohistoric times, northern San Diego County was occupied by speakers of the closely related Luiseño, Cupeño, and Cahuilla languages. Luiseño territory extended from Agua Hedionda Lagoon, Escondido, and Lake Henshaw northward into southern Orange and Riverside counties. The Cupeño occupied a relatively small territory in the vicinity of Warner's Ranch. The extensive Cahuilla lands extended east from Luiseño territory into the Colorado Desert and north as far as San Geronimo Pass. To the south lay the territory of the unrelated Kumeyaay (Diegueño, Ipai) (Heizer 1978; Kroeber 1925).

Linguistic evidence links Luiseño, Cupeño, and Cahuilla with the Uto-Aztecan family of languages (e.g., Golla 2007; Laylander 2010). A hierarchy of relationships within that family likely mirror a sequence of separations reflecting territorial expansions or migrations, leading the linguistic ancestors of the Luiseño, Cupeño, and Cahuilla from a still-debated Uto-Aztecan homeland to a northern Uto-Aztecan base somewhere in western North America and ultimately south to their ethnohistoric homes. Splits within the ancestral family included the differentiation of Takic (also termed Southern California Shoshonean) (ca. 1000 B.C.), the separation of Luiseño from Cahuilla-Cupeño (ca. A.D. 1?), and the separation of Cahuilla and Cupeño (ca. A.D. 1000?).

While Luiseño, Cupeño, and Cahuilla cultural patterns, as recorded subsequent to European contact, cannot necessarily be equated with Late Prehistoric patterns, at a minimum they provide indispensable clues to cultural elements that would be difficult or impossible to extract unaided from the archaeological record alone. A few important ethnohistoric accounts are available from Franciscan missionaries and others (Geiger and Meighan 1976; Harrington 1933, 1934; Henshaw 1972; Laylander 2000). Many accounts by ethnographers, primarily recorded during the early and middle twentieth century, are available (Bean 1972, 1978; Bean and Shippek 1978; Bean and Smith 1978; Drucker 1937; Gifford 1918; Hicks 1963; Hooper 1920; Kroeber 1908, 1925; Laylander 2004; Sparkman 1908; Strong 1929; White 1953, 1957, 1963).

The Luiseño, Cupeño, and Cahuilla inhabited a diverse environment that included littoral, valley, foothill, mountain, and desert resource zones. Because of the early incorporation of coastal Luiseño into the mission system, most of the available twentieth-century ethnographic information relates to inland groups that lived in the Peninsular Range and the Colorado Desert. Acorns were a key resource for inland groups, but a wide range of other mineral, plant, and animal resources were exploited (Bean and Saubel 1972; Sparkman 1908). Some degree of residential mobility seems to have been practiced; one classic fission/fusion pattern involved annual seasonal shifts between consolidated winter and spring settlements in the upper San Luis Rey River valley and smaller, dispersed groups living on Palomar Mountain in the summer and fall (Oxendine 1983). The fundamental Luiseño social units above the family were patrilineal, patrilocal clans, the latter ideally coinciding with the winter-spring village communities. The Cahuilla and Cupeño also had patrilineal Coyote and Wildcat moieties, serving primarily to impose exogamous marriage and to conduct ceremonies. Hereditary leaders performed ceremonial, advisory, and diplomatic functions, rather than judicial, redistributive, or military ones. There seems to have been no national level of political unity among the Luiseño or Cahuilla, and perhaps little sense of commonality within the language group.

Luiseño, Cahuilla, and Cupeño material culture was effective, but it was not highly elaborated. Structures included houses with excavated floors, ramadas, sweathouses, ceremonial enclosures, and acorn granaries. Hunting equipment included bows and arrows, curved throwing sticks, nets, and snares. Processing and storage equipment included a variety of flaked stone tools, milling implements, ceramic vessels, and baskets.

Nonutilitarian culture was not neglected. A range of community ceremonies were performed, with particular emphases placed on making individuals' coming of age and on death and mourning. Oral

literature included, in particular, an elaborate creation myth that was shared with the Takic-speaking Serrano as well as with Yuman speakers (Kroeber 1925; Laylander 2001; Waterman 1909).

History

European exploration of the San Diego area began in 1542 with the arrival of a maritime expedition under Juan Rodriguez Cabrillo, followed by a similar reconnaissance in 1602 by Sebastián Vizcaíno (Pourade 1960). It is possible that additional brief, unrecorded contacts with the crews of the Manila galleons may have occurred during the following century and a half, and that other influences, such as an awareness of alien technologies or the introduction of diseases, may have reached the region overland from earlier outposts of the Spanish empire in Baja California or Sonora.

The historic period proper did not begin until 1769, when multiple seaborne and overland expeditions under the leadership of the soldier Gaspar de Portolá and the Franciscan missionary Junípero Serra reached the region from Baja California and passed northward along the coastal plain to seek Monterey. To the south, a royal presidio and a mission were established that year in San Diego. Additional missions were founded among the Luiseño/Juaneño at San Juan Capistrano in 1776 and San Luis Rey de Francia in 1798. An *asistencia* or satellite mission for San Luis Rey was established at Pala in 1816.

As Spanish attention was consumed by the Napoleonic wars in Europe, California and its government and missions were increasingly left to their own devices. In 1821, Mexico consummated its independence from Spain, and the region became more open to outside visitors and influences (Pourade 1961). The loyalty to Mexico of the European Franciscans was considered to be in doubt, and private secular interests clamored for a greater share of the region's resources. The missions were secularized by act of the Mexican Congress in 1833. Native Americans released from the missions at San Diego, San Luis Rey, and San Juan Capistrano returned to their native villages, moved east to areas lying beyond Mexican control, or sought work on ranchos or in the towns of San Diego and Los Angeles. Numerous large land grants were issued to private owners during the Mexican period, including El Rincon del Diablo, Monserrate, Guejito y Cañada de Palomia, Cuca, Pauma, Valle de San José, and San José del Valle in inland northern San Diego County (Pourade 1963).

The conquest and annexation of California by the United States in the Mexican-American War between 1846 and 1848 ushered in many more changes (Pourade 1963, 1964, 1965, 1967, 1977; Pryde 2004). Faced with debts and difficulties in confirming land grants, many Californio families lost their lands to outsiders. Cultural patterns that were brought by immigrants from the eastern U.S. gradually supplanted old Californio customs. Native American reservations were established at Pala, Mission Reserve, Pauma-Yuima, Los Coyotes, La Jolla Rincon, and San Pasqual (Shipek 1978).

The region experienced cycles of economic and demographic booms and busts, with notable periods of growth in the mid-1880s, during World Wars I and II, and on more sustained basis throughout the postwar decades. Aspects of development included the creation of transportation networks based on port facilities, railroads, highways, and airports; more elaborate systems of water supply and flood control; grazing livestock and growing a changing array of crops; supporting military facilities, including the extensive Camp Pendleton facility established in 1942; limited amounts of manufacturing; and accommodating visitors and retirees. After false starts, San Diego converted itself to a substantial city, and then into a metropolis. Escondido was incorporated as a city in 1888), and unincorporated north county communities include Fallbrook, Bonsall, Valley Center, Pala, and Pauma Valley (Pryde 2004).

Escondido: Settlement and Growth

Confirmation of rancho boundaries in the late 1860s and early 1870s across the county drew additional settlers as land became officially conveyable. Thereafter, small farming communities were established.

2. Setting and Background

Around 1886, El Rincon del Diablo Rancho, now generally occupied by the city of Escondido, was opened to settlement. By that time, horticulture had already begun around the county, with many of the earliest plantings in fruit trees and grapes. Escondido developed during that boom time as a new citrus-growing community that also developed grapes, hay, and grain, and is credited with planting the first avocado tree in the county (Heilbron 1936:207). By 1890, the city had grown to 541 (U.S. Census Bureau, 1900:439).

While ranching and farming had been important livelihoods in San Diego County, agriculture increasingly became an important economy. Water projects developed across the county in the late nineteenth and early twentieth centuries that made this possible. In Escondido, completion of the Escondido Reservoir (now Lake Wohlford) by the Escondido Mutual Water Company supplied water to the valley and opened up more opportunities for citrus (oranges and lemons) plantings (Fox 2016; Heilbron 1936). Each individual grower processed their own fruit by washing and drying them before taking them to the Escondido depot to ship to consumers in the east. In the early 1900s, growing cooperatives developed in Escondido that were known as the Escondido Citrus Union and the Escondido Fruit Growers Association. By 1916, the number of acres planted with citrus had risen to 600. Just 12 years later, nearly 2,800 acres were devoted to growing citrus. The industry had grown so large that the two cooperatives dissolved and new organizations were formed: Escondido Lemon Association and the Escondido Orange Association. They were local divisions of the San Diego County Exchange and the California Exchange. Lemon production grew from 64,470 in 1911 to over one million boxes in 1941. Orange production had grown from 12,225 boxes in 1918 to 1.4 million boxes in 1943. In the 1920s and 1930s, the citrus industry was the local economic engine, and many people were employed by it or benefitted from it as merchants (Fox 2016; San Diego Directory Company 1938). Escondido transitioned from a rural town of 755 in 1900 to a growing agriculture-based city of 3,421 in 1930, a significant increase of 283 percent (U.S. Census Bureau, 1900:439, 1930: 137).

The avocado industry developed behind the citrus industry with the first cooperative established as the California Avocado Association (later Society) in 1915 (Shepherd and Bender 2001). In San Diego County, the oldest seedling was planted in 1892, just 2 mi. north of Escondido. However, the earliest orchards were planted in Vista in 1915 and 1916 (Popenoe 1927). In the 1920, “Haas” avocados were developed as an alternative to the “Fuerte” avocado that had short seasons and erratic production. The California Avocado Exchange (later Calavo Growers of California) was established in 1924 in an effort to standardize the industry and market the products. In 1926, the first carload of avocados were shipped to Chicago (Shepherd and Bender 2001). In San Diego County, Vista had planted some of the earliest and largest plantings in the county, but the Escondido the plantings were still young in 1927 (Popenoe 1927). The industry struggled during the 1930s due to root rot, fungus, long-standing low temperatures, and overproduction for a smaller market. Demand for avocados increased in the 1940s and thereafter due to larger marketing efforts. Growing avocados increasingly became a lucrative business (Shepherd and Bender 2001).

In the 1935, the primary county exports were citrus, poultry, and dairy, with Escondido supplying almost half of the county’s exports. By 1936, Escondido led the county in citrus production and was the foremost producer of avocados and citrus for the state. An assured water supply for irrigation and domestic use was pivotal to the area’s success (Heilbron 1936). In the post-World War II housing shortage, citrus acreage was increasing replaced with housing. Other industries offered new employment opportunities in Escondido and around San Diego County. By 1958, avocados still held strong. San Diego comprised more than half of the avocado acreage in California. Avocado acreage had grown from approximately 7,900 acres in 1936 to 15,000 in 1958. Avocados were second to tomatoes in plant crops and fourth, following eggs, tomatoes, and milk (Gustafson 1959). By 1960, over one million people lived in the county, and between 1950 and 1970, bedroom communities such as El Cajon, Escondido, Chula Vista, and Oceanside experienced a tremendous growth rate (between 214 and 833 percent) (Engstrand 2005:166; U.S. Census Bureau 1960). By then, market condition prompted the dissolution of the two citrus organizations (Fox 2016). Yet, avocado production remains an important crop for San Diego County.

Land Use History of APE

The Escondido Land and Town Company acquired a portion of the Rancho Del Diablo that is the present-day property. In November 1890, the Escondido Land and Town Company granted a portion of that property to John D. Cornell. In February 1891, Cornell deeded that portion to the Escondido Gold Mining Company. The mining company in turn deeded that property to John Becker in December 1898. In March 1904, Escondido Land and Town Company granted another portion of the property to the Cleveland Pacific Mining Company (Kiely 2016).

The Cleveland-Pacific Mining Company's Escondido Mine was located immediately west and north of the APE. It is now underneath a subdivision off Bear Valley Parkway between Encino Drive and El Dorado Drive. According to California Bureau of Mines, the Escondido mine area had been worked by early Spaniards and Mexicans, and sometime around 1868 Americans began working it with *arrastres*. In 1884, the Escondido Town and Land Company purchased the land grant property, and after a number of land ownership changes, the Cleveland Pacific Mining Company acquired it in 1897 and William F. Spieth was named superintendent. Spieth was the company's attorney and operated out of Cleveland, Ohio. By 1908, the Cleveland-Pacific Mining Company had discovered two deposits where rich ore was packaged for shipment. The small stamp mill was erected in June 1908. It operated until 1911 when the company encountered an abundance of pyrite ("fool's gold") and a rising water table that limited the depth of the shaft. At that time, the company used two steam hoists and a five-stamp mill with plates, a Wilfley table, and two 10-ft. tall cyanide tanks (Engineering and Mining Journal 1908a:977, 1908b:1166, 1908c:1311; Hamilton 1915:650-651; Kiely 2016). In 1924, the Escondido mine was sold to B. F. Brough and Associates of Toledo, Ohio, who opened new workings 1,000 ft. to the west with a new shaft. Old mining dumps in the area were reworked (Lorey 2010). In 1926, operations ceased permanently (Lorey 2010). While San Diego County was never one of the most productive counties, Escondido ranked third in the county's production (Lorey 2010). The Escondido Mine and the Oro Mine were the two highest producing mines in Escondido. The Escondido Mine produced 4,000 oz. of gold and 3,500 oz. of silver or approximately more than \$2,000,000. Shafts were dynamited in the 1930s for safety (Warth 2006).

According to Burnet F. Wohlford (son of Burnet C. and Mildred Wohlford), the early uses of the APE included some prospecting and exploratory mining south and west of the remaining residence (Wohlford 2016). From February 1920 until 1922, it appears that the ownership of the entire parcel may have been in question. In July 1922, John Becker granted the deed to William F. Spieth. In August 1923, William F. Spieth deeded the property to Lawrence C. Spieth. However, he was also an absentee owner and lived in Ohio (Kiely 2016; United States Census Bureau 1940). A 1928 aerial shows that much of the property was unused at this time (Tax Factor 1928). In 1938, orange and avocado groves were planted in the APE and both permanent and temporary irrigation was installed. A shed had been constructed years earlier (1925). Oranges were produced for the Escondido Orange Association, and avocados were produced for Calavo. It was a private operation and was not one of most productive groves in the area (San Diego County Assessor 1979; Wohlford 2016). Some lemons and grapefruit was also grown on the property (San Diego County Assessor 1979).

In February 1940, Spieth deeded half of the property to Burnet C. Wohlford (Kiely 2016). The extant house and 8- by-12-ft. detached garage was constructed in 1946. The wood-frame house was constructed with stucco and board-and-batten, with double hung windows, a hip roof and gable porch, and composite shingles. A 12-by-55-ft. shed (now demolished) was also constructed. Several pumps were installed on the property (San Diego County Assessor 1979). Burnet C. Wohlford was the son of Alvin Wohlford, who ran the Escondido Mutual Water Company and owned Escondido National Bank. Sometime after Alvin Wohlford died in 1924, Burnet sold his father's bank and put in 125 acres of oranges, lemons, grapefruit, and avocados in Escondido (McGrew 1988:207-208). Thereafter, he was well known for his leadership at the water company and for cultivating citrus and avocados. Although Burnet C. Wohlford owned half of

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the property, he did not live there. Burnet and Mildred lived off Fourth Street in 1937 and moved into his parents' adobe ranch house sometime after his mother passed away in 1944. The two lived there until Burnet passed away in 1979 (Fox 2016; McGrew 1988:208; San Diego Directory Company 1937). The grove manager, Braxton Davis, occupied the house (Wohlford 2016).

In 1953, the entire property (APNs 237-131-01 and 237-131-02) was cultivated with citrus and avocado groves that amounted to approximately 42 acres (San Diego County Assessor 1979; United States Department of Agriculture 1953). The property was continuously used for production until at least 1979 (San Diego County Assessor 1979). Sometime between 1989 and 1995 the trees were removed from the property (United States Department of Agriculture 1947, 1953, 1964, 1967, 1968, 1980, 1989, 1995).

The last title transfer occurred in December 1967, when Spieth and Woford acquired half of the property from the estate of Lawrence C. Spieth and the other half from Burnet C. and Mildred D. Wohlford (Kiely 2016).

RECORDS SEARCH RESULTS

A records search for the project area was requested from the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) at San Diego State University, on March 21, 2016. The records search area included the entire project area as well as a 1-mi. search radius around the project area. The records search included a search of all relevant site records and prior reports on file with the SCIC, as well as a search of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and other local registers, to determine if significant archaeological or historical sites have previously been recorded within or near the project area. The full results of the records search with SCIC is provided in Confidential Appendix A.

Previous Studies

The records search identified a total of 53 previous cultural resource studies that address areas within the 1-mi. radius of the project area. Four of those reports address areas within the current project area (Table 1).

Table 1. Cultural Resource Reports Addressing Areas Intersecting Project Area

NADB No.	SHPO ID	Title	Author(s)	Year
1121659	WADE 87-19	<i>Results of an Archaeological Archival and Field Survey of the Bear Valley Parkway/SR-78 General Plan Amendment EIR Project Area San Diego County, California</i>	Wade, Sue A.	1987
1122777	AFFINIS 93-03	<i>Cultural Resources Survey for the Bear Valley Parkway (South) Reconstruction. Activity No. Uj1194, Escondido, San Diego County, California</i>	Affinis and M. Robbins-Wade, R. Alter	1993
1128588	CITYESC 80-03	<i>Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility</i>	City of Escondido	1980
1132109	DALOPM01	<i>The Westfield North County Expansion Offsite Improvements Project, City of Escondido, San Diego County, California</i>	Dalope, Michelle and Susan Hector	2008

Previously Record Sites

The records search identified 27 previously recorded sites and isolates within the 1-mi. search radius (Table 2). Just one of those previously recorded sites, SDI-12920, intersects the project area. This site was recorded as a historic-period can scatter with one glass bottle on the east side of Bear Valley Parkway just above the creek that runs along the western boundary of the project area.

Table 2. Previously Recorded Cultural Resources Within a 1-mi. Radius of the Project Area

Designation		Site Type	Recorder, Date
Primary Number (P-37-)	Trinomial (CA-SDI-)		
000563	563	AP2. Lithic scatter	True 1948
000571	571	AP15. Habitation debris	True 1948
004659	4659	AP4. Bedrock milling	Hatley and Price 1976
005340	5340	AP2. Lithic scatter, AP3. Ceramic scatter, AP4. Bedrock milling, AP15. Habitation debris	Chace 1977; James, Collins, and Koolman 1991; Zepeda-Herman 2010
005426	5426	Isolate core tool	Norwood 1977
007245	7245	AP4. Bedrock milling	Laylander 1979; Van Horn 1990
009939	9939	AP4. Bedrock milling	Chace 1984
010308	10308	AP4. Bedrock milling	Collins 1985
010309	10309	AP3. Ceramic scatter, AP4. Bedrock milling	Collins 1985
010310	10310	AP4. Bedrock milling	Collins and Chace 1985
010311	10311	AP4. Bedrock milling and one proximal biface end	Collins and Chace 1985
012530	12530	AH15. Standing structures	James, Briggs, and Campbell 1991
012531	12531	AH4. Trash scatter, AH15. Standing structures	James, Briggs, and Campbell 1991
012537	12537	AP2. Lithic scatter, AP15. Habitation debris, AH2. Foundation/structure pad	James, Briggs, and Campbell 1991
012538	12538	AP2. Lithic scatter, AP4. Bedrock milling	James, Briggs, and Mealey 1991
012539	12539	AH4. Trash scatter	James, Briggs, and Campbell 1991
012540	12540	AP4. Bedrock milling	James, Briggs, and Mealey 1991
012541	12541	AP3. Ceramic scatter, AP15. Habitation debris	James, Collins, and Koolman 1991
012919	12919	AP2. Trash scatter	Robbins-Wade, Pearl, Hyland, and Alter 1992
012920	12920	AP2. Trash scatter	Robbins-Wade, Pearl, Hyland, and Alter 1992
024169	--	AH16. Water Collection Point	McLean and Michalsky 2001
025682	17081	AH9. Mine and tailings	Lorey 2004
025929	--	Isolate hammerstone	Robbins-Wade and Sivba 2004
026765	--	HP3. Single family property, HP5. Hotel/motel	Davidson 2005
026766	--	HP5. Hotel/motel	Davidson 2005

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Designation		Site Type	Recorder, Date
Primary Number (P-37-)	Trinomial (CA-SDI-)		
026767	--	HP3. Single family property, HP5. Hotel/motel	Davidson 2005
026768	--	HP5. Hotel/motel	Davidson 2005
033534	21079	AP4. Bedrock milling	Wilson and Bietz 2013

NATIVE AMERICAN CORRESPONDENCE

ASM submitted a request to the NAHC for a search of the Sacred Lands File and a list of tribal contacts that may have concerns or additional knowledge of tribal cultural resources in the area. ASM received a response from the NAHC on March 22, 2016 that indicated negative results in the search of the Sacred Lands File for the project area. The NAHC provided a list of 17 Native American contacts that may have knowledge of traditional cultural properties or areas of heritage or religious significance (Table 3). ASM sent letters to the tribal contacts on March 24, 2016 to inform them of the propose project and request additional information regarding known traditional cultural properties within the vicinity of the proposed project area. To date, ASM has received responses from three of the tribal contacts. Mr. Chris Devers, Vice Chairman of the Pauma Band of Luiseno Indians, requested a copy of the cultural study once it is completed and that if any sites are identified on the property they be preserved. The Viejas Band of Kumeyaay Indians have requested a copy of this report so that they may make an informed decision and recommendation on the project. Joseph Ontiveros, the Cultural Resource Director for the Soboba Band of Luiseño Indians, has indicated that the Soboba Band does not currently have any specific concerns regarding known cultural resources within the project area, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. A record of correspondence with the Native American community is provided in Appendix B.

Table 3. Native American Contacts

Contact	Affiliation
Clifford LaChappa, Chairperson	Barona Group of the Capitan Grande
Allen E. Lawson, Chairperson	San Pasqual Band of Mission Indians
Cody J. Martinez, Chairperson	Sycuan Band of the Kumeyaay Nation
Robert J. Welch, Sr. Chairperson	Viejas Band of Kumeyaay Indians
Erica Pinto, Chairperson	Jamul Indian Village
Virgil Oyos, Chairperson	Mesa Grande Band of Mission Indians
Shasta Gaughen, PhD, THPO	Pala Band of Mission Indians
Randall Majel, Chairperson	Pauma Band of Luiseno Indians
Rosemary Morillo, Chairperson	Soboba Band of Luiseno Indians
Carmen Lucas	Kwaaymii Laguna Band of Mission Indians
Rebecca Osuna, Chairman	Inaja Band of Mission Indians
Bo Mazzetti, Chairperson	Rincon Band of Mission Indians
Carmen Mojado	San Luis Rey Band of Mission Indians
Mark Macarro, Chairperson	Pechanga Band of Mission Indians

Contact	Affiliation
Thomas Rodriguez, Chairperson	La Jolla Band of Luiseno Indians
Virgil Perez, Chairperson	Ilipay Nation of Santa Ysabel

3. RESEARCH DESIGN AND METHODS

This section discusses the basic research design for the archaeological survey and the archival research and field survey methods, utilized for the current investigation for the proposed residential development at 661 Bear Valley Parkway.

RESEARCH DESIGN FOR PEDESTRIAN SURVEY

For a systematic, intensive, non-sampling, non-collecting survey, such as this one, the primary objectives with respect to prehistoric and historic archaeological resources are straightforward: to identify and document all of the resources that are detectable through surface observations. For the research design, the field requirements are (1) that survey coverage include all portions of the study area that can safely be covered and that offer some realistic prospects for containing identifiable resources (excluding, for instance, areas with very steep slopes, flooded areas, areas with no ground surface visibility, or areas where modern construction has destroyed or buried the natural ground surface), and (2) that the spatial extent and general character of any identified resources be documented according to the prevailing professional standards.

PEDESTRIAN SURVEY FIELD METHODS

The study area was subject to a full-coverage pedestrian survey done at 15-m transect intervals on March 25, 2016. The project areas was surveyed by ASM archaeologists James Daniels and Arthur Ramcharan. Shelly Nelson, a Luiseño tribal monitor from Saving Sacred Sites, accompanied ASM archaeologists during the survey. Full-coverage survey, as it relates to this survey, is best defined as a 100 percent coverage involving systematic examination of blocks of terrain at a uniform level of intensity. This project did not include any type of ground disturbance, such as shovel scrapes. A standard global positioning system (GPS) aided in navigation, and a differential, post-processed, decimeter-level GPS unit recorded the location of the site datum at the newly discovered site.

This survey design was a non-collection pedestrian survey, with the potential collection of only diagnostic artifacts that would be subject to future illicit collecting if left in place. These exceptions would include diagnostic artifacts such as projectile points. Archaeologists were to record non-collected artifacts in the field to facilitate interpretations of site character. ASM was to record all new prehistoric and historic sites, and reexamine any previously recorded sites for spatial extent and general character. Sites were defined as any concentration of three or more artifacts in a 25-m² area. Site boundaries were to be defined when over 50 m of open space separated artifact scatters. Isolated artifacts are defined as fewer than three artifacts in a 25-m² area. ASM would assign any cultural resources that met the definition of an archaeological site with temporary site numbers.

Site recording would include definition of site boundaries, features, and formed artifacts. Detailed sketch maps would demonstrate the relationship of the sites' locations to topographic features and other landmarks. Site forms would contain detailed information on environmental context, artifact content and density, cultural affiliation, and function. ASM would complete California State Department of Parks and Recreation (DPR 523) site forms for submittal to the SCIC for assignment of primary numbers and site trinomials to newly discovered sites. Recordation efforts would include the plotting of each site on USGS 7.5-minute topographic quadrangle maps, and recording site boundaries, features, diagnostic artifacts, and artifact concentrations using a Trimble GeoXH GPS unit with decimeter accuracy. Completed DPR site records and update forms are included in this technical report as Confidential Appendix C. Digital photographs document the environmental associations and the specific features of all sites, as well as the general character of the survey area. A detailed photo log with the location of photo stations is provided in Confidential Appendix D.

ARCHITECTURAL HISTORY SURVEY FIELD METHODS

In order to document the current condition and materials of the residence and detached garage, extensive digital photographs were taken of the exteriors and interiors on March 25, 2016. Detailed field notes were taken on the condition and materials of the buildings. Irrigation features discovered in the field as part of the archaeological pedestrian survey were considered for their association with the residence and detached garage as previously part of a working citrus and avocado farm. DPR forms were prepared that included the residence, detached garage, and irrigation features (Appendix E).

HISTORIC ARCHIVAL RESEARCH METHODS

Archival research included gathering resource materials from local libraries for the history of the area; newspaper articles; materials from the Escondido History Center that included informal surveys of potentially historic properties in Bear Valley and the rest of Escondido that were conducted in 1990 and 2000 as well as directories, information on mining, and a discussion of the type of crop produced on the property with life-long resident and Escondido History Center liaison Robin Fox; information on mining from local mining expert Frank Lorey, the California Mining Bureau, and other sources; and trade information on the citrus and avocado industries. A chain of title was prepared by Kirk Kiely for APNs 237-131-01 and 237-131-02. Building records were gathered from the San Diego County Assessor's Kearny Mesa office. Burnet F. Wohlford, son of Burnet C. Wohlford (one of the long-standing property owners), provided information on the uses of the property.

Escondido History Center liaison Robin Fox shared that the information that on many citrus and avocado farms in the area, houses were located away from the street and often hidden within the orchards. The exact number of these types of residential resources is unknown, as the 1990 and 2000 informal windshield survey for resources 50 years and older may not have catalogued all of these types of resources. At one time, many resources of this type would have existed in the area. According to Paul Bingham, City of Escondido Planner II and Certified Local Government (CLG) Coordinator, other buildings associated with citrus and avocado farming still exist and this building type is not unique.

4. SURVEY RESULTS

PEDESTRIAN SURVEY

Surface visibility in the entirety of the project area was approximately 80 percent. There was very little vegetation across much of the site, likely as a result of nutrient-depleted soils associated with the previous agricultural activity (Figure 4). Two drainages run along the western boundary and eastern portions of the site. The west drainage contained water at the time of the survey and was surrounded by lush vegetation, including oak, palm, and various shrubs and grasses. A concrete water retention basin with an open top was identified within the dense vegetation along the western drainage in the southwestern corner of the project area (Figure 5). The water storage feature was surrounded by a chain link fence. It was likely used for irrigating the grove. Another concrete feature likely related to grove irrigation was noted about 10 m east of the first feature (Figure 6). A concrete pad 17.5 by 17.5 ft. was documented northeast of the house. Exposed PVC irrigation pipe was documented southwest of the house and north of the irrigation features. The irrigation features are photodocumented in Appendix E, including a location map.

The east drainage was dry and had cactus growing along the banks. Across the entire project area were remnants of the previous irrigation system that was in use during the period of grove agriculture. No evidence was identified of the early mining activity that was conducted in the area. The two residential structures on the property are located at the highest point near the center of the project area. There is minimal landscaping around the structures.

ASM archaeologists identified one previously unrecorded bedrock milling site, SDI-21808, and two ground stone isolates during the pedestrian survey. Site SDI-12920, the historic trash scatter previously recorded within the project area, was not re-located due to dense vegetation along the drainage on the eastern side of Bear Valley Parkway. Other historic-period isolates and features associated with the previous agricultural grove on the property were noted across the site, including abandoned ceramic pipes, irrigation pipes, isolated bottle glass shards, and broken drainage pipes. Photographs of these associated historic isolates and their locations are available in Confidential Appendix D. The following sections provide descriptions of the archaeological resources identified within the project area.

CA-SDI-12920

Mary Robbins-Wade of Affinis recorded this site in September 1992 during a survey for improvements to Bear Valley Parkway (Robbins-Wade and Alter 1993). The site was recorded as consisting of metal cans and one glass milk bottle marked “Sunshine Dairy, Escondido”. Robbins-Wade and Alter reported the location of the site as above the creek on the eastern side of Bear Valley Parkway just south of the intersection with Encino Drive and Rancho Verde Drive. The site was reported as small, with no diagnostic material and that it is likely the result of dumping along the road.

It is also noted that the nearest water was the creek approximately 10 m east of the site. The currently defined boundary in the SCIC GIS database shows the site as much larger than suggested by Robbins-Wade and Alter, with the boundary crossing west of the creek into the current project area. The GIS data are most likely not accurate, and during the survey no historic cans were noted west of the creek within the drawn boundaries of the site.

The can scatter on the side of Bear Valley Parkway was also not re-located due to vegetation coverage on the shoulder of the road.



Figure 4. South facing overview from near the center of the project area showing the sparse vegetation across the surveyed landscape.



Figure 5. Possible concrete water supply feature for irrigation of former tree grove.



Figure 6. Second concrete feature likely associated with pumping water into the grove.

CA-SDI-21808

ASM archaeologists identified several granitic bedrock outcrops in the project area (Figure 7). Two of the inspected outcrops each had one milling slick on their surfaces. The two outcrops are separated by approximately 13 m, with two larger granitic boulders between them and a large isolated palm just the west (Figure 8 in Confidential Appendix F). Feature 1 is approximately 2.3 x 1.2 m in size, with a maximum height of about 50 cm and with a slick that measures approximately 20 x 10 cm (Figure 9). Feature 2 is located north of Feature 1 and measures approximately 1.8 x 1.1 m in size, with a maximum height of about 60 cm (Figure 10). Feature 2 contains a slick that is approximately 20 x 20 cm in size. The boundary of the site was drawn to encompass the two features within an ellipsoid that is 222.7 m² in size and measures about 23 m long by 12.5 m wide. Both of the milling slicks are slightly exfoliated.

No artifacts were noted within the immediate vicinity of the milling features during the survey, and the soils did not appear to contain any midden deposits. Evidence of previous burning in the area was noted, including some charred vegetation and some ash on the surface, but this is attributable to recent burns possibly associated with the agricultural activity in the area. Several baked earth patches were noted across the project area, with a ring in the center of each the size of a palm tree trunk (Figure 11). The trees were likely burned in place causing the ground around their base to harden.

The site was given the temporary designation of Bear Valley-ASM-01. A California DPR form describing the site was submitted to the SCIC so that a permanent trinomial could be assigned to the site. The site was assigned the trinomial of CA-SDI-21808 on April 4, 2016.



Figure 7. Southeast facing overview of newly recorded bedrock milling site, Bear Valley-ASM-01.

Figure 8. Sketch map of Bear Valley-ASM-01 showing the site boundary and the location of the bedrock outcrops and milling features associated with the site.

Moved to Confidential Appendix F



Figure 9. Bedrock milling Feature 1 associated with Bear Valley-ASM-01. The milling slick is located just left of the north arrow.



Figure 10. Bedrock milling Feature 2 associated with Bear Valley-ASM-01. The milling slick is located to the right of the north arrow.



Figure 11. Baked earth likely from the burning of a palm. The dark ring in the center is likely where the trunk of the tree was.

Isolate Artifacts

Two isolate ground stone fragments were identified during the pedestrian survey about 80 m southwest of the newly recorded bedrock milling site, SDI-21808. The two isolates were found just under 3 m apart. Both ground stone fragments are granitic hand stones and show wear on both sides. The first isolated hand stone, BV-ASM-I-1, is a medial fragment approximately 4 x 6 cm in size (Figure 12). The second isolate hand stone, BV-ASM-I-2, is a marginal fragment approximately 3 x 4 cm in size (Figure 13).



Figure 12. Medial handstone fragment isolate found in the southern portion of the project area designated in the field as BV-ASM-I-01.



Figure 13. Handstone fragment isolate designated BV-ASM-I-02 found 3 meters from the handstone isolate.

RESULTS OF ARCHITECTURAL HISTORY SURVEY

On March 25, 2016, ASM's Senior Historian documented the residence and detached garage located at 661 Bear Valley Parkway (P-37-035581). The residence is one-story, wood-framed building with a wood-framed open front porch that provides entry into the building. The porch is concrete slab. The building is board-and-batten on the front façade and stucco around the other three sides of the building. Windows along the front façade are 6:6 sash windows and the majority of the windows around the other three side are 1:1 sash windows. It has a hipped roof with exposed rafters and composite shingles. At the southeastern side of the building is another entrance with concrete steps and metal rolled awning. The majority of the exterior appears to retain original materials. Most of the exterior doors are not original, but most of the windows are original. The interior walls are original plaster with rounded edging at the door frames. Most of the interior doors have been replaced but some original hardware, such as a bathroom knob have been retained. The original inset ironing board still remains in the kitchen (Figures 14-31).

A detached garage was constructed in the same style as the residence without a finished interior. It is a one-story wood-frame garage with wood-frame rafters that are exposed on the exterior and interior. It also has a hipped roof and composite shingles. The exterior has been covered in stucco and the original garage door has been replaced with a plywood door as it now functions as a shed (Figures 31-35).

After a driving survey of the general Bear Valley area, it was difficult to locate a comparable property given that many citrus and avocado farms have given way to residential developments. However, one property at 735 Bear Valley Parkway had a secluded residence with detached garage that had a wood-frame structure with a hipped roof and exposed rafters. It had been significantly renovated with newer wide-framed horizontal cladding and a Spanish tile roof.



Figure 14. Overview from Bear Valley Parkway showing residence and detached garage, facing southeast.



Figure 15. Front façade of residence, facing east.



Figure 16. Residence, facing northeast.



Figure 17. Front porch, facing north.



Figure 18. Residence, facing north.



Figure 19. Residence rear entry/exit with metal rolled awning, facing northwest.



Figure 20. Residence, facing west.



Figure 21. Residence with property overview, facing southwest.

4. Survey Results



Figure 22. Residence with property overview, facing southwest.



Figure 23. Residence, facing south.



Figure 24. Example of exposed roof rafters.



Figure 25. Example of original 6:6 sash windows.



Figure 26. Example of original 1:1 sash windows.



Figure 27. Example of vent.



Figure 28. Example of interior plaster work at door frame.

4. Survey Results



Figure 29. Inset iron board in kitchen.



Figure 30. Example of interior bathroom door.



Figure 31. Example of hardware.



Figure 32. Detached garage, facing southwest.



Figure 33. Detached garage, facing northeast.



Figure 34. Detached garage, facing southwest.



Figure 35. Interior roof wood-framing of detached garage.

5. FINDINGS

The purpose of this investigation was to determine whether archaeological sites are located within the project area for the proposed Bear Valley Residential Development and to evaluate the existing historic-period buildings and structures, which will be discussed in the subsequent chapters. The records search with the SCIC identified just one previously recorded historic trash scatter site (SDI-12920) within the project area. The site was not re-located during the current archaeological survey. One prehistoric bedrock milling site was identified during the survey that contained two separate bedrock milling features, each with a small milling slick. The site was given the trinomial SDI-21808. Two isolated ground stone fragments were also identified during the survey.

While much of the site has been disturbed by mining activity and then grove agriculture in the early to mid-twentieth century, ASM archaeologists did find some evidence of prehistoric activity within the project area.

The project area is located just 350 m west of site SDI-5340, also known as the Dead Horse Canyon site. The site is a Late Prehistoric-period village site with several bedrock milling features, midden soils, pottery scatters, debitage, lithic tools including small projectile points, and various ground stone implements. The site has been heavily looted by local pothunters over the years.

It is possible that the bedrock milling site identified during the current archaeological survey was associated with the occupation of the Dead Horse Canyon site. However, it is difficult to confirm this association, given that no diagnostic artifacts were encountered during the current investigation.

6. CRITERIA FOR EVALUATION

This historic evaluation of P-37-035581 was carried out in compliance with Section 106 of the NHPA and CEQA. Section 106 is applicable to federal undertakings, including Projects financed or permitted by federal agencies, regardless of whether the activities occur on land that is managed by federal agencies, other governmental agencies, or private landowners. In practice, the NRHP criteria for eligibility applied under Section 106 are generally (although not precisely) concordant with CRHR criteria. Therefore, the residence, detached garage, and irrigation features located at 661 Bear Valley Parkway (P-37-035581) were evaluated for NRHP eligibility, with equal applicability to CRHR. Compliance with CEQA requires consideration of impacts to cultural resources as historical resources or those resources potentially eligible for listing on the CRHR. The procedures for assessing archaeological and historical resources are addressed in CEQA Guidelines Section 15064.5(a) and 15064.5(c).

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

Authorized by the NHPA of 1966, the National Park Service's NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. The NRHP is the official list of the Nation's historic places worthy of preservation. The NRHP criteria for evaluation are designed to guide federal agencies and others in evaluating whether a property is eligible for inclusion in the NRHP. How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15, was followed for the evaluation of the residence, detached garage, and irrigation features located at 661 Bear Valley Parkway (National Park Service, National Register of Historic Places 1991). The criteria for evaluation are as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity (see Section 5.4 for the NRHP definition of integrity) and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded or may be likely to yield, information important in prehistory or history [36 CFR 60.4].

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the NRHP. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c) a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) a property achieving significance within the past 50 years if it is of exceptional importance.

Integrity

In order to be eligible for listing in the NRHP or the CRHR, a property must also retain sufficient integrity to convey its significance. Bulletin 15 also establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance.” The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. Location is the place where the historic property was constructed or the place where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.
4. Materials are the physical elements that were combined or deposited during a particular period or time, and in particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character.
7. Association is the direct link between the important historic event or person and a historic property.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES SIGNIFICANCE CRITERIA

The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the NRHP criteria.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001).

CITY OF ESCONDIDO HISTORICAL SITES

The Escondido Historic Preservation Commission develops and implements the City Historic Preservation Program under the direction of the City Council, and advises the Council on the responsibilities of being a Certified Local Government and other matters relating to Historic Preservation. According to the Escondido Municipal Code, Article 40, Historical Resources, Sec. 33-794, the procedure and criteria for local register listing or local landmark designation are as follows:

“Prior to granting a resource local register or historical landmark status, the city council shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13).”

“The criteria are as follows:

- (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;
- (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect’s work and are not substantially altered;

6. Criteria for Evaluation

- (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
- (4) Escondido historical resources that are the sites of significant historic events;
- (5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;
- (6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;
- (7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;
- (8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;
- (9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;
- (10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;
- (11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;
- (12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;
- (13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08).

CALIFORNIA ENVIRONMENTAL QUALITY ACT SIGNIFICANCE CRITERIA

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, Public Resources Code, Section 5021.1[b].

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

- 1) Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.
- 3) Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

7. RECOMMENDATIONS OF ELIGIBILITY

The remaining residence, detached garage, and irrigation features associated with 661 Bear Valley Parkway (P-37-035581) are recommended not eligible for the NRHP and CRHR. The resources do not appear to be eligible under Criteria A and 1 despite their historic association with the themes of settlement and agriculture, primarily citrus and avocado production. The property was evaluated within a potential period of significance of 1938-1966 (from when the first citrus and avocado trees were planted to 50 years before the present). ASM considered whether the elements of the property had the potential to be eligible either as individual resources or as portions of a historic district. The property was not the first citrus or avocado grove in the area or the largest producer in the area. While the property had a historic association with citrus and avocado farming in San Diego County and Escondido, the fact that no citrus or avocado trees or farming-related structures remain completely disconnects the property from its historic association as a citrus and avocado farm. Consequently, the property is not a good representation of those themes with which it is associated, in part because it does not retain sufficient integrity of location, setting, design, materials, workmanship, feeling, or association to be eligible as a historic district. Neither the main residence and detached garage nor the irrigation features sufficiently represent the themes of settlement and agriculture as individual structures—separate from the farm complex as a whole—to be good representation of these themes. Therefore, the main residence, detached garage, and irrigation features are recommended not eligible for the NRHP and CRHR either individually or as contributing resources to a historic district under Criteria A or 1.

ASM considered whether the property would be eligible under Criterion B of the NRHP and Criterion 2 of the CRHR for its association with Burnet C. Wohlford. As previously mentioned, Wohlford was the son of Alvin Wohlford who ran the Escondido Mutual Water Company and owned Escondido National Bank. Sometime after Alvin Wohlford died in 1924, Burnet sold his father's bank and put in 125 acres of oranges, lemons, grapefruit, and avocados in Escondido (McGrew 1988:207-208). Thereafter, he was well known for his leadership at the water company and cultivating citrus and avocados. However, Burnet never lived on the property. In addition, the citrus and avocado groves on the property were not the most productive and they were not the only groves Burnet was associated with. Furthermore, no citrus or avocado trees or associated farming structures remain on the property for potential association, setting, and feeling. Therefore, the main residence, detached garage, and irrigation features are recommended not eligible for the NRHP and CRHR either individually or as contributing resources to a historic district under Criteria B and 2.

The main residence, detached garage, and irrigation features are not recommended eligible to the NRHP or CRHR under Criteria C and 3. The citrus and avocado farm no longer exists, leaving no foundation for the potential eligibility as a historic district representative of an agricultural property type. Individually, the irrigation structures are not a good representation of any style nor property type. According to Burnet F. Wohlford, the house was constructed by a builder, E. A. Wikholm. If this builder was Eser Wikholm of Eser Wikholm Construction Company of Los Angeles, he was not a master builder. He owned a construction company out of the Los Angeles area and constructed homes and other buildings, but he is not known to be associated with any significant works. The house is a typical home of its period. Therefore, the main residence, detached garage, and irrigation features are recommended not eligible for the NRHP and CRHR either individually or as contributing resources to a historic district under Criteria C and 3.

The remaining features documented within the site boundaries do not possess the potential to yield significant further information, and as such are not eligible to the NRHP and CRHR under Criterion D and 4.

The residence, detached garage, and irrigation features were considered under the City of Escondido's Criteria 3, 5, and 7. The irrigation features are not recommended eligible for the local City of Escondido register or historical landmark status. After speaking with Paul Bingham, planner for the City of

7. Recommendations of Eligibility

Escondido's CLG, it is clear that this resource is not rare or unique. Therefore, the residence and detached garage is not recommended eligible for the local City of Escondido register or historical landmark status.

The residence, detached garage, and irrigation features are not recommended individually eligible and are not recommended eligible as part of a potential district for the NRHP, CRHR, and the Escondido Municipal Code. They are not considered CEQA historical resources.

8. CONCLUSION

The results of the records search and pedestrian survey indicate that within the proposed project area there are one previously recorded historic trash scatter (SDI-12920), one newly recorded prehistoric bedrock milling site (SDI-21808), and two isolate prehistoric ground stone artifacts. Since SDI-12920 was not re-located during the survey, the site cannot be formally evaluated for eligibility for listing in the National Register or for listing on the CRHR. Archaeological monitoring within the project area is recommended, and should the constituents of SDI-12920 be uncovered during monitoring, the criteria for listing in the NRHP and on the CRHR may be applied. Based on the original site record for the site, it is highly unlikely that the site meets of the significance criteria for either regulatory processes.

The newly identified bedrock milling site, SDI-21808, should be evaluated. While no surface artifacts were identified around the bedrock milling during the survey, there is a possibility of subsurface archaeological deposits. Thus field testing through excavation is recommended for the areas around the bedrock milling to acquire information on the presence or absence of subsurface cultural deposits within the site. Once the site is evaluated, an assessment of the proposed project's adverse effects may be made.

The two isolated ground stone artifacts do not meet the criteria for listing in the NRHP or on the CRHR and do not require any additional archaeological work.

In addition to an evaluation of SDI-21808, ASM recommends an archaeological and Native American monitor be present during grading for the proposed project because of the project area's proximity to the Dead Horse Canyon site (SDI-5340), the presence of bedrock milling within the project limits, and the associated potential for buried archaeological deposits.

After documentation and evaluation of the history and resources at 661 Bear Valley Parkway (P-37-035581), and careful consideration of the ability of those resources to reflect the historic contexts with which they are associated, the residence, detached garage, and irrigation features are recommended not eligible as contributors to a potential historic district and are recommended not eligible as individual historic resources to the NRHP, CRHR, the City of Escondido Local Register of Historic Places, or as a Local Historic Landmark. The buildings and irrigation features should not be considered a historical resource for the purposes of CEQA compliance.

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APPENDICES

APPENDIX A
Confidential SCIC Records Search Results

APPENDIX B
NAHC and Tribal Correspondence



March 21, 2016

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
Via fax: (916) 373-5471

Subject: Cultural Resources Survey for the Bear Valley Residential Development in Escondido, California
(ASM Project # 26020)

Good Day,

ASM Affiliates is currently conducting a cultural resource investigation for the Bear Valley Residential Project located on a 40-acre parcel on Bear Valley Parkway in Escondido, San Diego County, California. I am writing to inquire if you have registered any cultural resources, traditional cultural properties, or areas of heritage sensitivity within this proposed project area or in the general vicinity.

The search should include the project area and a one-mile radius surrounding it. The project area is located on the 7.5-Minute USGS Escondido Quadrangle within an unsectioned portion of Township 12 South, Range 2 West. Attached to this request are maps of the project area for your records and to put on file. Our investigation will include direct consultation with local tribal entities in a manner that ensures complete confidentiality. To facilitate this dialogue I would like to make a request for a listing of the appropriate individuals to contact for this project. Feel free to contact me with any questions.

Sincerely,

James T. Daniels, Jr., M.A., RPA
Senior Archaeologist
ASM Affiliates Inc.,
2034 Corte del Nogal
Carlsbad, CA 92011
Office: (760) 804-5757 Fax: 760-804-5755
jdaniels@asmaffiliates.com

Attachments:

Form 1. NAHC Sacred Lands Request
Figure 2. The 1:24,000 scale location map of the project area.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Bear Valley Residential Development (ASM PN 26020)
County: San Diego County
USGS Quadrangle: 7.5 Minute USGS Quadrangle
Quad Name: Escondido
Township: 12S Range: 2W Section(s): unsectioned
Company/Firm/Agency: ASM Affiliates Inc.
Contact Person: James Daniels
Street Address: 2034 Corte del Nogal
City: Carlsbad, CA 92011
Phone: 760-804-5757
Fax: 760-804-5755
Email: jdaniels@asmaffiliates.com

Preliminary Project Description:

The current project proposes to construct residential housing on a 40-acre parcel in Escondido, CA.

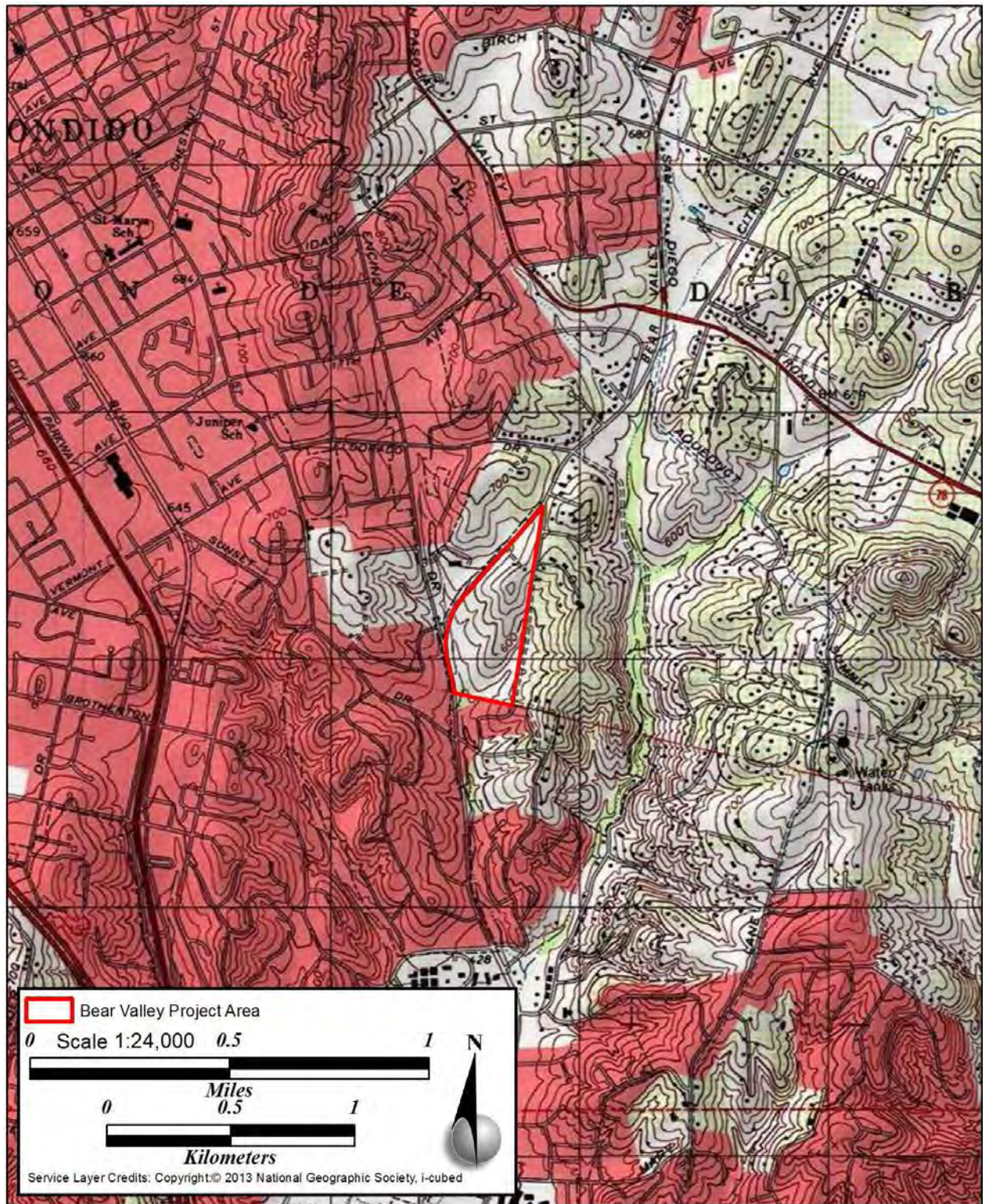


Figure 2. The 1:24,000 scale location map of the project area.

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX



March 22, 2016

James T. Daniels, Jr., M.A., RPA
ASM Affiliates

Sent via e-mail: jdaniels@asmaffiliates.com

Number of Pages: 4

RE: Proposed Bear Valley Residential Development Project, City of Escondido, Escondido USGS Quadrangle, San Diego County, California

Dear Mr. Daniels:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

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

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

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

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the USGS quadrangle information provided with negative results.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

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

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

**Native American Heritage Commission
Tribal Consultation List
San Diego County
March 22, 2016**

Barona Group of the Capitan Grande
Clifford LaChappa, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
cloyd@barona-nsn.gov
(619) 443-6612

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel , CA 92070
mesagrandeband@msn.com
(760) 782-3818

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center , CA 92082
allenl@sanpasqualtribe.org
(760) 749-3200

Pala Band of Mission Indians
Shasta Gaughen, PhD, THPO
PMB 50, 35008 Pala Temecula Rd. Luiseno
Pala , CA 92059 Cupeno
sgaughen@palatribe.com
(760) 891-3515

Sycuan Band of the Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 92019
ssilva@sycuan-nsn.gov
(619) 445-2613

Pauma Band of Luiseno Indians - Pauma & Yuima
Randall Majel, Chairperson
P.O. Box 369, Ext. 303 Luiseno
Pauma Valley , CA 92061
(760) 742-1289

Viejas Band of Kumeyaay Indians
Robert J. Welch, Sr., Chairperson
1 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 91901
jhagen@viejas-nsn.gov
(619) 445-3810

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
(619) 669-4785

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno-Kwaaymii
Pine Valley , CA 91962 Kumeyaay
(619) 709-4207

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Bear Valley Residential Development Project, City of Escondido, Escondido USGS Quadrangle, San Diego County, California.

**Native American Heritage Commission
Tribal Consultation List
San Diego County
March 22, 2016**

Inaja Band of Mission Indians
Rebecca Osuna, Chairman
2005 S. Escondido Blvd. Diegueno
Escondido , CA 92025
(760) 737-7628

lipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
cjlinton73@aol.com
(760) 803-5694

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center , CA 92082
bomazzetti@aol.com
(760) 749-1051

lipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
(760) 765-0845

San Luis Rey Band of Mission Indians
Tribal Council
1889 Sunset Drive Luiseno
Vista , CA 92081
cjmojado@slrmissionindians.org
(760) 724-8505

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
mgoodhart@pechanga-nsn.
(951) 770-6000

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76 Luiseno
Pauma Valley , CA 92061
(760) 742-3771

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Bear Valley Residential Development Project, City of Escondido, Escondido USGS Quadrangle, San Diego County, California.



March 24, 2016

Pala Band of Mission Indians
Shasta Gaughan, PhD, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Ms. Gaughan,

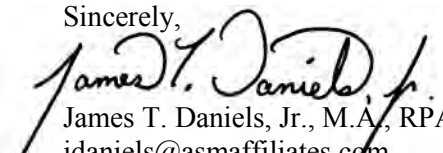
ASM Affiliates, Inc. (ASM) is conducting a cultural resources study for the Bear Valley Residential Project (Project) located on a 40.9-acre parcel on Bear Valley Parkway in Escondido, San Diego County, California. The Project is located on the Escondido USGS 7.5' Quadrangle, within an un-sectioned portion of Township 12 South, Range 2 West (Figure 1). The Project is being undertaken in compliance with the California Environmental Quality Act (CEQA) for the City of Escondido. The proposed Project consists of a subdivision of 40.9 acres into 55 residential lots, each containing a minimum area of 10,000 square feet. In addition to the residential lots, the project proposes two private street lots, seven open space lots, and one recreation lot.

A records search of the Sacred Lands File with the California Native American Heritage Commission failed to indicate the presence of Native American traditional cultural resources in the immediate project area. ASM has also completed a records search at the South Coastal Information Center.

We are contacting you to find out if you are aware of any issues of cultural concern regarding the area shown on the enclosed map. In particular, we would like to know if you have knowledge of any Traditional Cultural Properties, Sacred Sites, resource collecting areas, or any other areas of concern of which you wish us to be aware. We understand the need for confidentiality in these matters.

If you have any questions or concerns regarding the proposed project, we will contact you about the best way to include consideration of those concerns while maintaining confidentiality. You can contact ASM at the address and telephone number for our Carlsbad office, listed below, or myself at the e-mail address below. We appreciate any input you may have on this project, and understand that consultation is a private and ongoing process. Again, any information you provide us will remain confidential.

Sincerely,


James T. Daniels, Jr., M.A., RPA
jdaniels@asmaffiliates.com
Senior Archaeologist

Attachments: Figure 1

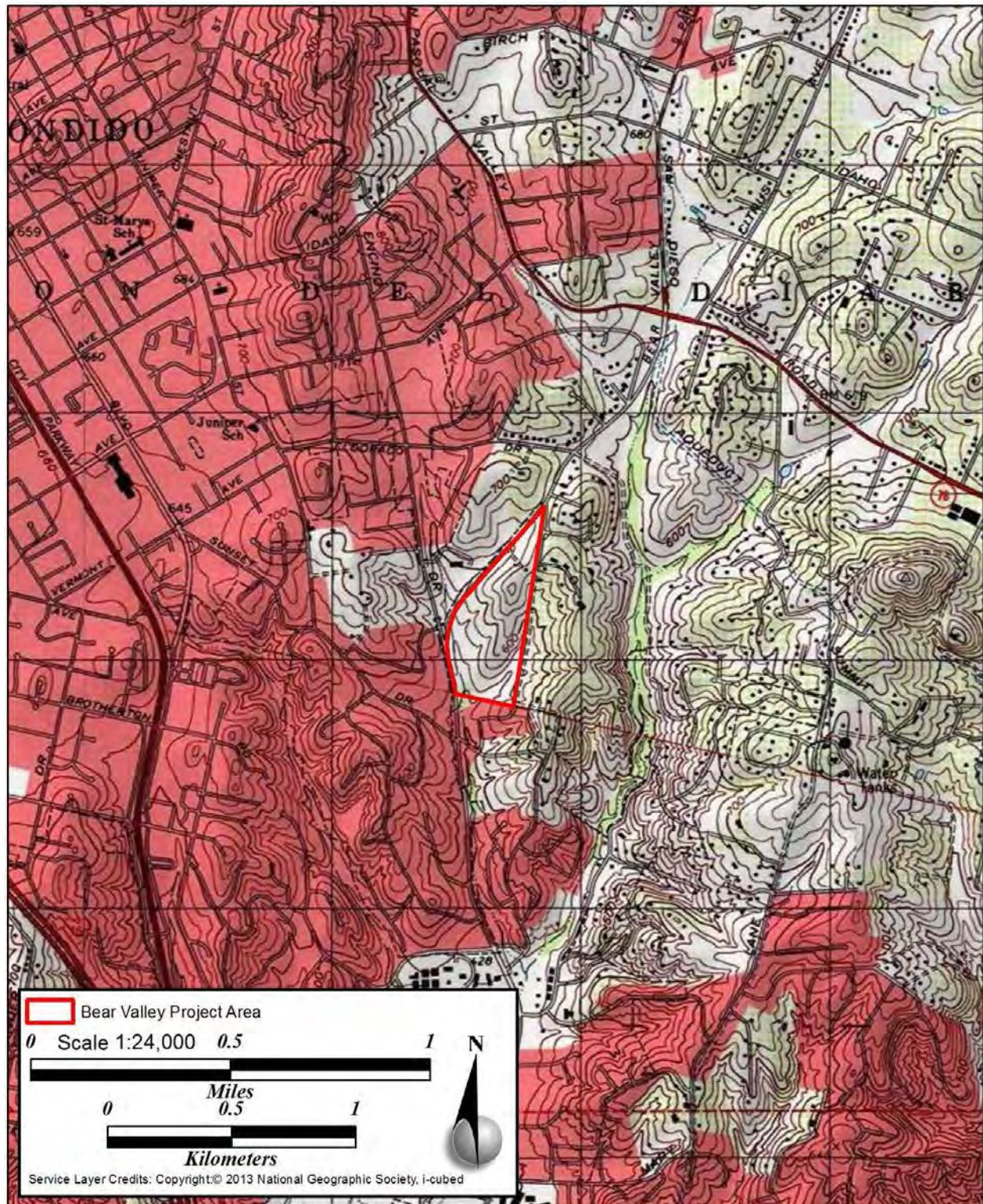


Figure 1. Map of the Project Area.



March 24, 2016

Barona Group of the Capitan Grande
Clifford LaChappa, Chairperson
1095 Barona Road
Lakeside, CA 92040

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. LaChappa,

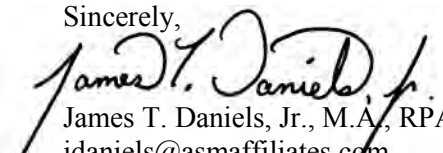
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James T. Daniels, Jr., M.A., RPA
jdaniels@asmaffiliates.com
Senior Archaeologist

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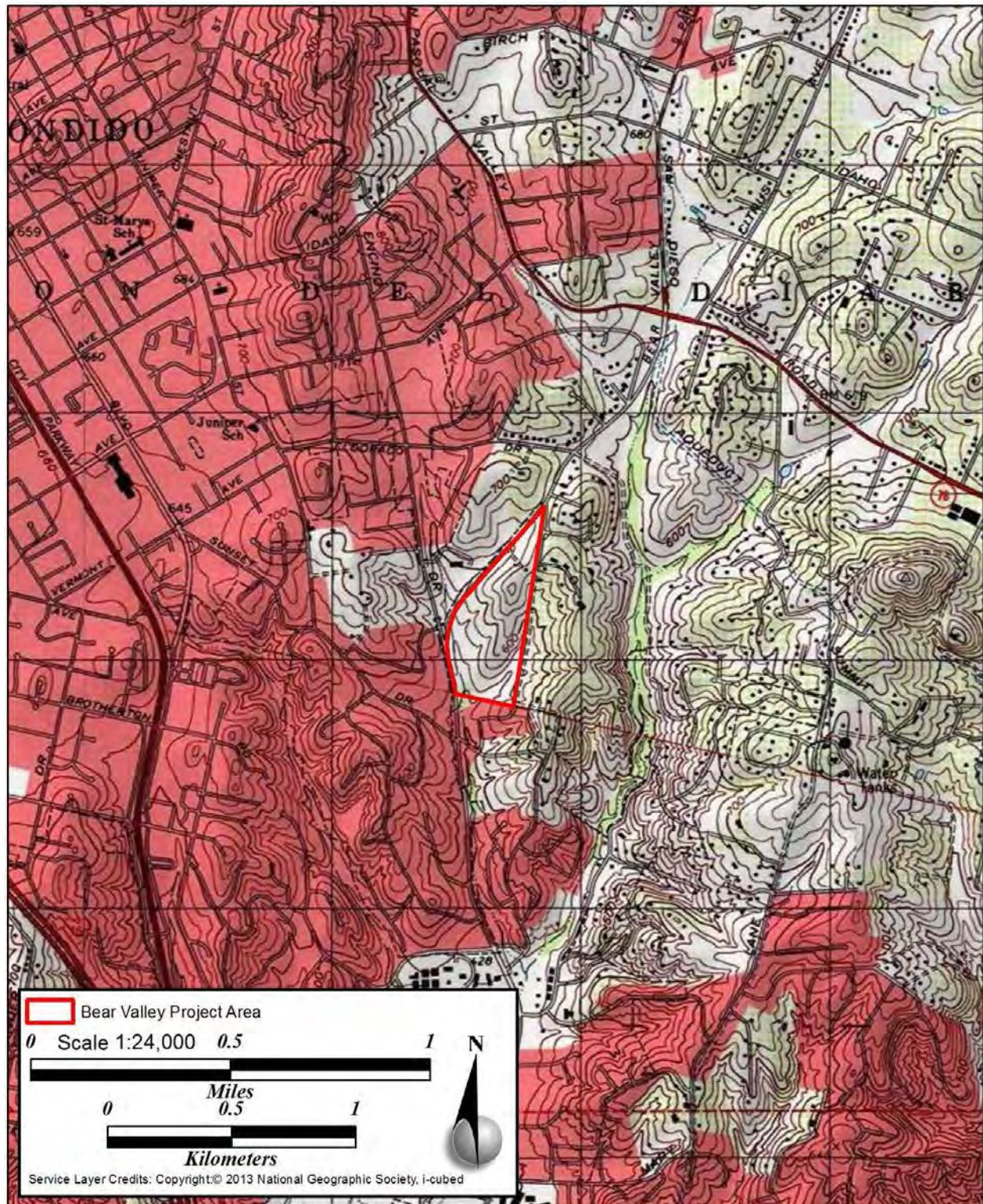


Figure 1. Map of the Project Area.



March 24, 2016

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Lawson,

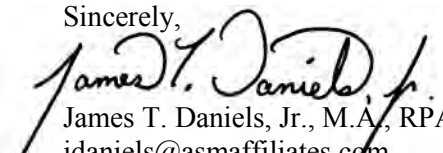
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jdaniels@asmaffiliates.com
Senior Archaeologist

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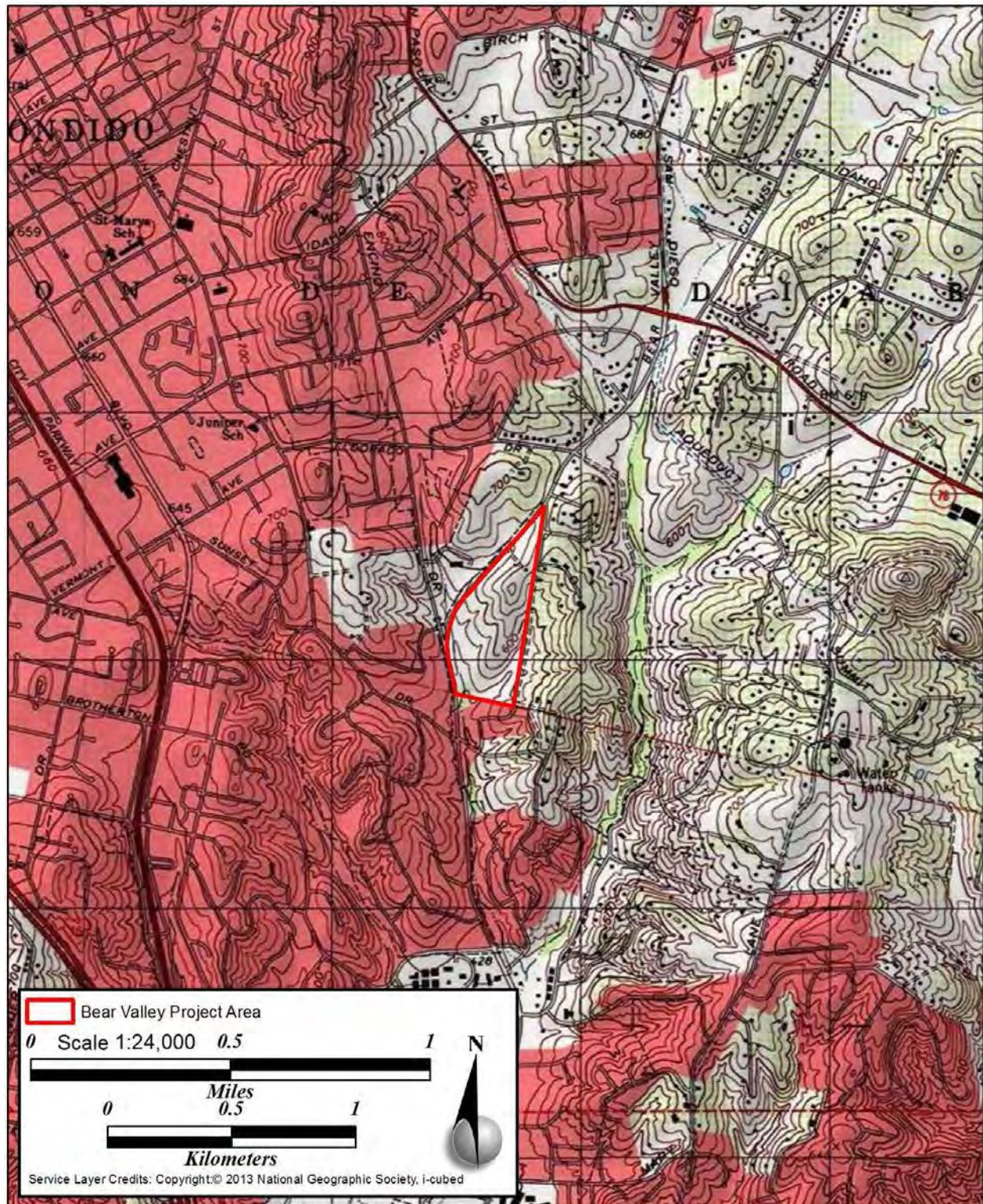


Figure 1. Map of the Project Area.



March 24, 2016

Iipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507
Santa Ysabel, CA 92070

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Linton,

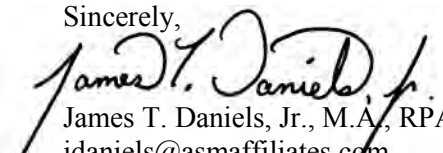
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Senior Archaeologist

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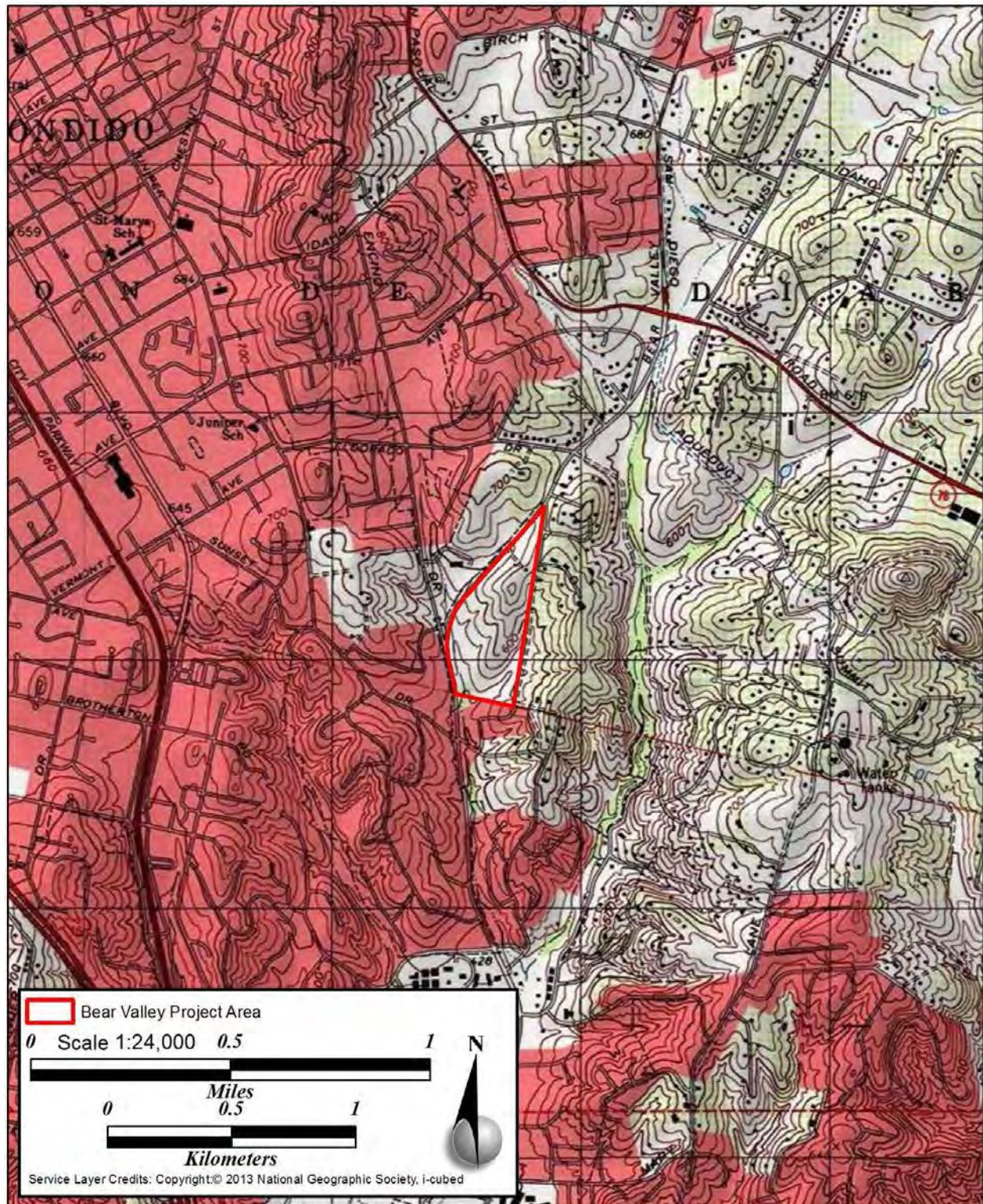


Figure 1. Map of the Project Area.



March 24, 2016

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775
Pine Valley, CA 91962

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Ms. Lucas,

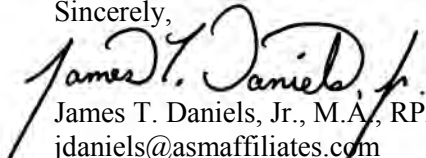
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jdaniels@asmaffiliates.com
Senior Archaeologist

Attachments: Figure 1

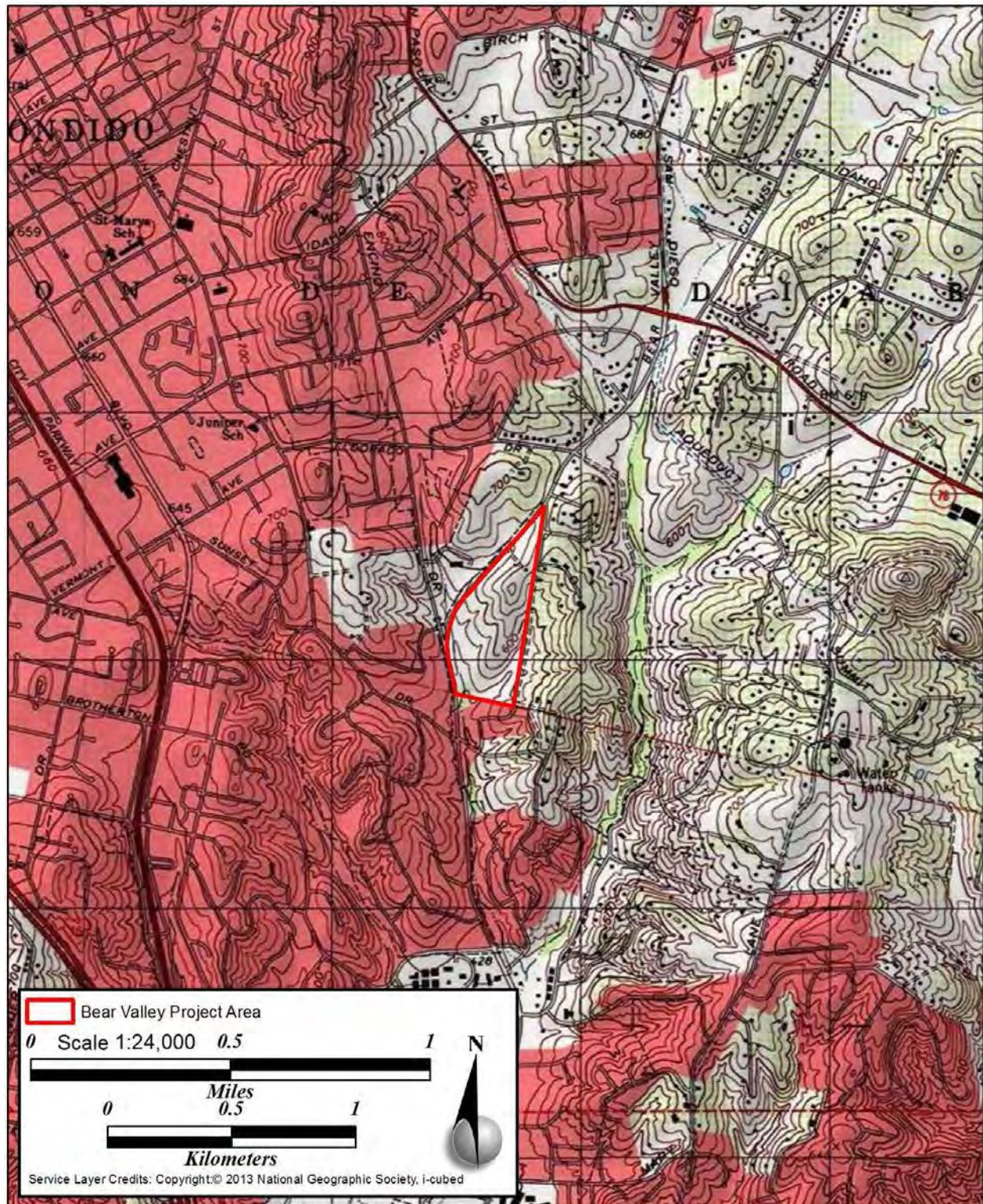


Figure 1. Map of the Project Area.



March 24, 2016

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Macarro,

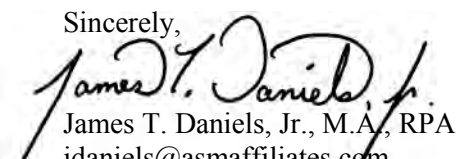
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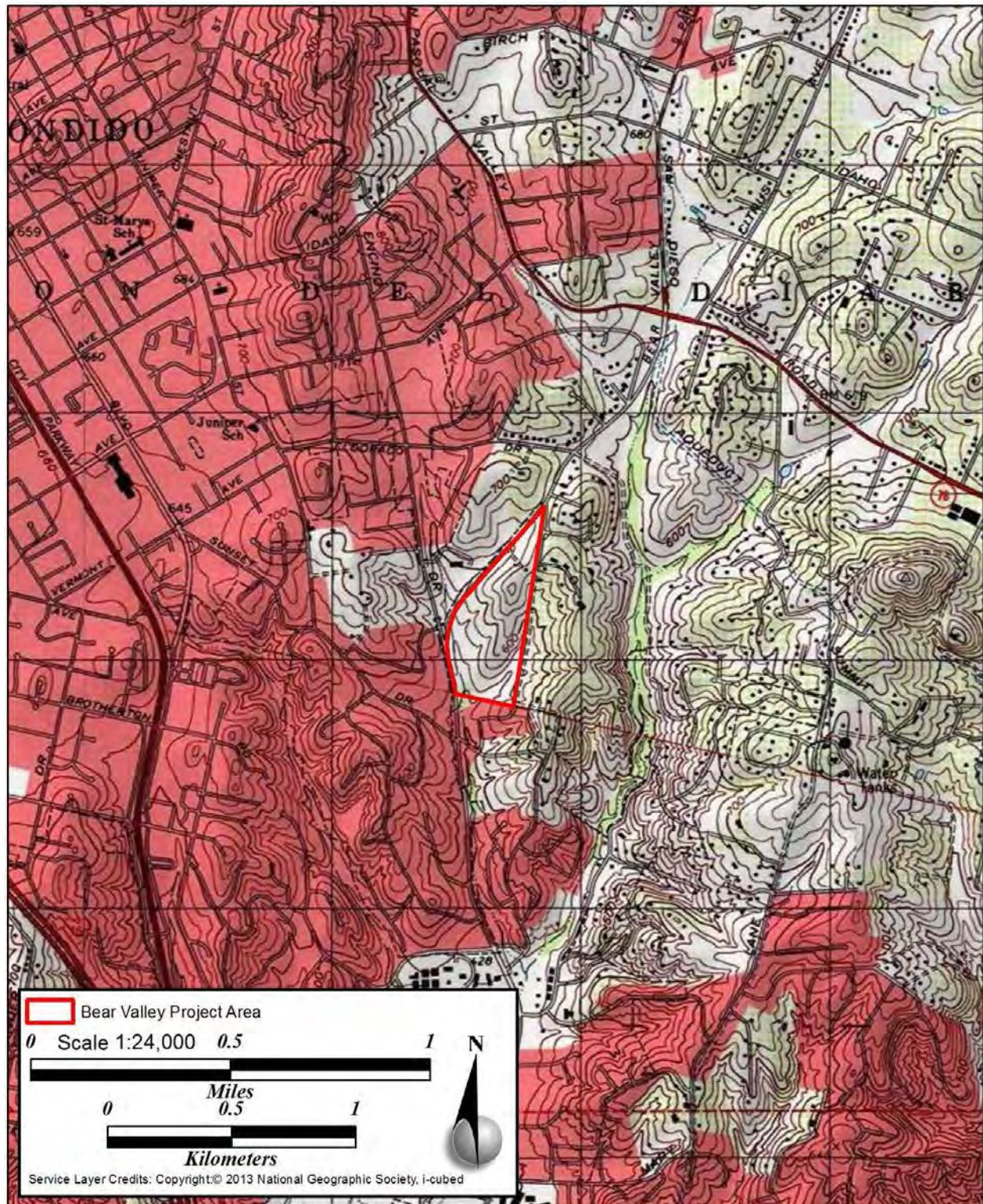


Figure 1. Map of the Project Area.



March 24, 2016

Pauma Band of Luiseno Indians - Pauma & Yuima
Randall Majel Chairperson
P.O. Box 369, Ext. 303
Pauma Valley, CA 92061

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Majel,

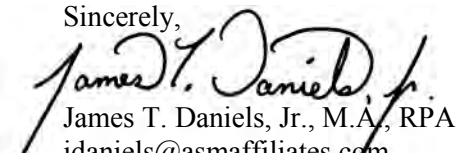
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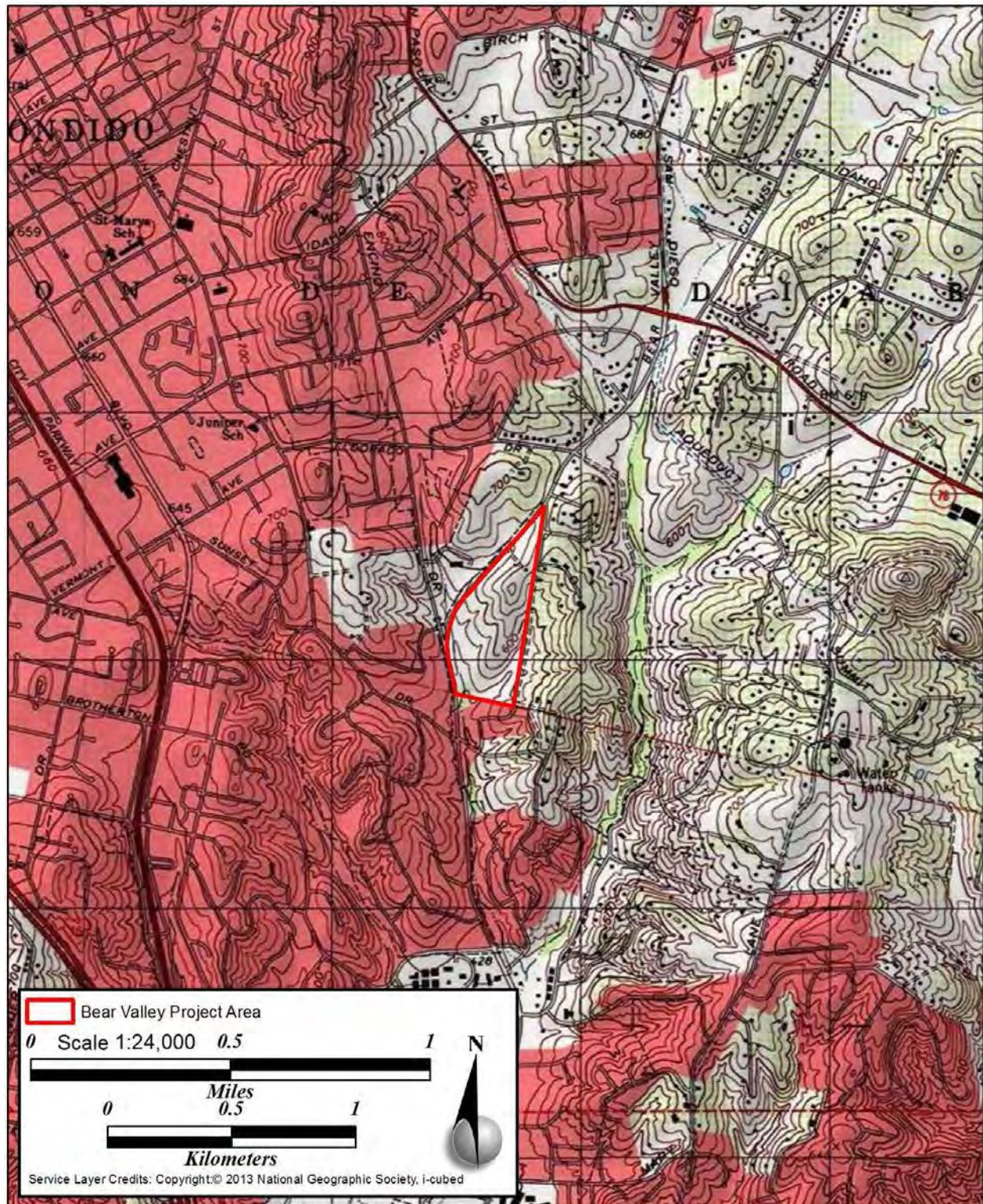


Figure 1. Map of the Project Area.



March 24, 2016

Sycuan Band of the Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Martinez,

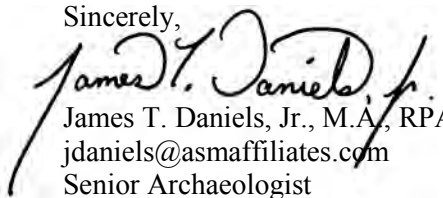
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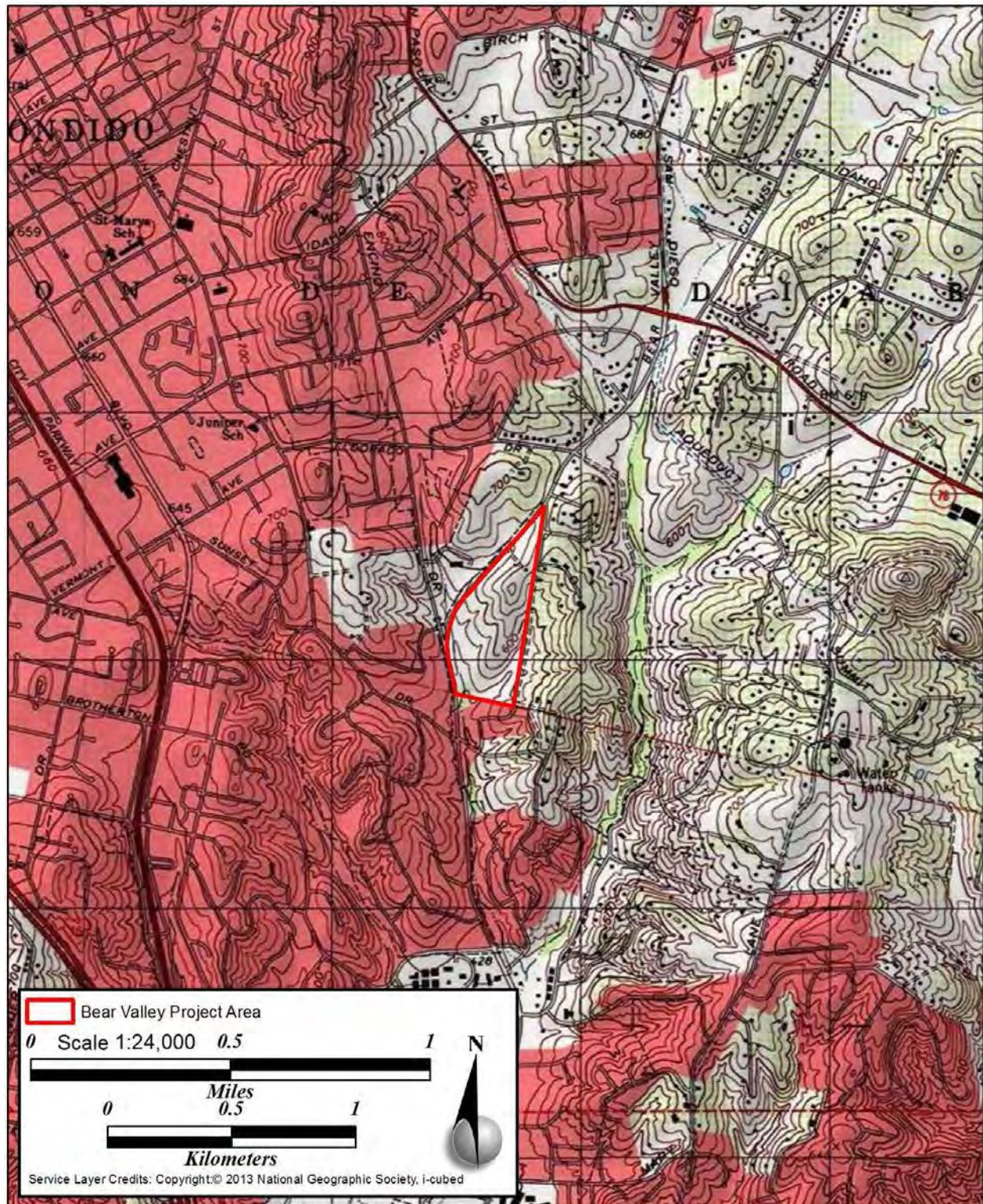


Figure 1. Map of the Project Area.



March 24, 2016

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Mazzetti,

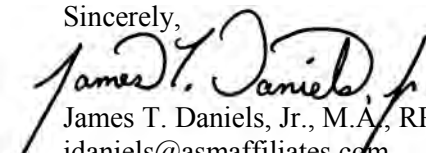
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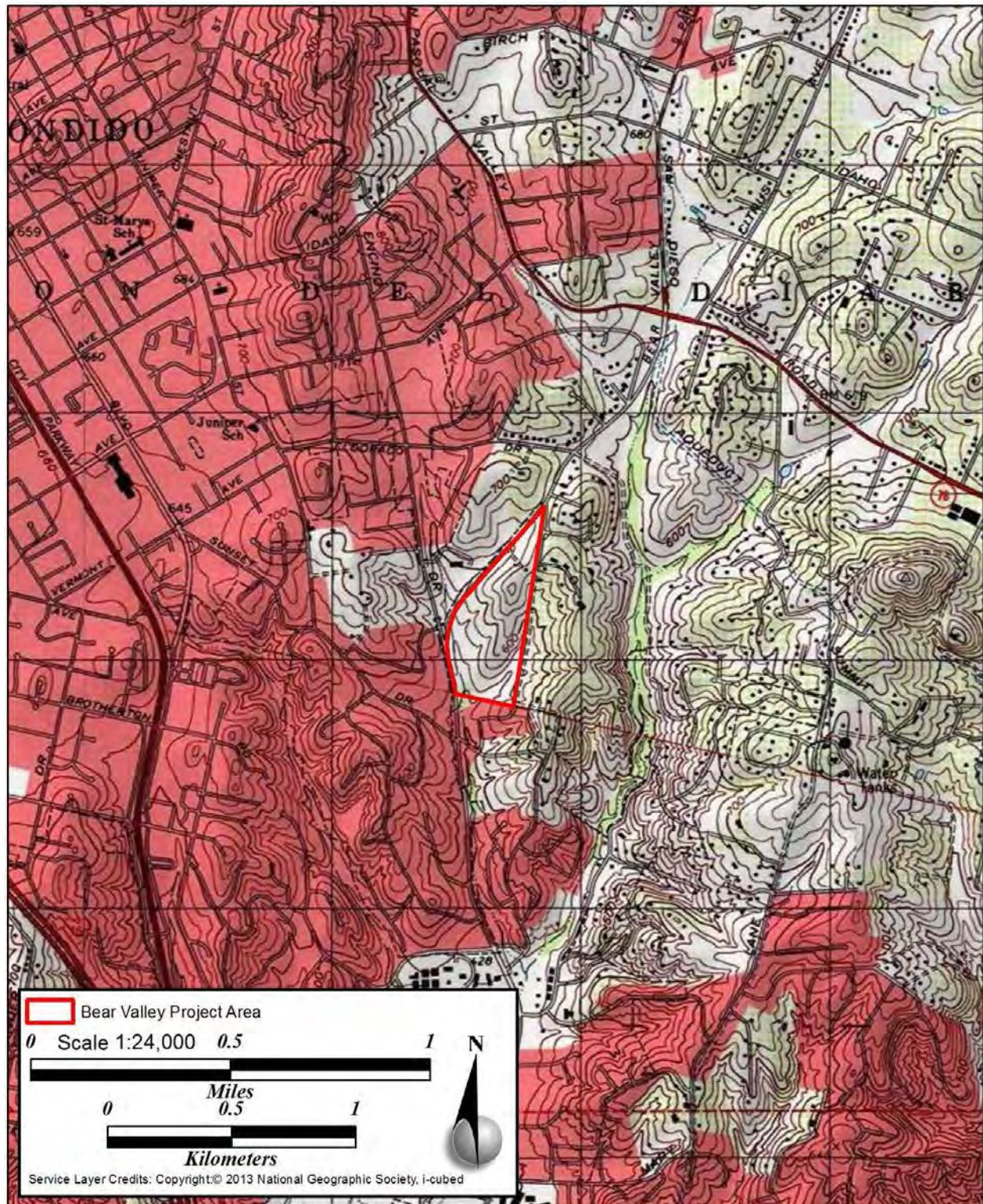


Figure 1. Map of the Project Area.



March 24, 2016

San Luis Rey Band of Mission Indians
Carmen Mojado
1889 Sunset Drive
Vista, CA 92081

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Ms. Mojado,

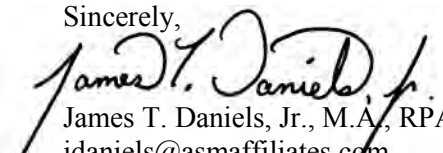
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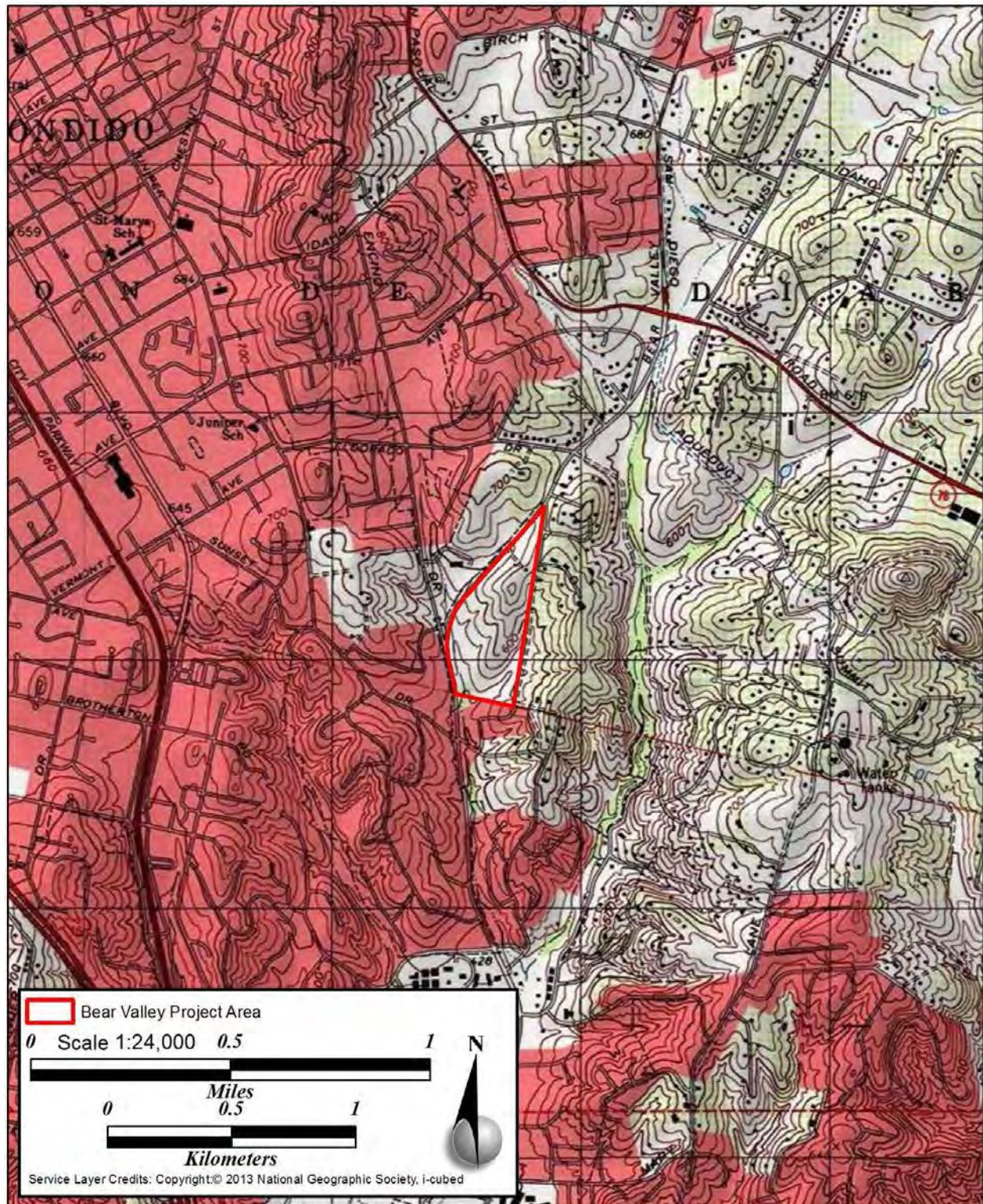


Figure 1. Map of the Project Area.



March 24, 2016

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O. Box 487 Luiseno
San Jacinto, CA 92581

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Ms. Morillo,

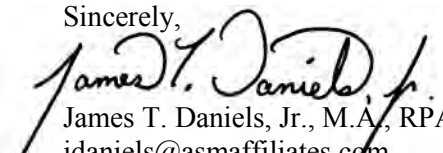
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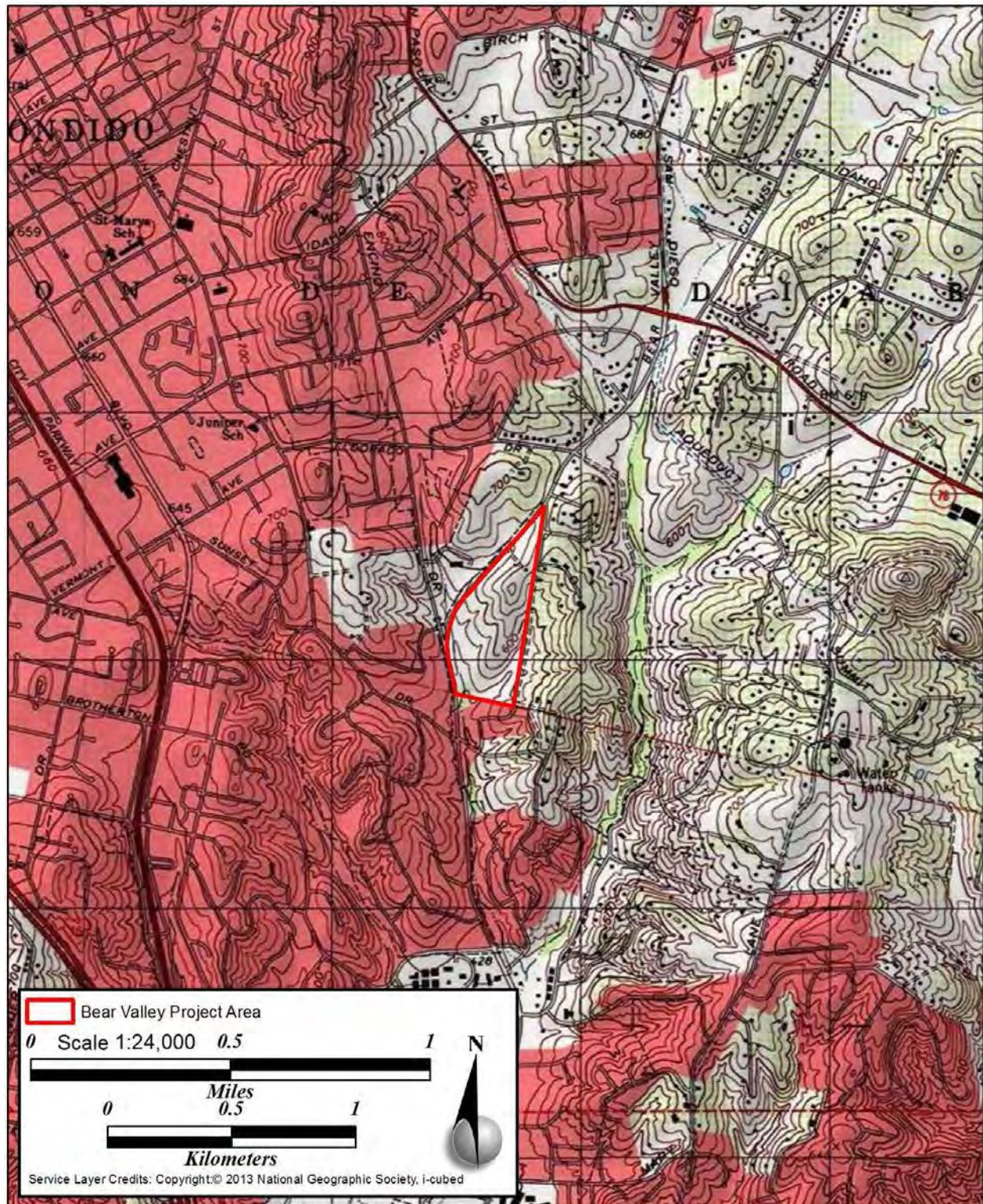


Figure 1. Map of the Project Area.



March 24, 2016

Inaja Band of Mission Indians
Rebecca Osuna, Chairman
2005 S. Escondido Blvd.
Escondido, CA 92025

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Ms. Osuna,

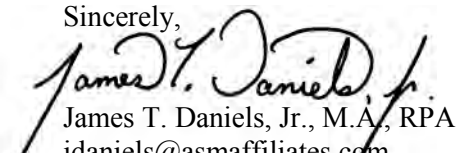
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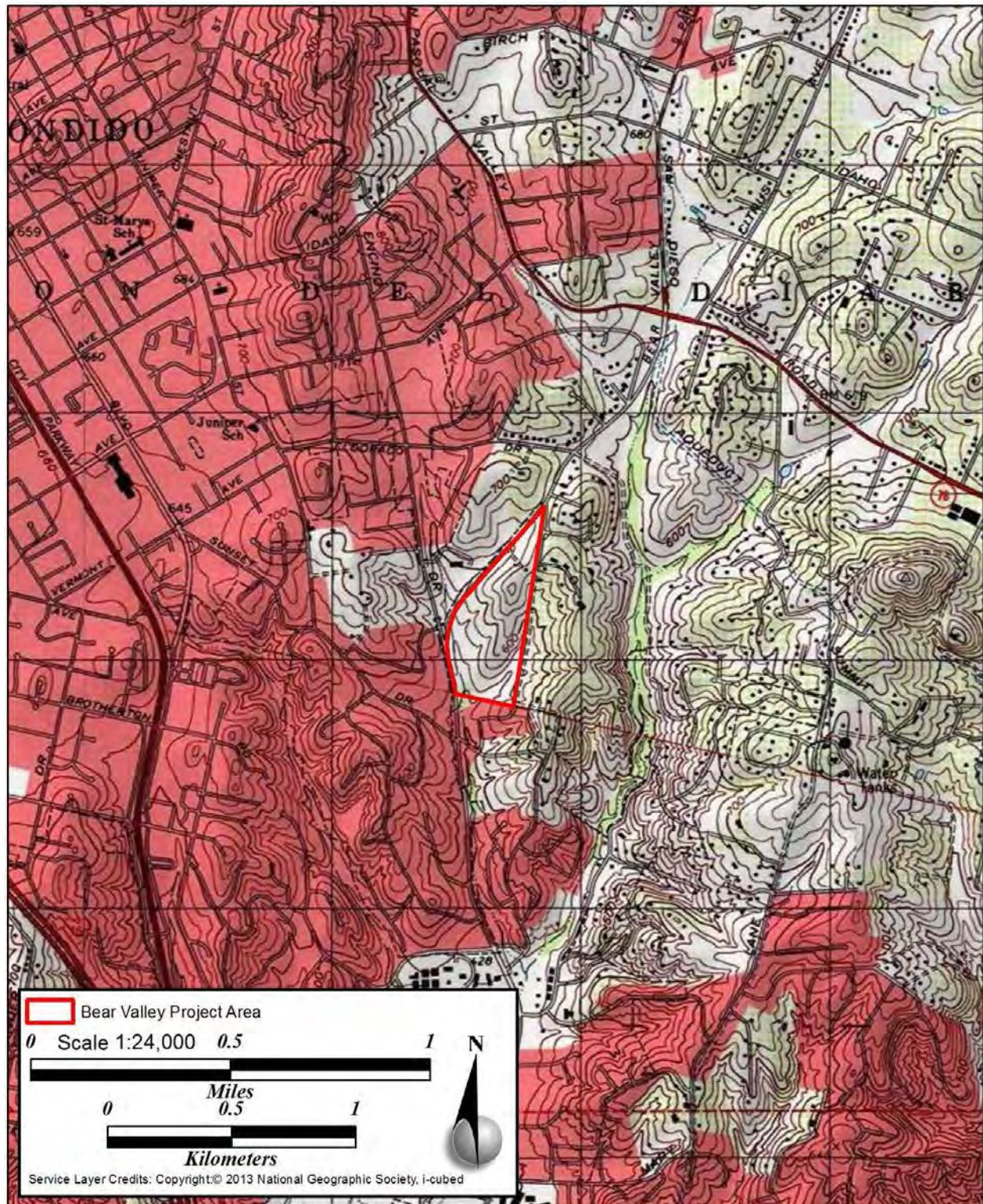


Figure 1. Map of the Project Area.



March 24, 2016

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O Box 270
Santa Ysabel, CA 92070

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Oyos,

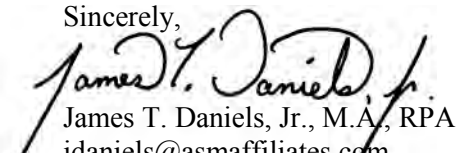
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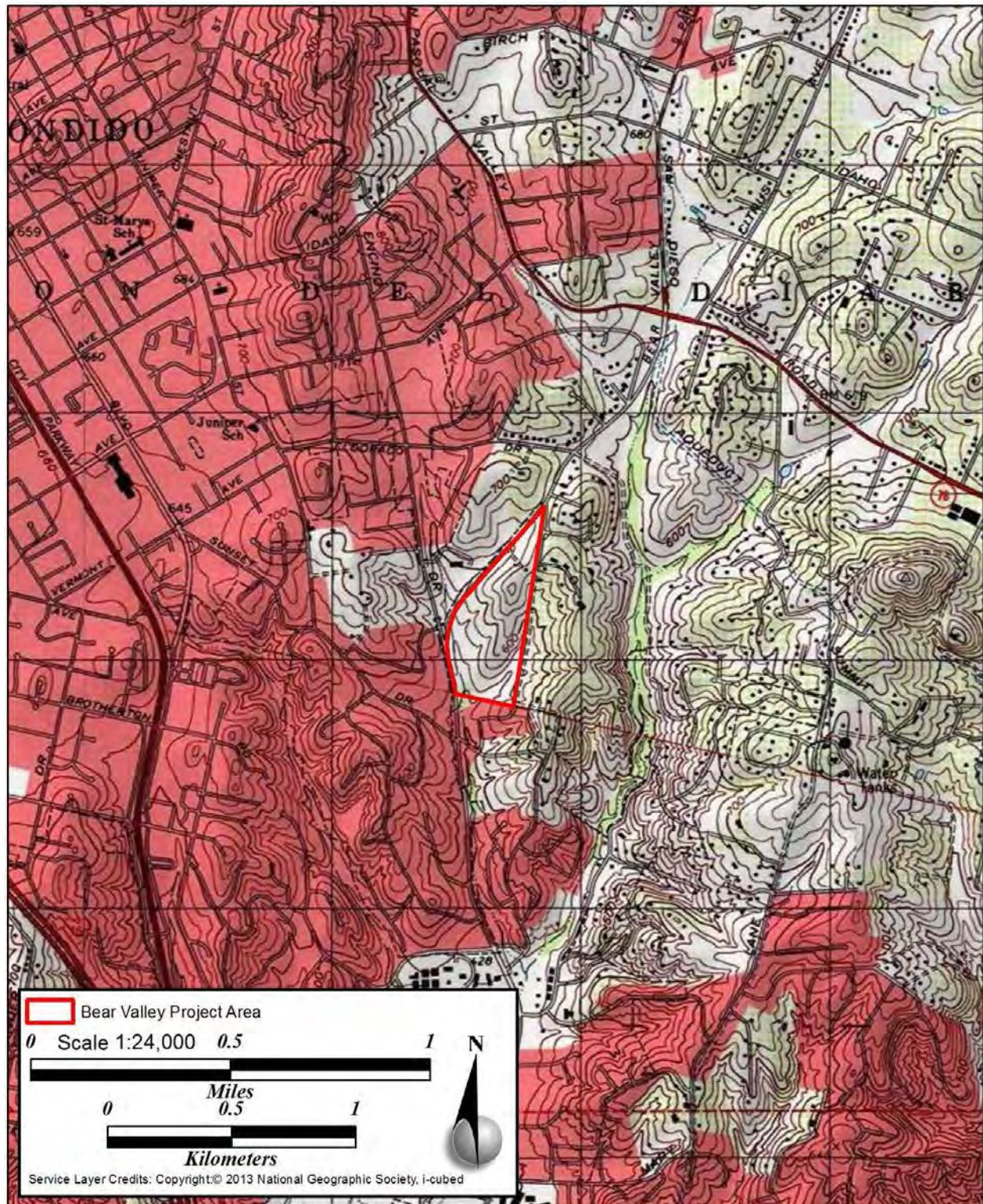


Figure 1. Map of the Project Area.



March 24, 2016

Iipay Nation of Santa Ysabel
Virgil .Perez, Chairperson
P.O. Box 130
Santa Ysabel, CA 92070

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Perez,

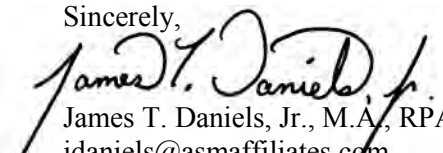
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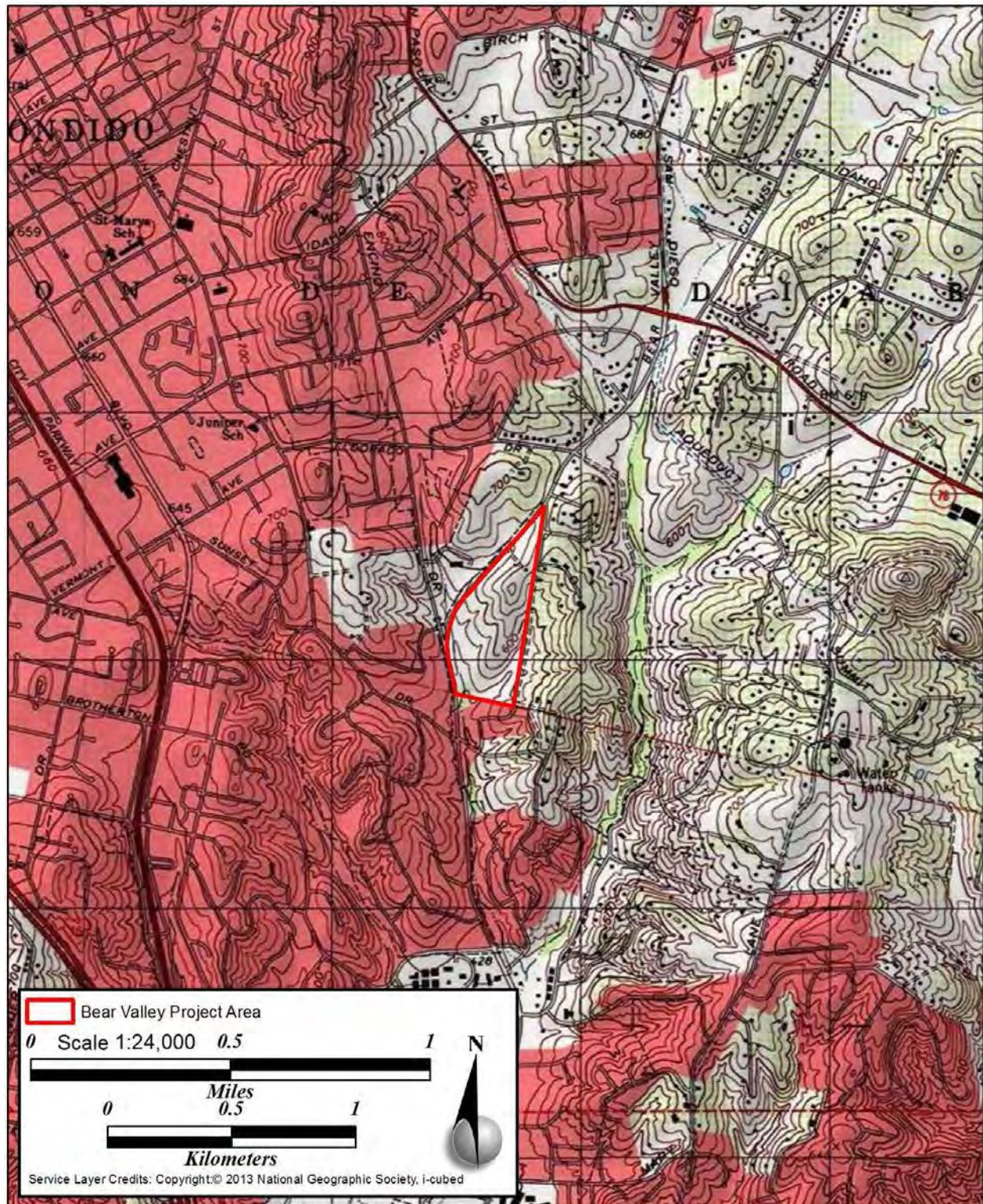


Figure 1. Map of the Project Area.



March 24, 2016

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA 91935

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Ms. Pinto,

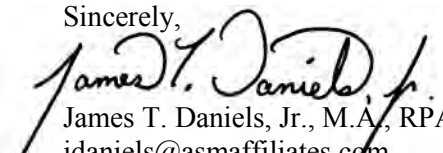
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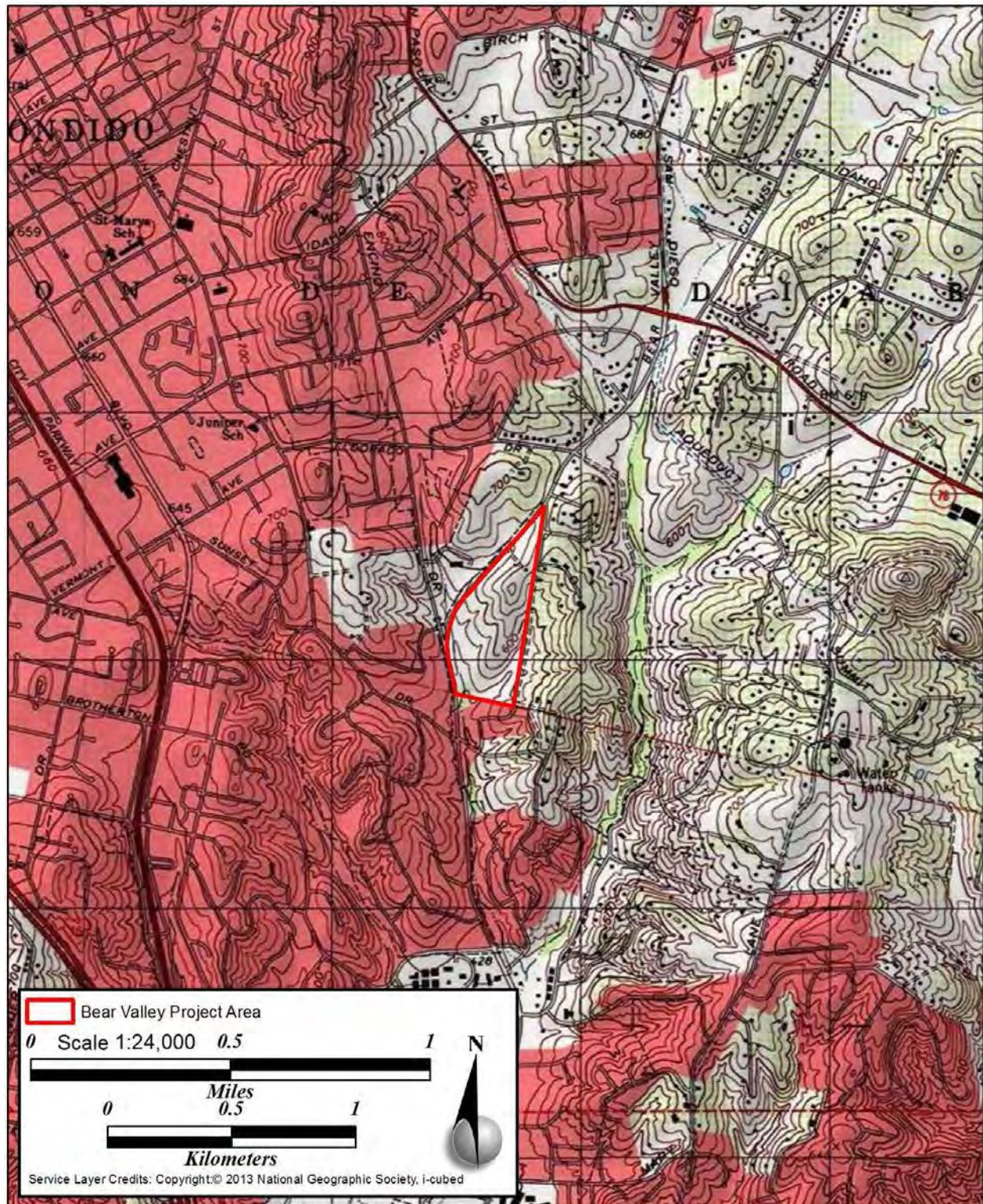


Figure 1. Map of the Project Area.



March 24, 2016

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Rodriguez,

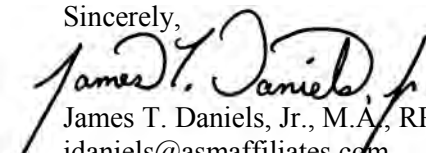
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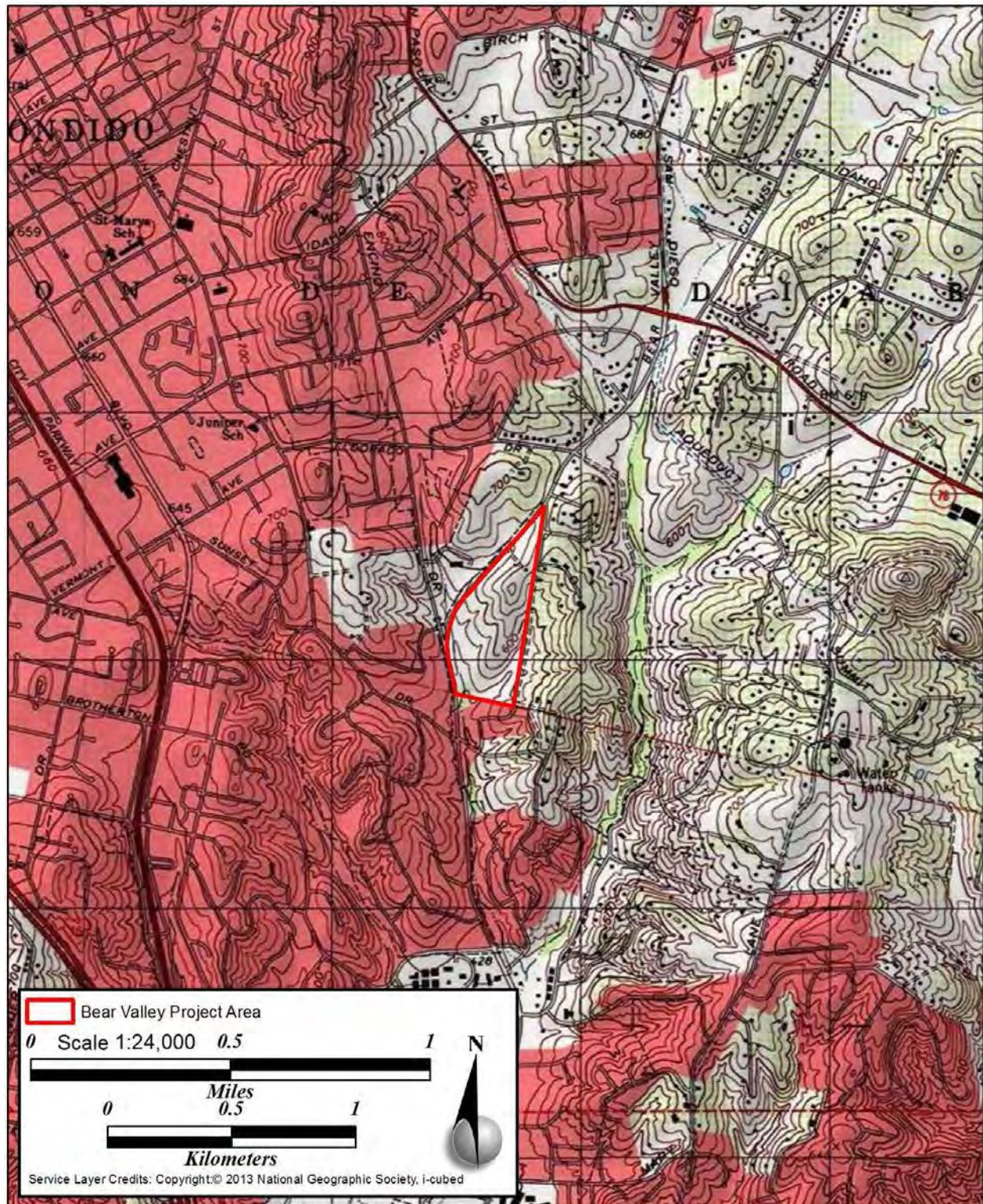


Figure 1. Map of the Project Area.



March 24, 2016

Viejas Band of Kumeyaay Indians
Robert J. Welch, Sr., Chairperson
1 Viejas Grade Road
Alpine, CA 91901

Re: Bear Valley Residential Development in Escondido, San Diego County, California

Dear Mr. Welch,

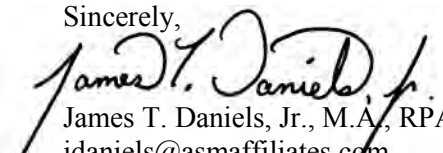
ASM Affiliates, Inc. (ASM) is conducting a cultural resources study for the Bear Valley Residential Project (Project) located on a 40.9-acre parcel on Bear Valley Parkway in Escondido, San Diego County, California. The Project is located on the Escondido USGS 7.5' Quadrangle, within an un-sectioned portion of Township 12 South, Range 2 West (Figure 1). The Project is being undertaken in compliance with the California Environmental Quality Act (CEQA) for the City of Escondido. The proposed Project consists of a subdivision of 40.9 acres into 55 residential lots, each containing a minimum area of 10,000 square feet. In addition to the residential lots, the project proposes two private street lots, seven open space lots, and one recreation lot.

A records search of the Sacred Lands File with the California Native American Heritage Commission failed to indicate the presence of Native American traditional cultural resources in the immediate project area. ASM has also completed a records search at the South Coastal Information Center.

We are contacting you to find out if you are aware of any issues of cultural concern regarding the area shown on the enclosed map. In particular, we would like to know if you have knowledge of any Traditional Cultural Properties, Sacred Sites, resource collecting areas, or any other areas of concern of which you wish us to be aware. We understand the need for confidentiality in these matters.

If you have any questions or concerns regarding the proposed project, we will contact you about the best way to include consideration of those concerns while maintaining confidentiality. You can contact ASM at the address and telephone number for our Carlsbad office, listed below, or myself at the e-mail address below. We appreciate any input you may have on this project, and understand that consultation is a private and ongoing process. Again, any information you provide us will remain confidential.

Sincerely,


James T. Daniels, Jr., M.A., RPA
jdaniels@asmaffiliates.com
Senior Archaeologist

Attachments: Figure 1

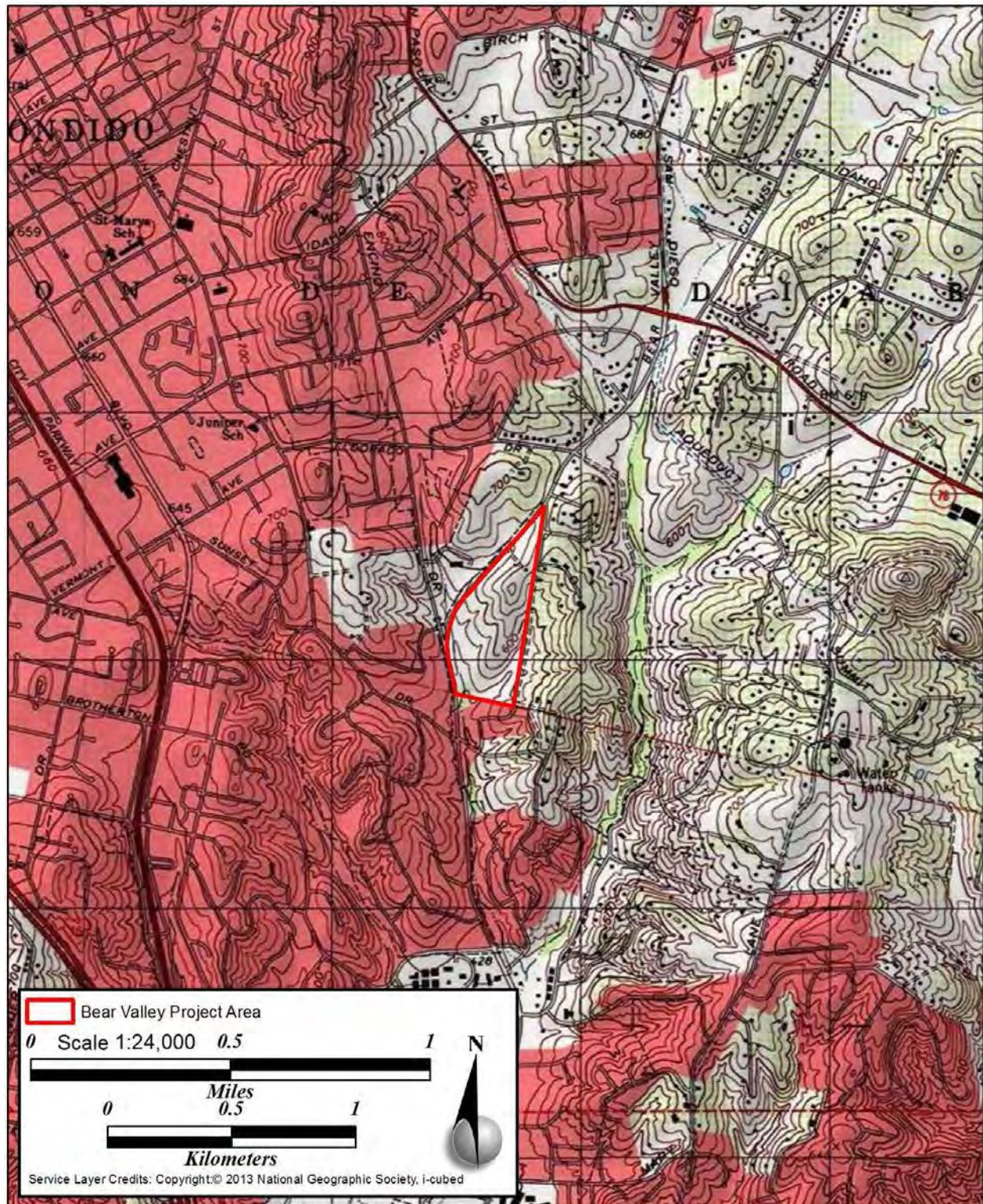


Figure 1. Map of the Project Area.

Ann F. Dolmage

From: Merri Lopez-Keifer <lopezkeifer@gmail.com>
Sent: Tuesday, September 15, 2015 5:00 PM
To: Ann F. Dolmage
Cc: Carmen Mojado
Subject: AB 52 Consultation Follow Up - 661 Bear Valley Parkway Residential Project

Dear Ann,

Thank you for participating in the AB 52 Consultation regarding the 661 Bear Valley Parkway Residential Project ("Project") on August 28, 2015 with myself and other tribal representatives from the San Luis Rey Band of Mission Indians.

During our AB 52 Consultation, SLR requested that a tribal cultural resource survey be conducted at the Project Site and that a Luiseno Native American monitor be present during such survey.

In addition, the Tribe requested that AB 52 Consultation remain open and on-going during this time. Once a tribal cultural resource survey has been completed, please contact Cami Mojado so a follow up consultation may be arranged with SLR.

Thank you again. I look forward to hearing back from you.

Best,

Merri

Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians
(925) 457-3395
lopezkeifer@gmail.com

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661 BVP

Rincon meeting 9/1

Jim McPherson
- Jack Henthorn
- Bill
- Ann

- Survey, excavation, + monitoring - want a trained Native American monitor on-site
- Reburial of materials preferred to curation
 - human remains buried where found
- Access to cultural study + opportunity to comment
- would prefer monitoring during all ground-disturbing activities
- check w/ Jim before each consultation to see if he's okay with applicant coming

Ann F. Dolmage

From: Merri Lopez-Keifer <lopezkeifer@gmail.com>
Sent: Wednesday, August 26, 2015 3:15 PM
To: Ann F. Dolmage
Cc: Carmen Mojado
Subject: SLR Response to AB 52 Notifications Regarding 661 Bear Valley Parkway Residential & Westfield North County Mall Movie Theater Project
Attachments: Westfield North County Mall Movie Theatre Request-for-Formal-Tribal-Consultation.pdf; 661 Bear Valley Parkway Residential Project Request-for-Formal-Tribal-Consultation.pdf

Dear Ms. Dolmage:

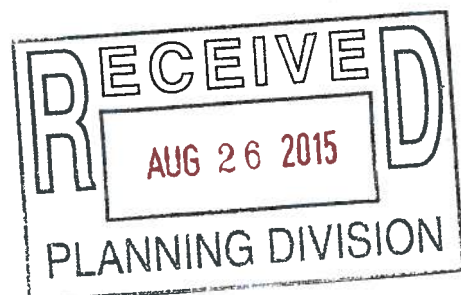
Attached please find a letter from the San Luis Rey Band of Mission Indians regarding your AB 52 Notifications regarding the 661 Bear Valley Parkway Residential and Westfield North County Mall Movie Theater Projects.

The San Luis Rey Band of Mission Indians would like to consult with you regarding these particular projects. Is it possible to arrange an AB 52 consultation meeting regarding these projects this Friday morning? I realize it is incredibly short notice. I have also requested AB 52 Consultation with Jay Paul and John Helmer for this same time period.

Please let me know as soon as possible. I am based in Northern California and will be in town Friday.

Sincerely,
Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians
(925) 457-3395
lopezkeifer@gmail.com

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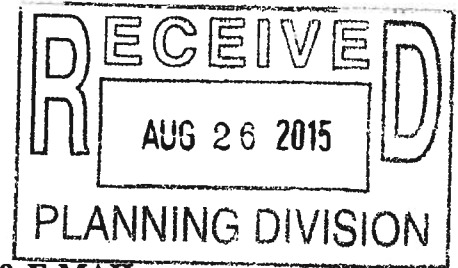
SAN LUIS REY BAND OF MISSION INDIANS

1889 Sunset Drive • Vista, California 92081

760-724-8505 • FAX 760-724-2172

www.slrmissionindians.org

August 26, 2015



Ann Dolmage
Associate Planner
Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025

VIA U.S. POST & E-MAIL

adolmage@escondido.org

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subds. (b), (d) and (e) for 661 Bear Valley Parkway Residential Project (Case Nos. SUB 15-0002, PHG-15-0004, PHG 15-0005, PHG 15-0006 and ENV 15-0001), City of Escondido

Dear Ms. Dolmage:

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural resource for the above referenced project. The San Luis Rey Band of Mission Indians requested formal notice and information for all projects within your agency's geographical jurisdiction and received notification on August 12, 2015 regarding the above referenced project.

The San Luis Rey Band of Mission Indians requests consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a)):

- ☒ Alternatives to the project
- ☒ Recommended mitigation measures
- ☒ Significant effects of the project

The San Luis Rey Band of Mission Indians also requests consultation on the following discretionary topics checked below (Public Resources Code section 21080.3.2 (subd. (a)):

- ☒ Type of environmental review necessary
- ☒ Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural

resources

X Significance of the project's impacts on tribal cultural resources

X Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:

- (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;
- (2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:
 - a. Protecting the cultural character and integrity of the resource;
 - b. Protection the traditional use of the resource; and
 - c. Protecting the confidentiality of the resource.
- (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- (4) Protecting the resource.

Additionally, the San Luis Rey Band of Mission Indians requests to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and

suggested mitigation measures.

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


3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. The request form can be found at http://www.nahc.ca.gov/slf_request.html. USGS 7.5-minute quadrangle name, township, range, and section required for the search.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that "feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts." *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The San Luis Rey Band of Mission Indians expects to begin consultation within 30 days of your receipt of this letter. Please contact the San Luis Rey Band of Mission Indians lead contact person identified in our previous request for notification.

Name: Cami Mojado
Title: Cultural Resources Manager
Address: 1889 Sunset Drive, Vista, CA 92081
Office Phone Number: 760-724-8505
Direct Cell Phone Number: 760-917-1736
Office Fax Number 760-724-2172
Email Address: cjmojado@slrmissionindians.org

Sincerely,



Merri Lopez-Keifer
Chief Legal Counsel

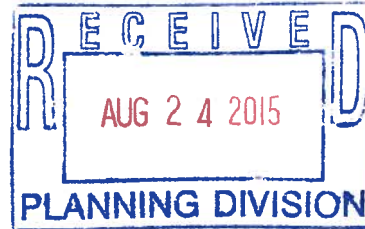


San Luis Rey Band of Mission Indians

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



August 17, 2015

Ann Dolmage
City of Escondido
Community Development
Planning Division
201 North Broadway
Escondido, CA 92025

Re: Bear Valley Residential Project

Dear Ms. Dolmage:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the Bear Valley Residential Project and we thank you for the SB18/AB52 consultation on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is in our Traditional Use Area and we believe there is potential for culture findings including the possibility of human remains and associated artifacts, all culturally associated findings are culturally significant to the Rincon people.

We do request continued consultation on this project at this time.

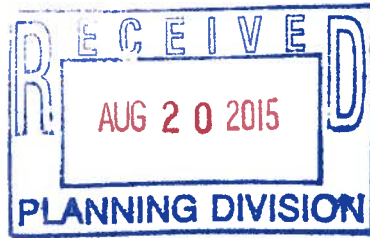
If there are further questions or concerns please do not hesitate to contact our office at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson
Manager
Rincon Cultural Resources Department

August 17, 2015



Attn: Ann Dolmage, Associate Planner
City of Escondido
Planning Division
201 North Broadway
Escondido, CA 92025-4313

**Re: AB 52 Consultation; 661 Bear Valley Parkway Residential Project – Escondido, City
Case Numbers: SUB 15-0002, PHG 15-0004, PHG 15-0005, PHG 15-0006, and ENV 15-0001**

The Soboba Band of Luiseno Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseno Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Pauma Band of Luiseno Indians and the Rincon Band of Luiseno Indians, who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", followed by a long horizontal line.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the City of Escondido. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the express written permission of the Soboba Band of Luiseno Indians.

VIEJAS

TRIBAL GOVERNMENT

PO Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Phone: 6194453810
Fax: 6194455337
viejass.com

April 5, 2016

James Daniels
2034 Corte Del Nogal
Carlsbad, CA 92011

RE: **Bear Valley**

Dear Mr. Daniels,

The Viejas Band of Kumeyaay Indians would like to request the Cultural Report on the above referenced project in order to make an informed decision/recommendation on the matter.

Sincerely,

VIEJAS BAND OF KUMEYAAY INDIANS

April 19, 2016

Attn: James T. Daniels, Jr., Senior Archaeologist
ASM Affiliates
2034 Corte Del Nogal
Carlsbad, CA 92011



RE: Bear Valley Residential Development in Escondido, San Diego County, CA

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Pauma Band of Luiseño Indians and the Rincon Band of Luiseño Indians, who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", followed by a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and ASM Affiliates. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Jimmy Daniels

From: Cultural <Cultural@pauma-nsn.gov>
Sent: Monday, April 04, 2016 1:18 PM
To: Jimmy Daniels
Cc: Dixon, Patti; Jeremy Zagarella
Subject: Bear Valley Residential Development

Mr. Daniels,

The Pauma Band of Luiseno Indians has received your March 24 notice for the Bear Valley Residential Development. We are unaware of any specific cultural sites or resources on the project property. We would like to receive a copy of the cultural study once it is completed. If sites are identified on the property we would request that the sites be preserved. If there are any questions, please contact us.

Thank you,

Mr. Chris Devers
Vice Chairman
Pauma Band of Luiseno Indians

APPENDIX C
Confidential DPR Site Records

APPENDIX D
Confidential Detailed Photo Log

APPENDIX E
Non-Confidential DPR Forms

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # <u>P-37-035581</u> HRI # _____ Trinomial _____ NRHP Status Code _____	
Other Listings _____ Review Code _____		Reviewer _____	Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) **Bear Valley-ASM-02**

P1. Other Identifier:

***P2. Location:** ☒ **Not for Publication** ☐ **Unrestricted and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***a. County:** San Diego

***b. USGS 7.5' Quad** Escondido **Date** 1996; **T** 12S ; **R** 2W ; $\frac{1}{4}$ of $\frac{1}{4}$ of **Sec** unsectioned; San Bernardino B.M.

c. Address: 661 Bear Valley Parkway City: Escondido Zip:92025

d. UTM: NAD 83, Zone 11N; 494847mE /3662186mN

e. Other Location Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries). The residence, detached garage, and irrigation features are located in APNs 237-131-01 and 237-131-02 (see Sketch Map).

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property. HP33. Farm/ranch. AH2 Foundation/structure pad. AH 16. Other - retention basin and abandoned irrigation PVC pipe.

***P4. Resources Present:** ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Overview of the residence and detached garage, facing southeast. March 25, 2016.

***P6. Date Constructed/Age and Sources:**

☐ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Spieth & Wohlford Inc.

P.O. Box 5005 #17

Rancho Santa Fe, CA 92067

***P8. Recorded by:** (Name, affiliation, and address)

Sarah Stringer-Bowsher and James T. Daniels, Jr.

ASM Affiliates, Inc.

2034 Corte del Nogal

Carlsbad, CA 92011

***P9. Date Recorded:** March 25, 2016

***P10. Survey Type: (Describe):**

Intensive pedestrian survey .

***P11. Report Citation:** Daniels, James and Sarah Stinger-Bowsher 2016 "Phase I/Class III Inventory and Built Environment Evaluation for the 661 Bear Valley Parkway Residential Development Project in Escondido, California" ASM Affiliates, Inc. Carlsbad, CA.

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Bear Valley-ASM-02

*NRHP Status Code

Page 2 of 5

B1. Historic Name: Citrus/avocado farm

B2. Common Name:

B3. Original Use: citrus/avocado farm B4. Present Use: Residence*B5. Architectural Style: single-family residence and detached garage

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1946. One-story, wood-frame building with board-and-batten on the front façade and stucco around the remaining three sides. Hip roof with gable porch roof. Double hung windows. Interior wall plaster original as is some of the doors, hardware, and inset ironing board in the kitchen.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date:

Original Location:

*B8. Related Features:

Retention basins (2), abandoned irrigation PVC pipe, and concrete pad for water storage tank (see sketch map for locations).

B9a. Architect:

b. Builder: E.A. Wikholm*B10. Significance: Theme settlement and agriculture, primarily citrus and avocado farming

Area

Period of Significance 1938-1966Property Type residence, detached garage, and irrigation featuresApplicable Criteria A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residence, detached garage, and irrigation features are recommended not eligible for the NRHP, CRHR, or Escondido register or landmark status. The resources are not eligible under Criterion A/1 despite their historic association with the themes of settlement and agriculture/ranching, primarily citrus and avocado farming. The property was evaluated within a potential period of significance of 1938-1966 when the first trees until 50 years ago from this year. The private operation certainly play a role in the local economy but it was not the first such operation or the largest producing. ASM considered whether the elements of the property had the potential to be eligible either as individual resources or as a historic district. While the property had a historic association with citrus and avocado farming in San Diego County and Escondido, the fact that no citrus or avocado-related structures or trees remain completely disconnects the property from its historic association as a citrus and avocado farm.

B11. Additional Resource Attributes: (List attributes and codes) HP2--Single-Family Residence; HP4--ancillary building. HP33. Farm/ranch. AH2 Foundation/structure pad. AH 16. Other - retention basin and abandoned irrigation PVC pipe.

*B12. References: Daniels, James and Sarah Stinger-Bowsher 2016 "Phase I/Class III Inventory and Built Environment Evaluation for the 661 Bear Valley Parkway Residential Development Project in Escondido, California" ASM Affiliates, Inc. Carlsbad, CA

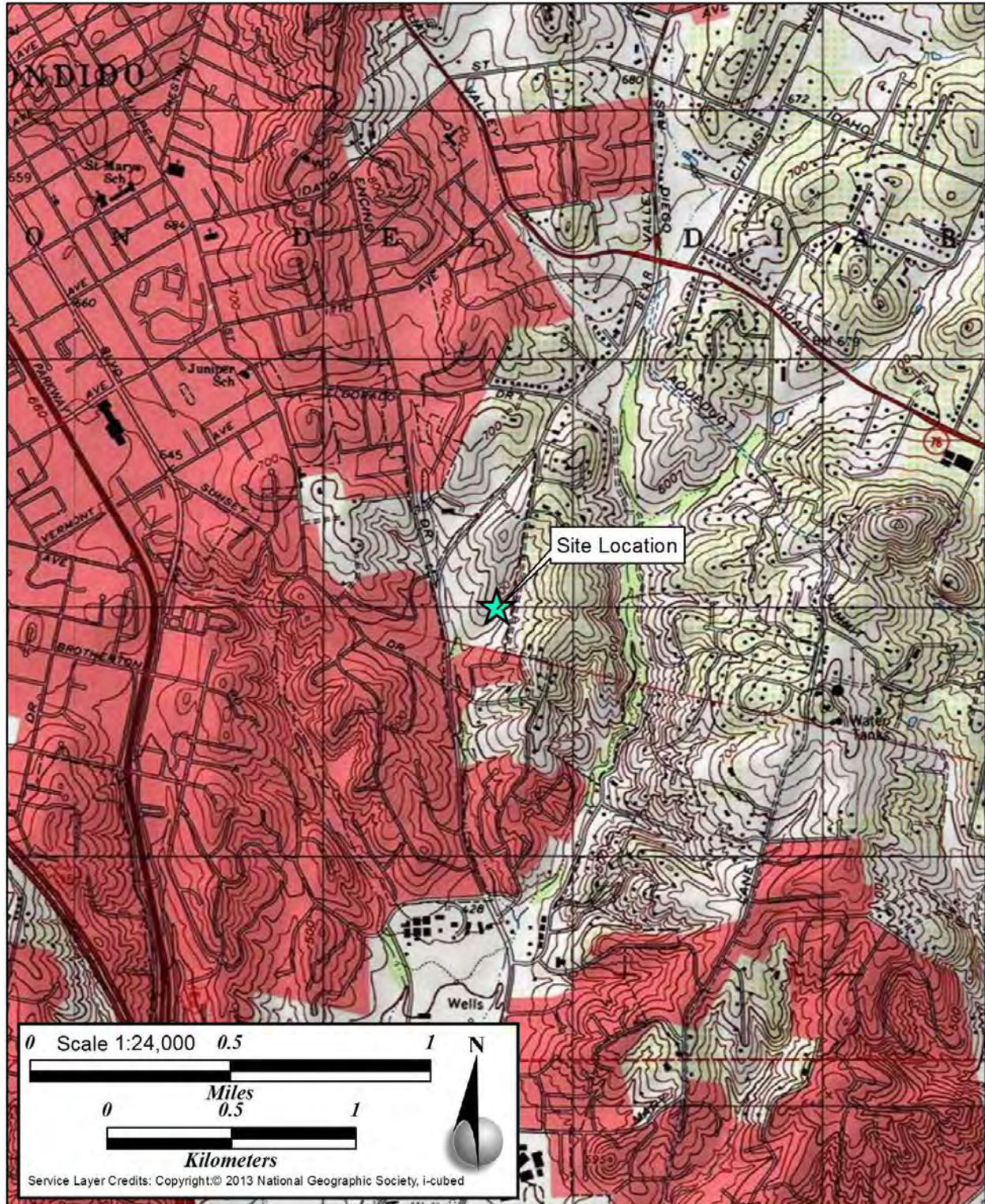
B13. Remarks:

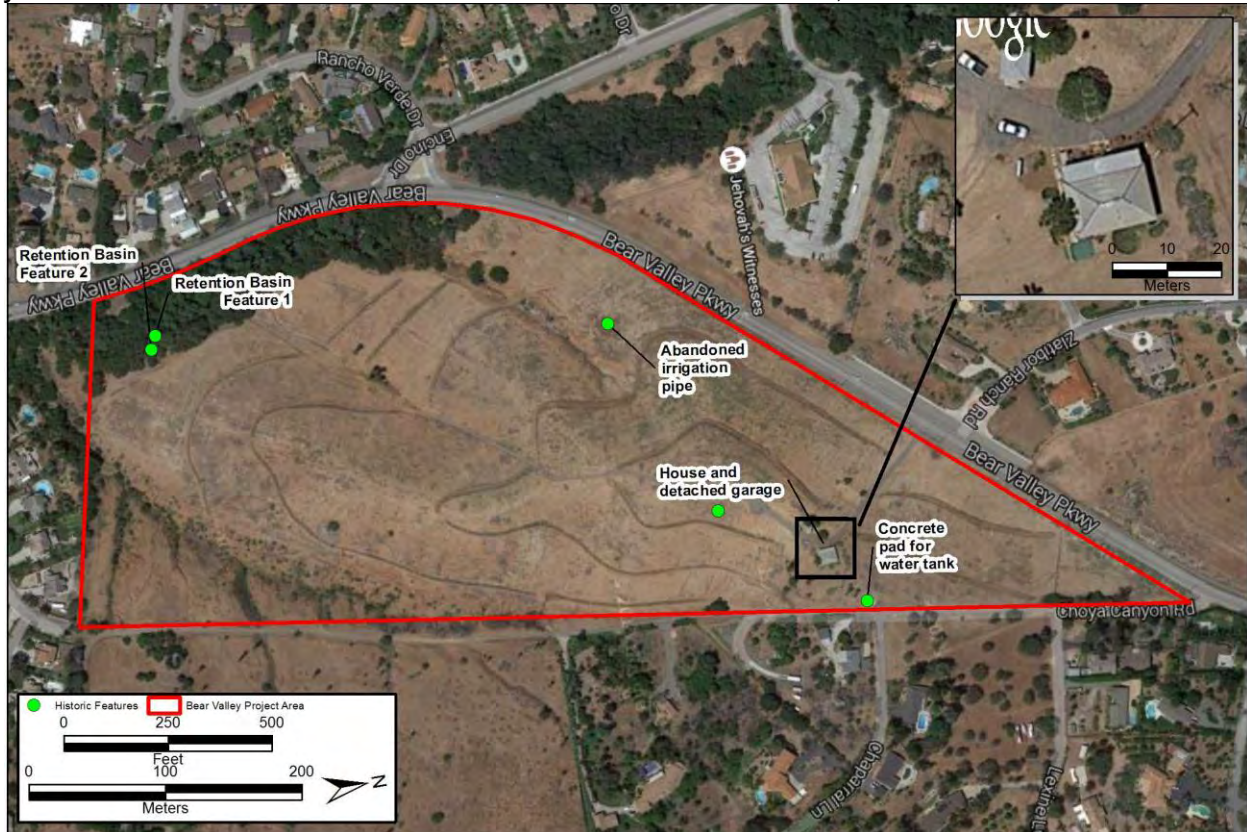
*B14. Evaluator: Sarah Stringer-Bowsher*Date of Evaluation: February 29, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)







CONTINUATION SHEET

Property Name: Bear Valley-ASM-02

Page 5 of 5



Photo 1. Front façade of residence, facing east.



Photo 2. Detached garage, facing southwest.



Photo 3. Irrigation Feature 1.



Photo 4. Irrigation Feature 2.



Photo 5. Concrete pad for storage tank.



Photo 6. Exposed PVC irrigation pipe (abandoned).

APPENDIX F

Confidential Sketch Map of Bear Valley-ASM-01

