Alexan Escondido Project

Cultural Resources Survey

July 2023 | 00876.00006.001

Submitted to:

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National Archaeological Database Information

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Client/Project:	Trammell Crow Company/Alexan Escondido Project
Report Date:	July 2023
Report Title:	Cultural Resources Survey for the Alexan Escondido Project, Escondido, California
Submitted to:	City of Escondido
Type of Study:	Cultural Resources Survey
New Sites:	None
Updated Sites:	None
USGS Quad:	Escondido 7.5' Quadrangle
Acreage:	Approximately 8 acres
Key Words:	San Diego County; Township 12 South, Range 2 West; Escondido; Brotherton Road and Felicita Road; negative archaeological survey

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AMSL	above mean sea level
APN	Assessor's Parcel Number
BP	before present
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Escondido
CRHR	California Register of Historical Resources
EIR	Environmental Impact Report
HELIX	HELIX Environmental Planning, Inc.
I-	Interstate
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
PRC	Public Resources Code
project	Alexan Escondido Project
SCIC	South Coastal Information Center
SF	square feet
SR	State Route
TCP	Traditional Cultural Properties
TCR	Tribal Cultural Resources
USGS	U.S. Geological Survey

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EXECUTIVE SUMMARY

Trammell Crow Company contracted HELIX Environmental Planning, Inc. (HELIX) to provide cultural resources services for the Alexan Escondido Project (project) in the City of Escondido (City), San Diego County, California. The project proposes to demolish an existing church building and associated parking lot and to construct 270 multi-family residential units and associated amenities in their place within the approximately eight-acre project site. The cultural resources study included a records search, Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and a pedestrian survey of the project area. This report details the methods and results of the cultural resources study and has been prepared to comply with the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA), as amended, and the guidelines of the City of Escondido.

The records search obtained from the South Coastal Information Center (SCIC) on June 26, 2023, indicated that 68 previous cultural resources studies have been conducted within one mile of the project area, two of which partially overlap with or are adjacent to the project area. The records search results also indicated that a total of 43 cultural resources have been previously recorded within one mile of the project area, none of which are within the project area.

The field investigations included an intensive pedestrian survey of the study area by a HELIX archaeologist and Luiseño Native American monitor from Saving Sacred Sites on June 14, 2023. The survey did not result in the identification of any cultural material; however, ground visibility was poor within the project area at the time of the survey.

A Sacred Lands File search was received from the Native American Heritage Commission (NAHC) with positive results, and letters regarding the project were sent to the tribal contacts provided by the NAHC. To date, one response has been received from the Campo Band of Mission Indians requesting consultation. If additional responses are received, they will be forwarded to City staff.

Based on the results of the current study, no cultural resources have been identified within the project area; therefore, no effects to historic properties (per the NHPA) or historical resources (per CEQA) have been identified. However, due to the poor ground visibility during the field survey and the cultural sensitivity of the project region, it is recommended that an archaeological and Native American monitoring program be implemented for ground-disturbing activities. The monitoring program would include attendance by the archaeologist and Kumeyaay and Luiseño Native American monitors at a pre-construction meeting with the grading contractor and the presence of archaeological and Native American monitors during ground-disturbing activities for the project. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Monitoring Tribes, the applicant, and the City of Escondido staff to develop and implement appropriate avoidance, treatment, or mitigation measures.

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1.0 INTRODUCTION

Trammell Crow Company contracted HELIX Environmental Planning, Inc. (HELIX) to provide cultural resources services for the Alexan Escondido Project (project) in the City of Escondido (City), San Diego County, California. The project proposes to demolish an existing building on an approximately eight-acre parcel to construct 12 multi-family residential buildings with an associated office and parking lot. A cultural resources study, including a records search, Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and a pedestrian survey was conducted for the project area. This report details the methods and results of the cultural resources study and has been prepared to comply with the California Environmental Quality Act (CEQA) and the guidelines of the City.

1.1 PROJECT LOCATION

The project is located in the City of Escondido in northern San Diego County (Figure 1, *Regional Location*). The project is located east of Interstate (I-) 15 and south of State Route (SR-) 78, within an unsectioned portion of the former Rancho Rincon Del Diablo, Township 12 South, Range 2 West, on the U.S. Geological Survey (USGS) 7.5' Escondido quadrangle (Figure 2, *USGS Topography*). The approximately eight-acre project site is at the southeastern corner of the Brotherton Road and Felicita Road intersection, approximately 165 feet northeast of I-15 (Figure 3, *Aerial Photograph*).

1.2 PROJECT DESCRIPTION

The project proposes to demolish an existing 24,395 square foot (SF) church building and associated parking lot and to construct 12 buildings housing 270 multi-family residential units and one building housing a leasing office and amenities. The residences would be three-story townhomes and four-story flats at-grade with tuck-under garages for residential parking. Of the 270 residential units proposed, approximately 112 would be one-bedroom units, 128 would be two-bedroom units, and 30 would be three-bedroom units. The associated leasing and amenity building would be two stories and total approximately 8,984 SF. Total square footage for the residential project buildings would be 473,272 SF.

The project would provide up to 455 parking spaces for the residential buildings, including 184 open standards stalls, 95 carport stalls, and 176 garage stalls. Additionally, the project would include 135,053 SF of vehicular paving (asphalt), 38,421 SF of pedestrian hardscape (concrete), and 64,816 SF of softscape (landscaping). The project would plant an estimated 328 new trees of varying species. The total site covered area, including the softscape, hardscape, and buildings, would be 335,546 SF.

1.3 REGULATORY FRAMEWORK

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources are those resources that have been found eligible for the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP), as applicable.

Federal regulations that would be applicable to the project if there is a federal nexus, such as permitting or funding from a federal agency, consist of the NHPA and its implementing regulations (16 United States Code 470 et seq., 36 Code of Federal Regulations [CFR] Part 800). Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on “historic properties”,

that is, properties (either historic or archaeological) that are eligible for the NRHP. To be eligible for the NRHP, a historic property must be significant at the local, state, or national level under one or more of the following four criteria:

A. associated with events that have made a significant contribution to the broad patterns of our history;

B. associated with the lives of persons significant in our past;

C. embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; and/or

D. has yielded, or may be likely to yield, information important in prehistory or history.

The CEQA, Public Resources Code (PRC) 21084.1, and California Code of Regulations (CCR) Title 14 Section 15064.5, address determining the significance of impacts to archaeological and historic resources and discuss significant cultural resources as "historical resources," which are defined as:

- resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1])

- resource(s) either listed in the National Register of Historic Places (NRHP) or in a "local register of historical resources" or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2])

- resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3])

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more 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;

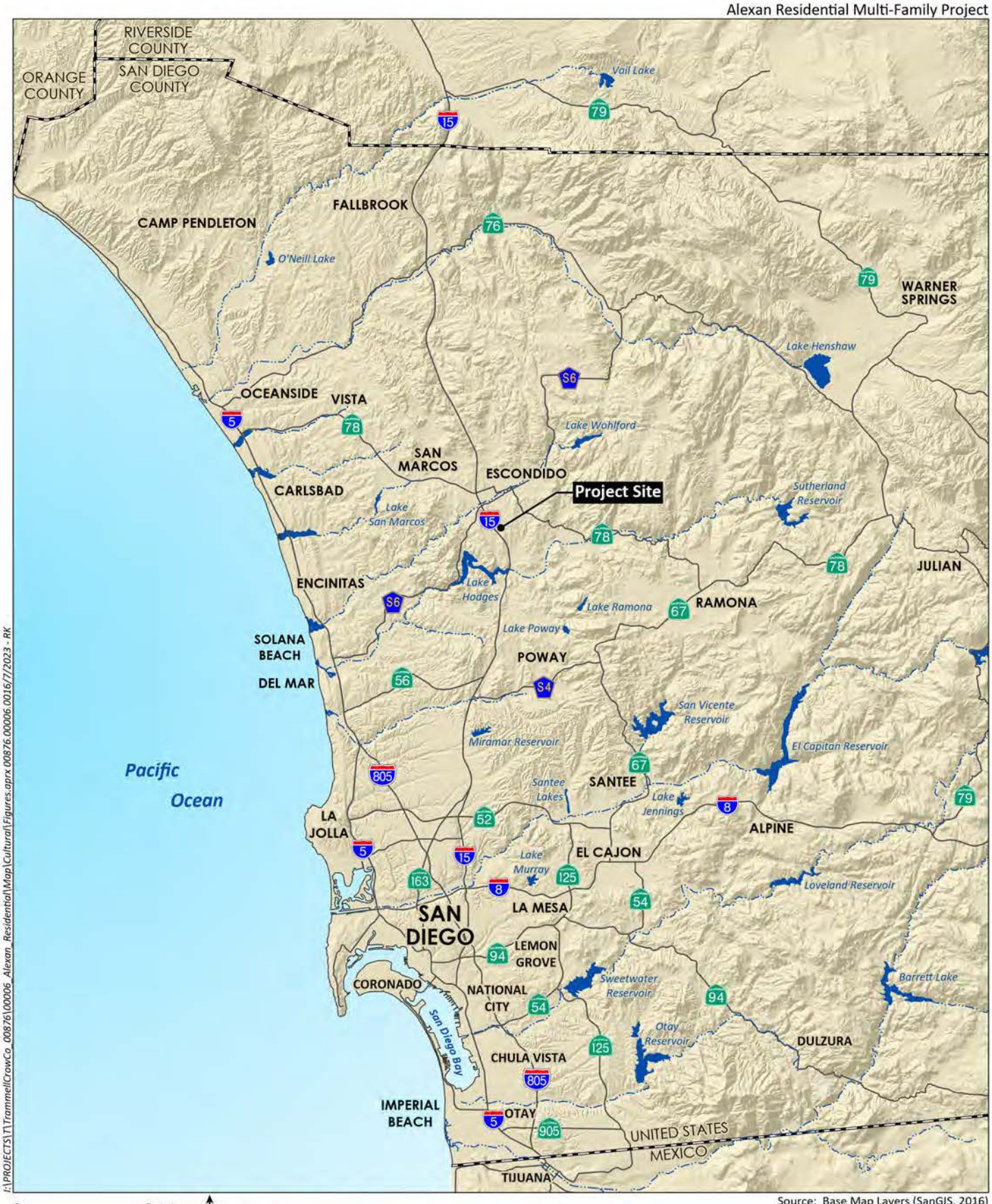
2. It is associated with the lives of persons important to local, California, or national history;

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.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a "historical resource" for the purposes of CEQA at the discretion of the lead agency.

Significant resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Resource integrity, which is the



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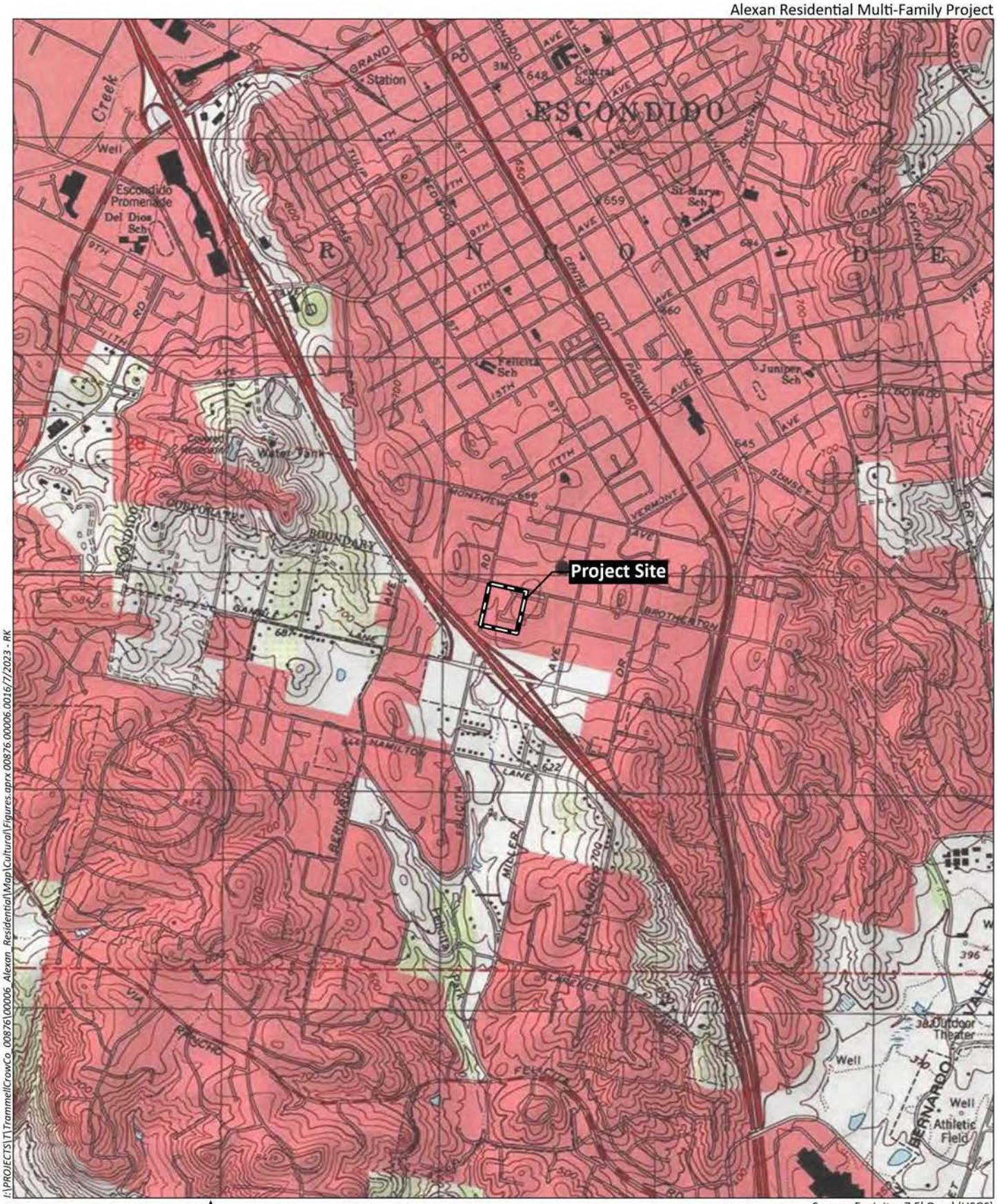
0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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Source: Encinitas 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 2

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0 150 Feet

Source: Aerial (SanGIS 2019)

HELIX Environmental Planning

Aerial Photograph

Figure 3

authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance, is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. In an archaeological deposit, integrity is assessed with reference to the preservation of material constituents and their culturally and historically meaningful spatial relationships. A resource must also be judged with reference to the particular CRHR/NRHP criteria under which it is proposed for eligibility.

Under Section 106 of the NHPA, actions that alter any of the characteristics that qualify a property for eligibility for listing in the NRHP "in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" (36 CFR 800.5[a]) constitute an adverse effect to the historic property.

1.3.1 City of Escondido General Plan

Goals and policies regarding Cultural Resources within the City of Escondido General Plan (City of Escondido 2012) include the following:

GOAL 5: Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

Cultural Resources Policy 5.1: Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, State, or federal criteria.

Cultural Resources Policy 5.2: Preserve significant cultural and paleontological resources listed on the national, State, or local registers through maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.

Cultural Resources Policy 5.3: Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.

Cultural Resources Policy 5.4: Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.

Cultural Resources Policy 5.5: Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.

Cultural Resources Policy 5.6: Review the proposed new development and/or remodels for compatibility with the surrounding historic context.

Cultural Resources Policy 5.7: Comply with appropriate local, State, or federal regulations governing historical resources.

Cultural Resources Policy 5.8: Consider providing financial incentives, and educational information on existing incentives provided by the federal government to private owners and development in order to maintain, rehabilitate, and preserve historic resources.

Cultural Resources Policy 5.9: Educate the public on the City's important historic resources to increase awareness for protection.

1.3.2 City of Escondido Local Register/Local Landmark Criteria

The procedures and criteria for register listing or local landmark designation are provided in the City's Municipal Code, Article 40, Section 33-794:

Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] 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;

(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; Ord. No. 2016-15, §4, 10-26-16).

1.3.3 Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed project.

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management performed under federal auspices. According to Parker and King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. Cultural resources can include TCPs, such as gathering areas, landmarks, and ethnographic locations, in addition to archaeological districts. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ ethnographic importance.

In California, the Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American Tribes during the project planning process, specifically before adopting or amending a General Plan or a Specific Plan, or when designating land as open space for the purpose of protecting Native American cultural places. The intent of this legislation is to encourage consultation and assist in the preservation of Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance. State Assembly Bill (AB) 52, effective July 1, 2015, introduced the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally defined TCP; however, it incorporates consideration of local and state significance and the required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resource described PRC §21083.2; or is a non-unique archaeological resource if it conforms with the above criteria.

1.4 PROJECT PERSONNEL

A cultural resources survey was conducted by HELIX Environmental Planning, Inc. (HELIX) and Saving Sacred Sites (San Luis Rey Band of Mission Indians) in 2023 to assess whether the project would have any effects on cultural resources. Mary Robbins-Wade, M.A., RPA, served as the principal investigator, Nicole Falvey, B.A., served as the cultural resources project lead, Theodore Cooley, M.A., RPA, contributed to the technical report, and James Turner, M.A., RPA (HELIX), and Logovi'i Soalo'I (Saving Sacred Sites) conducted the field survey. This report addresses the methods and results of the cultural resources survey, which included a records search, Sacred Land File search, Native American outreach, historic archival research, and an intensive pedestrian field survey.

2.0 PROJECT SETTING

2.1 NATURAL SETTING

The project area is situated in the western foothills of the Peninsular Ranges and within the coastal plain of western San Diego County, where the climate is characterized as semi-arid steppe, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The elevation in the project area ranges from approximately 640 to 650 feet above mean sea level (AMSL). The Peninsular Ranges rise rapidly to an elevation of 6,142 feet AMSL at Palomar Mountain, approximately 19 miles northeast of the project area. Upper Escondido Creek is located approximately two miles north, and the San Dieguito River is approximately three miles south of the project area. The Pacific coastline is approximately 13 miles west of the project area.

Geologically, the project area is underlain by granitic bedrock of the middle Cretaceous age Woodson Mountain Granodiorite Formation (Kennedy and Tan 2007; Rogers 1965). One soil series, the Placentia series, is mapped for the project site. This series, which consists of moderately well-drained sandy loams that have a sandy clay subsoil, forms in granitic alluvium. The soil of this series mapped in the project area is Placentia sandy loam, thick surface, 2 to 9 percent slopes. This soil is gently to moderately sloping with a 20- to 30-inch surface layer (Bowman 1973:68-69).

Areas immediately surrounding the project area include some open fields, transportation infrastructure, and residential, recreational/commercial, and industrial development. Lake Hodges Reservoir is located approximately three miles to the south.

Prehistorically, the natural vegetation in the project area vicinity likely consisted of coastal sage scrub, riparian woodland, and grassland communities, as well as possibly intermittent strips of the freshwater marsh community along the major drainages. The coastal sage scrub community would have covered most of the foothill areas, with interspersed areas of native grasslands (*Stipa*, *Elymus*, *Poa*, *Muhlenbergia*). Plants of the coastal sage scrub community include California sagebrush (*Artemisia californica*), white sage (*Salvia apiana*), flat-top buckwheat (*Eriogonum fasciculatum*), broom baccharis (*Baccharis sarothroides*), wild onion (*Allium haematochiton*), laurel sumac (*Malosma laurina*), San Diego sunflower *(Bahiopsis laciniata*), golden-yarrow (*Eriophyllum confertiflorum*), sawtooth goldenbush (*Hazardia squarrosa*), yucca (*Yucca schidigera*, *Hesperoyucca whipplei*), prickly pear cactus (*Opuntia* sp.), and scrub oak (*Quercus dumosa*). Prior to historic and modern activities, major drainages such as the San Dieguito River and Escondido Creek likely contained extensive stands of riparian communities, with plants such as sycamore (*Platanus racemosa*), Fremont cottonwood (*Populus fremontii*), coast live oak

(*Quercus agrifolia*), willow (*Salix* sp.), cattail (*Typha latifolia*), bulrush (*Scirpus* spp.), mule fat (*Baccharis* spp.), and poison oak (*Toxicodendron diversiloba*). Plants common to fresh-water marsh include reed grass (*Phragmites australis*), marsh mallow (*Kosteletzkya virginic*), soft rush (*Juncus effusus*), pickerelweed (*Pontederia cordata*), narrow-leaved cattail (*Typha angustifolia*), and button bush (*Cephalanthus occidental*) (Beauchamp 1986; Munz 1974).

Major wildlife species found in this environment prehistorically were coyote (*Canis latrans*); mule deer (*Odocoileus hemionus*); grizzly bear (*Ursus arctos*); mountain lion (*Felis concolor*); rabbit (*Sylvilagus audubonii*); jackrabbit (*Lepus californicus*); various rodents, the most notable of which are the valley pocket gopher (*Thomomys bottae*), California ground squirrel (*Otospermophilus beecheyi*), and dusky footed woodrat (*Neotoma fuscipes*); and reptiles such as western pond turtle (*Actinemys marmorata*), southern Pacific diamondback rattlesnake (*Crotalus oreganus helleri*), gopher snake (*Pituophis melanoleucus catenifer*); and several lizard species (Burt and Grossenheider 1976; Head 1972; Stebbins 1966).

These plant communities, as well as the native plant resources supported by these habitats, would have been used by Native American populations for clothing, food, medicine, tools, decorative uses, and ceremonial purposes (Bean and Saubel 1972; Bean and Shipek 1978; Cuero 1970; Hedges and Beresford 1986; Luomala 1978; Sparkman 1908). Many of the animal species living within these vegetation communities (such as rabbits, deer, small mammals, and pond turtles, as well as birds and fish) would have been utilized by native inhabitants as well. Cottontail rabbits, jackrabbits, and rodents were very important to the prehistoric diet, and while deer were somewhat less significant for food, they were an important source of leather, bone, and antler for clothing and tools (Bean and Shipek 1978; Christenson 1990; Luomala 1978).

2.2 CULTURAL SETTING

2.2.1 Prehistoric Period

The following cultural history outlines and briefly describes the known prehistoric cultural traditions in the vicinity of the project area. The approximately 10,000 years of documented prehistory of the San Diego region has often been divided into three periods: Early Prehistoric Period (San Dieguito tradition/complex), Archaic Period (Milling Stone Horizon, Encinitas tradition, La Jolla and Pauma complexes), and Late Prehistoric Period (Cuyamaca and San Luis Rey complexes).

2.2.1.1 Early Prehistoric Period Traditions/Complexes

The time period of the first known inhabitants of California, the Paleo-Indian or Big-Game-Hunting peoples of the last Ice Age, Wallace (1955) labeled as the Early Man Horizon. The Early Prehistoric Period encompasses the Early Man Horizon within the Terminal Pleistocene (between 15,000 and 11,000 years ago) and the Early Holocene, beginning approximately 10,000 years ago (Erlandson et al. 2007:62). In the western United States, most evidence for the Paleo-Indian or Big-Game-Hunting peoples during this time period derives from finds of large, fluted spears and projectile points (Fluted-Point Tradition) in places such as Clovis and Folsom in the Great Basin and the Desert Southwest (Moratto 1984:79–88), with several, mostly isolated, occurrences of fluted spear points encountered on or near the coast of California (Dillon 2002; Rondeau et al. 2007). Three of these isolated fluted points or point fragments have occurred in San Diego County, all in the mountainous or eastern areas, one northeast of Warner Springs (Kline and Kline 2007), one in Cuyamaca Pass (Dillon 2002; Rondeau et al. 2007), and one near

Ocotillo Wells (Rondeau et al. 2007). Several others have occurred in proximity to the county, including one along the coast in adjacent southern Orange County to the northwest (Fitzgerald and Rondeau 2012) and two in Baja California to the south (Des Lauriers 2008; Hyland and Gutierrez 1995).

While isolated fluted point or point fragments have been found in the eastern mountainous area of San Diego County, the earliest reliably dated human habitation in the San Diego area during the Early Prehistoric Period is the San Dieguito Tradition/complex. The San Dieguito Tradition, with an artifact assemblage distinct from that of the Fluted Point Tradition, but which both Wallace (1955) and Warren (1968) defined for this period, has been documented mostly in the coastal or near the coastal area of San Diego County as well as in the southeastern California deserts (Carrico et al. 1993; Rogers 1939, 1966; True and Bouey 1990; Warren 1966, 1967; Warren and True 1961), with only sparse evidence for it discovered in the coastal area north of San Diego County (e.g., Sutton and Grenda 2012). The San Dieguito Tradition is characterized by an artifact inventory consisting almost entirely of flaked stone biface and scraping tools but lacking the fluted points associated with the Fluted-Point Tradition. The subsistence system or emphasis of this tradition, while not yet entirely agreed upon, is suggested by Warren, based on an artifact assemblage of primarily hunting-associated tools, as having an orientation towards a hunting, rather than a gathering, economy in contrast to the more gathering-oriented complexes that were to follow in the Archaic Period (Warren 1967, 1968, 1987; Warren et al. 2008). Other researchers have interpreted the San Dieguito subsistence system to be possibly ancestral to, or as a developmental stage for, the subsequent predominantly gathering-oriented "La Jolla/Pauma complex" (e.g., Bull 1983; Ezell 1987; Gallegos 1985, 1987, 1991; Koerper et al. 1991). Based on uncalibrated radiocarbon dates, Warren originally indicated this tradition to have begun sometime before 9,000 years ago and to have ended sometime between 8,500 and 7,500 years ago (1967; 1968:4).

The C.W. Harris Site (CA-SDI-149) is located along the San Dieguito River, approximately six miles southwest of the project area. The content of the earliest component of this site formed the basis upon which Warren and others (Rogers 1966; Warren 1966, 1967; Warren and True 1961) identified the "San Dieguito complex," and, subsequently, Warren defined it as the San Dieguito Tradition (1968). Diagnostic artifact types and categories associated with the San Dieguito Tradition include elongated bifacial knives; large leaf-shaped projectile points; scraping tools; crescentics; and in the desert, Silver Lake and Lake Mojave projectile points (Knell and Becker 2017; Rogers 1939; Vaughan 1982; Warren 1966, 1967). Recent calibrations of previously uncalibrated radiocarbon dates for the San Dieguito complex from the Harris Site that ranged from sometime before 9030 ± 350 years before present (BP) to between 8490 ± 400 and 7620 ± 380 BP (Warren 1967, 1968) indicate that the oldest of these dates are now actually between 10,000 and 11,000 BP (Warren and Ore 2011; Warren et al. 2008). While most of the evidence for the San Dieguito Tradition has derived from sites like the Harris Site in the coastal region of San Diego County, artifacts attributed to the complex have also recently been found in the Cuyamaca Mountains area of the county, approximately 40 miles southeast of the project area (Pigniolo 2005).

2.2.1.2 Archaic Period Traditions/Complexes

The Archaic Period, in the southern coastal region, dates from circa 8600 BP to circa 1,300 years ago (Warren et al. 2008). A large number of archaeological site assemblages dating to this period have been identified at a range of coastal and inland sites. This appears to indicate that a relatively stable, sedentary hunting and gathering complex, possibly associated with one people, was present in the coastal and immediately inland areas of what is now San Diego County for more than 7,000 years. These assemblages, designated as the La Jolla/Pauma complexes, are considered part of Warren's (1968)

"Encinitas Tradition" and Wallace's (1955) "Milling Stone Horizon." In general, the content of these site assemblages includes manos and metates; shell middens; terrestrial and marine mammal remains; burials; rock features; bone tools; doughnut stones; discoidals; stone balls; plummets; biface points/knives; beads made of stone, bone, or shell; and cobble-based tools at coastal sites and increased hunting equipment and quarry-based tools at inland sites. As defined by True (1958), the "Pauma complex" aspect of this culture is associated with sites located in inland areas that lack shellfish remains but are otherwise similar in content to the La Jolla complex. The Pauma complex may, therefore, simply represent a non-coastal expression of the La Jolla complex (True 1980; True and Beemer 1982).

During the latter half of the Archaic Period, beginning approximately 5500 BP, a major shift in the subsistence system of prehistoric populations in the southern coastal region appears to have occurred. Artifacts such as dart points, mortars, and pestles, which are essentially absent during the Early Archaic Period, become increasingly present in site assemblages dating after circa 5500 BP. This evidence in the archaeological record is indicative of an increase in hunting activity and the gathering and processing of acorns for subsistence. Also noted by Warren (2012), was an increase in the presence of larger mammal remains in La Jolla complex faunal assemblages during the latter part of the Archaic Period. This new and subsequently increasing use of these resources represents a significant shift in the Encinitas/La Jolla/ Pauma complex subsistence system in the southern coastal region (Warren et al. 2008; Warren 2012).

Although early researchers attributed a number of inland sites in the project area vicinity to the Early Milling Stone Horizon and/or the La Jolla/Pauma complex (e.g., True 1980; Warren et al. 1961:10), similar to the San Dieguito complex, most of the substantiating archaeological evidence for the Encinitas tradition/La Jolla/Pauma complex (Milling Stone Horizon) in present-day San Diego County is derived from sites in near coastal valleys, estuaries, and/or embayments that are present along the San Diego coast south of the San Luis Rey River (e.g., Cooley and Mitchell 1996; Cooley et al. 2000; Gallegos 1995:200; Pigniolo et al. 1991; Shumway et al. 1961; Smith and Moriarty 1985). In the upper-elevation foothill and inland mountain areas of San Diego County, evidence for sites associated with the Archaic Encinitas Tradition/La Jolla/Pauma complex is less common relative to the Late Prehistoric complexes that succeed them (e.g., Chace and Sutton 1990; Cooley and Barrie 2004; Raven-Jennings and Smith 1999; True 1970). McDonald (1995:14) observed that "most sites in the Laguna Mountains can be expected to date from late prehistoric or ethnohistoric occupation of the region, and Archaic Period remains, while not unknown, are relatively rare." The location of the project area, nine miles from the coast, places it within the inland foothill area where sites that can be definitely dated to the Archaic Period, and that contain La Jolla or Pauma complex assemblages, are less common (Warren et al. 2008).

Between the project area and the coast, sites dating to the Archaic Period are more numerous. To the west of the project area, for example, along the coast around Batiquitos Lagoon, more than 20 sites have been documented spanning the early to middle Archaic Period from circa 8200 to 3500 BP (Gallegos 1991; Masters and Gallegos 1997). Investigations of a shell midden deposit at site CA-SDI-10238, at the mouth of the San Dieguito River, indicate the occupation of the site spanning the Middle to Early Archaic Period, based on radiocarbon dates from 5790±110 to 7690±60 BP (Cooley et al. 2000). A large number of radiocarbon dates from the Del Mar Site (CA-SDI-10940), also located near the mouth of the San Dieguito River, similarly span this period (Cooley 2008). The Harris Site (CA-SDI-149) and others in proximity to it along the San Dieguito River 6.5 miles southwest of the project area contain, in addition to the Early Prehistoric San Dieguito component mentioned above, stratigraphic components with La Jolla complex assemblages dating to the Archaic Period (Carrico et al. 1993; Cooley 2006; Warren and True 1961; Warren et al. 2008). As the distance from the coast increases, however, fewer

sites dating to, or with definitive assemblages characteristic of, the Archaic Period have been documented. While not plentiful, some sites in foothill circumstances have been documented, such as site CA-SDI-4608 located near Poway, approximately 11 miles southeast of the project area and 15.3 miles from the ocean. This site has produced both radiocarbon dating and an assemblage that places at least a portion of it within the Archaic Period, circa 5000 BP (Raven-Jennings and Smith 1999).

2.2.1.3 Late Prehistoric Period Complexes

The beginning of the Late Prehistoric Period is marked by evidence of a number of new tool technologies and subsistence shifts in the archaeological record. Compared to those shifts noted for the middle and late Archaic Period, those occurring at the onset of the Late Prehistoric Period were rather abrupt changes. The magnitude of these changes and the short period of time within which they took place seem to indicate a significant alteration in subsistence practices in what is now San Diego County circa 1500 to 1300 BP The changes observed include a technological shift from the use of atlatl and dart to the bow and arrow; subsistence shifts that include a reduction in shellfish gathering in some areas (possibly due to silting of the coastal lagoons); and the storage of crops, such as acorns, by Yuman- and Takic-speaking peoples. New traits, such as the production of pottery and the cremation of the dead, were also introduced during the Late Prehistoric Period.

Movements of people during the last 2,000 years can account for at least some of these changes. Yuman-speaking people had occupied the Gila/Colorado River drainages of what is now western Arizona by 2,000 years ago (Moriarty 1968) and then continued to migrate westward. An analysis by Moriarty (1966, 1967) of materials recovered from the Spindrift site in La Jolla indicated a preceramic Yuman phase. Based on this analysis and a limited number of radiocarbon samples, Moriarty concluded that Yumans, lacking ceramic technology, penetrated into and occupied what is now the San Diego coastline circa 2,000 years ago. Subsequently, approximately 1,200 to 1,300 years ago, ceramic technology diffused into the coastal area from the eastern deserts. Although these Yuman speakers may have shared cultural traits with the people occupying what is now eastern San Diego County before 2000 BP, their influence is better documented throughout present-day San Diego County after 1300 BP with the introduction of small projectile points, ceramics, Obsidian Butte obsidian, and the practice of cremation of the dead.

Based on early research by Meighan (1954) and True (1970), two distinct archaeological complexes have been proposed for the Late Prehistoric Period in what is now San Diego County. The Cuyamaca complex is based on an analysis by True of archaeological excavations within Cuyamaca Rancho State Park and of the San Diego Museum of Man collections. Based on the results of this analysis, True (1970) was able to define a Late Prehistoric Period complex for southern San Diego County that was distinct from Meighan's (1954) San Luis Rey complex in the northern county area. The presence or absence, or differences in the relative occurrence of certain diagnostic artifacts in site assemblages provide the principal distinctions between these archaeological complexes. Cuyamaca complex sites, for example, generally contain both Cottonwood Triangular-style points and Desert Side-notched arrow points, while Desert Side-notched points are quite rare or absent in San Luis Rey complex sites (Pigniolo 2004). Other examples include Obsidian Butte obsidian, which is far more common in Cuyamaca complex sites than in San Luis Rey complex sites, and ceramics that, while present during the Late Prehistoric Period throughout what is now San Diego County, are more common in the southern or Cuyamaca complex portions of San Diego County where they occur earlier in time and appear to be somewhat more specialized in form. Both complexes have produced a variety of vessel types, along with rattles, straight and bow-shaped pipes, and effigies. Interment of the dead at Cuyamaca complex sites is almost

exclusively by cremation, often in special burial urns for interment, while archaeological evidence from San Luis Rey complex sites indicates both inhumation and cremation. A Cuyamaca complex artifact assemblage commonly contains Tizon Brown Ware pottery, various cobble-based tools (e.g., scrapers, choppers, and hammerstones), arrow shaft straighteners, pendants, manos and metates, and mortars and pestles. The arrow point assemblage often includes Desert Side-notched and Cottonwood Triangular points, with the Dos Cabezas Serrated type also sometimes occurring (McDonald and Eighmey 2008).

Based on ethnographic data, including the areas defined for the Hokan-based Yuman-speaking peoples (Diegueño/Kumeyaay) and the Takic-speaking peoples (Luiseño) at the time of contact, it is generally accepted that the Cuyamaca complex is associated with the Yuman Diegueño/ Kumeyaay and the San Luis Rey complex with the Luiseño/Juaneño (Robbins-Wade 1986; True 1970; True and Waugh 1982).

In contrast to Archaic Period sites, Late Prehistoric Period sites attributable to the San Luis Rey or Cuyamaca complexes are less common in the near-coastal areas of the county. Gallegos (1995:200) states that "for San Diego County, there is temporal patterning, as the earliest sites are situated in coastal valleys and around coastal lagoons. Late Prehistoric Period sites are also found in coastal settings but are more common along river valleys and interior locations." The project area lies in an area that is marginal between the two complexes. It is also possible, now, to observe, however, that while a number of examples of Late Prehistoric Period sites that appear to be attributable exclusively to the San Luis Rey or Cuyamaca complexes have been identified for the near-coastal inland foothill areas of the county through diagnostic artifacts and/or radiocarbon dating (e.g., Chace and Hightower 1979:48; McCown 1945), a number of sites containing evidence for both Late Prehistoric Period and Archaic Period occupations have also been documented (Carrico and Cooley 2005; Carrico et al. 1994; Cooley and Barrie 2004; Gross and Robbins-Wade 1992, 2010; McDonald et al. 1994; Raven-Jennings and Smith 1999; Willey and Dolan 2004). It appears possible, therefore, that as more archaeological data accumulates, this geographic dichotomy of site locations between the Archaic and Late Prehistoric periods within the county may be found to not be completely valid.

2.2.1.4 Native American Perspective

In addition to the point of view discussed in the culture history above, it is recognized that other perspectives exist to explain the presence of Native Americans in the region. The Native American perspective is that they have been here from the beginning, as described by their creation stories. Similarly, they do not necessarily agree with the distinction that is made between different archaeological cultures or periods, such as "La Jolla" and "San Dieguito." They instead believe that there is a continuum of ancestry from the first people to the present Native American populations of San Diego (County of San Diego 2011).

2.2.2 Ethnohistory

The project area is located in a marginal area between the traditional territories of the Yuman-speaking Kumeyaay (Diegueño) and the Takic-speaking Luiseño populations, who inhabited the area at the time of European contact. The Kumeyaay were originally labeled Diegueño by the Spaniards, a term derived from their association with Mission San Diego de Alcalá; likewise, the Luiseño/Juaneño were given names for the Missions San Luis Rey and San Juan Capistrano. The term Diegueño was adopted by early anthropologists (e.g., Kroeber 1925) and further divided into the southern and northern Diegueño. The following is from Carrico (2008:217):

> The linguistic and language boundaries as seen by Shipek [1987] subsume the Yuman speakers into a single nomenclature, the Kumeyaay, a name applied previously to the mountain Tipai or Southern Diegueño by Lee (1937), while Almstedt (1974:1) noted that 'Ipai applied to the Northern Diegueño, with Tipai and Kumeyaay for the Southern Diegueño. However, Luomala (1978:592) has suggested that while these groups consisted of over 30 patrilineal clans, no singular tribal name was used, and she referred to the Yuman-speaking people as 'Ipai/Tipai…

Other researchers have designated the Kumeyaay people living north of the San Diego River as 'Ipai (Northern Diegueño), and those south of the river and into Baja California as Tipai (Southern Diegueño) (Hedges 1975:71–83; Langdon 1975:64–70).

The southern boundary between the territories of the Luiseño and the Northern Diegueño (Ipai Kumeyaay) was delineated by Bean and Shipek (1978) as extending from the coast east along Agua Hedionda Creek as far as the northern tip of the valley of San José and Palomar Mountain, which would place the project area within the territory of the Kumeyaay. The boundaries delineated by Sparkman (1908), Kroeber (1925), and White (1963), however, would appear to place the project area in Luiseño territory.

The Luiseño territory was subdivided and occupied by different families or bands. Family groups were known as *tunglam* or *kamalum*. Chiefs acted as religious leaders of clans and directed religious ceremonies. This position was hereditary (Sparkman 1908). Kroeber estimates that the Luiseño population was approximately 3,000 to 4,000 (Kroeber 1925) during the Mission era. More than 80 family groups were known in the early twentieth century (Kroeber 1925). The Luiseño lived in semi-sedentary villages usually located along major drainages, in valley bottoms, and also on the coastal strand, with each family controlling gathering areas (Bean and Shipek 1978; Sparkman 1908; White 1963). True (1990) indicated that the predominant determining factor for the placement of villages and campsites was locations where water was readily and consistently available. The Luiseño followed a seasonal gathering cycle, with bands occupying a series of habitation sites within their territory (Bean and Shipek 1978; White 1963). One band could have multiple areas depending on the season, such as in the mountains or valley areas (Sparkman 1908). Each band was typically restricted to their territory for hunting and resource gathering. The Luiseño subsisted on seeds, acorns, fruits, and berries, as well as meat caught by hunting and fishing (Kroeber 1925; Sparkman 1908). The resources used depended on the seasons, as the Luiseño moved through the coastal, mountain, or desert zones (Lightfoot and Parrish 2009). While most of the major Luiseño villages known ethnohistorically were located closer to the coast along the Santa Margarita River Valley and the San Luis Rey River Valley (Bean and Shipek 1978; Kroeber 1925; White 1963), Kroeber (1925) does indicate general locations for ethnohistoric Luiseño villages in more inland areas as well.

The population of the Kumeyaay people in San Diego in 1770 was estimated by Kroeber (1925:883) to be 3,000, but Luomala (1978:596) believes it was likely double or triple that estimate, and Carrico (2018:12) indicates that it was around 20,000. The Kumeyaay were territorial, with bands that lived in semi-sedentary, politically autonomous villages or rancherias (Carrico 2008). Each village was comprised of many households, and groups of villages were part of a larger social kinship system. The basic unit of the system "appears to have been kin groups referred to by a variety of names including sib, shimulls, cimuLs, gens, and gentes. These clans were organized into exogamous groups based on patrilineal (male) descent" (Carrico 2017:9). Most rancherias were the seat of a clan, although it is thought that, aboriginally, some clans had more than one rancheria, and some rancherias contained more than one

clan, often depending on the season within the year (Luomala 1978). Villages and larger campsites were generally chosen based on proximity to water, boulder outcrops, environmental protection, and availability of plants and animals (Luomala 1978; True 1990). Consequently, many of the Kumeyaay villages or rancherias were located in river valleys and along the shoreline of coastal estuaries (Carrico 2008; Kroeber 1925; Luomala 1978). They subsisted on a hunting and foraging economy, exploiting San Diego's diverse ecology throughout the year; coastal bands exploited marine resources, while inland bands might move from the desert, ripe with agave and small game, to the acorn and pine nut rich mountains in the fall (Cline 1984; Kroeber 1925; Luomala 1978).

While no ethnographically documented Indian villages are known to have been located in immediate proximity to the project area, Kroeber (1925: Plate 57) indicates that two Indian villages, *Mehel-om-pom-pauvo* and *Panakare*, may have been located to the northeast in the area of uppermost Escondido Creek, and another village, *Shikapa*, may also have been located to the west along San Marcos Creek. Kroeber indicates that these villages were all Luiseño. Kroeber (1925:Plate 57) and Trafzer and Carrico (1992:53) also indicate that three other villages, *Sinyau-Pichkara*, *Ahmukatlkatl*, and *Hapai*, were located along the San Dieguito River to the south of the project area and that these were Diegueño (Kumeyaay [Ipai]) villages. While the exact locations for most of these villages are uncertain, two, *Sinyau-Pichkara* (San Bernardo) and *Ahmukatlkatl* (San Pascual), are known historically (Carrico 2008:220; Trafzer and Carrico 1992:52–53). According to ethnologists, the closest of these, *Sinyau-Pichkara*, would have been located approximately three miles south of the project area along the San Dieguito River. While these latter two villages were historically associated with the Kumeyaay, Trafzer and Carrico (1992:52–53) note that "the Kumeyaay and Luiseño both revere a site [possibly *Sinyau-Pichkara*] near present-day Rancho Bernardo," indicating that the boundary between these two peoples has likely varied over time.

In addition, in proximity to the project area, in Felicita County Park (approximately 0.7 mile to the south of the project area), along a small, possibly spring-fed tributary drainage of the San Dieguito River, is a large archaeological site, CA-SDI-570, that, while not being associated by ethnologists and ethnohistorians as the location of a particular named village, has been documented by numerous archaeologists over several decades to contain a substantial quantity of Late Prehistoric period artifacts, indicating that a possibly substantial village was located here in Late Prehistoric times. In recent times, Native Americans, representing both Luiseño and Kumeyaay groups have indicated an affiliation with this site.

2.2.3 Historical Background

2.2.3.1 Spanish Period

During the mid-eighteenth century, Spain escalated its involvement in California from exploration to colonization (Weber 1992). In 1769, a Spanish expedition headed by Gaspar de Portolá and Junípero Serra traveled north from San Diego, seeking suitable locations to establish military presidios and religious missions in order to extend the Spanish Empire into Alta California. The Presidio of San Diego and Mission San Diego de Alcalá were established in 1769, followed by the Presidio of Monterey and Mission San Carlos Borromeo de Carmelo in 1770 in northern California. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Agriculture and animal husbandry were the main pursuits of the missions.

Missions San Juan Capistrano and San Luis Rey de Francia, established in 1776 and 1798, respectively, claimed a large part of northern San Diego and southwestern Riverside counties. On the coast, the Luiseño and the Kumeyaay people were moved into the mission environment, where living conditions and diseases promoted the decline of the native populations (Bean and Shipek 1978). However, throughout the Spanish Period, the influence of the Spanish progressively spread further from the coast and into the inland areas of southern California as the missions extended their influence into the surrounding regions and used the lands for grazing cattle and other animals. In the 1810s, ranchos and mission outposts, called asistencias, were established relatively near the project area, increasing the amount of Spanish contact in the inland region. An asistencia was established in Pala in 1816 and in Santa Ysabel in 1818.

2.2.3.2 Mexican Period

Mexico, including Alta California, gained its independence from Spain in 1821, but Spanish culture and influence remained as the missions continued to operate as they had in the past, and laws governing the distribution of land were also retained for a period of time. Following the secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society transitioning from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities.

The project area is situated within the boundary of Rancho San Bernardo, which was granted to Don Jose Snook in 1842 by Governor Juan B. Alvarado (Hoffman 1862). The 17,763-acre grant encompassed what is now Rancho Bernardo, 4S Ranch, the San Pasqual Valley, and Lake Hodges. Farming and ranching were the staple activities occurring within the Rancho during the Mexican Period; Snook stocked the ranch with large herds of cattle, sheep, horses, mules, and oxen (Rancho Bernardo Historical Society n.d.).

These ranches put new pressures on California's native populations, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay, who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2018; Farris 1994).

2.2.3.3 American Period

American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors, including the discovery of gold in the state in 1848, the end of the Civil War, the availability of free land through the passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions, and greatly increased the rate of population decline among Native American communities.

While the American system required that the newly acquired land be surveyed prior to settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who

were granted ownership of ranchos by the Mexican government. The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued from 1876 to 1893.

In 1848, Snook died, leaving his widow Maria a life estate in the rancho; his brother, John, took ownership of the rancho. John Snook died in 1852, and Maria died in 1864. The ownership of the rancho was passed to relatives in England, who sold it in 1867 to Thomas Fox, who represented James McCoy (Rancho Bernardo Historical Society n.d.). As required by the Land Act of 1851, a claim for Rancho San Bernardo was filed with the Public Land Commission in 1852, and the rancho was later patented to Maria in 1874 (Willey 1886).

2.2.3.4 The City of Escondido

Escondido was incorporated as a city in 1888, with 249 residents (Walter 2010). Offering free land to anyone who would build a church or school, the community soon had an elementary school, a large seminary built by the University of Southern California, and several churches. The Escondido Land & Town Company also sponsored the creation of a local newspaper, which was primarily used as an advertising tool targeting mid-western farmers in Escondido (Escondido History Center 2019). As the community grew, a formal cemetery was needed, and Oak Hill Memorial Park (formerly called Oak Hill Cemetery) was established in 1889.

The Escondido region saw little change but continued as a major citrus-producing area in San Diego County until the 1950s (Van Wormer 2005). Citrus and grapes remained the main crops, with avocado orchards appearing in the 1920s. Most residential development through the end of the nineteenth century consisted of “mini farms,” with the early commercial downtown area growing along Grand Avenue. Early twentieth-century residential neighborhoods were concentrated south of Grand Avenue and can be seen in today’s Old Escondido Historic District. The mid-1940s saw the peak of the citrus harvest, and the population reached approximately 5,000 by this time (City of Escondido n.d.).

Highway 395 was completed through the City in the 1950s, linking Escondido to San Diego. With convenient access to San Diego established, population and development in the region boomed, and many citrus groves became housing subdivisions (Escondido History Center 2019). The citrus industry continued to decline in the 1960s, with an increasing number of citrus groves being converted to avocado groves, housing subdivisions, or commercial and civic development. The population of the City increased dramatically over the following decades, with more than 16,000 residents present by 1960, and more than 36,000 residents present by 1970 (Escondido History Center 2019). During this time, Escondido Boulevard became a commercial strip, with strip malls and large shopping centers prevailing farther out (City of Escondido n.d.).

3.0 METHODS

HELIX obtained a records search from the South Coastal Information Center (SCIC) at San Diego State University for an almost adjacent project area in May 2022. For the Alexan Escondido project, HELIX reviewed that data and obtained updated records search information from SCIC on June 26, 2023. The records search covered a one-mile radius around the project area and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the California Historical Resources and the state Office of Historic Preservation historic properties directories, and Local Register, was also conducted. The records search maps are

included as Appendix A (confidential, bound separately) to this report. Historic maps and aerial photographs were reviewed to assess the potential for historic archaeological resources to be present.

HELIX contacted the Native American Heritage Commission (NAHC) on June 8, 2023, for a Sacred Lands File search and a list of Native American contacts. Letters were sent on July 6, 2023 to the tribal contacts provided by the NAHC. Native American correspondence is included as Appendix B (confidential, bound separately) to this report.

A pedestrian field survey of the project site was conducted by HELIX archaeologist James Turner and Native American monitor Logovi'i Sialoi from Saving Sacred Sites (Luiseño) on June 14, 2023. The project area was surveyed in parallel transects spaced five meters apart where the terrain and vegetation allowed.

4.0 RESULTS

4.1 RECORDS SEARCH

4.1.1 Previous Surveys

The records search results identified 68 previous cultural resource studies within the record search limits, 16 of which are within one half-mile of the project area (Table 1, *Previous Studies within One Half-Mile of the Project Area*). Two studies overlap the project site; both are draft Environmental Impact Reports (EIR) for water treatment or distribution projects. Neither of these reports appear to include a field survey of the project area.

Table 1
PREVIOUSLY STUDIES WITHIN ONE HALF-MILE OF THE PROJECT SITE

Report No. (SD-)	Report Title	Author, Date
00769	An Archaeological Survey of the Bernardo Terrace-Bochard Properties, City of Escondido	Chace, 1984
00775	Cultural resources survey for GPA-87-01 Sub-Item 1, Escondido, California	Cheever and Gallegos, 1987
03613	An Archaeological and Historical Survey and Evaluation Assessment for the Miller Avenue Project	Clifford and Pierson, 1998
04526	State Route 78 Interchange Improvements at Los Posas Road and San Marcos Boulevard	Casen and Saunders, 1992
07442	Cultural Resource Assessment: Cingular Wireless Facility no. 542-01, San Diego County, California	Duke, 2001
08588*	Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility	City of Escondido, 1980
08596*	Appendices – Reclaimed Water Distribution System Project: Draft Environmental Impact Report	Keller Environmental Associates, Inc., 1992
08999	Archaeological Survey Report of the Citricado Professional Center, Escondido, California	Pallette, 2004

Report No. (SD-)	Report Title	Author, Date
10211	Results of Archaeological Testing at CA-SDI-12525/H on Bedelt/Jennings Property Project Site Tentative Tract 931 APN 233-360-68 in Unincorporated San Diego County, California	Underbrink, 2006
10212	Archaeological Survey Of Tentative Tract 931, APN: 233-360-68 Located in the City of Escondido and the County of San Diego, California	Underbrink, 2006
10354	Cultural Resources Survey for the Edgehill Estates Project, Escondido, San Diego County, California	Clifford and Hunt, 2006
10808	Ferrara Winery, 1120 W. 15th Avenue, Escondido, California 92025	Various, n.d.
14348	Cultural Resources Survey and Evaluation Program for the Oak Creek Project, City of Escondido, California	Stropes and Smith, 2013
15287	Phase I Cultural Resource Survey for the Hotel Felicita Project City of Escondido, California	Smith and Kraft, 2014
19049	Letter Report: eTS 42366.02 - Cultural Resources Monitoring Report for the Oak Creek 20c; Phase 2 Project, City of Escondido, California	Johnston, 2020
19691	Letter Report: eTS 42366.03 - Cultural Resources Monitoring Report for Oak Creek 20c; Phase 3, Miller Avenue, Escondido, San Diego County, California	Wolfe, 2021

* Noted by SCIC as overlapping project area

4.1.2 Previously Recorded Resources

The SCIC has a record of 43 previously recorded cultural resources within a one-mile radius of the project, but none have been recorded within or adjacent to the project area (Table 2, *Previously Recorded Resources within One Mile of the Project Area*). Eight of the previously recorded resources are prehistoric sites consisting of bedrock milling features and artifact scatters (P-37-000321, -000569, -004659, -008330, -008463, -009868, -016548, and -030861). One previously recorded resource is a prehistoric isolate consisting of one flake and one core (P-37-039115). Two resources are multi-component sites with prehistoric artifact scatters and historic structures or structure foundations (P-37-000570 and -012525). Three resources are historic sites consisting of a rock and concrete bridge (P-37-012526), a ranch complex (P-37-012536), and a trash scatter (P-37-016547). One is the historic Highway 395 (P-37-033557). The remaining 28 resources are historic buildings, mostly single-family homes dating from the 1890s to the 1950s.

Table 1
PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE OF THE PROJECT AREA

Primary Number (P-37-##)	Trinomial (CA-SDI-#)	Age and Resource Present	Description	Recorder, Date
000321	321	Prehistoric Site	Artifact scatter	True, n.d.
000569	569	Prehistoric Site	Artifact scatter	True, n.d.

Primary Number (P-37-##)	Trinomial (CA-SDI-#)	Age and Resource Present	Description	Recorder, Date
000570	570	Multi-component Site	Large prehistoric village site with associated artifact scatters; historic component consists of several structures	True, n.d.; Thesken, 1976; Thesken, 1983; Joyner 1990; de Barros, 2001; Pigniolo and Kwiatkowski, 2006; Donaldson, 2008; Stropes, 2010; Cooley, 2015; AECOM, 2018; Wolfe, 2020
004659	4659	Prehistoric Site	Milling features and associated artifacts	Hatley and Price, 1976
008330	8330	Prehistoric Site	Artifact scatter	Laylander, 1980
008463	8463	Prehistoric Site	Artifact scatter	Laylander, 1981; Brian F. Smith and Associates, 1999
009868	9868	Prehistoric Site	Milling features	Fink, 1984
012525	12525	Multi-component Site	Milling features, prehistoric artifact scatter, and a structure foundation	James et al., 1991
012526	12526H	Historic Site	Rock and concrete bridges	James et al., 1991
012536	12536H	Historic Site	Ranch or house complex	James et al., 1991
012544	12544H	Historic Site	Trash scatter	James and Glenn, 1991
016547	---	Historic Building	Farmhouse, well, and outbuildings	Pierson, 1998
016548	14955	Prehistoric Site	Milling feature	Clifford, 1998
018676	---	Historic Building	A single-family home built in 1930	Marsh, 1983
018677	---	Historic Building	A single-family home built in 1920	Marsh, 1983
019312	---	Historic Building	A single-family home built in 1905	Marsh, 1983
019313	---	Historic Building	A single-family home built in 1925	Marsh, 1983
019314	---	Historic Building	A single-family home built in 1940	Marsh, 1983
019315	---	Historic Building	A single-family home built in 1939	Marsh, 1983
019319	---	Historic Building	A single-family home built in 1920	Marsh, 1983; Kung, 2017
019320	---	Historic Building	A single-family home built in 1925	Marsh, 1983
019321	---	Historic Building	A single-family home built in 1933	Marsh, 1983
019322	---	Historic Building	A single-family home built in 1928	Marsh, 1983
019323	---	Historic Building	A single-family home built in 1915	Marsh, 1983
019324	---	Historic Building	A single-family home built in 1910	Marsh, 1983

Primary Number (P-37-##)	Trinomial (CA-SDI-#)	Age and Resource Present	Description	Recorder, Date
019325	---	Historic Building	A single-family home built in 1915	Marsh, 1983
019326	---	Historic Building	A single-family home built in 1910	Marsh, 1983
019355	---	Historic Building	A single-family home built in 1926	Marsh, 1983
019664	---	Historic Building	A single-family home built in 1915	Marsh, 1983
019665	---	Historic Building	A single-family home built in 1895	Marsh, 1983
019667	---	Historic Building	A single-family home built in 1915	Marsh, 1983
019668	---	Historic Building	A single-family home built in 1915	Marsh, 1983
019669	---	Historic Building	A single-family home built in 1920	Marsh, 1983
026765	---	Historic Building	A single-family home built in the 1950s	Davidson, 2005
026765	---	Historic Building	A single-family home built in 1949	Davidson, 2005
026767	---	Historic Building	A single-family home built in 1947	Davidson, 2005
026768	---	Historic Building	A single-story motel built in 1950	Davidson, 2005
030861	19600	Prehistoric Site	Bedrock milling feature and artifact scatter	Williams et al., 2009
033557	---	Historic Road	Historic Highway 395	Tift, 2013; Manchen and DeCarlo, 2015; Chasteene, 2017; Foglia and Keckeisen, 2017; Stringer-Bowsher, 2018
039112	---	Historic Building	A single-story commercial building built in 1947	McCausland, 2020
039113	---	Historic Building	A single-family home built in 1947	McCausland, 2020
039114	---	Historic Building	A welding shop, a shed, and a dwelling, all built in between 1930-1950	McCausland, 2020
039115	---	Prehistoric isolate	Isolated flake and core	Roy and Castañeda, 2020

4.2 OTHER ARCHIVAL RESEARCH

HELIX consulted various additional archival sources, including historic topographic maps and aerial imagery. These include aerials from 1947, 1953, 1964, 1967, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 1994, and 2000 (NETR Online 2023) and several historic USGS topographic maps, including the 1893 and 1901 Escondido

(1:62,500), 1901 San Luis Rey (1:125,000), the 1948, 1968, 1975, and 1996 Escondido (1:24,000) topographic maps (USGS n.d.). The purpose of this research was to identify historic structures and land use in the area and to determine the level of modern development on the project site.

Historic aerial photographs show the project area covered in a grove and housing a small structure from 1947 until 1967. By 1980, the area appears to have been graded, and the existing church and surrounding parking lot are located in the northeastern quarter of the project area. The surrounding area begins as plowed farmland and develops residential and infrastructure beginning in the 1960s.

The town site of Escondido is recorded northeast of the project area on the 1893 and 1901 Escondido 1:62,500 topographic map and the 1901 San Luis Rey 1:125,000 topographic map. The 1948 USGS 7.5' Escondido map shows Felicita Avenue and Brotherton Road bordering the project area and a small structure on-site—this building is also shown on the 1947 aerial. Highway 395 is recorded to the west of the project area on both the 1948 and 1949 topographic maps and is visible on the 1953, 1964, and 1967 historic aerials (NETR Online 2023 and USGS n.d.). In general, the increase in residential and infrastructure development surrounding the project area is visible throughout the aerial photographs from 1947, 1953, 1964, 1967, 1984, and 1994 (NETR Online 2023). The earliest photographs show the project area as lying within an orchard and housing; first, a small structure and then the church building.

4.3 NATIVE AMERICAN CONTACT PROGRAM

HELIX contacted the NAHC on June 8, 2023, for a Sacred Lands File search and a list of Native American contacts for the project area. The response received from the NAHC on June 29, 2023, was positive for the presence of sacred lands within the project vicinity. HELIX sent letters on July 6, 2023 to the 31 tribal contacts listed by the NAHC for this project.

To date, three Native American outreach responses have been received. The Campo Band of Mission Indians (Campo) stated that they would like to engage in formal consultation. The Rincon Band of Luiseño Indians (Rincon) stated that they had no cultural resource information to share and, therefore, have no comments. The San Luis Rey Band of Mission Indians (San Luis Rey) stated that they have intimate knowledge of the project vicinity and requested a meeting to discuss. HELIX project manager Nikki Falvey and San Luis Rey Secretary of Government Relations Carmen Mojado met on July 27, 2023 to discuss the project further. Ms. Mojado attested to the cultural sensitivity of the area and requested additional project information. She also requested Native American monitoring during ground-disturbing construction activities and to engage in formal AB-52 consultation with the City of Escondido. If additional responses are received, HELIX will forward them to the City. Native American correspondence is included as Appendix B (confidential, bound separately).

4.4 FIELD SURVEY

During the archaeological field survey in June 2023, most of the property was covered by dense non-native grasses and mulch, leaving a small amount of ground visible for inspection (Plates 1 to 4). A drainage ran south from Brotherton through the center of the project area; this area was covered with dense vegetation, and visibility was nonexistent (Plates 1 and 2). A dirt trail ran north-south through the western portion of the area; this area had good visibility, ranging from 40 to 75 percent. Additionally, the southern portion of the project area sloped to the east and was covered with chest-high grasses; visibility was very poor (0 to 5 percent) in this area (Plates 3). Rodent burrows were present throughout and were checked for the presence of cultural resources.

The existing church and parking lot were located on ground that appeared to have been built up approximately 10 to 15 feet. The slopes appeared to have been landscaped and were covered with bark and mulch (Plate 4). Additionally, the area just west of the slope and church entrance appeared to have been cleared; several large logs were placed adjacent to the slope, as if they were being utilized for marking out a parking area.

No cultural material was observed within the project area; however, as noted above, the visibility within the project area was poor, and most of the ground surface was not visible.

Plate 1. Overview of project area from northernmost corner, view to the southeast.

Plate 2. Overview of project area from the northernmost corner, view to the south.

Plate 3. Overview of grasses within southern portion of project area, view to the west.

Plate 4. Overview of northernmost corner of project area from existing parking lot, view to the north.

5.0 SUMMARY AND MANAGEMENT RECOMMENDATIONS

A study was undertaken to identify cultural resources present in the Alexan Escondido Project area and to determine the effects of the project on historical resources per CEQA and historic properties per the NHPA. The cultural resources survey did not identify any cultural resources within the project area;

therefore, no impacts to cultural resources are anticipated, although it must be noted the ground visibility was poor during the field survey.

5.1 MANAGEMENT RECOMMENDATIONS

Based on the results of the current study, no impacts to historic properties or historical resources have been identified for the Alexan Escondido Project. However, ground visibility was poor over most of the project area at the time of the field survey; thus, resources may be present that could not be observed. In addition, the Sacred Lands File search was positive for cultural resources in the vicinity, and the Campo Band of Mission Indians requested consultation.

Based on these factors, it is recommended that an archaeological and Native American monitoring program be implemented for ground-disturbing activities for the project. The monitoring program would include attendance by the archaeologist and Native American monitors representing both Kumeyaay and Luiseño tribes at a pre-construction meeting with the grading contractor and the presence of archaeological and Native American monitors during ground-disturbing activities on site. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Monitoring Tribes, the applicant, and the City of Escondido staff to develop and implement appropriate avoidance, treatment, or mitigation measures.

In the event that human remains are discovered, the County Medical Examiner shall be contacted. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and PRC §5097.98 shall be followed.

Should the project limits change to incorporate new areas of proposed disturbance, an archaeological survey of these areas will be required.

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