

March 22, 2023

Dylan Bird
Escondido North, LLC.
30200 Rancho Viejo Road, Suite B
San Juan Capistrano, CA 92675

Subject: Cultural and Paleontological Resources Assessment for APN 224-142-01 and 224-130-10, City of Escondido, California (DUKE CRM Project No. C-0127)

Dear Mr. Bird:

DUKE CRM was retained by Escondido North, LLC to conduct a cultural and paleontological resources assessment for APN-224-142-01 and 224-130-10 (the study area), located in the City of Escondido (City), San Diego County, California. The study area contains approximately 9.2-acres of land, straddling Ash Street (east and west of) between Stanley Avenue on the north and Lehner Avenue on the south. Specifically, the proposed project is depicted on the United States Geological Survey (USGS) *Valley Center, California* 7.5-minute topographic quadrangle, in an unsectioned area of Township 12 South; Range 2 West (projected Section 3). See project maps in Attachment 1 of this letter. The cultural and paleontological resources assessments described and summarized in this letter report places the project in compliance with the pertinent sections of the California Environmental Quality Act (CEQA) Public Resources Code and the City of Escondido Municipal Code.

PROJECT DESCRIPTION

The project has already constructed 16 single-family detached residences on the approximately 4.2-acre site northeast of Ash Street (APN 224-142-01) and proposes an additional 20 single-family detached residences on approximately five (5) acres southwest of Ash Street (APN 224-130-10). The 5 acres southwest of Ash Street is currently vacant. The project site is designated under City of Escondido R-1-10 zoning standards (Single-Family Residential – 10,000 square feet minimum lot size). The project site slopes uphill from Lehner Avenue to the northwest boundary of the property west of Stanley Avenue. See photographs in Attachment 2.

METHODS

Records searches were obtained from the South Coastal Information Center (SCIC) at San Diego State University (SDSU) and at the Department of Paleontology at the San Diego Natural History Museum. DUKE CRM also consulted Section 4.5 (Cultural and Paleontological Resources) of the City of Escondido General Plan, Downtown Specific Plan and Climate Action Plan EIR (2012).

Following the records searches, an intensive-level field survey was conducted over the study area. The entire property was walked in order to identify any previously unknown cultural resources.

RESULTS

Research

Information from the SCIC indicated that 23 previous cultural resources investigations have been conducted within ½ mile of the project and that one study included the current project boundaries (Kyle 2006). In 2006, Kyle surveyed three parcels to the east of the current parcel, between the current parcel and Conway Drive.

She did not identify any cultural resources on the current project. She recommended that no additional work be conducted. The SCIC identified seven previously recorded cultural resources within ½ mile of the project, as described below.

- CA-SDI-1050, the closest of these resources, is a Pauma Complex site with scattered chipping waste and 5 manos, but no midden, approximately 500 feet from the NE corner of the project, on the top of the hill across Stanley Avenue. The site was originally recorded by Del True in 1962. In addition to noting the lack of a midden deposit he recommended that no recheck or further work was necessary. This site has been destroyed.
- CA-SDI-1049, a lightly scattered temporary campsite with a sub-surface component.
- CA-SDI-1057, a San Luis Rey I-II village, with possible Pauma Complex materials added.
- CA-SDI-1058, a Pauma Complex village with no midden.
- CA-SDI-1245, a milling station with a midden, remains of an adobe house, and another historic house; and
- CA-SDI-15357, a large bedrock outcrop with milling features.

None of these resources were previously recorded in the study area. A map of historic roads (1769-1885 in San Diego County) shows a northwest to southeast trending trail that also marks the route of the San Diego Aqueduct in later maps that is approximately 750 feet northeast of the project. This same trail is shown on the San Diego County Map of 1872.

Published geological maps (Kennedy and Tan 2005) describe the underlying geology as Mesozoic-age metamorphic rocks. Site records housed in the Department of Paleontology at the San Diego Natural History Museum indicate that no fossil localities occur within the vicinity of the project site, and the nearest fossil locality is approximately 10 miles to the west. The paucity of fossil localities is mostly due to the abundance of Mesozoic-age igneous and metamorphic rocks in the vicinity of the project. These rock types have zero paleontological sensitivity because the high temperatures and/or pressures they form at are not conducive to fossil preservation.

Additional Research

Ethnohistory

The Project area is located in a transitional area of the Luiseño Indians and the Kumeyaay Indians. The Luiseño homeland is present-day Orange and northern San Diego counties, the region south of the Aliso Creek drainage, east into the Santa Ana Mountains and the Temecula Valley, west of the Palomar Mountains and the San Marcos Valley, and south along the coast to the San Marcos Creek drainage (Kroeber 1976; Strong 1987). The Kumeyaay territory is bound by the San Luis River to the north, the Sand Hills in Imperial County to the east, Todo Santos Bay in Ensenada, Mexico to the south, and the Pacific Ocean to the west (Luomala 1978). According to Lowell and Shipek (1978), Kroeber (1976), Luomala (1978), and Strong (1987), there are no known ethnographic village sites within or near the Project area. With the exception of the recorded cultural resources from the SCIC above, there is no evidence that there are known village site or archaeological resources within the Project.

History

The history of the Project area is reflected in the available historical documents, maps, and aerial imagery. One land patent was issued for the Project area, assigned to Juan Bautista Alvarado heirs as part of *Rincon Del Diablo* in 1851 (BLM GLO 2023). Additional research shows that the Project area within the 1942 Rincon Rancho map (calisphere.org; accessed March 22, 2023). The earliest imagery is from 1953 shows vast agricultural fields (UCSB Framefinder 2023). When looking at historical aerials, agricultural fields began to be

replaced with small residential communities by 1963 (UCSB Framefinder 2023). Development has continued to steadily increase since.

Field Survey

The field survey was conducted by Dr. Frederick W. Lange on September 19, 2013 and Curt Duke, M.A. RPA on August 13, 2022. The property is highly disturbed by the corrals and related residences and barns of a small horse ranch. At the time of the survey 75-80% of the property was covered by various elements of the contemporary horse ranch. Visibility was moderate, at approximately 50% (Figure 2, Attachment 2).

FINDINGS AND CONCLUSIONS

A cultural and paleontological resources assessment was conducted of APN-224-142-01 and 224-130-10-00. Our research and field survey indicate a low sensitivity for cultural resources and a low sensitivity for paleontological resources in the project.

Under CEQA a finding of no impact to cultural resources and no impact to paleontological resources is appropriate. Therefore, no recommendations are made for further investigation on the subject property. If cultural resources are discovered during the construction phase of the project a qualified archaeologist shall be retained to assess the nature and significance of the find.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Thank you for contacting DUKE CRM on this project. If you have any questions or comments, you can contact me at (949) 356-6660 or by e-mail at curt@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



Dr. Frederick W. Lange, PhD/RPA
Senior Archaeologist



Curt Duke, M.A., RPA
President/Archaeologist

Attachments

1. Project Maps
2. Project Photographs
3. SCIC Letter
4. SDNHM Letter

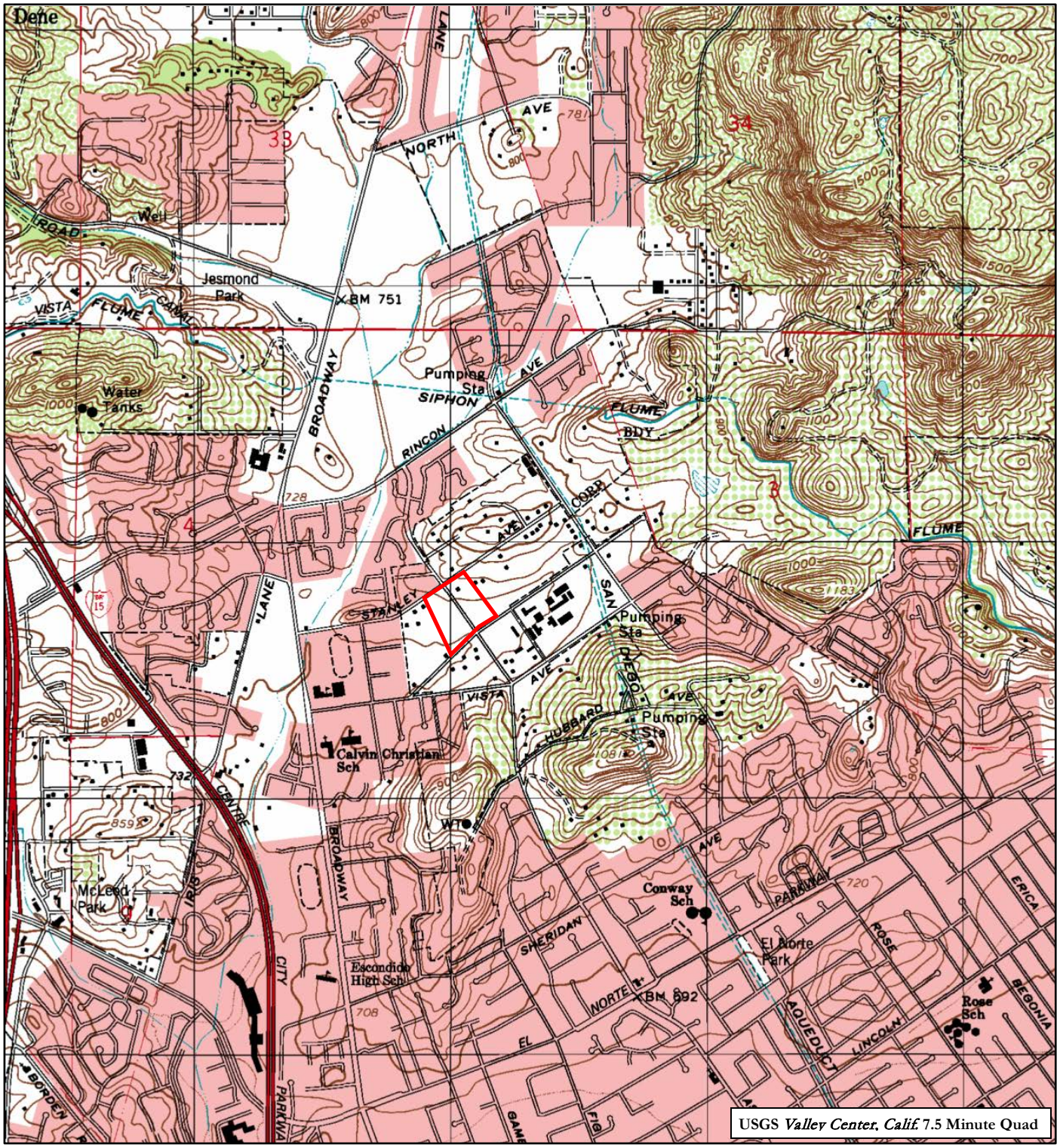
REFERENCES

- Lowell, John Bean and Florence C. Shipek
1978 *Luiseno* in Handbook of North American Indians. Volume 8, Smithsonian Institution, Washington.
- Calisphere
2023 *San Diego County, Rancho Rincon*. Electronic Mexican Period sketch map, <https://calisphere.org/item/ark:/13030/k6vq37z0/>, accessed March 22, 2023.
- City of Escondido
2012 Escondido General Plan, Downtown Specific Plan, and Climate Action Plan EIR.
- Deméré, T.A. and S.L. Walsh
1993 Paleontological Resources, County of San Diego. Prepared for the San Diego Planning Commission 1-68.
- Luomala, Katharine
1978 *Tipai-Ipai* in Handbook of North American Indians. Volume 8, Smithsonian Institution, Washington.
- Kennedy, M.P. and Tan, S.S.
2005 Geologic map of the Oceanside 30' x 60' quadrangle, California: A digital database: California Geological Survey, Preliminary Geologic Maps, scale 1:100,000.
- Kroeber, Alfred L.
1976 *Handbook of the Indians of California*. Reprinted. Dover Publications, Inc. New York. Originally published 1925, Bulletin No. 78, Bureau of American Ethnology, Smithsonian Institution, Washington, DC.
- Kyle Consulting
2006 Cultural Resource Survey for Approximately 13 Acres Located in the City of Escondido, California. San Diego State University, SCIC (NADB#06-322).
- Strong, William Duncan
1987 *Aboriginal Society in Southern California*. Malki Museum Press, Morongo Indian Reservation, Banning, California
- USCB FrameFinder
2023 Historic Aerials. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/

Attachment 1

Maps

- 1- USGS 7.5' Quadrangle
- 2- Street and Aerial Map



USGS Valley Center, Calif. 7.5 Minute Quad

Figure 2: Street and Aerial Map Project:
 APN-224-142-01 & 224-130-10-00

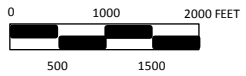




Figure 2: Street and Aerial Map Project:
APN-224-142-01 & 224-130-10-00



Attachment 2
Photographs



Figure 1: Overview of project site northeast of Ash Street (9/19/13). View to northwest.



Figure 1: Overview of project site southwest of Ash Street (8/13/22). View to southwest.

Attachment 3
SCIC Letter



South Coastal Information Center
4283 El Cajon Blvd., Suite 250
San Diego, CA 92105
Office: (619) 594-5682
Fax: (619) 594-4483
www.scic.org
nick@scic.org

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: DUKE CULTURAL RESOURCES MANAGEMENT, LLC

Company Representative: Frederick W. Lange, PhD., RPA

Date Processed: 9/11/2013

Project Identification: 3 Tracts Escondido

Search Radius: 1/2 mile

Historical Resources: NJD

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: NJD

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: NJD

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: NJD

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements	
RSID:	0
RUSH:	no
Hours:	1
Spatial Features:	34
Address-Mapped Shapes:	no
Digital Database Records:	0
Quads:	1
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	81

Attachment 4
SDNHM Letter



SAN DIEGO NATURAL HISTORY MUSEUM
BALBOA PARK - SAN DIEGO SOCIETY OF NATURAL HISTORY - ESTABLISHED 1874

11 September 2013

Dr. Frederick W. Lange
Duke Cultural Resources Management, LLC
22 Socorro
Rancho Santa Margarita, CA 92688

RE: Paleontological Record Search – 3 Tracts Escondido Project

Dear Dr. Lange:

This letter summarizes the results of a review of the paleontological locality and specimen records held in the Department of Paleontology at the San Diego Natural History Museum (SDNHM) for the 3 Tracts Escondido project. The project area encompasses three sites located in the City of Escondido, San Diego County, California. Specifically, the project area is bound to the north by Stanley Avenue, to the south by Vista Avenue, to the west by North Broadway, and to the East by Ash Street.

Published geological maps (Kennedy and Tan, 2005) describe the underlying geology of the three sites within the 3 Tracts Escondido project area. The two eastern sites are underlain by Mesozoic-age metamorphic rocks, and the southwestern site is underlain by Mesozoic aged-metamorphic rocks in the north, and Late to Middle Pleistocene-age older alluvial flood plain deposits in the south. Site records housed in the Department of Paleontology at the San Diego Natural History Museum indicate that no fossil localities occur within the vicinity of the project site, and the nearest fossil locality is approximately 10 miles to the west. The paucity of fossil localities is mostly due to the abundance of Mesozoic-age igneous and metamorphic rocks in the vicinity of the 3 Tracts Escondido project area. These rock types have zero paleontological sensitivity because the high temperatures and/or pressures they form at are not conducive to fossil preservation.

The sedimentary origin of the old alluvial flood plain deposits located in the southwestern portion of this project area suggests the potential for paleontological resources (e.g., fossil material). Though no known SDNHM fossil collecting localities are known within a one mile radius of the project area, scientifically significant fossils have been discovered in old alluvial flood plain deposits elsewhere in northern San Diego County, and have yielded remains of “Ice Age” terrestrial vertebrates (e.g., horses, proboscideans). Based on these fossil discoveries, Deméré and Walsh (1993) have assigned the old alluvial flood plain deposits a moderate paleontological sensitivity. The moderate sensitivity rating for the Pleistocene-age older alluvial river deposits would suggest the implementation of a standard paleontological avoidance program wherever these deposits occur (southern portion of the southwest site). The paleontological avoidance program should consist of excavation monitoring, fossil recovery, specimen preparation, and curation, and production of a final report. Implementation of such a program will avoid impacts of the project on paleontological resources.

The information contained within this paleontological record search should be considered private and is the sole property of the San Diego Natural History Museum. Any use or reprocessing of information contained within this document beyond the scope of the 3 Tracts Escondido project is prohibited.

If you have any questions concerning these findings please feel free to contact me at 619-255-0301 or sdonohue@sdnhm.org.

Sincerely,

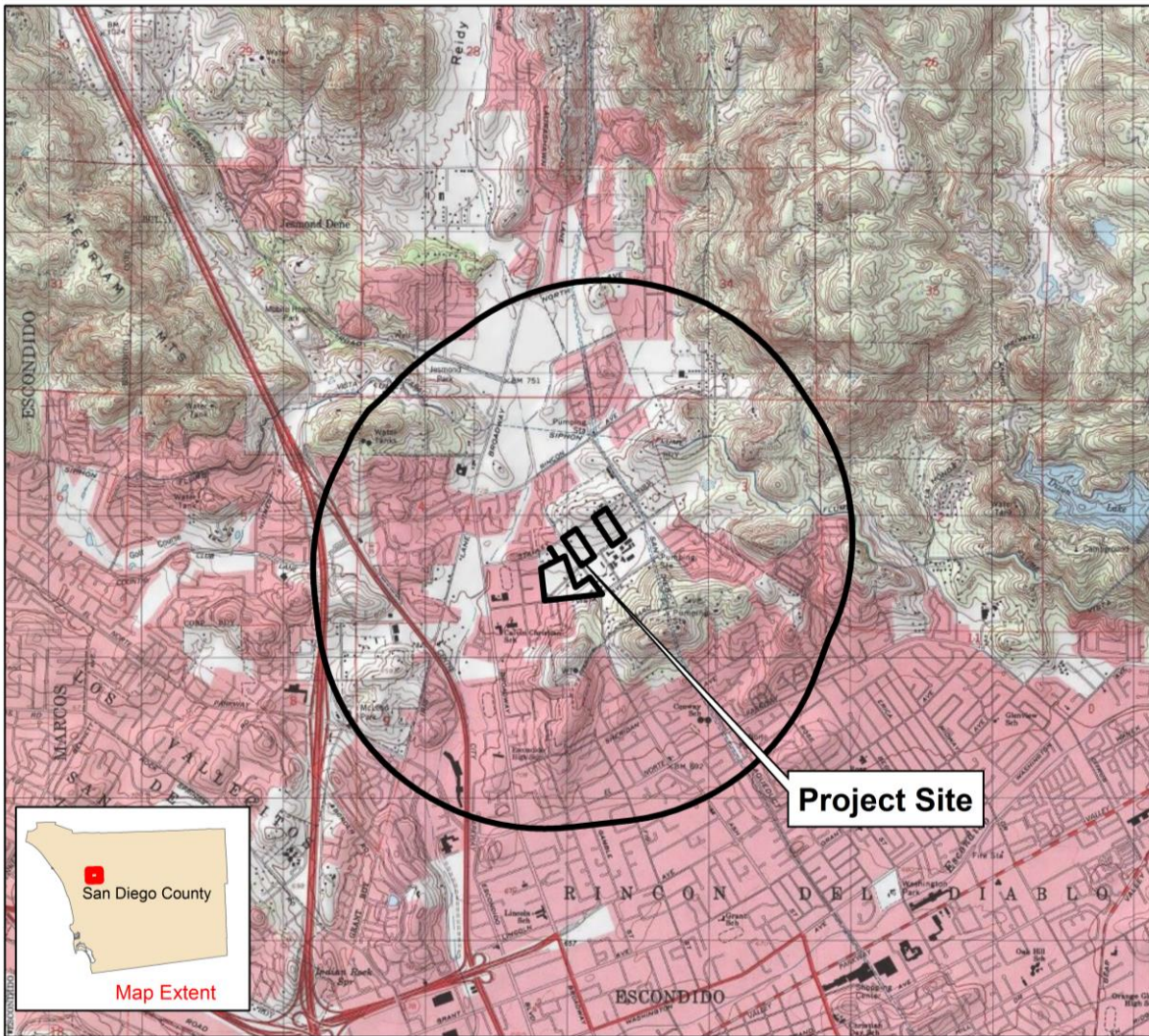
A handwritten signature in cursive script that reads "Shelly Donohue". The signature is written in black ink and is positioned below the word "Sincerely,".

Shelly Donohue
Report Writer
Department of PaleoServices

References Cited:

- Deméré, T.A. and S.L. Walsh. 1993. Paleontological Resources, County of San Diego. Prepared for the San Diego Planning Commission 1-68.
- Kennedy, M.P. and Tan, S.S. 2005. Geologic map of the Oceanside 30' x 60' quadrangle, California: A digital database: California Geological Survey, Preliminary Geologic Maps, scale 1:100000.

Figure 1:



No SDNHM fossil localities were discovered within one mile of the 3 Tract Escondido Project Site.
(Base map USGS Topographic Map of the Valley Center 7.5' Quadrangle, California).

