



March 29, 2022

Dylan Bird
Escondido North, LLC.
16 Santa Barbara Pl.
Laguna Niguel, CA 92677

Subject: UPDATED Cultural and Paleontological Resources Assessment for APNs 224-142-30, -31, -32, -33 (Lot F), City of Escondido, California (DUKE CRM Project No. C-0127)

Dear Mr. Bird:

DUKE CRM was retained by VCS Environmental, Inc. (VCS) to conduct a cultural and paleontological resources assessment for APNs 224-142-30, -31, -32, -33 (the study area, Lot F), located in the City of Escondido (City), San Diego County, California. The parcel is rectangle shaped and is bounded on the east by Conway Drive, on the north by Stanley Avenue, on the south by Lehner Avenue and on the west by the Lennar Pradera community. Lot F contains approximately 4.9-acres in Block 2 of the North Broadway/Tier 2 neighborhood in unincorporated (part of Rincon del Diablo) North Escondido, California. 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). 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 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 is flat to the south and slopes upward to the northwest to Stanley Avenue. Modern residences front on Conway Drive between Lehner Avenue and Stanley Avenue. The project is 60% covered by different types of sparse ground cover, and remnants of an orchard on the upper slope toward Stanley Avenue. At the time of the pedestrian survey the lower part of the parcel had a watermelon patch growing.

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. Parcel F has not been previously surveyed. 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 2,000 feet from the northwest 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;
- CA-SDI-15357, a large bedrock outcrop with milling features; and
- P-37-030889, a historic flume which is located approximately 1/3 mile north of the project. The flume was constructed in 1926.

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 2,500 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.

Field Survey

The field survey was conducted by Dr. Frederick W. Lange on September 19, 2013. Following changes to the Project area adding in APN 224-142-30, an additional field survey was conducted by Morgan Bender, M.A., RPA, Archaeologist at DUKE CRM on March 16, 2022. No cultural and/or paleontological resources were identified during either field survey. At the time of the survey 40% of the property had been cleared for contemporary domestic dwellings and 60% of the property was covered by the scattered remains of an orchard and sparse ground cover, including a watermelon patch on the lower level. Visibility was excellent in the 40% of the property and good in the 60% of the property (Attachment 2).

FINDINGS AND CONCLUSIONS

A cultural and paleontological resources assessment was conducted of Lot F/APNs 224-142-30,-31,-32,-33. No cultural and/or paleontological resources have been identified within or adjacent to the

project. Our research and field survey indicate a low sensitivity for cultural resources and a low sensitivity for paleontological resources in the project.

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) 303-0420 or by e-mail at curt@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



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

Attachments

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

REFERENCES

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.

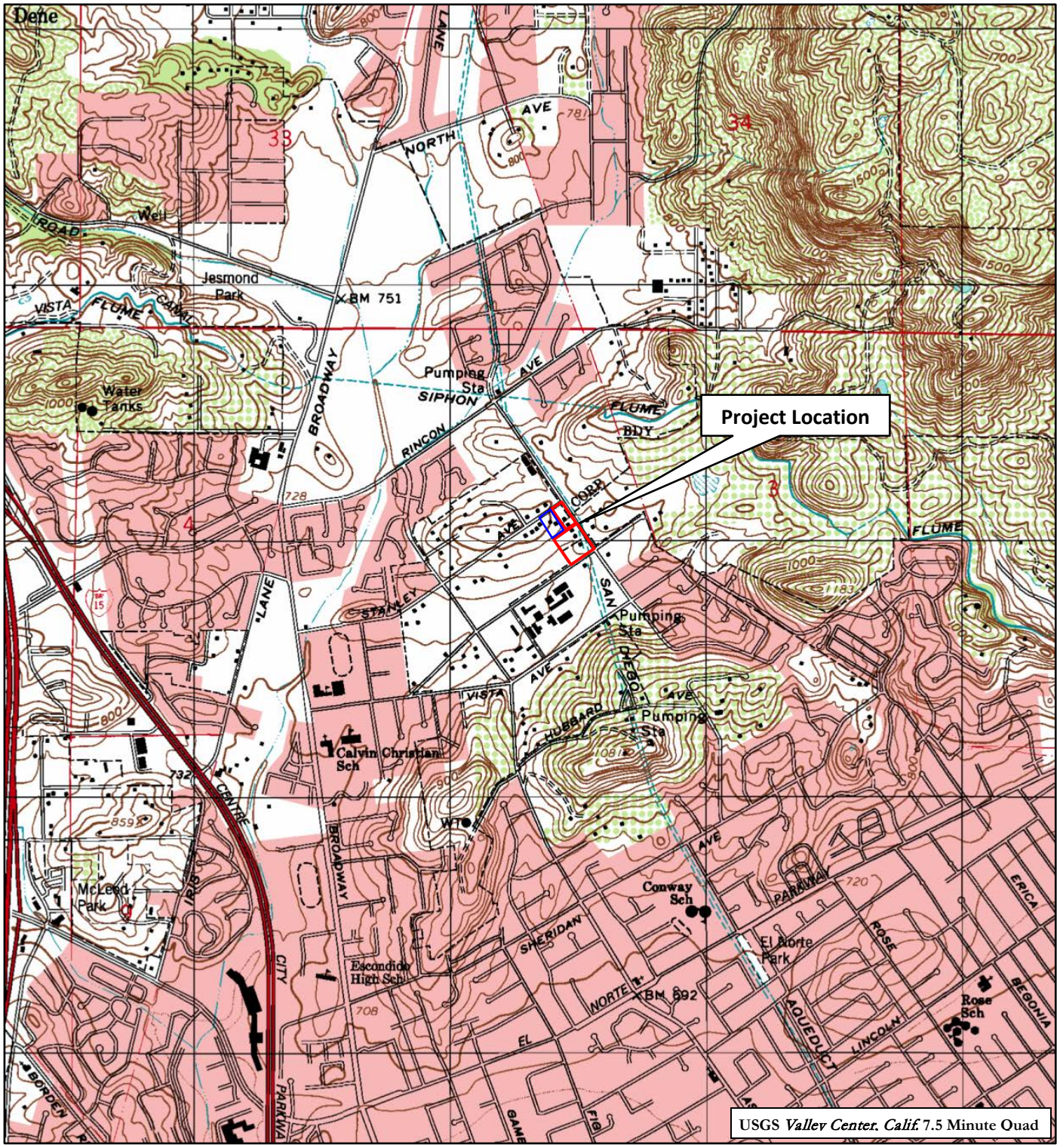
Kennedy, M.P. and Tan, S.S.

2005 Geologic map of the Oceanside 30' x 60' quadrangle, California: A digital database: California Geological Survey, Preliminary Geologic Maps, scale 1:100,000.

Attachment 1

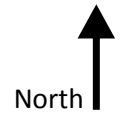
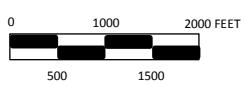
Maps

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



 New Project Area
 Original Project Area

Figure 1: Project Location Map Project:
 Lot F, APNs 224-142-30,-31,-32,-33





□ New Project Area

□ Original Project Area

Figure 2: Street and Aerial Map Project:
Lot F, APNs 224-142-30,-31,-32,-33



Attachment 2
Photographs



View west from southeast corner of property. Photo taken 9/19/2013.



View northwest from southeast corner of property. Photo taken 9/19/2013.



Overview of additional Project area. View to northeast. Photo taken 3/16/2022.



Overview of additional Project area. View to west. Photo taken 3/16/2022.

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 above the typed name.

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.