

Appendix E  
**Cultural Resources Assessment  
Report**



**Public Version**

# PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

Cultural Resources Assessment Report

Prepared for

County of San Diego Department of General Services  
5560 Overland Avenue, Suite 410  
San Diego, CA 92123

September 2023





## Public Version

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## Cultural Resources Assessment Report

**Prepared for:**

County of San Diego Department of General Services  
5560 Overland Avenue, Suite 410  
San Diego, CA 92123

September 2023

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**Project Location:**

Ramona and San Pasqual, (CA) USGS 7.5-minute Topographic  
Quads; Township 13 South, Range 1 East, Unsectioned

**Acreage:** Approx. 7.86 acres

**Assessor Parcel Numbers:** 281-182-17, 281-182-18

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# EXECUTIVE SUMMARY

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## Paseo Norte Senior Affordable Housing Project Cultural Resources Assessment Report

Environmental Science Associates (ESA) has been retained by the County of San Diego (County) Department of General Services to prepare a cultural resources assessment for the Paseo Norte Senior Affordable Housing Project (Project) in support of a Subsequent Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA). The Project would include the construction of a mixed-use development consisting of affordable senior residential housing, a senior center, a Program for All-Inclusive Care for the Elderly (PACE) Wellness Center, trail connectivity, and public park uses. The County is the lead agency pursuant to CEQA.

A records search for the Project was conducted on April 16, 2021, by staff at the California Historical Resources Information System (CHRIS) South Coastal Information Center (SCIC) housed at San Diego State University. The records search included a review of all recorded archaeological resources and historic architectural resources, and previous studies within the Project area and a 0.5-mile radius. The records search results indicate that 31 cultural resources studies have been conducted within a 0.5-mile radius of the Project area. Of the 31 previous studies, three (SD-10997, -11504, and -18569) have included approximately 75 percent of the Project area and yielded negative results. Although not on file at the SCIC, an additional study (Dorler et al., 2015) was identified and includes the entirety of the Project area.

The records search results indicate that 29 cultural resources have been previously recorded within a 0.5-mile radius of the Project area. Of the 29 cultural resources, one is a prehistoric archaeological site consisting of bedrock milling features and midden soil (P-37-013179), one is a historic district (P-37-012268 [Ramona Historic District]), and 27 are historic architectural resources largely consisting of single-family residences. None of these previously recorded resources are located within or immediately adjacent to (within 100 feet of) the Project area. Although not on file at the SCIC, one resource was documented as part of Dorler et al.'s (2015) study. This resource known as RICC-Temp-01 is a historic-period archaeological site located in close proximity to the Project area. This resource has been previously evaluated and recommended ineligible for listing in the California Register of Historical Resources (California Register) or local register, and, therefore, does not qualify as a historical resource.

The California Native American Heritage Commission (NAHC) maintains the confidential Sacred Lands File (SLF), which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on April 14, 2021, to request a search of the SLF. The NAHC responded to the request in a letter dated April 29, 2021. The results of the

SLF search conducted by the NAHC were positive. The NAHC did not provide additional details regarding the positive results of the search but recommended the San Pasqual Band of Diegueno Mission Indians be contacted.

A desktop review was undertaken to assess the potential for buried archaeological deposits within the Project area. Available materials reviewed include geological maps and the Natural Resources Conservation Service (NRCS). Based on geologic mapping, the Project is predominantly underlain by the Cretaceous-age Japatul Valley Tonalite, with late Holocene age river wash deposits being mapped along the Project's northern portion, which overlaps the Santa Maria Creek channel. The Japatul Valley Tonalite is a bedrock unit that has no potential to contain subsurface archaeological resources. Furthermore, the portion of the Project area where this unit is mapped has been previously subject to grading, which would have likely destroyed any surface manifestations of archaeological resources. The portion of the Project within the Santa Maria Creek Channel is quite active having been subject to reworking and deposition as a result of seasonal flooding. Depending on the severity of flooding, rates of erosion and deposition would vary over time; however, given the active nature of the creek's landform, subsurface archaeological deposits are unlikely to have been preserved in this portion of the Project.

A cultural resources survey of the Project area was conducted on April 30, 2021, by ESA staff. The survey was aimed at identifying cultural resources within or immediately adjacent to the Project. Areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 15 meters (approximately 50 feet) apart. Heavily vegetated areas with limited ground surface visibility or poor accessibility were subject to opportunistic survey wherein trails, clearings, and rodent burrows were subject to intensive inspection for the presence of cultural resources. No cultural resources were identified as a result of the survey.

As a result of the archival research and cultural resources survey conducted for the Project, no cultural resources were identified within the Project area. One historic-period archaeological site consisting of the remnants of a single-family residence (RICC-Temp-001) documented in 2015 is located in close proximity to the Project area. The site, which was previously recommended ineligible for listing in the California Register or local register, does not extend into the Project area. The likelihood for encountering subsurface archaeological deposits within the Project area during construction is low. Much of the Project's construction would occur within the Project area's southern half, which has been previously subject to grading and is located within a geologic unit that has low potential for subsurface archaeological deposits. The Project area's northern half is largely comprised of the Santa Maria Creek corridor, which is characterized by river wash deposits that are not conducive for the preservation of subsurface archaeological deposits given the active environment of the floodplain. However, the proposed project is required to comply with the County's Grading and Clearing Ordinance. In order to ensure compliance with the Grading ordinance, an archaeological and Native American monitoring program would be required as outlined by **MM-CUL-1** provided in the 2017 IS/MND prepared for the Project. Therefore, impacts to cultural resources would remain less than significant.

# PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT

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## Cultural Resources Assessment Report

### Introduction

Environmental Science Associates (ESA) has been retained by the County of San Diego (County) Department of General Services to prepare a cultural resources assessment for the Paseo Norte Senior Affordable Housing Project (Project) in support of a Subsequent Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA). The Project would include the construction of a mixed-use development, consisting of affordable senior residential housing, a senior center, a Program for All-Inclusive Care for the Elderly (PACE) Wellness Center, trail connectivity, and public park uses. The County is the lead agency pursuant to CEQA.

ESA personnel involved in the preparation of this report are as follows: Monica Strauss, M.A., RPA., Principal Investigator; Michael Vader, B.A., report author and surveyor; Fatima Clark, B.A., report contributor; and Miranda Rodriguez, B.A., surveyor. Resumes of key personnel are included in **Appendix A**.

### Project Location

The Project area is located within the unincorporated community of Ramona in northeastern San Diego County (**Figure 1**). The 7.86-acre Project area encompasses Assessor Parcel Numbers (APNs) 281-182-17 and 281-182-18 and is bounded by Walnut Street and Santa Maria Creek to the north; vacant land with multiple degraded concrete pads to the south; the terminus of 12th Street and vacant parcels to the east; and Maple Street/13th Street and a salvage yard to the west (**Figure 2**). Specifically, the Project area is located within an unsectioned portion of Township 13 South, Range 1 East on the Ramona and San Pasqual, CA U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles (**Figure 3**).







Path: \\azr-ll901\GIS-SHARE\GIS\GIS\Projects\15xxxx\150334\_07\_Ramona\_RICC\03\_MXD\Projects\Cultural\Fig2\_Prof\_Site-Vic.mxd, Mxader, 12/20/2021

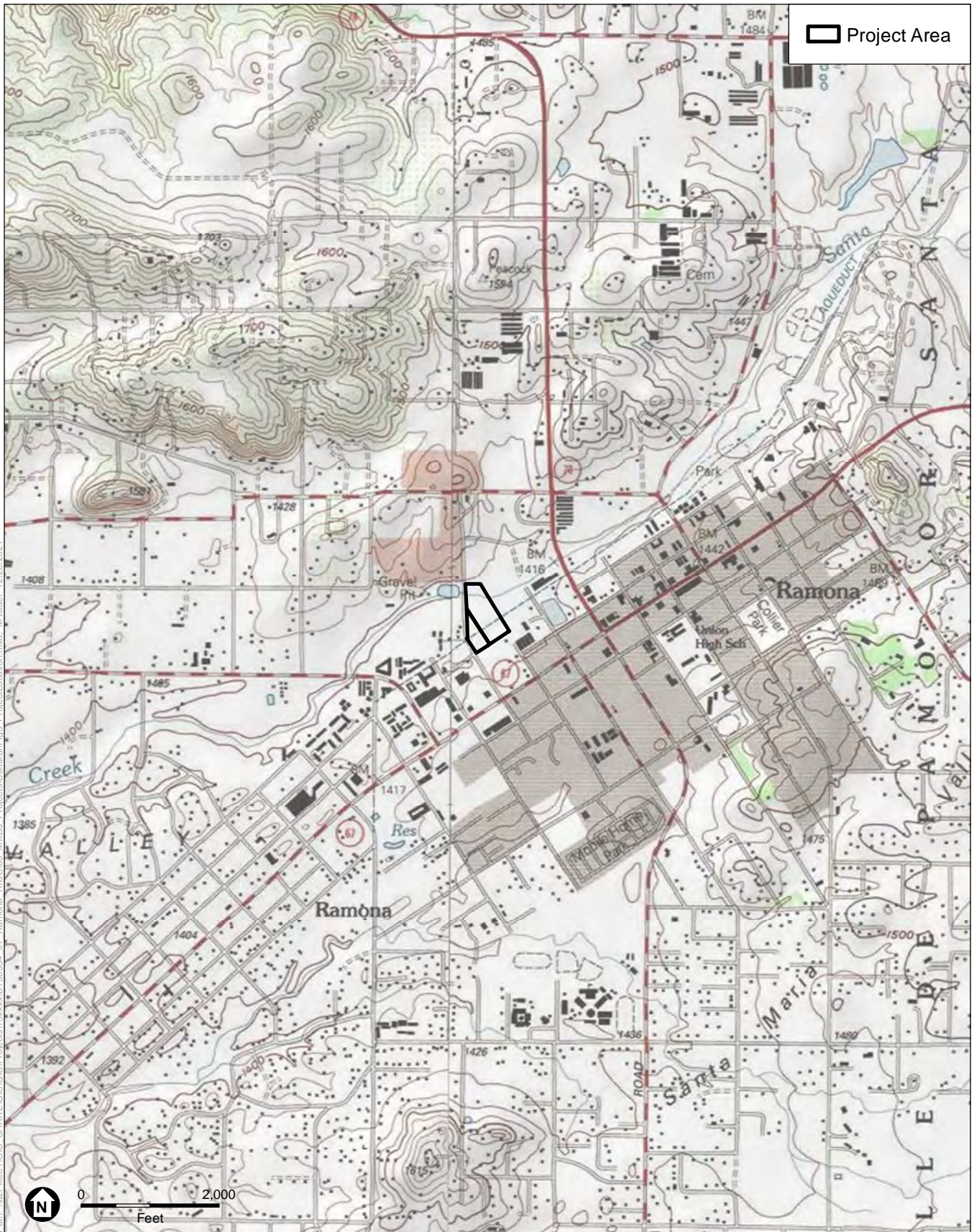
SOURCE: ESRI

Paseo Norte Senior Affordable Housing Project



**Figure 2**  
Project Site and Vicinity





TOPO QUADS: Ramona and San Pasqual, CA 7.5-minute

Paseo Norte Affordable Senior Housing Project



**Figure 3**  
Project Location

## Project Background

Since October 1999, the community of Ramona has been pursuing the concept of a multi-purpose community campus to accommodate affordable senior housing, a family resource center, a library, senior center, and other community facilities with connectivity to the proposed Santa Maria Creek Greenway Trail. In furtherance of that concept, the County acquired land in 2009 on State Route 67 (Main Street) between 12th Street to the east, 13th Street to the west, and Santa Maria Creek to the north, in the community of Ramona. In 2014, the County approved and constructed the Ramona Branch Library at the intersection of 13th Street and Main Street. In 2017, an IS/MND was adopted for the Ramona Intergenerational Community Campus (RICC) Project, which included a senior center, adult day care center, community gymnasium and teen café, family resource center, community support center, child care center, and outdoor recreational amenities. While approved, construction of the 2017 Project never commenced. Since approval of the 2017 Project, state and county priorities have shifted towards affordable housing projects to help alleviate the existing housing crisis.

## Project Description

The current Project includes a Minor Use Permit (ZAP), Boundary Adjustment, and a Density Bonus application to authorize a mixed-use development, consisting of affordable residential housing for low-income seniors, a senior center, PACE Wellness Center, trail connectivity and public park uses (**Figure 4**). While the proposed Project includes the addition of affordable housing, it also includes elements of the 2017 Project, including the senior center, adult day care facility (now referred to as the PACE Wellness Center), trail connectivity, and public park uses adjacent to the Santa Maria Creek, as well as parking and various infrastructure improvements.


### **Senior Residential Housing, Senior Center, and Program for All-Inclusive Care for the Elderly Wellness Center**

The Project proposes the construction of approximately 100 affordable senior residential units, which would include 85 one-bedroom units and 15 two-bedroom units. Residential units would be located within an approximately 77,500-square-foot (sf) two-story building arranged around a courtyard near the southeastern portion of the project site. The ground floor of the residential building would include a lobby, lounge, senior center, a common kitchen, two laundry rooms, and 42 one-bedroom units and 8 two-bedroom units. The ground floor would also include an outdoor terrace with a fire feature adjacent to the lobby and lounge. The senior center would be approximately 1,800 sf and would include a lobby, multiuse room, kitchen, dining area, and restrooms. The residential building's second floor would include two laundry rooms, 43 one-bedroom units, and 7 two-bedroom units. The residential building's interior courtyard would include a barbeque area, bocce ball court, and community gardens. The two-story residential building would be neutral-toned in design, featuring stone cladding, wood details, lap siding, and stucco materials.





D150334.00 - County of San Diego, General Services As-Needed/02, Active Tasks/D150334.07 - Ramona, RICC/05 Graphics-GIS-Modeling

 Not to Scale

SOURCE: Wakeland, 2022

Paseo Norte Senior Affordable Housing Project

**Figure 4**  
Site Plan





An approximately 5,000 sf single-story PACE Wellness Center would be located west of the residential building. The PACE Wellness Center would include a lobby with reception area, exam rooms, physical therapy area, staff lounge and locker rooms, storage and service spaces, and restrooms. Similar to the residential building, the PACE Wellness Center would include lap siding and wood details with a stone cladded outdoor fire feature and chimney.

Implementation of the residential building (which would include the senior center) and PACE Wellness Center would require the construction of utility services and relocation (or undergrounding) of utility lines, including water, wastewater, storm drainage, electricity, natural gas, telecommunications, and solid waste disposal areas, per coordination with the utility company. The Project would be constructed to achieve GreenPoint Rated certification. In addition, shielded security and landscaping lighting would be placed outdoors in public areas.

## **Public Park**

The proposed Project would include a public park located north of the residential and PACE Wellness Center uses, extending to Santa Maria Creek. The public park area would be vegetated with shade trees and grasses. In addition, a looped multipurpose trail would span the perimeter of the southern portion of the public park area with multiple shade structures and picnic benches located at various points along the trail. In the northern portion of the proposed public park area, south of Santa Maria Creek, the multipurpose trail would connect to a proposed extension of the Santa Maria Creek Greenway Trail, which would cross the Project area in an east to west direction. This portion of the trail would allow for equestrian uses. The walking path would be composed of decomposed granite pavement. The public park area would also include two pickleball courts and a tot lot, located adjacent to and within the multipurpose trail loop. The public park would be constructed by the affordable housing developer. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego, Department of Parks and Recreation (DPR). DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

## **Parking and Circulation**

The Project would include two parking lots: senior center and PACE Wellness Center parking to the north of the PACE Wellness Center, and senior residential parking to the north of the residential building. The two parking lots would have egress and ingress via the terminus of 12th Street and via 13th street. The Project would include approximately 98 parking spaces total. The senior residential parking lot would include approximately 73 parking spaces, and the western lot serving the senior center and PACE Wellness Center would include 25 spaces. The project would require 147 parking spaces pursuant to Section 6750 of the ZO but a reduction in parking spaces would be allowed pursuant to Density Bonus Section 6350 of the ZO.

Roadway improvements to 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH# 2021100070], by the County Department of Public Works (DPW). The current project frontage along 13th Street/Maple Street is an existing dirt road, which would be improved to County Road Standards as part of the 13th Street Bridge Project. The 13th Street Bridge

Project would provide a new vehicular bridge spanning the Santa Maria Creek, and roadway and pathway improvements to 13th Street and Willow Road. As noted above, this project would construct a curb cut to provide ingress and egress to the project site from 13th Street.

Pedestrian improvements would include construction of periphery sidewalks along 12th street (sidewalk pedestrian improvements along 13th Street are being proposed and analyzed as part of the 13th Street Bridge Project [SCH # 2021100070]). Additionally, pedestrian paths landscaped with shrubs and shade trees would be located throughout the site, including along the exterior perimeter of the buildings. A paseo would be located between the proposed residential building/senior center and PACE Wellness Center, which would expand from the public park area through the parking lot, to the southern Project boundary, for future connection to the Ramona Branch Library and any future RICC expansion. All pedestrian improvements would include American's with Disabilities (ADA) accessible walkways, ramps, and entrances.

## **Construction**

Construction of the Project would occur in five phases. Construction would occur 6 days per week, consistent with Section 36.408 of the County Code of Ordinances, over a total of 23 months starting in the winter of 2025. A maximum of 500 cubic yards of soils would be excavated and a maximum of 5,500 cubic yards of fill would be imported. Maximum ground disturbance depths are expected to reach depths of up to 5 feet below ground surface. Construction would occur within permitted working hours, in compliance with the San Diego County Code of Regulatory Ordinances. Staging for the project would occur on-site.

## **Operation**

The proposed Project site is currently owned by the County of San Diego, where the affordable housing developer would acquire the entirety of both APNs (281-182-17 and 281-182-18) from the County. Upon acquisition, the site would be developed as outlined above. Upon successful completion of construction, the active and passive park spaces, consisting of approximately 4.39 acres, would be dedicated to County of San Diego DPR. DPR would assume ownership responsibilities including all maintenance and management responsibilities associated with the park spaces.

Both the proposed senior center and the PACE Wellness Center would provide services to the residents living within the project site, as well as the surrounding community, enhancing the level of senior services available and allowing for an aging in place opportunity. These services would include care management and care coordination, medical care, physical and occupational therapies, home based outreach and services, assistance with activities of daily living, behavioral health services, recreational activities, nutritional meals, and transportation.

The senior center and PACE Wellness Center would operate between 8:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday. The senior center would be staffed by approximately three full time employees. There would also be eight full time employees staffed for the senior housing units and a maximum of 24 employees at the PACE Wellness Center.

## Setting

### Natural Setting

The Project is located along the Santa Maria Creek corridor and includes riparian vegetation consisting of willow scrub and sycamore trees along the Project's northern margin, and seasonal non-native grasses in the Project's north-central portion. The Project area's southern half is comprised of a graded area consisting of sand and gravel soils and sparse vegetation.

### Prehistoric Setting

The chronology of coastal southern California is typically divided into three general time periods: the Early Holocene (11,000 to 8,000 Before Present [B.P.]), the Middle Holocene (8,000 to 4,000 B.P.), and the Late Holocene (4,000 B.P. to A.D. 1769). Within this timeframe, the archaeology of southern California is generally described in terms of cultural "complexes". A complex is a specific archaeological manifestation of a general mode of life, characterized archaeologically by particular technologies, artifacts, economic systems, trade relationships, burial practices, and other aspects of culture.

#### Early Holocene (11,000 to 8,000 B.P.)

While it is not certain when humans first came to California, their presence in southern California by about 11,000 B.P. has been well documented. At Daisy Cave, on San Miguel Island, cultural materials have been radiocarbon dated to between 11,100 and 10,950 years B.P. (Byrd and Raab, 2007). On the mainland, radiocarbon evidence confirms occupation of the Orange County and San Diego County coast by about 9,000 B.P., primarily in lagoon and river valley locations (Gallegos, 2002). In western Riverside County, few Early Holocene sites are known to exist. One exception is site CA-RIV-2798, which contains deposits dating to as early as 8,580 cal. B.P. (Grenda, 1997). During the Early Holocene, the climate of southern California became warmer and more arid and the human population, residing mainly in coastal or inland desert areas, began exploiting a wider range of plant and animal resources (Byrd and Raab, 2007).

The primary Early Holocene cultural complex in the coastal and mountain regions of southern California was the San Dieguito Complex, occurring between approximately 10,000 and 8,000 B.P. The people of the San Dieguito Complex inhabited the chaparral zones of southwestern California, exploiting the plant and animal resources of these ecological zones (Warren, 1967). Leaf-shaped and large-stemmed projectile points, scraping tools, and crescentics are typical of San Dieguito Complex material culture.

#### Middle Holocene (8,000 to 4,000 B.P.)

During the Middle Holocene, there is evidence for the processing of acorns for food and a shift toward a more generalized economy in coastal and inland southern California. The processing of plant foods, particularly acorns, increased, a wider variety of animals were hunted, and trade with neighboring regions intensified (Byrd and Raab, 2007).

The Middle Holocene La Jolla Complex (8,000–4,000 B.P.) is essentially a continuation of the San Dieguito Complex. La Jolla groups lived in chaparral zones or along the coast, often migrating between the two. Coastal settlement focused around the bays and estuaries of coastal Orange and San Diego Counties. La Jolla peoples produced large, coarse stone tools, but also produced well-made projectile points and milling slabs. The La Jolla Complex represents a period of population growth and increasing social complexity, and it was also during this time period that the first evidence of the exploitation of marine resources and the grinding of seeds for flour, as indicated by the abundance of millings in the archaeological record, appears (Byrd and Raab, 2007; Horne and McDougall, 2003).

Contemporary with the La Jolla Complex, the Pauma Complex has been defined at inland sites in San Diego and Riverside Counties (True, 1958). The Pauma Complex is similar in technology to the La Jolla Complex; however, evidence of coastal subsistence is absent from the Pauma Complex sites (Moratto, 1984). The Pauma and La Jolla Complexes may either be indicative of separate inland and coastal groups with similar subsistence and technological adaptations, or, alternatively, may represent inland and coastal phases of one group's seasonal rounds. The latter hypothesis is supported by the lack of hidden and deeply buried artifacts at Pauma sites, indicating that these sites may have been temporary camps for resource gathering and processing.

### **Late Holocene (4,000 B.P. to A.D. 1769)**

During the Late Holocene, native populations of southern California were becoming less mobile and populations began to gather in small sedentary villages with satellite resource-gathering camps (Byrd and Raab, 2007). Evidence indicates that the overexploitation of larger, high-ranked food resources may have led to a shift in subsistence towards a focus on acquiring greater amounts of smaller resources, such as shellfish and small-seeded plants (Byrd and Raab, 2007).

Around 1,000 B.P., an episode of sustained drought, known as the Medieval Climatic Anomaly (MCA), occurred. While the effects of this environmental change on prehistoric populations are still being debated, it did likely lead to changes in subsistence strategies in order to deal with the substantial stress on resources (Jones and Schwitalla, 2008). In coastal southern California, beginning before the MCA but possibly accelerated by it, conditions became drier and many lagoons had been transformed into saltwater marshes. Because of this, populations abandoned coastal mesa and ridge tops to settle nearer to permanent freshwater resources (Gallegos, 2002).

Although the intensity of trade had already been increasing, it reached its zenith in the Late Holocene, with asphaltum (tar), seashells and steatite being traded from southern California to the Great Basin. Major technological changes appeared as well, particularly with the advent of the bow and arrow, which largely replaced the use of the dart and atlatl (Byrd and Raab, 2007). Small projectile points, ceramics, including Tizon brownware pottery, and obsidian from Obsidian Butte (Imperial County), are all representative artifacts of the Late Holocene.

## Ethnographic Setting

The greater San Diego area was inhabited by a group of people known generally as the Kumeyaay. The Kumeyaay are one of many local Native groups collectively referred to as the Diegueño, specifically representing populations occupying an area that encompassed roughly southern present-day San Diego County, southern Imperial County, and northern Baja California (Kroeber, 1925). The Kumeyaay language belonged to the Yuman language family, Hokan stock (Luomala, 1978). Subsistence strategy for the Kumeyaay involved small-game hunting and resource gathering, with a noted reliance upon marine resources near San Diego Bay and along the Pacific Coast. Inland Kumeyaay populations relied primarily upon the exploitation of small game animals including insects, fish, birds, dove, rabbits, and squirrels, as well as abundantly available vegetal resources such as many varieties of seeds, principally the acorn, cacti, and herbaceous plants. Studies indicate that the Kumeyaay divided their seasonal subsistence between the mountain and the desert ecological zones. With the seasons, the Kumeyaay moved in small bands from one productive area to another to ensure a near constant food supply (Luomala, 1978).

In 1769, the Mission San Diego de Alcalá was founded and Kumeyaay were missionized and eventually moved onto reservations (Luomala 1978). Today, Kumeyaay tribal members within the United States are divided into twelve federally recognized bands: Barona, Campo, Ewiiapaayp, Inaja-Cosmit, Jamul, La Posta, Manzanita, Mesa Grande, San Pasqual, Santa Ysabel, Sycuan, and Viejas. An additional San Diego County band, the Kwaaymii Laguna Band of Indians, is not currently federally recognized. Several more Kumeyaay communities are present in Mexico.

## Historic Setting

### Spanish Period (A.D. 1769-1821)

Although Spanish explorers made brief visits the region in 1542 and 1602, sustained contact with Europeans did not commence until the onset of the Spanish Period. In 1769 Gaspar de Portola led an expedition from San Diego to the San Francisco Bay (McCawley, 1996). This was followed in 1776 by the expedition of Father Francisco Garcés (Johnson and Earle, 1990). In the late 18th century, the Spanish began establishing missions in California and forcibly relocating and converting native peoples. The nearest mission to the Project area was Mission San Diego de Alcalá, founded in 1769 by Father Junipero Serra. The San Diego Presidio, established just prior to the mission, is located approximately 25 miles southwest of the Project area

With the establishment of Mission San Diego de Alcalá, the Spanish began forcibly relocating and converting the regional Kumeyaay population. Throughout California, the Mission system took a toll on the native populations through disease and hard labor; by 1900, the Native Californian population had declined by over 90 percent (Cook, 1978). Furthermore, native economies were disrupted, trade routes were interrupted, and native ways of life were significantly altered by the Mission system.

In an effort to promote Spanish settlement of Alta California, Spain granted several large land concessions from 1784 to 1821. At this time, unless certain requirements were met, Spain retained title to the land (State Lands Commission, 1982)

### **Mexican Period (A.D. 1821-1848)**

The Mexican Period began when Mexico won its independence from Spain in 1821. Mexico continued to promote settlement of California with the issuance of land grants. In 1833, Mexico began the process of secularizing the missions, reclaiming the majority of mission lands and redistributing them as land grants. According to the terms of the Secularization Law of 1833 and Regulations of 1834, at least a portion of the lands would be returned to the Native populations, but this did not always occur (Milliken et al., 2009).

Many ranchos continued to be used for cattle grazing by settlers during the Mexican Period. Hides and tallow from cattle became a major export for Californios (native Hispanic Californians), many of whom became wealthy and prominent members of society. San Diego became a major depot for the hide and tallow trade (Mills, 1967). Ships from Boston brought guns, powder, hardware, toilet articles, woolens, cotton goods, boots, shoes and other manufactured items to trade for the valuable hides.

### **American Period (A.D. 1848-present)**

In 1846, the Mexican-American War broke out. Mexican forces were eventually defeated in 1847 and Mexico ceded California to the United States as part of the Treaty of Guadalupe Hidalgo in 1848. California officially became one of the United States in 1850. While the treaty recognized the right of Mexican citizens to retain ownership of land granted to them by Spanish or Mexican authorities, the claimant was required to prove their right to the land before a patent was given. The process was lengthy, and generally resulted in the claimant losing at least a portion of their land to attorney's fees and other costs associated with proving ownership (Starr, 2007).

When the discovery of gold in northern California was announced in 1848, a huge influx of people from other parts of North America flooded into California. The increased population provided an additional outlet for the Californios' cattle. As demand increased, the price of beef skyrocketed and Californios reaped the benefits. However, a devastating flood in 1861, followed by droughts in 1862 and 1864, led to a rapid decline of the cattle industry; over 70 percent of cattle perished during these droughts (McWilliams, 1946; Dinkelspiel, 2008). This event, coupled with the burden of proving ownership of their lands, caused many Californios to lose their lands during this period (McWilliams, 1946). Former ranchos were subsequently subdivided and sold for agriculture and residential settlement.

The first transcontinental railroad was completed in 1869, connecting San Francisco with the eastern United States. Newcomers poured into northern California. Southern California experienced a trickle-down effect, as many of these newcomers made their way south. The Southern Pacific Railroad extended this line from San Francisco to Los Angeles in 1876. The second transcontinental line, the Santa Fe, was completed in 1886 and caused a fare war, driving fares to an unprecedented low. In 1880, construction began on the California Southern Railroad,

which would eventually connect San Diego with the Santa Fe railroad line through the Cajon Pass, by way of Temecula (Brigandi, 2012). Settlers flooded into the region and the demand for real estate skyrocketed. The subdivision of the large ranchos took place during this time (Meyer, 1981; McWilliams, 1946).

## Brief History of the Project area

The community of Ramona is located within the 17,700- acre Santa Maria Land Grant which was granted to Joaquin Ortega and his son-in-law, Adolpho Stokes, in 1843 (County of San Diego, 2010). Ortega and Stokes settled on the eastern margin of the ranch and grazed sheep, cattle, and horses. In 1869, gold was discovered in Julian approximately 15 miles east of Ramona, and what would become Ramona started as a stopping point for miners on their way to the mines (County of San Diego, 2010). In 1884, Amos Verlaque purchased 2.5 acres of land along the route to the Julian mines and opened up a general store. In 1886 Milton Santee purchased 3,855 acres of adjacent land and established the town site that would become Ramona by 1895. By the early 1900s the community of Ramona consisted of Verlaque's store, a hotel established by Santee, a pharmacy, a newspaper, a blacksmith shop, a school building, and the Friend's Church.

The Santa Maria Valley within which Ramona is located included prime farmland and friendly climate and, following Ramona's establishment, agricultural development began to occur with dairies, poultry, sheep, and cattle ranching becoming the primary ventures. By the 1920s, one of the primary agricultural endeavors was turkey raising and Ramona became known as the turkey capital of the world (County of San Diego, 2010). Presently Ramona has held on to its agricultural roots and is an unincorporated town of 35,000 persons is serviced by Highway 78, which runs through the center of town.

## Regulatory Framework

### State

#### California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at *Public Resources Code (PRC) Section 21000 et seq.* CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (Section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The *CEQA Guidelines* (Title 14 California Code of Regulations [CCR] Section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social,

political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

If a lead agency determines that an archaeological site is a historical resource, the provisions of Section 21084.1 of CEQA and Section 15064.5 of the *CEQA Guidelines* apply. If an archaeological site does not meet the criteria for a historical resource contained in the *CEQA Guidelines*, then the site may be treated in accordance with the provisions of Section 21083, which is as a unique archaeological resource. As defined in Section 21083.2 of CEQA a "unique" archaeological resource is an archaeological artifact, object, or site, about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information;
- Has a special and particular quality such as being the oldest of its type or the best available example of its type; or,
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If an archaeological site meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site is to be treated in accordance with the provisions of Section 21083.2, which state that if the lead agency determines that a project would have a significant effect on unique archaeological resources, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place (Section 21083.1(a)). If preservation in place is not feasible, mitigation measures shall be required. The *CEQA Guidelines* note that if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment (*CEQA Guidelines* Section 15064.5(c)(4)).

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" (*CEQA Guidelines* Section 15064.5(b)(1)). According to *CEQA Guidelines* Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the



public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) (Grimmer, 2017) is considered to have mitigated its impacts to historical resources to a less-than-significant level (CEQA Guidelines Section 15064.5(b)(3)).

## California Register of Historical Resources

The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,

- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and,
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

### **California Health and Safety Code Section 7050.5**

California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered, the County Coroner be contacted to determine the nature of the remains. In the event the remains are determined to be Native American in origin, the Coroner is required to contact the California Native American Heritage Commission (NAHC) within 24 hours to relinquish jurisdiction.

### **California Public Resources Code Section 5097.98**

California PRC Section 5097.98, as amended, provides procedures in the event human remains of Native American origin are discovered during project implementation. PRC Section 5097.98 requires that no further disturbances occur in the immediate vicinity of the discovery, that the discovery is adequately protected according to generally accepted cultural and archaeological standards, and that further activities take into account the possibility of multiple burials. PRC Section 5097.98 further requires the NAHC, upon notification by a County Coroner, designate and notify a Most Likely Descendant (MLD) regarding the discovery of Native American human remains. The MLD has 48 hours from the time of being granted access to the site by the landowner to inspect the discovery and provide recommendations to the landowner for the treatment of the human remains and any associated grave goods.

In the event that no descendant is identified, or the descendant fails to make a recommendation for disposition, or if the land owner rejects the recommendation of the descendant, the landowner may, with appropriate dignity, reinter the remains and burial items on the property in a location that will not be subject to further disturbance.

### **California Government Code Sections 6254(r) and 6254.10**

These sections of the California Public Records Act were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to “Native American graves, cemeteries, and sacred places maintained by the Native American Heritage Commission.” Section 6254.10 specifically exempts from disclosure requests for “records that relate to archaeological

site information and reports, maintained by, or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the State Lands Commission, the Native American Heritage Commission, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a Native American tribe and a state or local agency.”

## **Assembly Bill 52 and Related Public Resources Code Sections**

Assembly Bill (AB) 52 was approved by California State Governor Edmund Gerald Brown, Jr. on September 25, 2014. The act amended California PRC Section 5097.94, and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 applies specifically to projects for which a Notice of Preparation (NOP) or a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (MND) will be filed on or after July 1, 2015. The primary intent of AB 52 was to include California Native American Tribes early in the environmental review process and to establish a new category of resources related to Native Americans that require consideration under CEQA, known as tribal cultural resources. PRC Section 21074(a)(1) and (2) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either included or determined to be eligible for inclusion in the California Register or included in a local register of historical resources, or a resource that is determined to be a tribal cultural resource by a lead agency, in its discretion and supported by substantial evidence. On July 30, 2016, the California Natural Resources Agency adopted the final text for tribal cultural resources update to Appendix G of the CEQA Guidelines, which was approved by the Office of Administrative Law on September 27, 2016.

PRC Section 21080.3.1 requires that within 14 days of a lead agency determining that an application for a project is complete, or a decision by a public agency to undertake a project, the lead agency provide formal notification to the designated contact, or a tribal representative, of California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project (as defined in PRC Section 21073) and who have requested in writing to be informed by the lead agency (PRC Section 21080.3.1(b)). Tribes interested in consultation must respond in writing within 30 days from receipt of the lead agency’s formal notification and the lead agency must begin consultation within 30 days of receiving the tribe’s request for consultation (PRC Sections 21080.3.1(d) and 21080.3.1(e)).

PRC Section 21080.3.2(a) identifies the following as potential consultation discussion topics: the type of environmental review necessary; the significance of tribal cultural resources; the significance of the project’s impacts on the tribal cultural resources; project alternatives or appropriate measures for preservation; and mitigation measures. Consultation is considered concluded when either: (1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or (2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached (PRC Section 21080.3.2(b)).

If a California Native American tribe has requested consultation pursuant to Section 21080.3.1 and has failed to provide comments to the lead agency, or otherwise failed to engage in the

consultation process, or if the lead agency has complied with Section 21080.3.1(d) and the California Native American tribe has failed to request consultation within 30 days, the lead agency may certify an EIR or adopt an MND (PRC Section 21082.3(d)(2) and (3)).

PRC Section 21082.3(c)(1) states that any information, including, but not limited to, the location, description, and use of the tribal cultural resources, that is submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public without the prior consent of the tribe that provided the information. If the lead agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public.

## Local

### Ramona Community Plan

The Conservation and Open Space Element of the Ramona Community Plan (2011) includes the following goal and policies relevant to historic architectural and archaeological resources:

**Goal COS 1.3** The protection of the Historic Resources that are important to the planning area.

**Policy COS 1.3.1** Promote the landmark designation by the Historic Site Board of significant historic buildings and routes in the Planning Area and encourage public and private agencies and individuals to consider the reuse of historic structures.

**Policy COS 1.3.2** Encourage alternative methods of making historic structures safe for occupancy when they fail to meet standard codes.

**Policy COS 1.3.3** Incorporate significant archaeological and historical sites into public projects wherever feasible.

**Policy COS 1.3.4** Encourage public agencies and private property owners to preserve archaeological and historical resources.

### County of San Diego General Plan

The Conservation and Open Space Element of the County of San Diego General Plan (2011) includes the following goals and policies relevant to cultural resources:

**GOAL COS-7** Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.

**Policy COS-7.1** Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.

*The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in*

*the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation.*

**Policy COS-7.2** Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.

*Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes.*

**Policy COS-7.3** Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.

*The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.*

**Policy COS-7.4** Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.

*Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.*

**Policy COS-7.5** Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

*Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits,*

*this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.*

**Policy COS-7.6 Cultural Resource Data Management.** Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego.

*This database should be accessible to all qualified individuals while maintaining the confidentiality of the location and nature of sensitive cultural resources, such as archaeological sites. The County maintains a partnership with the local repository of the database, the South Coastal Information Center at San Diego State University, which provides direct access by qualified County personnel to the database so that the information it contains may be used to design development projects to avoid cultural resources at an early point in the process.*

**GOAL COS-8 Protection and Conservation of the Historical Built Environment.** Protection, conservation, use, and enjoyment of the County's important historic resources.

**Policy COS-8.1 Preservation and Adaptive Reuse.** Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.

*Historic buildings, objects, trails, landscapes and districts are important parts of the multi-cultural heritage of San Diego County and should be preserved for the future enjoyment and education of the County's diverse populations. Preservation and adaptive reuse of these resources should be encouraged during the planning process and an emphasis should be placed on incentives for preservation, such as the Mills Act property tax program, in addition to restrictions on development, where appropriate.*

**Policy COS-8.2 Education and Interpretation.** Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego.

*The County should continue to develop educational and interpretive programs that focus on the history of San Diego County, including but not limited to the important historical resources located on County parks, such as the Adobe at Rancho Peñasquitos and Rancho Guajome. Such programs should be for residents and visitors of all ages from all communities and should include docent and self-guided tours, interpretive signage, kiosks, informational pamphlets, books and other audio-visual materials.*

## Archival Research

### SCIC Records Search

A records search for the Project was conducted on April 16, 2021 by staff at the California Historical Resources Information System (CHRIS) South Coastal Information Center (SCIC) housed at San Diego State University. The records search included a review of all recorded

archaeological resources and historic architectural resources, and previous studies within the Project area and a 0.5-mile radius.

## Previous Cultural Resources Investigations

The records search results indicate that 31 cultural resources studies have been conducted within a 0.5-mile radius of the Project area (**Table 1**). Approximately 15 percent of the 0.5-mile records search radius has been included in previous cultural studies that included some form fieldwork such as survey, excavation or monitoring. Of the 31 previous studies, three (SD-10997, -11504, and -18569) have included approximately 75 percent of the Project area and yielded negative results. Although not on file at the SCIC, an additional study (Dorler et al., 2015) was identified and includes the entirety of the Project area. This study is described in detail following the table.

**TABLE 1**  
**PREVIOUS CULTURAL RESOURCES STUDIES**

Author	SCIC No. (SD-)	Title	Date
Beddow, Donna	04789	<i>Negative Cultural Resources Survey Report for One Stop Rental &amp; Landscape Supply Center STP02-064; Log No. 02-09-018; APN 281-122-21 &amp; 22</i>	2002
Bonner, Wayne	13238	<i>Cultural Resource Records Search and Site Visit Results for T-MOBILE USA Candidate SD06284 (PACBELL Ramona) 325 10th Street, Ramona, San Diego County, California</i>	2011
Caltrans	05249	<i>Historic Property Survey Report 11-SD-78 PM 35.5-37.3</i>	1997
Caltrans and Martin Rosen	08279	<i>Landscaping and Streetscape Improvements for the Ramona Downtown Business Historic District, Ramona, San Diego County, CA</i>	2001
Carrico, Richard L., Theodore G. Cooley, and Laura J. Barri	10997*	<i>Final Archaeological Overview for the Cleveland National Forest California</i>	2003
Carrico, Susan H. and S. Kathleen Flannigan	11504*	<i>Ramona Historic Resources Inventory</i>	1991
Cooley, Theodore G.	17370	<i>Letter Report: ETS 35928 - Cultural Resources Monitoring Report for Vegetation Management SDWP Intrusive Inspections, San Diego County, California - IO 29109</i>	2018
Cooley, Theodore G.	17507	<i>Letter Report: SDG&amp;E ETS # 35928 - Cultural Resource Survey for Intrusive Inspection Program, Anza Borrego Desert State Park, San Diego County, California - IO 29109</i>	2018
Corum, Joyce	05771	<i>Negative Archaeological Survey Report 11-SD-67 P.M.23.6/24.4</i>	1983
Corum, Joyce	05775	<i>Historic Property Survey Report - Negative Findings 11-SD-67 P.M. 23.6/24.4</i>	1983
Dorler, Adriane, Samantha Murray, and Adam Giacinto	-*	<i>Cultural Resources Report for the Ramona Intergenerational Community Campus Project, San Diego County, California</i>	2015
Elling, C. Michael	00668	<i>Ramona Cross-Town Pipeline Cultural Resources Technical Report</i>	1988
Foglia, Alberto B.	18236	<i>ETS 34618.05: Cultural Resources Monitoring Report for 82 Poles of the 2019 Wood Pole Inspections Project</i>	2019
Hunt, Kevin and Alex Wesson	10176	<i>Cultural Resources Study for the 16th Street Parcel 430 16th Street, Community of Ramona, San Diego County, California</i>	2005

Author	SCIC No. (SD-)	Title	Date
Kwiatowski, Heather	12147	<i>Negative Cultural Resources Survey Report for Walnut Street TPM 20990, Log No. 06-09-002 APN 281-093-10</i>	2009
Kyle, Carolyn	09522	<i>Cultural Resource Survey for the Ramona Intergenerational Community Campus Located in the City of Ramona San Diego County, California</i>	2005
Laylander, Don	01157	<i>Proposed Project to Replace Highway 78 Bridge Across Santa Maria Creek.</i>	1985
Laylander, Don	06528	<i>Negative Archaeological Survey Replacement of Bridge Highway 78</i>	1985
McGinnis, Patrick	12508	<i>Cultural Resources Survey Report for the Elliot Pond Project, Ramona, San Diego County, California, TM 5302</i>	2009
McGinnis, Patrick and Michael Baksch	08810	<i>Cultural Resource Survey of the North County Bus Stops Replacement Project, San Diego County, California</i>	2003
Perez, Don C.	18260	<i>Cultural Resources Survey, Ramona Downtown / SD0473 / 10148075, 516 Maple Street, Ramona, San Diego County, California 92065, EBI Project No. 6118000387, TCNS No. 166252</i>	2018
Ramos-Ponciano, Marcos	17730	<i>Cultural Resources Survey Report for Panda Express Grading: PDS2018-LDGRMJ-30195 APN: 281-190-14 Negative Findings</i>	2019
Smith, Brian F.	11548	<i>Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75</i>	2008
Valasik, Molly, Victoria Harvey, and Sherri M. Gust	18569*	<i>Archaeological Survey Report 13th Street Bridge, Ramona, San Diego County, California</i>	2013
Wade, Sue	13822	<i>Herold Tentative Parcel Map (TPM 20514): Historical Evaluation</i>	2000
Wade, Sue	14326	<i>Ramona Main Street Eucalyptus Colonnade</i>	2009
Wayne H. Bonner and Sarah A. Williams	15857	<i>Cultural Resource Records Search and Site Visit Results for AT&amp;T MOBILITY, LLC Candidate SD0473 (Ramona Downtown) 538 Maple Street, Ramona, San Diego County, California</i>	2013
Willhite, Brenton E.	18435	<i>Archaeological Monitoring for Ramona Substation RA1 &amp; RA2 Upgrade in Ramona, San Diego County, California (SDG&amp;E ETS # 42169, PANGIS Project # 1401.132)</i>	2019
Willhite, Brenton E.	18649	<i>ETS 45025: Cultural Resources Monitoring Report for the CMP Pole Replacement, P13110, Ramona Project</i>	2020
Williams, Sarah and Wayne H. Bonner	13020	<i>Cultural Resource Records Search and Site Visit Results for T-MOBILE USA Candidate SD06284 (PACBELL Ramona), 325 10th Street, Ramona, San Diego County, California</i>	2011
Wright, Gail	08789	<i>Cultural Resources Survey Report for STP 03-079, Log No. 03-09-032, Olive Street Storage APN 281-065-19 Negative Findings</i>	2003
Wright, Gail	08823	<i>Negative Cultural Resources Survey Report for TM 5347, Log No. 03-09-034, Nickel Creek APN- 281-100-29, 34, Negative Findings</i>	2004

\* Indicates study overlaps the project area

### **Dorler et al., 2015**

In 2015, Dudek prepared a cultural resources assessment for the 2017 Project that included a records search conducted at the SCIC, a Sacred Lands File (SLF) search conducted by the NAHC, Native American outreach, and a pedestrian cultural resources survey. As a result of the cultural resources study, one cultural resource (RICC-Temp-01) was identified in close proximity to the Project. The resource is a historic-period archaeological site consisting of the remnants of a



single-family residence constructed sometime in the 1940s or 1950s and demolished sometime between 2006 and 2009. When the residence was still present, it was evaluated and recommended ineligible for listing in the California Register or local register, and Dudek concurred with the previous evaluation in that they found the remnants of the residence California Register and local register ineligible.

## Previously Recorded Cultural Resources

The records search results indicate that 29 cultural resources have been previously recorded within a 0.5-mile radius of the Project area (**Table 2**). Of the 29 cultural resources, one is a prehistoric archaeological site consisting of bedrock milling features and midden soil (P-37-013179), one is a historic district (P-37-012268 [Ramona Historic District]), and 27 are historic architectural resources largely consisting of single-family residences. None of these previously recorded resources are located within or immediately adjacent to (within 100 feet of) the Project area.

Although not on file at the SCIC, RICC-Temp-01, the historic-period archaeological site identified during the 2015 cultural resources study discussed above, is located in close proximity to the Project area. This resource has been previously recommended ineligible for listing in the California Register or local register, and, therefore, does not qualify as a historical resource.

**TABLE 2**  
**PREVIOUSLY RECORDED CULTURAL RESOURCES**

Primary No. (P-37-)	Permanent Trinomial (CA-SDI-)	Other Designation	Description	Date Recorded	California Register Eligibility	Distance from Project
012042	12042	-	Historic-period built resource: residence	1990	Unknown	0.40 miles
012044	12044	-	Historic-period built resource: residence	1990	Unknown	0.40 miles
012211	12211	-	Historic-period built resource: residence	1991	Unknown	0.45 miles
012268	12268	-	Historic district: Ramona Historic District	1991	Unknown	0.30 miles
013179	13179	-	Prehistoric site: bedrock milling features with associated artifact scatter and midden deposits	1993	Unknown	0.40 miles
029239	-	836 B Street	Historic-period built resource: residence	1991	Eligible	0.38 miles
029240	-	839 B Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
029241	-	847 B Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
029242	-	931 B Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029246	-	931 D Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
029247	-	947 D Street	Historic-period built resource: residence	1991	Eligible	0.30 miles

Primary No. (P-37-)	Permanent Trinomial (CA-SDI-)	Other Designation	Description	Date Recorded	California Register Eligibility	Distance from Project
029251	-	1144 D Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029252	12214	1138 D Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029253	-	1036 D Street	Historic-period built resource: residence	1991	Eligible	0.30 miles
029254	-	1020 D Street	Historic-period built resource: residence	1991	Eligible	0.30 miles
029265	-	404 Eighth Street	Historic-period built resource: First Congregational Church	1991	Eligible	0.50 miles
029266	-	415 Eighth Street	Historic-period built resource: Ramona Elementary School	1991	Eligible	0.45 miles
029268	-	319 Ninth Street	Historic-period built resource: Santa Maria Masonic Building	1991	Eligible	0.40 miles
029272	-	509 Tenth Avenue	Historic-period built resource: residence	1991	Eligible	0.40 miles
029273	-	325 Eleventh Street	Historic-period built resource: residence	1991	Eligible	0.25 miles
029274	-	606 Eleventh Street	Historic-period built resource: schoolhouse, now used as a residence	1991	Eligible	0.40 miles
029275	-	634 Eleventh Street	Historic-period built resource: residence	1991	Eligible	0.45 miles
029277	-	503 Twelfth Street	Historic-period built resource: residence	1991	Eligible	0.30 miles
029279	-	521 Sixteenth Street	Historic-period built resource: residence	1991	Eligible	0.50 miles
029280	-	605 Sixteenth Street	Historic-period built resource: residence	1991	Eligible	0.50 miles
029283	-	828 A Street	Historic-period built resource: residence	1991	Eligible	0.40 miles
029284	-	843 A Street	Historic-period built resource: residence	1991	Eligible	0.35 miles
031136	-	Elliott Ranch Complex	Historic-period built resource: five buildings, one pond, workshops, and barn	2009	Unknown	0.50 miles
-	-	RICC-Temp-01	Historic-period archaeological site: building remnants	2015	Recommended ineligible	70 feet

## Sacred Lands File Search

The NAHC maintains the confidential SLF, which contains sites of traditional, cultural, or religious value to the Native American community. The NAHC was contacted on April 14, 2021, to request a search of the SLF. The NAHC responded to the request in a letter dated April 29, 2021. The results of the SLF search conducted by the NAHC were positive. The NAHC did not provide additional details regarding the positive results of the search but recommended the San Pasqual Band of Diegueño Mission Indians be contacted (**Appendix B**).

## Historic Maps and Aerial Photographs

Historic maps and aerial photographs were examined to provide information about the historic land uses of the Project site and to contribute to an assessment of the Project area's archaeological sensitivity. Available topographic maps include the 1903 Ramona 30-minute quadrangle, and the 1942 and 1947 Ramona 15-minute quadrangles. Historic aerial photographs were available for the years 1953, 1964, 1971, 1981, 1991, 2000, 2010, and 2016 (historicaerials.com, 2021).

Review of the 1903, 1942, and 1947 topographic maps shows the Project area bounding the southern margin of Santa Maria Creek and located to the west of a street grid consisting of northwest-southeast and northeast-southwest trending streets depicting the Ramona town center; however, no development is depicting in the Project area. Similarly, the 1953 aerial photograph shows the Project area as undeveloped, but structures are depicted immediately south and outside of the Project area. The 1964 photograph shows the eastern and southern portions of the Project area are graded and an unpaved segment of Walnut Street is depicted immediately north of the Project area. The 1971, 1981, and 1991 photographs shows the Project area remains undeveloped, but the 2000 historic aerial photograph shows the southern portion of the Project area has been graded and three rectangular earthen pads are present in the Project's southern portion. The 2010 and 2016 photographs show the earthen pads are no longer present.

In sum, the historic map and aerial photograph review indicates the Project area has remained largely undeveloped aside from periodic grading, which occurred sometime in the 1960s and late 1990s or early 2000s. As such, the Project area has been subject to a degree of past disturbance associated with the grading.

## Subsurface Archaeological Sensitivity Assessment

A desktop review was undertaken to assess the potential for buried archaeological deposits within the Project area. Available materials reviewed include geological maps and the Natural Resources Conservation Service (NRCS).

Review of geologic maps indicates the Project area is located at the interface of two geologic units including late Holocene (4,200 years ago to present) wash deposits (map unit Qw) and the Cretaceous-age (145 to 66 million years ago) Japatul Valley Tonalite (map unit Kjv-w) (Todd et al., 2006). The wash deposits geologic unit is mapped at the Project's northern margin along Santa Maria Creek and consists of unconsolidated sand and gravel deposited in active washes and is subject to localized reworking and new sediment deposition during winter storms. The Japatul Valley Tonalite is mapped in the central and southern portions of the Project and consists of a bedrock unit comprised of hornblend-biotite tonalite, is mapped at surface in the proposed Project area.

Soils mapped within the Project include the Visalia sandy loam (VaA), Placentia sandy loam (Pec), and Riverwash (Rm) (NRCS, 2021). The Visalia sandy loam soil type is mapped in the central portion of the Project and is comprised of alluvial fan deposits derived from granite that forms on toe slopes, and extend to depths of 40-60 inches before contacting bedrock. The Placentia sandy loam soil type is mapped along the Project area's southern margin and is alluvial

fans derived from granitoid that forms on toe slopes, and extends to depths of 53 to 63 inches below the ground surface. The Riverwash is located along the Project area's northern margin and consists of sandy, gravelly, or cobbly alluvium derived from mixed sources that form within drainage ways and extends to depths of 6 to 60 inches below the ground surface.

Based on geologic mapping, the Project is predominantly underlain by the Cretaceous-age Japatul Valley Tonalite, with late Holocene age river wash deposits being mapped along the Project's northern portion, which overlaps the Santa Maria Creek channel. The Japatul Valley Tonalite is a bedrock unit that has no potential to contain subsurface archaeological resources. Furthermore, the portion of the Project area where this unit is mapped has been previously subject to grading, which would have likely destroyed any surface manifestations of archaeological resources. The portion of the Project within the Santa Maria Creek Channel is quite active having been subject to reworking and deposition as a result of seasonal flooding. Depending on the severity of flooding, rates of erosion and deposition would vary over time; however, given the active nature of the creek's landform, subsurface archaeological deposits are unlikely to have been preserved in this portion of the Project.

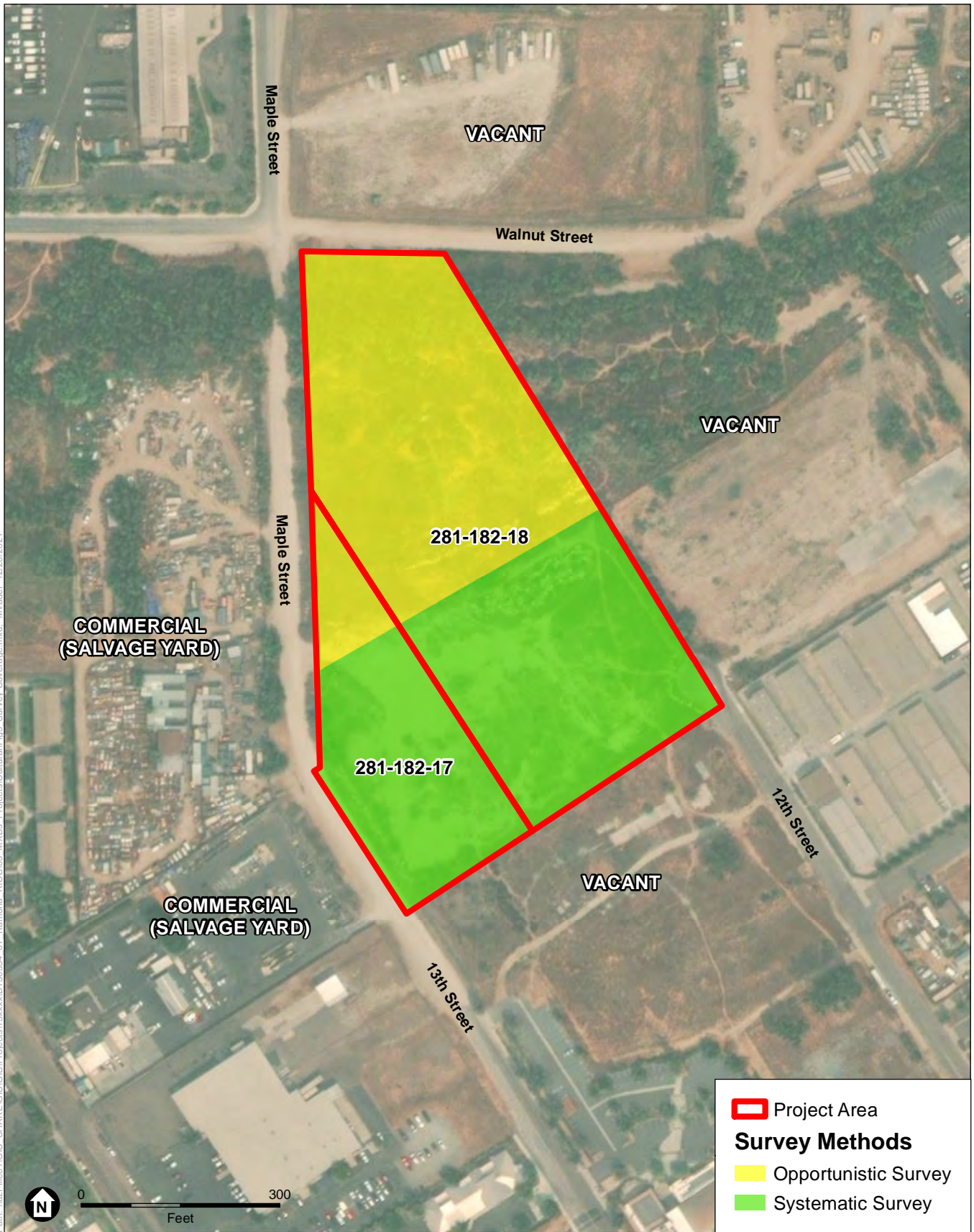
## Cultural Resources Survey

### Methods

A cultural resources survey of the Project area was conducted on April 30, 2021 by ESA staff Michael Vader, B.A., and Miranda Rodriguez, B.A. The survey was aimed at identifying cultural resources within or immediately adjacent to the Project. Areas with visible ground surface were subject to pedestrian survey using transect intervals spaced no more than 15 meters (approximately 50 feet) apart. Heavily vegetated areas with limited ground surface visibility or poor accessibility were subject to opportunistic survey wherein trails, clearings, and rodent burrows were subject to intensive inspection for the presence of cultural resources. Survey coverage is depicted in **Figure 5**.

### Results

The Project area's southern half consists of a graded area covered in sparse vegetation, had ground surface visibly of 90-100 percent, and was subject to systematic survey (**Figure 6**). Modern trash was noted throughout this portion as were stockpiles of fragmented concrete. Soils were comprised of sand and gravels, with large quartzite and rhyolitic cobbles noted in areas that appear to have been subject to geotechnical borings (Figure 6). The northern portion half of the Project area is located within the Santa Maria Creek corridor and contains vegetation that includes ankle to knee high seasonal grasses, which reduced ground surface visibility to 0-10 percent, along the southern portion of the corridor, and riparian vegetation including dense willow scrub and sycamore trees that prohibited access and reduced visibility to 0 percent along the Project's northern margin (**Figure 7**). Due to poor ground surface visibility and accessibility these areas were subject to opportunistic survey. No cultural resources were identified as a result of the survey.



SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project



**Figure 5**  
Survey Coverage





Overview of Project area's southern half (view to NE)



Possible geotechnical borehole (view to south)

SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project

**Figure 6**  
Survey Photos





Overview of seasonal grasses in the Project area's northern half (view to NE)



Overview of thick riparian vegetation along the Project area's northern margin (view to north)

SOURCE: ESA, 2021

Paseo Norte Senior Affordable Housing Project

**Figure 7**  
Survey Photos

## Conclusions and Recommendations

As a result of the archival research and cultural resources survey conducted for the Project, no cultural resources have been identified within the Project area. One historic-period archaeological site consisting of the remnants of a single-family residence (RICC-Temp-001) documented in 2015 is located within close proximity to the Project area. The site, which was previously recommended ineligible for listing in the California Register or local register, does not extend into the Project area. The likelihood for encountering subsurface archaeological deposits within the Project area during construction is also low. Much of the Project's construction would occur within the Project area's southern half, which has been previously subject to grading and is located within a geologic unit that has low to no potential for subsurface archaeological deposits. The Project area's northern half is largely comprised of the Santa Maria Creek corridor, which is characterized by river wash deposits that are not conducive for the preservation of subsurface archaeological deposits given the active environment of the floodplain. However, the proposed project is required to comply with the County's Grading and Clearing Ordinance. In order to ensure compliance with the Grading ordinance, an archaeological and Native American monitoring program would be required as outlined by **MM-CUL-1** (presented below) provided in the 2017 IS/MND prepared for the Project. Therefore, impacts to cultural resources would remain less than significant.

**MM-CUL-1:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the project applicant shall retain a County Approved Principal Investigator (PI) known as the "Project Archaeologist to implement an Archaeological Monitoring Program and potential Data Recovery Program pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA. The details of the archaeological monitoring program are provided below:

- Pre-Construction
  - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
  - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.
  - Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area. Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic checks of the fencing to confirm that it remains in good repair.



- If cultural resources are identified:
  - Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of discovery.
  - The Project Archaeologist shall contact the County Archaeologist.
  - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
  - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
  - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native American origin) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
  - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
  - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of remains.
  - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  - Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
  - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
- Final Grading
  - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
  - Disposition of Cultural Material.
    - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe.
    - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

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# Appendix A

## **Personnel**





# Monica Strauss, RPA

Director, Southern California  
Cultural Resources Group

## EDUCATION

MA, Archaeology,  
California State  
University, Northridge

BA, Anthropology,  
California State  
University, Northridge

AA, Humanities, Los  
Angeles Pierce College

## 24 YEARS OF EXPERIENCE

### SPECIALIZED EXPERIENCE

Treatment of Historic  
and Prehistoric Human  
Remains

Archaeological  
Monitoring

Complex Shell Midden  
Sites

Groundstone Analysis

### PROFESSIONAL AFFILIATIONS

Register of Professional  
Archaeologists (RPA),  
#12805

Society for California  
Archaeology (SCA)

Society for American  
Archaeology (SAA)

### QUALIFICATIONS

Exceeds Secretary of  
Interior's Qualifications  
Standards for  
Archaeology

Meets Caltrans PQS for  
Principal Investigator

CA State BLM Permitted

NV State BLM Permitted  
(specific geographies)

Monica provides senior oversight to a multi-disciplinary team of cultural resources specialists throughout Southern California, including archaeologists, architectural historians, historians, and paleontologists. During her 24 years of practice, she has successfully directed hundreds of cultural resources projects meeting local, state, and/or federal regulatory requirements. Monica's strength lies in assisting clients in navigating complex cultural resources issues in the contexts of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA). Monica's experience ranges from large infrastructure projects that are controversial and multi-jurisdictional to smaller development projects that are important to local agencies and stakeholders. She has excellent experience working with agencies to develop creative mitigation to address challenging cultural resources impacts. She directs a staff who conduct Phase I archaeological/paleontological and historic architectural surveys, construction monitoring, Native American outreach, archaeological testing and treatment, historic resource significance evaluations, and large-scale data recovery programs. She is expert in the area of Assembly Bill 52 and routinely provides training to her clients as well as being a workshop content author and session presenter for the Association of Environmental Professionals on the topic.

## Relevant Experience

**Helix Water District (HWD), El Monte Valley, San Diego County, CA.** *Cultural Resources Principal Investigator.* ESA provided professional Environmental Consulting services in support of the HWD's El Monte Mining, Reclamation, and Groundwater Recharge Project. The project includes mining of approximately 10 million tons of aggregate from the El Monte Valley in San Diego County. Monica directed the cultural resources component of this project to ensure it complies with CEQA, Section 106 and the County of San Diego, Guidelines for Determining Significance. Duties involved providing oversight to the management team and coordination with the client on key issues including Section 106 requirements and Native American issues.

**Metro Airpark LLC, Metropolitan Air Park, San Diego, CA.** *Cultural Resources Principal Investigator.* ESA is preparing a master development plan, EIR, and EA for Metropolitan Air Park at Brown Field Airport in the City of San Diego. The project involves a 50-year land lease from the City of San Diego for a 400-acre portion of the airport property to be developed into airport and non-airport related land uses. The project requires the approval of the City of San Diego and the Federal Aviation Administration, and is being processed as Master Planned Development Permit Project. Monica is currently directing the cultural resources component of this project. Her duties involve coordination with the City of San

Diego to ensure compliance with the City of San Diego Historical Resources Guidelines and oversight of survey and identification methods and resource evaluations.

**Sweetwater Reservoir, Water Main Replacement, San Diego County, CA.**

*Cultural Resources Principal Investigator.* ESA was retained by Sweetwater Authority to prepare an IS/MND for the replacement of a 36-inch pipeline leading from Sweetwater Dam. Sweetwater Dam was originally constructed in the late 19<sup>th</sup> century and was subject to upgrades in 1917. ESA conducted a Phase 1 Cultural Resources Assessment including archival research, pedestrian, survey, historical research, Native American outreach, and the preparation of a technical report documenting archaeological and historic-architectural resources that might be impacted by the project. The study concluded that features that would be altered by the project that were contributing elements to the historic dam would need to be replaced in kind. Monica directed the team of researchers which conducted this work, assisted in evaluating project impacts to the dam, and facilitated in the development of appropriate mitigation.

**California Department of Water Resources, Perris Dam Mitigation Area, Riverside County, CA.**

*Cultural Resources Senior Reviewer.* ESA prepared a Phase I cultural resources survey report for the project which includes a creation/restoration program within the Western Riverside County Regional Conservation Authority mitigation area with the purpose of creating/restoring riparian habitat that is biologically equivalent or superior to that which is being impacted as a result of the Perris Dam Remediation Program being carried out at Lake Perris. The study concluded that the area is sensitive for archaeological resources and additional work was recommended. Monica served as the Senior Reviewer for the Phase I cultural resources survey report.

**Bureau of Land Management, Lakeside and Ridgecrest Abandoned Mine Lands Archaeological Inventory, San Diego and Kern Counties, CA.**

*Cultural Resources Principal Investigator.* ESA has been retained to provide cultural resources services to the Bureau of Land Management (BLM) in connection with the Abandoned Mine Lands program. The BLM proposes to conduct remediation of physical safety hazards associated with Abandoned Mine Lands. Remediation would consist of backfilling or closing off mine shafts, adits, and prospects. ESA prepared archaeological inventory reports documenting the abandoned mines, in compliance with Section 106 of the NHPA.





# Michael Vader

## Senior Associate

### EDUCATION

BA, Physical Anthropology, University of California, Santa Barbara

M.A., Applied Archaeology (In Progress), California State University San Bernardino

### 13 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

Society for California Archaeology (SCA)

Society for American Archaeology (SAA)

Pacific Coast Archaeological Society (PCAS)

### SPECIALIZED EXPERIENCE

Analysis of faunal remains including fish and shellfish species

Archaeological Monitoring

Paleontological Monitoring

Environmental Compliance Monitoring

Human osteology and bioarchaeology

Michael is cultural resources specialist with experience working on survey, data recovery, and monitoring projects. Michael has experience with project management, has led crews on multiple surveys and excavations, and is familiar with environmental compliance documents. He has worked on a variety of energy and water infrastructure projects throughout California, including projects in Riverside, San Diego, Imperial, San Bernardino, Los Angeles, Orange, Santa Barbara, San Luis Obispo, Kern, Fresno, Madera, and Inyo Counties, as well as in Clark County Nevada. Michael regularly works as part of a team, coordinating with field staff and agency leads.

### Relevant Experience

**San Diego Gas & Electric's Tie Line (TL) 6975 San Marcos to Escondido 69 kV Project, San Diego County, CA. Archaeologist.** San Diego Gas and Electric Company (SDG&E) retained ESA to prepare an Initial Study/Mitigated Negative Declaration. SDG&E proposes to install new overhead single-circuit electric power line structures, to rebuild existing structures from single circuit to double circuit, and to reconduct and re-energize existing conductors. Michael prepared the assisted with the Assembly Bill 52 consultation and prepared the cultural resources and tribal cultural resources ISMND sections for the project.

**Bonsall High School Project, Bonsall, San Diego County, CA. Archaeologist.** ESA was retained by the Bonsall Unified School District to conduct a Phase I cultural resources assessment for the Bonsall High School Project in support of an Environmental Impact Report. The project would include the construction of a new high school that would accommodate 1,500 students in grades 9-12 and 50-60 district staff. Michael led the survey and prepared the Cultural Resources Assessment Report for the project.

**Pacific Beach Vector Habitat Remediation Project, San Diego, , CA. Archaeologist.** The City of San Diego retained ESA to prepare an ISMND for the Pacific Beach Vector Habitat Remediation Project as part of the County of San Diego Vector Habitat Remediation Program. The City is proposing this area for mitigation under the County Department of Environmental Health Vector Habitat Remediation Program because it is a known mosquito breeding habitat. The purpose of the Project is to decrease favorable habitat for mosquitos, improve the water quality in the Kendall Frost Mission Bay Marsh Reserve, and to create tidal marsh, transitional zone and upland habitat by improving the Noyes Street storm drain outfall which drains and discharges into the Reserve. Michael led the cultural resources survey and prepared the Phase I cultural resources assessment report in support of the ISMND.

**Coast Highway Corridor Study Project, Oceanside, CA. Archaeologist.** ESA was retained by the City of Oceanside to prepare an EIR for the Coast Highway

Corridor Project. The project would modify an approximate 3.5-mile-long segment of the Coast Highway corridor that runs through the City of Oceanside to encourage redevelopment and revitalization of the area. Proposed modifications include lane conversions, street improvements, intersection roundabouts, and increased parking and bicycle facilities, as well as an amendment to the Zoning Ordinance to create a Coast Highway Incentive Overlay District. Michael conducted the survey and prepared the Phase I cultural resources assessment report in support of the EIR.

**Sorrento Valley Channel Restoration Project, San Diego, CA. *Archaeologist.***

ESA has been retained by the City of San Diego to prepare an EIR for the Sorrento/Los Peñasquitos Restoration Program. The Project consists of the restoration of the historic coastal salt marsh habitat within the Los Peñasquitos Lagoon to be completed in two phases. Michael assisted with the cultural resources survey and prepared the Phase I cultural resources assessment in support of the EIR.

**El Money Valley Mining and Reclamation Project, San Diego County, CA. *Archaeologist.***

El Monte Nature Preserve, LLC retained ESA to conduct an updated Phase I cultural resources survey in support of the El Monte Valley Mining and Reclamation Project. The project includes the extraction of 15-million tons of surface mineral over a 15-year period in the El Monte Valley on land that is zoned for extractive use, and the reclamation and restoration of the project area to open space with an open water pond. Michael led the updated survey, prepared the technical memorandum presenting the results of the survey, and assisted in Extended Phase I testing of archaeological site CA-SDI-13592.

**Loma Alta Slough Vector Habitat remediation Project, Oceanside, CA. *Archaeologist.***

The City of Oceanside retained ESA to prepare an ISMND for the Loma Alta Slough Vector Habitat Remediation Project as part of the County of San Diego Vector Habitat Remediation Program. The project includes the initial phase of planning to mitigate mosquito breeding habitat within Loma Alta Slough. In support of the ISMND, ESA prepared a Phase I cultural resources assessment of the project area. Michael conducted the survey and prepared the Phase I report for the cultural resources assessment.

**Richard A Reynolds Desalination Plant Phase 2 Expansion-Solar Project MND, San Diego, CA. *Archaeologist.***

ESA will be preparing an EIR for a PV solar facility to be co-located with the Richard A. Reynolds Desalination Plant. The purpose of the proposed project is to construct solar panel arrays within the bounds of the desalination facilities to provide enough electricity to power the Phase II expansion of the plant. Michael conducted the cultural resources survey and prepared a Phase 1 Cultural Resources Study for the project.

**Richard A. Reynolds Desalination Plant Phase 2 Expansion - Cultural Resources, San Diego, CA. *Archaeologist.***

ESA was contracted by the Sweetwater Authority to perform a cultural resources study for the Phase 2 Expansion at the Richard A. Reynolds Desalination Plant. The expansion would increase the desalinated potable water production at the desalination plant from its current 5 million gallons per day (mgd) capacity to 10 mgd. Michael conducted the cultural resources survey, coordinated with the BOR archaeologist, and prepared the cultural resources study for the expansion.



# Matthew Gonzalez

## Archaeologist

### EDUCATION

BA, Classical  
Archaeology, University  
of California, Santa  
Barbara,

College Year in Athens,  
Athens, Greece, 2003

Accent Center in Rome,  
Italy, 2004

UCSB Chancellor  
Scholarship Recipient,  
2000

### 14 YEARS OF EXPERIENCE

### PROFESSIONAL AFFILIATIONS

Society for California  
Archaeology (SCA)

Society for American  
Archaeology (SAA)

### SPECIALIZED TRAINING

40-Hour HAZWOPER  
Training (Update), 2020

HAZCON Certified 2016

Cultural Resources  
Protection Under CEQA  
and Other Legislative  
Mandates, UCLA  
Extension, 2008

Riverside County  
Archaeology and  
Cultural Sensitivity  
Training Program, 2007

CA State BLM Permitted

National Preservation  
Institute Section 106: An  
Introduction Seminar  
Certified (18-hour)

Compliance Monitoring

Paleontological  
Resources Monitoring

Matthew has 15 years of experience in cultural resources management in California. Matthew serves as a Project Manager and Field Director for ESA's cultural resources group. He has led numerous archaeological surveys throughout Southern California and Arizona, and has extensive experience with documentation of cultural resources, Native American outreach, archaeological testing and excavation methods, laboratory analysis, and soil analysis. Matthew possesses specialized expertise in faunal and lithic analyses. Matthew regularly prepares technical reports in support of CEQA, NEPA, and Section 106, as well as environmental compliance documents. He is skilled in the application of Geographic Information Systems (GIS)/Global Positioning Systems (GPS) to facilitate field investigations and record searches, and in the use of ArcView and Google Earth to develop field maps. Matthew is cross-trained in paleontology and has served as a paleontological surveyor and monitor on numerous projects.

### Relevant Experience

**Peters Canyon Channel Reuse Pipeline Project, Orange County, CA.** *Field Director.* ESA was tasked by the Irvine Ranch Water District to perform a Phase I assessment for the project. The proposed project will divert high selenium nuisance surface and groundwater flows from the channel to the Orange County Sanitation District for treatment and reuse. Matthew conducted archival research, led the cultural resources survey, and co-authored the Phase I technical report.

**Walker Basin Phase I Cultural Resources Assessment, Riverside County, CA.** *Archaeologist.* ESA was tasked by Beresford Properties, LLC to conduct a Phase I Cultural Resources Assessment of the 405-acre project area. The overall Walker Basin Project proposes to develop 91 estate-size single family detached residential lots, public streets and drainage facilities. Matthew assisted in the survey and documented several prehistoric sites consisting of lithics, ground stone, and bedrock milling features.

**Perris Dam Project-Regional Conservation Authority Mitigation Area, Riverside County, CA.** *Archaeologist.* ESA archaeologists have prepared a Phase I cultural resources survey report and for the California Department of Water Resources (DWR) for a habitat restoration program within Riverside County. DWR plans to implement a restoration program within the Regional Conservation Authority mitigation area with the purpose to create/restore riparian habitat that is biologically equivalent or superior to that which is being impacted as a result of the Perris Dam Remediation Program being carried out at Lake Perris. Matthew conducted an archaeological survey of the project site, and contributed to the survey report.



Appendix B  
**Sacred Lands File Search**





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Suite 1100  
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213.599.4300 phone  
213.599.4301 fax

[www.esassoc.com](http://www.esassoc.com)

April 14, 2021

Native American Heritage Commission  
1550 Harbor Boulevard, Suite 100  
West Sacramento, CA 95691  
FAX- 916-373-5471

**Subject: Sacred Lands File search request for the Ramona Intergenerational Community Campus Affordable Housing Project (D201600334.07)**

To whom it may concern:

Environmental Science Associates (ESA) has been retained by the County of San Diego Department of General Services (County) to conduct a Phase I Cultural Resources Technical Report for the Ramona Intergenerational Community Campus Affordable Housing Project (Project) in support of a Subsequent Initial Study Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The Project proposes the construction of 100 affordable senior residential units (including 80 one-bedroom units and 20 two-bedroom units), a 6,000 square foot senior center, associated parking, a pedestrian and equestrian trail, and open space along the Santa Maria Creek. As depicted in the attached map, the Project is located in the community of Ramona in San Diego County, within an unsectioned portion of Township 13 South, Range 1 East on the Ramona and San Pasqual, CA 7.5-minute topographic quadrangles.

In an effort to provide an adequate appraisal of all potential effects to cultural resources that may result from the proposed Project, ESA is requesting that a records search be conducted for sacred lands or traditional cultural properties that may exist within the Mitigation Site.

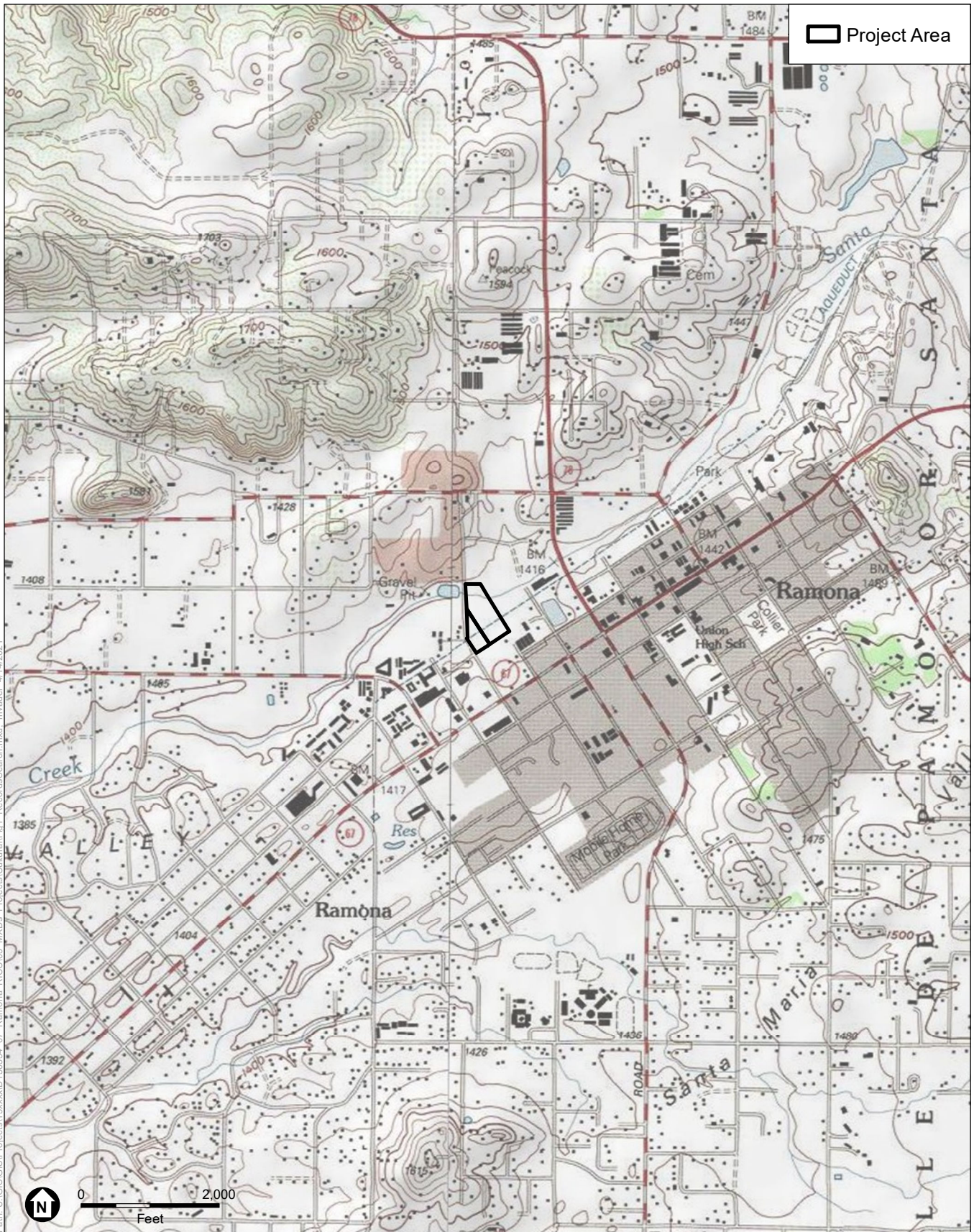
Thank you for your time and cooperation regarding this matter. To expedite the delivery of search results, please fax them to 619.719.4201, or email them to [mvader@esassoc.com](mailto:mvader@esassoc.com). Please contact me at 619.241.9238 or at [mvader@esassoc.com](mailto:mvader@esassoc.com) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Vader", with a long, sweeping horizontal line extending to the right.

Michael Vader  
Cultural Resources





Path: U:\GIS\GIS\Projects\15xxxx\01500334\_07\_Ramona\_RICC\03\_MXD\Projects\Cultural\Fig1\_RecordsSearch.mxd, mviewer, 4/14/2021

TOPO QUADS: Ramona and San Pasqual, CA 7.5-minute

Ramona Intergenerational Community Campus Affordable Housing Project



**Figure 1**  
Records Search



## NATIVE AMERICAN HERITAGE COMMISSION

April 29, 2021

Michael Vader  
ESA

Via Email to: [mvader@esassoc.com](mailto:mvader@esassoc.com)

**Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Ramona Intergenerational Community Campus Affordable Housing Project, San Diego County**

Dear Mr. Vader:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

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

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

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

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

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

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was positive. Please contact the San Pasqual Band of Diegueno Mission Indians on the attached list for more information.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

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

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

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Cultural Resources Analyst

Attachment