
Archaeological Inventory and Built Environment Evaluation Report for the 2260 San Pasqual Valley Road Project, San Diego County, California, PDS2017-TM-5620

2260 San Pasqual Valley Road Tentative Tract Map
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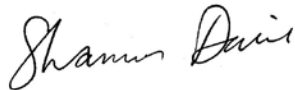
County of San Diego Planning & Development Services
Contact: Donna Beddow
5510 Overland Avenue, Suite 310
San Diego, California 92123
(858) 694-3656

Preparer:

Shelby Castells, M.A., RPA
Shannon Davis, M.A.
Laura Voisin George, M.A.
Tony Quach, B.A.

Approved by:

Shannon Davis, M.A.



ASM Affiliates, Inc.
2034 Corte del Nogal
Carlsbad, California 92011
(760) 804-5757

Project Proponent:

Lundstrom Engineering and Surveying
5333 Mission Center Road, Suite 115
San Diego, CA 92108

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NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Authors: Shelby Castells, Shannon Davis, Laura Voisin George, Tony Quach, and Mark Becker

Firm: ASM Affiliates, Inc.

Client/Project Proponent: Lundstrom Engineering and Surveying

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Report Date: May 2018

Report Title: Archaeological Inventory and Built Environment Evaluation Report for the 2260 San Pasqual Valley Road Project, San Diego County, California, PDS2017-TM-5620

Type of Study: Record Search, Literature Review, Pedestrian Field Survey, and Building Evaluation

New Sites: P-37-036536

Updated Sites: None

USGS Quad: Escondido

Acreage: approximately 18 acres

Keywords: Escondido 7.5-minute quadrangle, San Pasqual Valley Road, 2260 San Pasqual Valley Road

EXECUTIVE SUMMARY

This document presents the results of a cultural resources inventory and building evaluation for the 2260 San Pasqual Valley Road Project (Project). The approximately 18-acre project is located at 2260 San Pasqual Valley Road, within unincorporated San Diego County, within the vicinity of the city of Escondido. The Project proponent proposes the creation of a Tentative Map to subdivide the property into 14 separate lots with thirteen new residences. The existing home within the Project area will remain.

This study was completed to satisfy requirements of the California Environmental Quality Act (CEQA), which requires evaluation of the historical significance of cultural resources and the significance of potential adverse effects on lands planned for development. ASM prepared this report in compliance with *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a), *Report Format and Content Guidelines* (County of San Diego 2007b), Resource Protection Ordinance (RPO), Section 21083.2 of the Public Resources Code, and the San Diego County CEQA Guidelines. The results of this archaeological and historical resources inventory and evaluation program will assist the County in determining the direct and indirect impacts to resources and with the creation of a preservation plan or mitigation for any significant resources.

The cultural resource inventory included a cultural resource record search with the South Coastal Information Center (SCIC) and the Native American Heritage Commission (NAHC), literature review, archival research, Native American correspondence, field survey, resource documentation, and building evaluation. No cultural resources have been previously recorded within the Project area. The field survey did not identify any prehistoric cultural resources present within the Project area.

Two buildings and an irrigation cistern were identified during the archival research and pedestrian survey, recorded as P-37-036536. Historical research indicates that the building was constructed approximately 1928. As the building is 45 years old or older, it therefore meets the age threshold for potential significance under CEQA and the County RPO. The structures are recommended not eligible for the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), the San Diego County Local Register, nor the County of San Diego RPO under any of the criteria. In addition, demolition of the structures is not proposed for the project. Monitoring of the initial ground disturbance by an archaeologist and Native American monitor is recommended to mitigate for potential impacts to cultural resources.

All field notes and photographs from ASM's survey are on file at ASM's office in Carlsbad, California. California Department of Parks and Recreation (DPR) forms for each resource documented are provided as an appendix to this report, and have been submitted to the SCIC of the California Historical Resources Information System (CHRIS) at San Diego State University (SDSU).

1.0 INTRODUCTION

This report documents the results of an archaeological survey and building evaluation for the 2260 San Pasqual Valley Road Project (Project) which was conducted to provide compliance with the County of San Diego Guidelines, the County Resource Protection Ordinance (RPO), and the California Environmental Quality Act (CEQA). The Project is proposing a residential development on private lands in San Diego County, California. ASM Affiliates, Inc. (ASM) was contracted by Lundstrom Engineering and Surveying to complete a cultural resources inventory and building evaluation for the Project. ASM conducted a record search and literature review, performed a pedestrian field survey of the Project area, and evaluated the current building within the Project area. The report was compiled in accordance with the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b), the RPO, Public Resources Code Section 21083.2 (CEQA), and the County of San Diego CEQA Guidelines. This report addresses the direct impacts to resources and makes an assessment of impact severity as outlined in Section 4.2 of the County Guidelines.

1.1 PROJECT DESCRIPTION

The Project Proponent proposes the creation of a Tentative Map to subdivide approximately 18.4 acres into 14 separate lots, of a minimum of one acre. Thirteen new residences are proposed and the existing residence on the property will remain in place. Access will be provided by a system of private streets.

1.2 PROJECT LOCATION

The project site is located at 2260 San Pasqual Valley Road, within unincorporated San Diego County. The project area is depicted on the Escondido 7.5-minute USGS topographic quadrangle within the unsectioned Rincon del Diablo Land Grant, Township 12 South, Range 1 West. The Project area includes three individual parcels with the following Assessor's Parcel Numbers (APNs): 234-261-23, 234-440-05, and 234-430-21 (Figures 1-3).

1.3 EXISTING CONDITIONS

The Project area lies within a rich natural and cultural environment. The existing environmental and cultural settings are described below.

1.3.1 Environmental Setting

Geography

The Project area is located in the lower chaparral biotic zone in the Peninsular Ranges of southern California. Elevations in the Project area range from 640 to 700 ft. above sea level. The Project area is bounded by San Pasqual Valley Road / Highway 78 to the southwest, Highgrove Drive to the southeast, residential development to the northeast, and an unnamed tributary of Dead Horse Canyon Creek to the northwest. The San Diego Aqueduct is located $\frac{1}{3}$ mi. to the southwest, and the city of Escondido is located 1 mi. to the west. Escondido Creek is $2\frac{1}{2}$ mi. to the northwest. One and one-half mi. to the southeast are San Pasqual Valley and the San Dieguito River.

The Project area is located on a slight slope, with elevations ranging from 655 ft. above sea level, along the drainage at the northwest corner of the Project area to 760 ft. above mean sea level along the northern boundary of the Project area.



Figure 1. Regional location map.

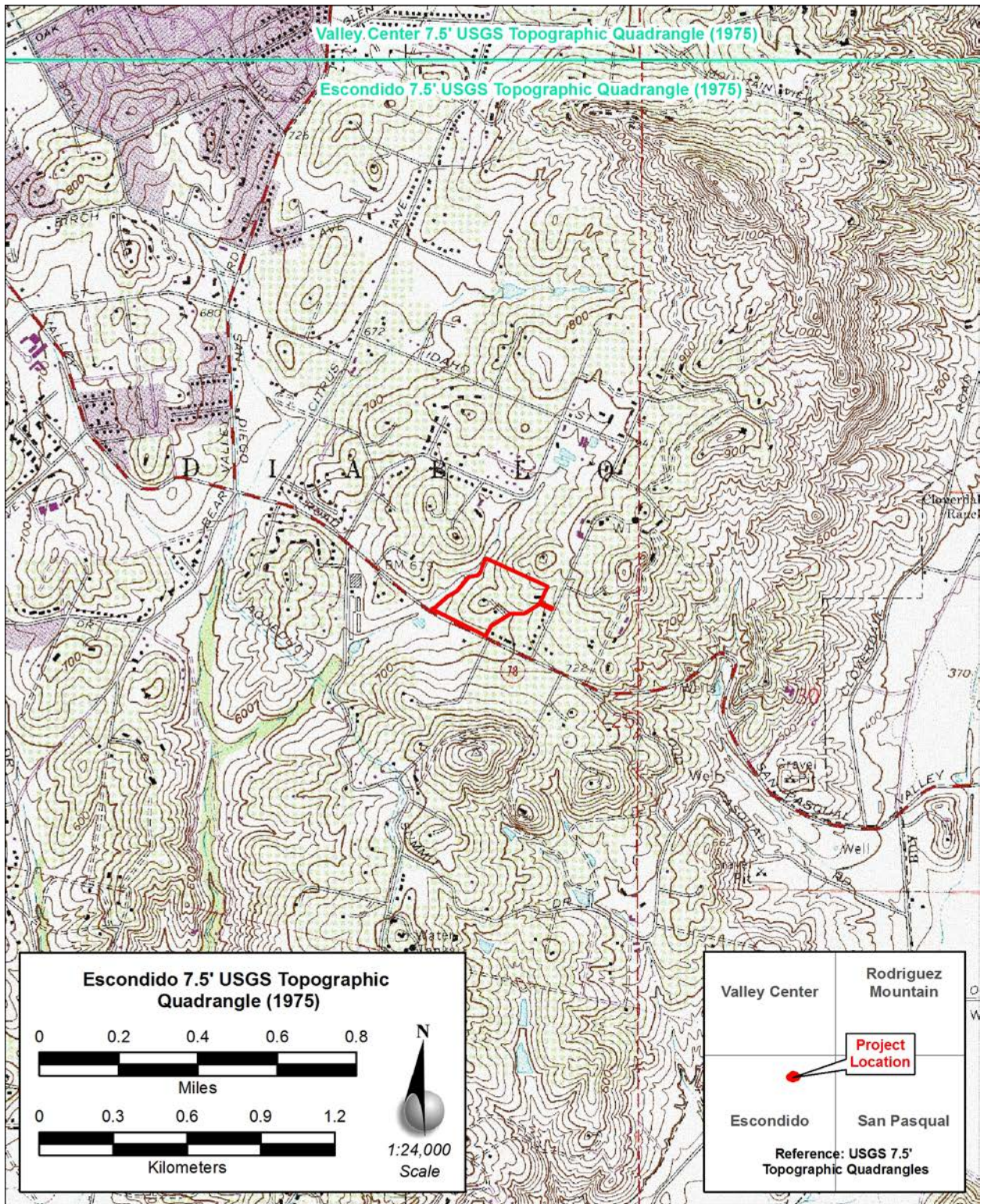


Figure 2. Map showing location of property in immediate vicinity.

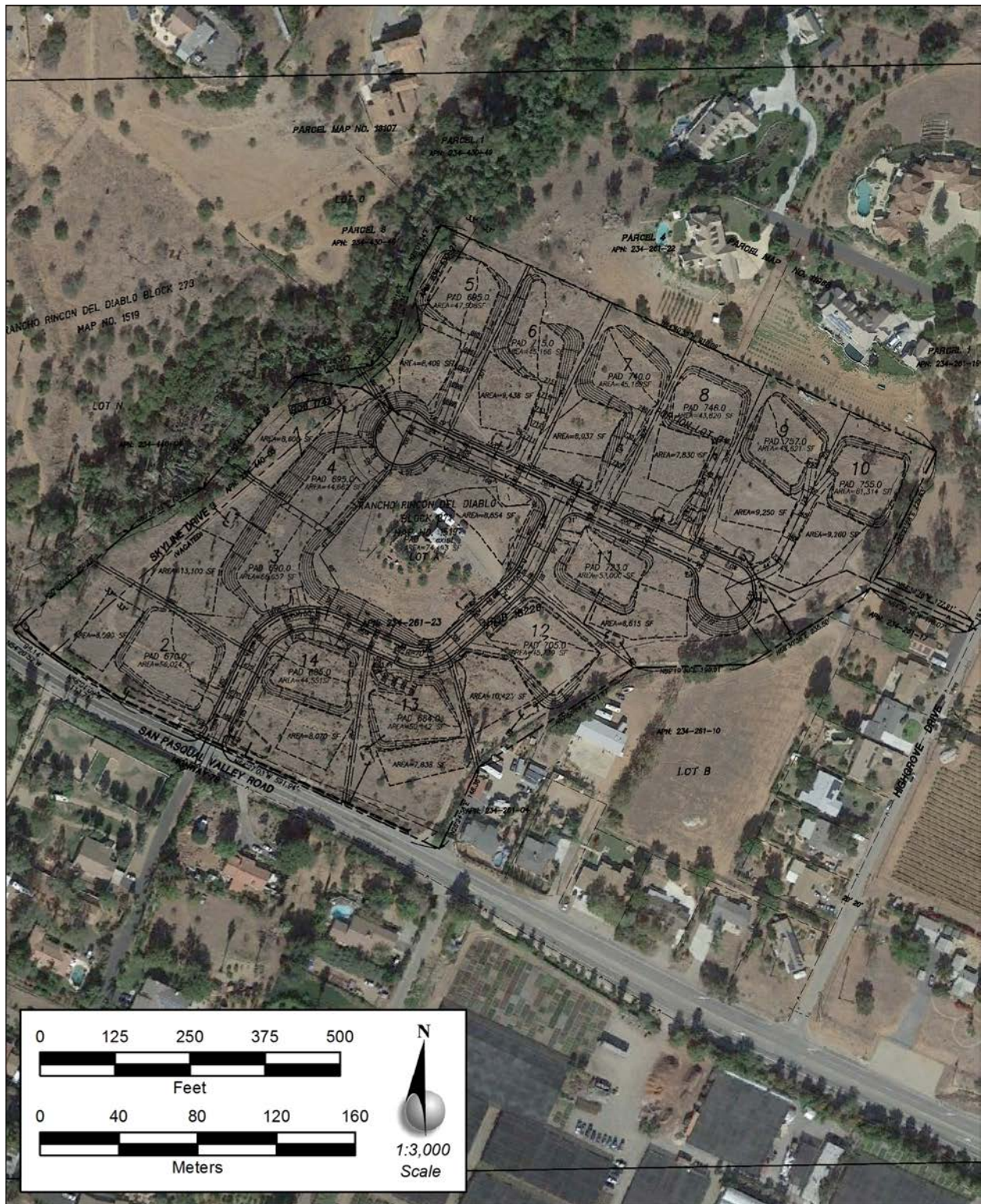


Figure 3. Map of proposed property subdivision.

Geology and Soils

Geologically, the Project area lies within the Southern California Batholith and the Peninsular Ranges. Soils within the Project area consist primarily of Fallbrook sandy loam, 15 to 30 percent slopes, eroded, with Ramona sandy loam, 5 to 9 percent slopes along the northwest and southwest boundaries of the Project area. A very small amount (less than 1 percent) of the Project area is Fallbrook sandy loam, 5 to 9 percent slopes, along the southeast boundary of the Project area (USDA 2017).

Biology

No native plants were identified within the Project area. Historic aerial photographs show that the Project area was formerly used as an orchard. Currently the orchard has been removed, and the Project area is covered with nonnative grasses. Ground surface visibility was less than 25 percent. Palm trees and other nonnative vegetation was present within the drainage on the northwestern side of the Project area.

1.3.2 Cultural and Historical Setting

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

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

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

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

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

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

The earliest chronologically distinctive archaeological pattern recognized in most of North America is the Clovis pattern. Dated to around 11,500 B.C., Clovis assemblages are distinguished by fluted projectile

points and other large bifaces, as well as extinct large mammal remains. At least three isolated fluted points have been reported within San Diego County, but their occurrence is very sparse and their dating and contexts are uncertain (Davis and Shutler 1969; Kline and Kline 2007; Rondeau et al. 2007).

The most widely recognized archaeological pattern within this period is termed San Dieguito and has been dated from at least as early as 8500 B.C. to perhaps around 6000 B.C. (Rogers 1966; Warren 1966; Warren et al. 2008). Proposed characteristics to distinguish San Dieguito flaked lithic assemblages include large projectile points (Lake Mojave, Silver Lake, and other, less diagnostic forms), bifaces, crescents, scraper planes, scrapers, hammers, and choppers. The San Dieguito technology involved well-controlled percussion flaking and some pressure flaking.

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

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

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

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

Archaeological evidence from this period, derived primarily from the coastal region, has been characterized as belonging to the Archaic stage, Millingstone horizon, Encinitas tradition, or La Jolla pattern (Moratto 1984; Rogers 1945; Wallace 1955; Warren 1968; Warren et al. 2008). Adaptations during this period apparently emphasized gathering, in particular the harvesting of shellfish and hard plant seeds, rather than hunting. Distinctive characteristics of the La Jolla pattern include extensive shell middens, portable ground stone metates and manos, crudely flaked cobble tools, occasional large expanding-stemmed projectile points (Pinto and Elko forms), and flexed human burials. Inland variants are less clearly understood (Warren et al. 1961).

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

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

A Late Prehistoric period in San Diego County has been distinguished, primarily on the basis of three major innovations: the use of small projectile points (Desert Side-notched, Cottonwood triangular, and Dos Cabezas forms), associated with the adoption of the bow and arrow in place of the atlatl as a primary hunting tool and weapon; brownware pottery, presumably supplementing the continued use of basketry and other containers; and the practice of human cremation in place of inhumation. Uncertainty remains concerning the exact timing of these innovations, and whether they appeared simultaneously or sequentially (e.g., Griset 1996; Laylander 2011; Yohe 1992).

Labels applied to the archaeological manifestations of this period include Yuman, Cuyamaca, Patayan, and Hakataya (Rogers 1945; True 1970; Schroeder 1978; Waters 1982). These remains have generally been associated with the ethnohistorically known Kumeyaay (Diegueño, Tipai, Ipai) and have been seen as perhaps marking the initial local appearance of that group in a migration from the lower Colorado River region. Traits characterizing the Late Prehistoric period include a shift toward greater use of inland rather than coastal settlement locations, greater reliance on acorns as an abundant but labor-expensive food resource, a greater emphasis on hunting of both large and small game (particularly deer and rabbits), a greater amount of interregional exchange (seen notably in more use of obsidian), more elaboration of nonutilitarian culture (manifested in more frequent use of shell beads, decorated pottery and the distinctive Rancho Bernardo and La Rumorosa rock art styles), and possibly denser regional populations (Christenson 1990; McDonald and Eighmey 2008). Whether settlement became more or less sedentary during this period, as compared with the preceding period, is uncertain.

Ethnographic Setting

The Project area lies between two major waterways and catchment areas for the Kumeyaay and the Luiseño, Escondido Creek and the San Dieguito River. These waterways produced a habitat that was rich in resources, including oak trees, which grow near the creeks and drainages. The project vicinity provided the shortest passage between the two waterways. The Project area is located on the border between Kumeyaay and the Luiseño ancestral lands. Therefore, the Project area is located within a cultural transition or overlap area and may contain significant research potential.

Kumeyaay

In ethnohistoric times, central and southern San Diego County was occupied by speakers of a Yuman language or languages, variously referred to as Kumeyaay, Diegueño, Tipai, and Ipai. Kumeyaay territory extended from south of Agua Hedionda Lagoon, Escondido, and Lake Henshaw to some distance south of Ensenada in northern Baja California, and east nearly as far as the lower Colorado River. Linguistic evidence (e.g., Golla 2007; Laylander 2010) suggests that the Yuman-Cochimí families of languages may have been affiliated with a widespread Hokan phylum, represented by scattered languages and families around the periphery of California and extending south into Mexico, and probably dating back at least as far as the early Holocene. Subsequent separations within the Yuman-Cochimí group may represent territorial expansions or migrations: the separation of Yuman and central Baja California's Cochimí (ca. 2000 B.C.?); the differentiation of Core Yuman from Kiliwa (ca. 1000 B.C.?); of Core Yuman into Delta-California, River, and Pai branches (ca. A.D. 1?); of Delta-California Yuman into Diegueño and Cocopa (ca. A.D. 500?); and of Diegueño into Kumeyaay proper, Ipai, Tipai, and Ku'ahl languages or dialects (ca. post-A.D. 1000?). The boundary between Ipai and Kumeyaay proper (or Tipai) languages or dialects on the San Diego coast has generally been put just south of the San Diego River (Luomala 1978).

While Kumeyaay cultural patterns, as recorded subsequent to European contact, cannot necessarily be equated with Late Prehistoric patterns, at a minimum they provide indispensable clues to cultural elements that would be difficult or impossible to extract unaided from the archaeological record alone. A few important ethnohistoric accounts are available from Hispanic-period explorers and travelers, Spanish

administrators, and Franciscan missionaries, primarily in coastal areas (Fages 1937; Geiger and Meighan 1976; Laylander 2000). Many accounts by ethnographers, primarily recorded during the early twentieth century, are available (Almstedt 1982; Drucker 1937, 1941; Gifford 1918, 1931; Hicks 1963; Hohenthal 2001; Kroeber 1925; Laylander 2004; Luomala 1978; Shipek 1982, 1991; Spier 1923; Waterman 1910).

The Kumeyaay inhabited a diverse environment that included littoral, valley, foothill, mountain, and desert resource zones. Because of the early incorporation of coastal Kumeyaay into the mission system, most of the available ethnographic information relates to inland groups that lived in the Peninsular Range or the Colorado Desert. There may have been considerable variability among the Kumeyaay in settlement and subsistence strategies and in social organization (Laylander 1991, 1997; Luomala 1978; Spier 1923; but cf. Shipek 1982). Acorns were a key resource, but a wide range of other mineral, plant, and animal resources were exploited (Hedges 1986; Shipek 1991; Wilken 2012). Pre-contact practices of land management and agriculture west of the Colorado Desert have been suggested but not confirmed (Shipek 1993; cf. Laylander 1995). Some degree of residential mobility seems to have been practiced, although its extent and nature (e.g., within patterns of community fission and fusion) may have varied considerably among different communities and settings. The fundamental Kumeyaay social units above the family were the *šimul* (patrilineage) and the residential community or band, to the extent that those two units were not identical. Leaders performed ceremonial, advisory, and diplomatic functions, rather than judicial, redistributive, or military ones. There seems to have been no national level of political unity and perhaps little sense of commonality within the language group (but cf. Shipek 1982).

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

Nonutilitarian culture was not neglected. A range of community ceremonies were performed, with particular emphases placed on marking individuals' coming of age and on death and mourning. Oral literature included, in particular, an elaborate creation myth that was shared with other Yuman groups as well as with Takic speakers (Luiseño, Cupeño, Cahuilla, and Serrano) to the north (Kroeber 1925; Laylander 2001; Waterman 1909).

Luiseño

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

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

While Luiseño, Cupeño, and Cahuilla cultural patterns, as recorded subsequent to European contact, cannot necessarily be equated with Late Prehistoric patterns, at a minimum they provide indispensable clues to

cultural elements that would be difficult or impossible to extract unaided from the archaeological record alone. A few important ethnohistoric accounts are available from Franciscan missionaries and others (Geiger and Meighan 1976; Harrington 1933, 1934; Henshaw 1972; Laylander 2000). Many accounts by ethnographers, primarily recorded during the early and middle twentieth century, are available (Bean 1972, 1978; Bean and Shipek 1978; Bean and Smith 1978; Drucker 1937; Gifford 1918; Hicks 1963; Hooper 1920; Kroeber 1908, 1925; Laylander 2004; Sparkman 1908; Strong 1929; White 1953, 1957, 1963).

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

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

Nonutilitarian culture was not neglected. A range of community ceremonies were performed, with particular emphases placed on marking individuals' coming of age and on death and mourning. Oral literature included, in particular, an elaborate creation myth that was shared with the Takic-speaking Serrano as well as with Yuman speakers (Kroeber 1925; Laylander 2001; Waterman 1909).

Historic Period

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

The historic period proper did not begin until 1769, when multiple seaborne and overland expeditions under the leadership of the soldier Gaspar de Portolá and the Franciscan missionary Junípero Serra reached the region from Baja California and passed northward along the coastal plain to seek Monterey. In that year, a royal presidio and the Misión San Diego de Alcalá were founded, and the incorporation of local Kumeyaay into the mission system was begun. Shortly after the mission had been moved a short distance to the east from the presidio, a Kumeyaay uprising in 1775 resulted in the burning of the mission and the killing of one of its Franciscan missionaries (Carrico 1997). However, the uprising was soon suppressed. Additional missions were founded among the Luiseño/Juaneño at San Juan Capistrano in 1776 and San Luis Rey de Francia in 1798.

As Spanish attention was consumed by the Napoleonic wars in Europe, California and its government and missions were increasingly left to their own devices. In 1821, Mexico consummated its independence from Spain, and the region became more open to outside visitors and influences (Pourade 1961). The loyalty to Mexico of the European Franciscans was considered to be in doubt, and private secular interests clamored for a greater share of the region's resources. The missions were secularized by act of the Mexican Congress in 1833. Native Americans released from the San Diego mission returned to their native villages, moved east to areas lying beyond Mexican control, or sought work on ranchos or in the towns of San Diego and Los Angeles. The ranchería of the San Pasqual Band of Indians was located four miles to the east-southeast of the subject property, in the valley of the Santa Ysabel Creek in the 1830s and 1840s; this tribe is one of thirteen that comprise the Kumeyaay Nation in Southern California, and had lived for centuries in this valley (San Pasqual Band of Mission Indians 2017a). At the time of the secularization of the missions, San Pasqual was one of three pueblos established by territorial governor Jose Figueroa to resettle the displaced Indians who had lived at the Missions San Diego and San Luis Rey. Indians with construction skills were brought from the Mission San Diego, and the agricultural village was self-governed under Mexican law. The San Pasqual ranchería prospered and had a population of more than 100 by 1845, residing in tule huts around a plaza (San Pasqual Band of Mission Indians 2017b; Fox 2017; McGrew 1998:11).

Also in this period, numerous large land grants were issued to private owners, including El Rincon de Diablo, Agua Hedionda, Los Vallecitos de San Marcos, Buena Vista, and Santa Margarita y Las Flores in northern coastal San Diego County (Pourade 1963). The subject property was part of the 12,653-acre El Rincon del Diablo land grant made in 1843 by the Mexican government to San Diego native Juan Bautista Alvarado. As a leading member of the legislature of the Mexican Alta California territory, in 1836 Alvarado had led a revolt against a harsh governor and subsequently himself served as governor of the reorganized Department of California until 1842 (Faragher 2016: 97-104; Find A Grave, 2017).

The San Pasqual Valley floor to the south of the ranchería was the site of the Mexican-American War's bloodiest battle in California on December 6, 1846. Upon confirmation in July 1846 of battles in Texas and the U.S.'s entry into war with Mexico, U.S. naval forces invaded Monterey, San Pedro, and San Diego. But when the U.S. military units relocated to Monterey in September, an insurrection took place and drove out the U.S. soldiers holding Los Angeles. Brigadier General Stephen Watts Kearny and two companies of Army dragoons had marched from Santa Fe, New Mexico for the conquest of California. Upon their arrival at Warner's Ranch, Kearny received information that a Californio force may be preparing to engage them on the road to the Navy's base in San Diego. A patrol led by Andres Pico, the Californio commander of Los Angeles' military district, was camped with a unit of lanceros in the San Pasqual ranchería, approximately 20 miles to the west, and they also received word of Kearny's approach (Faragher 2016: 133-140). Kearny's unit initiated a pre-dawn attack from the south side of the San Pasqual Valley. The San Pasqual Indians evacuated to the north side of the valley and watched the running battle between Kearny's and Pico's troops throughout the day (San Pasqual Band of Mission Indians 2017b; Buskirk, 2017). The members of Pico's force were expert horsemen; many worked as ranchers and were proficient with lances and reatas, with which they inflicted numerous casualties on Kearny's weary and poorly-mounted troops. At the end of the day the combatants were approximately one mile to the west, and the San Pasqual tribe's leaders interceded with the Mexican troops for their withdrawal and allowing the Americans to treat their wounded and dead soldiers. (San Pasqual Band of Mission Indians, 2017b). The San Pasqual headman José Panto also accompanied two U.S. dragoons and assisted them in slipping through the Mexican patrols and getting a request for assistance to San Diego (Faragher 2016:151). The remnant of Kearny's men skirmished with Pico's unit as they continued toward San Diego, passing Rancho San Bernardo late on December 7 and taking some cattle and chickens from the rancho (Ames 1943:47).

The conquest and annexation of California by the United States in the Mexican-American War between 1846 and 1848 ushered in many more changes (Pourade 1963, 1964, 1965, 1967, 1977; Pryde 2004). Faced with debts and difficulties in confirming land grants, many Californio families lost their lands to outsiders.

Cultural patterns that were brought by immigrants from the eastern U.S. gradually supplanted old Californio customs. Native American reservations were established at Mesa Grando, Santa Ysabel, Inaja, Cosmit, Barona, Capitan Grande, Viejas, Cuyapaipe, Sycuan, Manzanita, La Posta, and Campo (Shipek 1978).

The region experienced cycles of economic and demographic booms and busts, with notable periods of growth in the mid-1880s, during World Wars I and II, and on more sustained basis throughout the postwar decades. Aspects of development included the creation of transportation networks based on port facilities, railroads, highways, and airports; more elaborate systems of water supply and flood control; grazing livestock and growing a changing array of crops; supporting military facilities; limited amounts of manufacturing; and accommodating visitors and retirees. After false starts, San Diego converted itself to a substantial city, and then into a metropolis. Escondido was incorporated as a city in 1888, and unincorporated north county communities include Fallbrook, Bonsall, Valley Center, Pala, and Pauma Valley (Pryde 2004). Other cities were incorporated in the inland southern and central region of San Diego County, including El Cajon (1912), La Mesa (1912), Lemon Grove (1977), Santee (1980), and Poway (1980). Notable unincorporated communities include Spring Valley, Lakeside, Alpine, and Ramona (Pryde 2004).

Escondido: Settlement and Growth

The confirmation of rancho boundaries in the late 1860s and early 1870s across the county drew additional settlers as land became officially conveyable. Thereafter, small farming communities were established. After Juan Bautista Alvarado's death in 1850, the El Rinco Del Diablo rancho was purchased from Alvarado's heirs by Oliver S. Witherby, who arrived in California with the U.S. Boundary Commission following the Mexican-American War (McGrew 1998:12). In 1868 Witherby sold the rancho to a partnership comprised of Edward McGear, Matthew Wolfskill and his sons John and Josiah Wolfskill; Matthew was the brother of William Wolfskill, a trapper who arrived in Los Angeles in 1831 and is reputed to have planted the first orange grove there (McGrew 1998:13). The partnership changed the rancho's operation to a sheep ranch, and planted a large vineyard of Muscat grapes. When its first post office opened in 1881, the community was known as Apex (meaning the central point) (McGrew 1998:18). The Wolfskill and McGear partnership sold the property in 1883 to the Escondido Company, the forerunner of the Escondido Land & Town Company. When established in 1886, the Escondido Land & Town Company subdivided the land, planted additional vineyards and citrus groves, and drilled wells for irrigation (McGrew 1998:14-16). By that time, horticulture had already begun around the county, with many of the earliest plantings in fruit trees and grapes. Escondido developed during that boom time as a new citrus-growing community that also developed grapes, hay, and grain, and is credited with planting the first avocado tree in the county (Heilbron 1936:207). By 1890, the city population had grown to 541 (U.S. Census Bureau, 1900:439).

While ranching and farming had been important livelihoods in San Diego County, agriculture increasingly became an important economy. Water projects developed across the county in the late nineteenth and early twentieth centuries that made this possible. In Escondido, completion of the Escondido Reservoir (now Lake Wohlford) by the Escondido Mutual Water Company supplied water to the valley and opened up more opportunities for citrus (oranges and lemons) plantings (Fox 2016; Heilbron 1936). Individual growers processed their own fruit by washing and drying them before taking them to the Escondido depot to ship to consumers in the east. In the early 1900s, growing cooperatives developed in Escondido that were known as the Escondido Citrus Union and the Escondido Fruit Growers Association. By 1916, the number of acres planted with citrus had risen to 600. Just 12 years later, nearly 2,800 acres were devoted to growing citrus. The industry had grown so large that the two cooperatives dissolved and new organizations were formed: the Escondido Lemon Association and the Escondido Orange Association. They were local divisions of the San Diego County Exchange and the California Exchange. Lemon production grew from 64,470 boxes in 1911 to more than one million boxes in 1941. Orange production had grown from 12,225 boxes in 1918 to 1.4 million boxes in 1943. At the 1929 dedication of a new Sunkist packing house of the Escondido Lemon

Association, it was noted to be “the largest and certainly most modern of all lemon houses.” A new orange packing house was completed in 1935. In the 1920s and 1930s, the citrus industry was the local economic engine, and many people were employed by it or benefitted from it as merchants (Fox 2016; San Diego Directory Company 1938). The strength of the citrus industry resulted in tremendous growth in Escondido and its financial stability during the Great Depression, with Escondido becoming the citrus center of California (Kolva 1989).

Escondido transitioned from a rural town of 755 people in 1900 to a growing agriculture-based city of 3,421 in 1930, a significant increase of 353 percent (U.S. Census Bureau, 1900:439, 1930: 137). Some of the new arrivals came as groups, including a community of Mennonite Brethren—some of Russian descent—who moved to Escondido from the Midwest in 1907; some members of this group moved away when their minister returned to Kansas in 1917 (Fox 2017).

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

In 1935, the primary county exports were citrus, poultry, and dairy, with Escondido supplying almost half of the county’s exports. By 1936, Escondido led the county in citrus production and was the foremost producer of avocados and citrus for the state. An assured water supply for irrigation and domestic use was pivotal to the area’s success (Heilbron 1936). Through the 1950s citrus continued to be the prime crop in Escondido while avocados held strong. San Diego County contained more than half of the avocado acreage in California, having grown from approximately 7,900 acres in 1936 to 15,000 in 1958. Avocados were second to tomatoes in plant crops and fourth, following eggs, tomatoes, and milk (Gustafson 1959). However, the post-World War II housing shortage made housing development more profitable than ranching, and other industries offered new employment opportunities in Escondido and around San Diego County (AEGIS 1991:13). By 1960, more than one million people lived in the county, and between 1950 and 1970, bedroom communities such as El Cajon, Escondido, Chula Vista, and Oceanside experienced a tremendous growth rate (between 214 and 833 percent) (Engstrand 2005:166; U.S. Census Bureau 1960). By then, market conditions prompted the dissolution of the two citrus organizations (Fox 2016). Yet, avocado production remains an important crop for San Diego County.

Adobe Construction in Escondido

Following the flight of the Alta California department’s leaders during the Mexican-American War, Juan Bautista Alvarado retired to his El Rincon del Diablo rancho. A six-room house was built on the rancho in 1843, located on the hillside at the southeastern edge of the El Rincon del Diablo rancho, near its border with the Rancho San Bernardo, southeast of present-day Bear Valley Parkway and San Pasqual Valley Road, and approximately 0.25 mi. west of the subject property (Faragher 2016: 97-104; Find A Grave 2017; Escondido History Center 2011; McGrew 1998:12). The house was noted to have had whitewashed adobe walls, clay floors, windows with glass lights, and a handhewn shake roof (AEGIS 1991: 4). Alvarado raised cattle on the rancho which were primarily utilized for their hides and tallow. When Oliver S. Witherby acquired the rancho in 1850, he built another adobe residence and several adobe outbuildings near

Alvarado's residence, and he farmed the land extensively, as well as keeping large herds of cattle and sheep on the rancho. Water for household use and for irrigation was obtained from wells (McGrew 1998:30). The residence at the neighboring Rancho San Bernardo, granted in 1842 to Alvarado's son-in-law Joseph Snook, was also built of adobe. The rancho's next owners Omar and Mary Oaks built another adobe home in the late 1860s, while the property was one of the largest producers of grain in the area. The Zenas Sikes adobe farmstead was built nearby in 1870 (McGrew 1998:12).

After the founding of Escondido in 1886, its architectural styles expressed the new city's growth and prosperity during the late-nineteenth and early-twentieth century, and included Queen Anne, Folk Victorian, Colonial Revival, Moorish Revival, American Foursquare and Prairie, and Craftsman residences. The area's Mexican heritage was reflected in Spanish Colonial, Monterey Revival, Pueblo, and Mission-style buildings, some of which were constructed from adobe masonry (AEGIS 1991). In 1936 an outdoor stage and bandstand in Escondido's Grape Day Park was constructed of adobe; it was demolished in 1985 for the new civic center. The city's second city hall, built in 1938 with Works Progress Administration funding, was noted to have adobe walls four feet thick; this building was subsequently used by the Escondido Police and Fire Departments, before being demolished in the 1980s for an expansion of Palomar Hospital (McGrew 1998:17; Covey 2008). Both the bandstand and the city hall were designed by John Sherman, Sr., a former real estate developer working for the city's water department (Ancestry.com 2017).

In the 1940s, retired rancher and real estate developer Lawrence R. (L.R.) Green laid out subdivisions for a large adobe housing development in former orange and avocado groves with Charles Paxton, an adobe home contractor from La Jolla. The vernacular gable-and-wing residence with Spanish Colonial Revival detailing that was built in 1948 as the development's model home was credited with launching the mid-century adobe revival in the Escondido area (Escondido History Center 2014). In 1949 L.R. Green opened the Adobe Block Company in Escondido. The Weir Brothers, whose adobe construction firm also started its operation in the late 1940s in San Diego, moved to Escondido in 1951 and became the best-known adobe builder in the North County area, with a wide variety of residential and commercial adobe buildings constructed during the next 30 years (Modern San Diego; Escondido Historic Preservation Commission 2015). Their design-build homes between the 1940s and 1960s are considered exemplary of the mid-twentieth century San Diego adobe (Escondido History Center, 2013 Adobe Home Tour brochure). In the 1970s a community of adobe homes was proposed approximately four miles south-southwest of the subject property (City of Escondido Historic Preservation Commission 2015). However, the updating of seismic codes in the 1980s made adobe construction infeasible (Escondido Historic Preservation Commission 2015).

1.4 RECORD SEARCH RESULTS

The SCIC performed a record search for the Project area including a 1-mile surrounding radius on May 2, 2017. The record search confirmation is included in Appendix A.

1.4.1 Previous Studies

Fifty-two studies have been previously recorded within the Project area and 1-mile record search radius. Three of these studies intersect the Project area. Less than 10 percent of the Project area has been surveyed. The previous surveys within the Project area were all associated with San Pasqual Valley Road.

Table 1. Previous Cultural Resources Reports Addressing the Project Area and 1-mi. Record Search Radius

Report No.	Authors	Date	Title	Relation to Project Area
SD-00120	Baksh, Mike	1974	Archaeological Surveys of the Sycuan, Barona, Santa Ysabel and Los Coyotes Indian Reservations.	Outside
SD-00162	Berryman, Stanley R.	1976	Archaeological Investigation of El Temiz Country Estates.	Outside
SD-00441	Chace, Paul G.	1977	An Archaeological & Historical Survey of Bean Valley Estates, Escondido, San Diego County.	Outside
SD-00475	Corum, Joyce M.	1977	An Archaeological Survey Report for Portions of Route 79 between Dodge Valley and the Riverside County Line (11-SD-79 P.M. R46.0-R53.0) 11212-154931	Outside
SD-00476	Corum, Joyce M.	1977	An Archaeological Reconnaissance of Route 70 between Dodge Valley and the Riverside Line (11-SD-79, P.M. R46.0-R53.0)	Outside
SD-00767	Chace, Paul G.	1985	An Archaeological Survey of Canyon View Estates, City of Escondido	Outside
SD-00897	Crafts, Karen Crotteau	1989	An Archaeological Survey Report for the Proposed Highgrove Curve Realignment and Three Biological Mitigation Parcels 11-SD-78, P.M. 21.5-22.8, 11222-12508	Intersects
SD-00906	Crotteau, Karen	1984	1984 Negative Archaeological Survey Report-Second Addendum for Road Widening on Route 78. 11-SD-78, 20.3-20.5 11212-124991	Outside
SD-01659	Wade, Sue A.	1987	Results of an Archaeological Archival and Field Survey of the Bear Valley Parkway/SR-78 General Plan Amendment EIR Project Area, San Diego County, California	Outside
SD-01710	Price, Harry J., Jr.	1982	Archaeological Survey Report for 11-SD-78 19.2-20.6 11212-185171	Outside
SD-01759	McCorkle Apple, Rebecca	1981	Archaeological Survey Report for a Realignment Project on Route 94 at Lyons Valley Road 11-SD-94 P.M. 19.2-19.5 11206-186030	Outside
SD-01837	Chace, Paul G.	1984	An Archaeological Survey of the Kelley Property, Tentative Map 4474, County of San Diego (Log 84-8-33)	Outside
SD-02594	Berryman, J	1992	Cultural Resources Survey: Zungul Parcel TPM 20039, Escondido	Outside
SD-02777	Affinis, M. Robbins-Wade, and R. Alter	1993	Cultural Resources Survey for the Bear Valley Parkway (South) Reconstruction, Activity No. UJL194, Escondido, San Diego County, California	Outside
SD-02903	McCorkle-Apple Rebecca	1994	Eagle Crest Pipeline Archaeological Survey Report, Escondido, California	Outside

Report No.	Authors	Date	Title	Relation to Project Area
SD-03487	Case, Robert P., Richard L. Carrico, and Carol Serr	1999	Cultural Resources Survey and Evaluation of Selected Leaseholds in the San Pasqual Valley, City of San Diego, California	Outside
SD-04077	Hunt, Kevin P. and Larry J Pierson	1999	An Archaeological/Historical Survey and Evaluation of Cultural Resources for the Bear Valley Estates Project	Outside
SD-04236	APEC (American Pacific Environmental Consultants, Inc.)	1981	Environmental Impact Report for San Dieguito River Study Draft Conceptual Master Plan	Outside
SD-04269	Pigniolo, Andrew, Carmen Zapeda, and Stephanie Murray	2001	Cultural Resources Constraints Report for the San Pasqual Reclaimed Water Project, City of San Diego, California	Outside
SD-05377	Glenn, Brian	1994	Cultural Resource Monitoring, Testing & Evaluation Program for the San Pasqual Aquatic Treatment Facility & Pipeline	Outside
SD-05389	Liebhauser, William J.	2001	Construction of a Water Storage Tank & Associated Appurtenances at the San Pasqual Water Reclamation Plant	Outside
SD-07008	City of San Diego	1999	Public Notice of a Proposed Mitigated Negative Declaration: Christmas Tree Farm Lease	Outside
SD-07131	County of San Diego	1979	Historic Property Survey: Pomerado Road Widening	Outside
SD-08038	Wright, Gail	2003	Negative Cultural Resources Survey Report for TPM 20750, ER 02/08/063, Zungui Tentative Parcel Map; APN 239-151-54 Negative Findings	Outside
SD-08588	City of Escondido	1980	Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility	Intersects
SD-09358	Anderson, Shawna	2005	San Dieguito River Park Lake Hodges Pedestrian/Bicycle Bridge Initial Study and Mitigated Negative Declaration in the City of San Diego, Lake Hodges Region	Intersects
SD-09720	Smith, Brian F. and Seth A. Rosenberg	2005	A Cultural Resources Survey for the Khew Property Project, County of San Diego, California	Outside
SD-10046	Aislin-Kay, Marnie and Christeen Taniguchi	2004	Record Search and Site Visit Results for Cingular Telecommunications Facility Candidate SD-591-01 (Village Nursery) 2415, San Pasqual Valley Road, Escondido, San Diego County, California	Outside
SD-10083	Clifford, Jim	2006	Archaeological Survey of the Proposed Whelan Monopole Cellular Site, SAN-221-A, 2702 Mary Lane, Escondido, San Diego, California	Outside
SD-10566	May, Ronald V. and Dale Ballou May	2006	Historical Nomination of the King Ranch House at Sunny View Orchards, 1445 Navel Place - Rincon Del Diablo, Escondido, San Diego County	Outside
SD-10624	Losee, Carolyn	2007	Cultural Resources Analysis for T-Mobile Site # SD06591a: 2415 San Pasqual Valley Road, Escondido, CA 92025	Outside
SD-10652	Smith, Brian F. and Seth Rosenberg	2005	A Cultural Resources Survey for the Bartlett Property Project City of Escondido, California	Outside
SD-10657	Smith, Brian F. and Richard Greene	2006	Phase I Archaeological Assessment of the High Tech High, APN 234-240-06	Outside
SD-11141	Wright, Gail	2007	Cultural Resources Survey Report for TPM 21062, Log No. 07-08-003 - The Embly Minor Subdivision, APN 237-160-06: Negative Findings	Outside
SD-11623	Hector, Susan M. and Alice Brewster	2002	San Dieguito River Valley Inventory of Archaeological Resources	Outside

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Report No.	Authors	Date	Title	Relation to Project Area
SD-12109	Dalope, Michelle and Susan Hector	2008	Cultural Resource Study for the Westfield North County Expansion Offsite Improvements Project, City of Escondido, San Diego County, California	Outside
SD-12115	De Barros, Philip	2009	Negative Cultural Resources Survey Report for a 17.11-Acre Parcel at 2445 San Pasqual Valley Road, San Diego County, California	Outside
SD-12284	Zepeda-Herman, Carmen and Harry Price	2009	Final Archaeological Survey Report for Proposed Knight and Sun Properties Mitigation Site for the Black Canyon Road Bridge Replacement Project, San Diego County, California	Outside
SD-12665	Zepeda-Herman, Carmen	2010	Results of Archaeological Monitoring of the Knight and Sun Properties Mitigation Site for the Black Canyon Road Bridge Replacement Project, San Diego County, California	Outside
SD-13950	Zepeda-Herman, Carmen	2012	Negative Cultural Resources Monitoring Report: Summit Drive Drainage Improvements Project	Outside
SD-14295	Wilson, Stacie	2013	Letter Report: ETS 24494 - Cultural Resources Survey for Pole P32697, Escondido, San Diego County, California, IO 7011102, AECOM Project 60209867, Task 204	Outside
SD-14622	Roy, Julie	2013	Letter Report: ETS 21970 - Cultural Resources Monitoring Results for Emergency Digs P1D3 and P1D25, Northern San Diego County, California, IO 7011100	Outside
SD-14758	Rosen, Martin	2009	6th Supplemental HPSR, Black Canyon Road Bridge Replacement Project	Outside
SD-14948	Backes, Clarus J.	2014	Letter Report: ETS 26931 - Cultural Resources Survey for the Replacement of Pole P161613, City of Escondido, San Diego County, California, IO 7011102	Outside
SD-14949	Backes, Clarus J.	2014	Letter Report: ETS 26932 - Cultural Resources Survey for the Replacement of Pole P161614, City of Escondido, San Diego County, California, IO 7011102	Outside
SD-14950	Backes, Clarus J.	2014	Letter Report: ETS 26933 - Cultural Resources Survey for the Replacement of Pole P161615, City of Escondido, San Diego County, California, IO 7011102	Outside
SD-15440	Grabski, David. K. and Brian F. Smith	2015	Phase I Cultural Resource Survey for the Westminster Seminary California Project, City of Escondido, California (APN 234-030-14)	Outside
SD-15495	Hector, Susan M.	2014	Archaeological Survey for Intrusive Inspection, C-Truss, 13 Poles, San Diego County,	Outside
SD-15661	Loftus, Shannon L.	2014	California (SDG&E ETS #28836)	Outside
SD-15753	Wills, Carrie and Sarah Williams	2015	Cultural Resource Records Search and Site Survey, SBA Site, Mary Lane, Heights Court, Escondido, San Diego County, California 92029	Outside
SD-15883	Wills, Carrie D.m Sarah A. Williams, and Kathleen A. Crawford	2014	Cultural Resource Records Search Results for CellCo Partnership and Their Controlled Affiliates Doing Business as Verizon Wireless Candidate 815195, Lake Hodges, 2646 Mary Lane, Escondido, San Diego County, California	Outside
SD-16177	Stropes, Tracy A. and Brian F. Smith	2015	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Candidate NS0338a (Rohan Residence), 1764 Summit Drive, Escondido, San Diego County, California	Outside

1.4.2 Previously Recorded Cultural Resources

The record search identified 34 cultural resources that had been previously recorded within the study area, including the 1-mile buffer around the Project area (Table 2). Resources that intersect or are adjacent to the Project area are described in more detail below.

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

Designation		Contents	Recorder, Date	Relation to Project Area
Primary Number (P-37-)	Trinomial (CA-SDI-)			
P-37-000568	CA-SDI-568	AP2: Lithic Scatter	Case, Robert; 1997	Outside
P-37-005340	CA-SDI-5340	AP2: Lithic Scatter, AP3: Ceramic Scatter, AP4: Bedrock Milling Feature	Chace, Paul; 1977	Outside
P-37-005662	CA-SDI-5662	AP2: Lithic Scatter, AP4: Bedrock Milling Feature	De Vries, Michelle; 1976	Outside
P-37-005663	CA-SDI-5663	AP2: Lithic Scatter, AP3: Ceramic Scatter, AP4: Bedrock Milling Feature	De Vries, Michelle; 1976	Outside
P-37-005664	CA-SDI-5664	AP2: Lithic Scatter, AP16: Other	Sherman, Jim; 1976	Outside
P-37-005665	CA-SDI-5665	AP2: Lithic Scatter, AP3: Ceramic Scatter, AP4: Bedrock Milling Feature, AP16: Other	Sherman, Jim; 1976	Outside
P-37-006910	CA-SDI-6910	AP4: Bedrock Milling Feature	Fergoda, Michelle; 1979	Outside
P-37-009939	CA-SDI-9939	AP4: Bedrock Milling Feature	Chace, Paul; 1984	Outside
P-37-010310	CA-SDI-10310	AP4: Bedrock Milling Feature	Collins, Donna and Paul Chace; 1985	Outside
P-37-010311	CA-SDI-10311	AP4: Bedrock Milling Feature, AP16; Other	Collins, Donna and Paul Chace; 1985	Outside
P-37-011047	CA-SDI-11047	AP4: Bedrock Milling Feature	Smith, Brian; 1988	Outside
P-37-011048	CA-SDI-11048	AP4: Bedrock Milling Feature	Smith, Brian; 1988	Outside
P-37-011159	CA-SDI-11159	AP4: Bedrock Milling Feature	Smith, Brian; 1988	Outside
P-37-012524	CA-SDI-12524	AH4: Privies/Dumps/Trash Scatters	James, Del, Steven Briggs, and Scott Campbell; 1991	Outside
P-37-012537	CA-SDI-12537	AH2: Foundations/Structure Pads, AH4: Privies/Dumps/Trash Scatters, AP2: Lithic Scatter	James, Del, Steven Briggs, and Scott Campbell; 1991	Outside
P-37-012538	CA-SDI-12538	AP2: Lithic Scatter, AP4: Bedrock Milling Feature	James, Del, Steven Briggs, Scott Campbell, and Maria Mealey; 1991	Outside
P-37-012539	CA-SDI-12539	AH4: Privies/Dumps/Trash Scatters, AP2: Lithic Scatter	James, Del, Steven Briggs, and Scott Campbell; 1991	Outside
P-37-012540	CA-SDI-12540	AP4: Bedrock Milling Feature	James, Del, Steven Briggs, and Maria Mealey; 1991	Outside
P-37-012541	CA-SDI-12541	AP3: Ceramic Scatter, AP16: Other	James, Del, Kirsten Collins, and Neil Kooiman; 1991	Outside

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Designation		Contents	Recorder, Date	Relation to Project Area
Primary Number (P-37-)	Trinomial (CA-SDI-)			
P-37-015870	CA-SDI-14463	AP4: Bedrock Milling Feature	Case, Robert; 1997	Outside
P-37-019061	CA-SDI-15818	AP4: Bedrock Milling Feature	Pigniolo, Andrew; 2000	Outside
P-37-019062	-	AP16: Other	Pigniolo, Andrew; 2000	Outside
P-37-019063	-	AP16: Other	Pigniolo, Andrew; 2000	Outside
P-37-019064	-	HP20: Canal/Aqueduct	Pigniolo, Andrew and John Dietler; 2000	Outside
P-37-023977	CA-SDI-15983	AP2: Lithic Scatter, AP4: Bedrock Milling Feature	Pigniolo, Andrew; 2001	Outside
P-37-023978	CA-SDI-15984	AP4: Bedrock Milling Feature	Pigniolo, Andrew and Stephanie Murray; 2001	Outside
P-37-024408	CA-SDI-16184	AP4: Bedrock Milling Feature	Pigniolo, Andrew; 2001	Outside
P-37-025682	CA-SDI-17081	AH9: Mines/Quarries/Tailings	Lorey, Frank; 2004	Outside
P-37-025929	-	AP16: Other	Robbins-Wade, M. and M. Sivba; 2004	Outside
P-37-028195	-	HP2: Single Family Property	May, Ronald; 2006	Outside
P-37-033534	CA-SDI-21079	AP4: Bedrock Milling Feature	Wilson, S. and S. Bietz; 2013	Outside
P-37-035228	-	AH4: Privies/Dumps/Trash Scatters	Stropes, Tracy; 2015	Outside
P-37-035581	-	HP2: Single Family Property, HP33: Farm/Ranch, AH2: Foundation/Structure Pads, AH16: Other	Stringer-Bowsher, Sarah and James Daniels; 2016	Outside
P-37-035954	CA-SDI-21896	AP2: Lithic Scatter, AP3: Ceramic Scatter, AP4: Bedrock Milling Feature	Falvey, Nicole and Gabe Kitchen; 2016	Outside

Only one previously recorded site, CA-SDI-6910, has been recorded within 100 meters of the Project area. Prehistoric site SDI-6910 was recorded in 1979 as a bedrock milling site with two mortars.

1.4.3 Previously Recorded Historic Addresses

Only one historic address has been previously recorded within the record search radius, and it is not located within the Project area: 1445 Navel Place, Escondido, recorded as the King Ranch House, P-37-028195. It was given a California Historical Resources Status Code of 3S: Appears eligible to the National Register as an individual property through survey evaluation.

1.5 APPLICABLE REGULATIONS

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA, RPO, and the San Diego County Local Register provide the

guidance for making such a determination. The following sections details the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act (CEQA)

According to CEQA (§15064.5a), the term “historical resource” includes the following:

- (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 (Pub. Res. Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (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 may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) 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
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect 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. CEQA defines a substantial adverse change as:

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its

- inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that 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 an 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) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

- (1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
- (2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
- (3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
- (4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) & (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- (d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American heritage Commission. Action implementing such an agreement is exempt from:
 - (1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
 - (2) The requirement of CEQA and the Coastal Act.

1.5.2 San Diego County Local Register of Historical Resources (Local Register)

The County requires that resource importance be assessed not only at the State level as required by CEQA, but at the local level as well. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource.

- (1) Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;
- (2) Is associated with the lives of persons important to the history of San Diego County or its communities;
- (3) Embodies the distinctive characteristics of a type, period, San Diego County 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.

1.5.3 County of San Diego Resource Protection Ordinance (RPO)

The County of San Diego's RPO protects significant cultural resources. The PRO defines "Significant Prehistoric or Historic Sites" as follows:

1. Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
 - (a) Formally determined eligible or listed in the National Register of Historic Places by the Keeper of the National Register; or
 - (b) To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or
2. One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and
3. Any location of past or current sacred religious or ceremonial observances which is either:
 - (a) Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures or,
 - (b) Other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

The RPO does not allow non-exempt activities or uses damaging to significant prehistoric or historic lands on properties under County jurisdiction. The only exempt activity is scientific investigation authorized by the County. All discretionary projects are required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites. Noncompliance would result in a project that is inconsistent with County standards.

1.5.4 Traditional Cultural Properties / Tribal Cultural Resources

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

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management (CRM) performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices.

The County of San Diego Guidelines (2007a) identify that cultural resources can also include TCPs, such as gathering areas, landmarks, and ethnographic locations in addition to archaeological districts. These guidelines incorporate both State and Federal definitions of TCPs. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district; traditional cultural landscape), or an area of cultural/ethnographic importance.

The Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American representatives during the project planning process. The intent of this legislation is to encourage consultation and assist in the preservation of “Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance” (County of San Diego 2007a). It further allows for tribal cultural places to be included in open space planning. State Assembly Bill (AB) 52, in effect as of July 1, 2015, introduces the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally-defined TCP; however, it incorporates consideration of local and state significance and required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resource described in PRC §21083.2, or is a non-unique archaeological resource if it conforms with the above criteria.

In 1990, the NPS and Advisory Council for Historic Preservation introduced the term ‘TCP’ through National Register Bulletin 38 (Parker and King 1998). A TCP may be considered eligible based on “its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community” (Parker and King 1998:1). Strictly speaking, Traditional Cultural Properties are both tangible and intangible; they are anchored in space by cultural values related to community-based physically defined “property referents” (Parker and King 1998:3). On the other hand, TCPs are largely ideological, a characteristic that may present substantial problems in the process of delineating specific boundaries. Such a property’s extent is based on community conceptions of how the surrounding physical landscape interacts with existing cultural values. By its nature, a TCP need only be important to community members, and not the general outside population as a whole. In this way, a TCP boundary, as described by Bulletin 38, may be defined based on viewscape, encompassing topographic features, extent of archaeological district or use area, or a community’s sense of its own geographic limits. Regardless of why a TCP is of importance to a group of people, outsider acceptance or rejection of this understanding is made inherently irrelevant by the relativistic nature of this concept.

2.0 GUIDELINES FOR DETERMINING IMPACT SIGNIFICANCE

The following guidelines are used in determining whether the proposed Project would have a significant environmental impact to cultural resources:

1. The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance or any alteration of characteristics or elements of a resource that cause it to be significant in a manner not consistent with the Secretary of Interior Standards.
2. The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
3. The project disturbs any human remains, including those interred outside of formal cemeteries.
4. The project proposes activities or uses damaging to significant cultural resources as defined by the Resource Protection Ordinance and fails to preserve those resources.
5. The project proposes activities or uses that would cause a substantial adverse change in the significance of a tribal cultural resource as defined under Public Resources Code §21074.

The Guidelines listed above have been selected for the following reasons:

Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the State CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources.

Guideline 3 is included because human remains must be treated with dignity and respect and CEQA requires consultation with the “Most Likely Descendant” as identified by the Native American Heritage Commission (NAHC) for any project in which human remains have been identified.

Guideline 4 was selected because the Resource Protection Ordinance requires that cultural resources be considered when assessing environmental impacts. Any project that would have an adverse impact (direct, indirect, and cumulative) on significant cultural resources as defined by this Guideline would be considered a significant impact. The only exemption is scientific investigation.

All discretionary projects are required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites, as well as requirements listed in the Zoning Ordinance, General Plan, and the Grading, Clearing and Watercourses Ordinance (§87.429). Non-compliance would result in a project that is inconsistent with County standards.

Guideline 5 was selected because tribal cultural resources are of cultural value to Native American tribes. Any project that would have an adverse impact (direct, indirect, and/or cumulative) on a significant tribal cultural resource as defined by PRC §21074 would be considered a significant impact.

3.0 ANALYSIS OF PROJECT EFFECTS

3.1 METHODS

3.1.1 Survey Methods

The field survey was conducted on May 9, 2017, by an ASM Associate Archaeologist Tony Quach and Native American monitor Nick Ruis of Redtail Monitoring and Research, Inc. Prior to the start of fieldwork, the survey area was plotted on electronic versions of U.S. Geological Survey (USGS) 7.5-minute topographic maps. The entire Project area was completely inventoried for cultural resources during a pedestrian archaeological surface survey. All personnel walked together as a team in continuous parallel transects spaced fifteen meters apart. The transects were walked from the south west to the north east across the Project area. All exposed granitic bedrock outcrops were inspected. Upon discovery of an artifact or feature, the team halted while the person who made the discovery scouted the area to determine whether the item was isolated, associated with only a few other items, or part of a larger site deposit. All isolates, sites, and features were recorded. Archaeological sites and isolates were distinguished by artifact density. All site and isolate locations were recorded in Universal Transverse Mercator (UTM) coordinates using handheld GeoExplorer Trimble units with sub-meter accuracy. Notes and photographs were taken to describe all features and artifacts. Sites were plotted on project maps using NAD 83 UTM coordinates. Site information was recorded on State of California DPR 523 series forms to State of California standards. The Project area was photographed. Ground surface visibility was low due to the presence of dense dry vegetation across the Project area. No artifacts were removed from the Project area during the survey. Additionally, ASM Architectural Historian, Laura Voisin George, conducted a brief windshield survey of the property and the surrounding neighborhood on May 24, 2017, to help determine if the property was located within a potential historic district.

3.1.2 Structures Assessment

In evaluating 2260 San Pasqual Valley Road, ASM considered a number of factors relevant to making a recommendation of eligibility including:

- the history of the resource's construction and use;
- the history of the surrounding area and 2260 San Pasqual Valley Road's historical context within the farms and citrus orchards in the area;
- 2260 San Pasqual Valley Road's association with important people or events;
- whether the resource at 2260 San Pasqual Valley Road is the work of a master architect, craftsmen, artist, or landscaper;
- whether 2260 San Pasqual Valley Road is representative of a particular style or method of construction;
- whether the structures at 2260 San Pasqual Valley Road have undergone structural alterations over the years and the extent to which such alterations have compromised their historical integrity; and the current condition of the properties.

These questions must be addressed before a determination of historic importance can be made.

3.1.3 Archival Research

To confirm date of construction and alterations, ASM acquired a chain of title guarantee from Kirk Kiely in Santee to identify previous owners of the property (Appendix D). ASM also referenced the San Diego County Assessor's parcel map (Appendix D). As ASM was unable to obtain written permission from the

property's owners, Assessor's building records held by the County of San Diego were not accessible. The chain of title research indicates the property was sold by the Escondido Land and Town Company in 1928 to John and Jennie Price.

The property is located in unincorporated San Diego County approximately 0.8 miles east of the City of Escondido. The property is within the Rincon del Diablo Water District, however that company does not have facilities in the area and it has an exchange agreement with the City of Escondido to provide water service. Escondido records do not include the property. Similarly, the property does not appear on Sanborn Fire Insurance maps prepared for Escondido. Historic aerial photographs (1946-2012) and topographic maps (1893-2001) of the property were reviewed (Historicaerials.com 1952-1972).

Additional research included online searches for potentially significant individuals associated with the property. ASM researched Ancestry.com, U.S. Census, and online newspaper archives, and obtained city directory and information from other local histories and resources at the Escondido Historical Society, the Escondido Public Library's Pioneer Room, and the San Pasqual Battlefield State Historic Park. ASM made contact through the Escondido Historical Society with a descendant of the Johnson family, which built the house and lived at the property for approximately 75 years, for specific information about the construction of the buildings and the property's land use over time.

3.1.4 Native American Participation

ASM Senior Archaeologist Shelby Castells contacted the NAHC via email on April 14, 2017, to request a search of their Sacred Lands File (SLF) for any recorded Traditional Cultural Properties, Tribal Cultural Resources, or Native American heritage sites within the vicinity of the Project area. On April 17, 2017, Gayle Totton of the NAHC responded that the SLF search yielded negative results.

The NAHC additionally provided a list of 35 Native American tribal representatives who might have further knowledge of such sites or other information relating to the Project area. On April 18, 2017, ASM contacted those tribal representatives by letter to solicit further information regarding known Traditional Cultural Properties, Tribal Cultural Resources, and Native American heritage sites. On April 24, 2017, Victoria Harvey of the Agua Caliente Band of Cahuilla Indians responded that the project is not within the Tribe's Traditional Use Area (TUA) and they defer to other tribes in the area. On May 12, 2017, Jim McPherson, Manager of the Cultural Monitoring Program, for the San Pasqual Economic Development Agency responded that the Project area is within their ancestral territory, at least 41 sites have been located in the surrounding area, and they are interested in participating in surveys within Ipai ancestral territory. On May 25, 2017, Vincent Whipple of the Rincon Band of Luiseño Indians responded that the Project is within the Aboriginal Territory of the Luiseño people and is within Rincon's specific area of cultural interest, but they have no new information regarding the Project.

Copies of all correspondence regarding Native American participation and correspondence for this study are provided in Appendix B.

3.2 RESULTS

3.2.1 Archaeology

ASM Associate Archaeologist Tony Quach and Native American Monitor Nick Ruis of Redtail Monitoring and Research, Inc. surveyed the Project area on May 9, 2017. The weather was overcast, with temperatures that varied from 59 to 67 degrees Fahrenheit and with humidity that varied from 75 to 65 percent. The vegetation was noted to consist of tall nonnative foxtail grasses and mustard plants that were on average approximately 0.5 m in height (Figure 4). Several palm trees and juvenile lemon trees were also noted.

There was less than 10 percent ground surface visibility overall, with only small patches of bare ground surface exposed. Generally, the surface visibility was only slightly improved in the northwestern portion of the property where exfoliated granodiorite outcrops were exposed close to the surface. The soils consisted of reddened decomposed granitic sands and the property is located on a hillside that slopes southward towards San Pasqual Valley Road.

During the survey, it was noted that the granitic outcrops were rough and exfoliated from weathering, with several outcrops showing incised scars from recent damage by heavy machinery. During the survey, no prehistoric cultural resources were identified. From historic aerials, the project parcel was known to have been a citrus grove as far back as 1946, with the orchard removed sometime between 2006 and 2008. Small fragments of plastic irrigation piping and modern debris were noted throughout the property. The soils on the property have likely been extensively disturbed by citrus cultivation and irrigation throughout the decades.

Several possibly historic-period features were noted during the archaeological survey as being part of P-37-036536, the residence described below. These possible historic-period features include: a partially recessed concrete structure surviving from the cistern and irrigation system was identified along the northern edge of the property (Figure 5). This structure is approximately 30 ft. long and 12 ft. wide and is exposed approximately 2 to 3 ft. above ground. It is constructed of poured concrete, reinforced by vertical concrete ribs along the outside edge of the structure. Wooden boards are nailed into the top of the structure with no obvious openings discernible into the structure. A rectangular concrete well and valve structure was also identified several feet to the east of this large structure (Figure 6). This structure measures 72 by 32 in. and is exposed approximately 24 in. above the ground surface. The structure is approximately 7 to 8 ft. deep, with metal pipe openings near the base on the southern wall of the structure. A rusted pipe valve is suspended over the top of the structure with the inscription "4/ 125S/ Stockham/ 200 OWG". A Pepsi-Cola bottle fragment was also identified directly in between the two concrete structures. The style of the applied color label indicates that the bottle likely dates to the 1950s.



Figure 4. View of property's buildings and landscape, facing southwest.



Figure 5. Concrete cistern, facing north-northeast.



Figure 6. Valve for orchard irrigation system, facing east.

3.2.2 Architectural History

P-37-036536, a residence and detached garage are located at the center of the subject property. The buildings were encircled by a chain link fence at the time of survey and were photographed from outside the fence line (Figure 7). The residence includes a one-story L-shaped adobe structure, and a garage with residential space at its second floor. The circa 1928 one-story residence is representative of the area's vernacular Californio and Spanish Colonial Revival traditions. Its low-pitched side-gabled roof was reported to have formerly been clad with clay tiles typical for the style, but the tiles were replaced with asphalt shingles in the 1980s (Johnson 2017a). The principal southwest façade is accessed via a full-width raised arcade (Figure 8). A clay tile floor covers the arcade's adobe foundation, which supports seven massive square columns with narrow unornamented square abaci at the lintel but no bases (Figure 9). The columns are reported to be composed of plastered adobe. One step of adobe masonry, topped with clay tile, is located at the north end of the porch. The shed-roofed arcade's roofing material was not clearly visible but it appears to be clad with asphalt shingles similar to those on the residence. The arcade's interior has exposed wood ceiling beams; the projecting rafter ends at the eaves have been painted. The entry to the residence is located near the center of the arcade, and filled with a wood door having a cross-braced lower panel and six lights above. It is flanked by two pairs of recessed window openings, with three-light wood casement windows. An additional pair of three-light casement windows are located at both the north and south ends of the arcade. The residence's exterior walls are also plastered adobe. The main section of the residence has an interior chimney of plastered adobe masonry, with a course of pierced masonry below its coping. The northwest façade has a pair of three-light casement windows with wood sash below a louvered vent at the gable end; a large heating/air conditioning unit is located at this façade. The similar fenestration at the building's southeast façade is filled with an eight-light vinyl window. A door opening in the main building's northeast façade into the rear patio is covered with a metal security gate and the type of door could not be identified. A recessed window opening on the south side of the door is filled with a replacement vinyl sliding unit.



Figure 7. Residence and surrounding landscape, facing northeast.



Figure 8. Principal southwest façade of residence, facing east. (Courtesy of Michael Johnson)



Figure 9. Arcade at southwest façade, facing east-southeast.

The residence has a one-story ell wing at its northeast façade, composed of similar exterior materials, which may be an early addition to the building. An updated paneled Masonite door is centered in the wing's northwest façade facing the rear patio. To the north of the door is a plastered-over outline of a former window opening of a similar dimension as the main section's three-light casement windows. On the door's south side, an oxidized metal-framed sliding window that also appears to be a replacement. A large horizontal opening on the wing's northeast façade also appears to have been plastered over. At its southeast façade the wing has one pair of three-light casement windows in a recessed opening, and one pair of small single-light casement windows, also recessed into the wall. The residence is in overall fair to good condition.

Immediately adjacent to the northeast end of the wing is a two-story front-gabled structure, comprised of a garage at the first floor and residential space at the second floor (Figure 10). The structure was reported to have been built in the 1940s (Johnson 2017a). Its exterior plaster finish appears to be a more recent application than that of the house. Its roofing finish was not visible at the time of inspection. An interior masonry chimney with a corbelled cap and a spark arrestor is located at its northeast facade. A wide vinyl roll-up door occupies the first floor at the southeast façade. Centered in the second floor above the roll-up door is a three-part wood-framed window, composed of a large fixed light flanked by narrow double-hung sidelights; their upper sashes have lug details at their lower corners. Two one-over-one double-hung windows with similar lug details are located at the second floor of the garage's northeast façade; in front of the northerly window there is a braced metal platform for a window air conditioning unit. There is no

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fenestration at the northeast façade's first floor. An open stair of wood construction with a wood handrail and small wood deck at the second floor provide access to the building's upper level. This entrance is filled with a solid replacement wood door. To the west of the door is a one-over-one double-hung window similar to the units at the northeast façade. At the first floor there are three recessed windows, the two beneath the wood stair having been filled in with wood panels. The westernmost window appears to be a one-over-one double-hung unit with lug details on its upper sash and no glazing in its lower sash. The southwest façade has two one-over-one double-hung windows with lugs at upper sash at the second floor, and a wood door with an inset center panel at first floor. It is in overall good condition.



Figure 10. Southeast facades of residence's ell wing and garage, facing northwest.

At the northeast side of the house and to the northwest of the garage structure there is a patio area enclosed by low masonry walls finished with plaster. The patio was reported to have been built in the 1940s, contemporary with the garage (Figure 11) (Johnson 2017a). The enclosed patio area has flagstone paving. A mature California pepper tree (*schinus molle*) overhangs the patio on its north side. A large brick barbecue structure on the east side of the patio was reported to have been built by Henry Johnson; the structure also has some stairstep settlement cracks.

The Johnsons' farmstead originally included a barn, reported to have been built approximately 1929 and demolished approximately 2010 (Johnson 2017a). The barn is visible in historic aerial photographs, adjacent to the residence's access drive, approximately 200 ft. southeast of the dwelling. No photographs of the barn's facades have been located.

During the survey, a concrete storm drain channel and culvert were also identified along the southeastern edge of the property. Two shed outbuildings were identified within the fence line along the eastern edge of the property that were determined to belong the adjacent property owner.



Figure 11. Members of the Johnson family in the patio circa 1940s. (Courtesy of Michael Johnson)

Historical Context of 2260 San Pasqual Valley Road

San Pasqual Valley Road appears on early (1893) topographic maps in its current location, with a re-routing between 1946 and 1949 of its ascent of the western rim of the San Pasqual Valley, approximately 0.5 mi. east of the subject property. The majority of the surrounding area appears to be family farms with young orchards in an aerial photograph in 1928, the year that the Escondido Land & Town Company sold the property to John and Jennie Price (see Appendix D). The following year the Prices sold it to Henry and Anna Johnson, and W.B. and Lizzie Johnson.

Although it was reported that only the foundation of the existing adobe residence at 2260 San Pasqual Valley Road had been laid prior to its 1929 sale, and the Johnsons completed its construction using adobe blocks that were made on the site, the residence appears to have been already completed in the 1928 aerial view (Johnson 2017a). The Johnsons had previously lived on Valley Parkway in the north part of Escondido (noted as the Citrus District in the 1920 census), having moved to California from Kansas in 1908; census records noted that Henry and Anna Johnson's parents were natives of Russia, and they may have been part of the community of Mennonite Brethren that emigrated to Escondido from the Midwest in 1907. Henry Johnson was reported to have been a citrus rancher. The Johnsons planted citrus orchards on the property, including grapefruit and the Valencia and navel varieties of oranges, and built a concrete reservoir and distribution system, for both irrigation of the groves and for household use. Henry Johnson was reported to have been a member of the Escondido Orange Association (Fox 2017; U.S. Census Bureau 1920; Johnson

3.0 Analysis of Project Effects

2017a; Johnson 2017b). In addition, Henry Johnson was also reported to have been an egg farmer, with two chicken houses on the property between 1930 and 1934 (Johnson 2017c) (Figure 12).

The Johnson farm eventually grew to approximately 40 acres (Figure 13). After Henry Johnson's death in 1972, the property was divided in 1974 between his wife and two sons Howard and Roy. Between 1972 and approximately 2004, members of the Johnson family managed the orchard operations and picked the fruit, which they sold at a roadside stand (Johnson 2017a) (Figure 14). Anna Johnson's and Roy Johnson's portions were conveyed to Howard Johnson in 1988, and the subject property was sold to a trust in 2004. The mature citrus and avocado trees on the property were demolished in the mid-2000s, with one orange tree extant at the southeast corner of the residence.

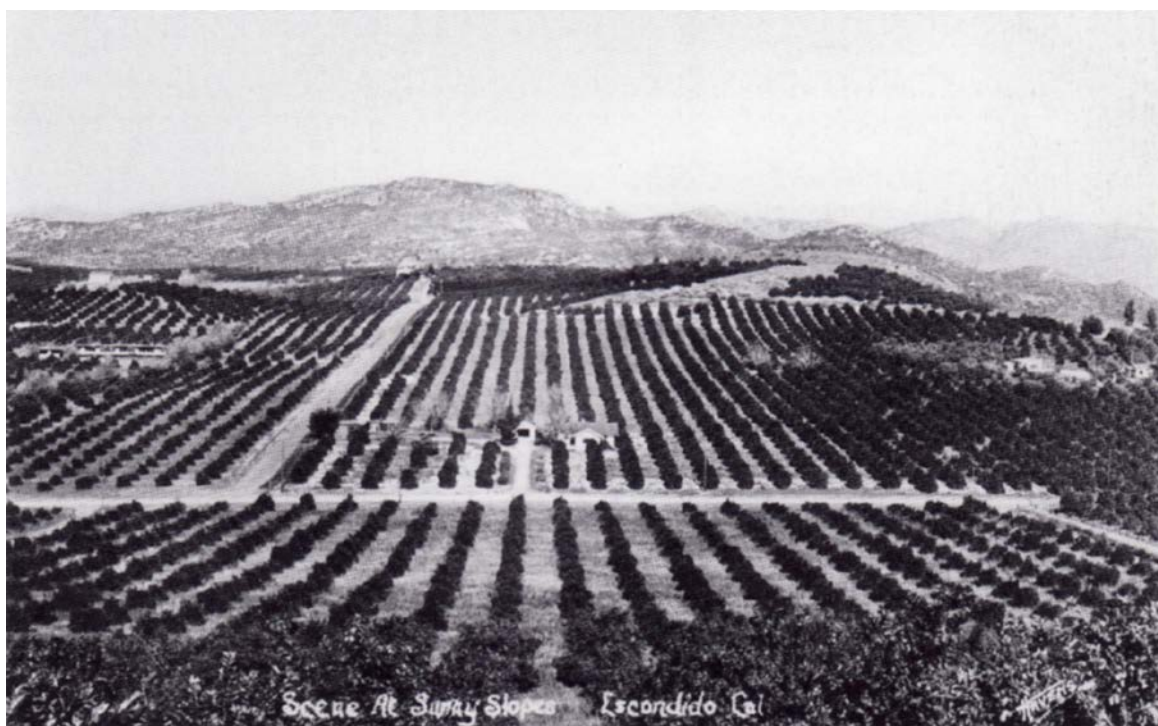


Figure 12. Adjacent citrus groves in late 1920s, with subject property's long chicken house visible at left center of photo (Covey 2008).



Figure 13. 1942 view of neighborhood, with subject property in lower center, facing north-northwest.
(Courtesy of Michael Johnson)



Figure 14. 1994 view of neighborhood, with subject property in center, facing north-northwest.
(Courtesy of Michael Johnson)

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 RESOURCE IMPORTANCE

The County of San Diego is the lead review agency for the Project. Accordingly, the sites have been evaluated for eligibility for the CRHR under CEQA Guidelines as well as being evaluated for importance under the County Guidelines. While sites may be recommended as eligible or not eligible for listing on the CRHR based on Criterion 4, data potential, under the County Guidelines all sites are considered “important.” Under the County Guidelines, the “importance” of sites recommended as not eligible for listing on the CRHR can be exhausted through testing, the curation of artifacts, and construction monitoring.

4.1.1 Sites

No archaeological sites were identified within the Project area either during the record search, archival research, or the pedestrian archaeological survey.

4.1.2 Historic Resources

The structures at 2260 San Pasqual Valley Road, P-37-036536, are not recommended eligible for the CRHR or the Local Register under any of the criteria. They are therefore not historical resources for the purposes of CEQA and the County RPO. ASM carefully considered if the property is significant under the CRHR Criterion 1 / Local Register Criterion 1 for association with the theme of early-twentieth century agricultural development of Escondido. Historic aerial photographs document the surrounding area’s transition from exclusive use as orchards and family farms in the mid-1940s, to the construction of single family homes bordering San Pasqual Valley Road in the 1960s, and the construction of a higher density of homes and housing developments in the 1980s, with few orchards remaining by the 1990s. At the time of survey, the area surrounding the resource contained modest homes, some with facilities for horses, which are located on the hillside gradually rising to south and southeast along San Pasqual Valley Road. Village Nurseries’ growing grounds operation is also located to the southeast. The buildings and structures on the subject property are sited on a knoll approximately 300 ft. to the north of San Pasqual Valley Road, with a curved drive of deteriorated asphalt paving leading from the road. The property’s unirrigated slopes were covered with unmaintained grasses and scrub, with scattered trees and shrubs, at the time of this evaluation. The removal of the property’s orange and avocado trees, and also the removal of the barn, has impacted the resource’s identity of a small family citrus farm from the period of that industry’s prominence in Escondido. Therefore, the buildings at 2260 San Pasqual Valley Road are not recommended eligible for the CRHR or the Local Register under Criterion 1.

No historically significant individuals were identified that were associated with the resource at 2260 San Pasqual Valley Road. Neither Henry nor Anna Johnson are considered historically significant individuals by the Escondido Historical Society, nor are they noted in secondary sources as historically significant. As such, the resource is recommended as not eligible for the CRHR under Criterion 2 or the Local Register under Criterion 2.

The structure at 2260 San Pasqual Valley Road is an early-twentieth century vernacular home and farm property in the Escondido area. The residence features vernacular Californio and Spanish Colonial Revival detailing, however it is not exemplary of the style. Built by the family that occupied them for approximately 60 to 75 years, the structures are not the work of master architects. Therefore, the resource is not recommended eligible for the CRHR under Criterion 3 or the Local Register under Criterion 3.

The resource is a common property type in this area that does not have the potential to provide information about history or prehistory that is not available through historic research. They are therefore not recommended eligible for the CRHR under Criterion 4 or the Local Register under Criterion 4.

The buildings at 2260 San Pasqual Valley Road do not qualify as significant historic resources under the RPO. They are not formally determined eligible or listed in the NRHP, have not been given an H designator, and are not one-of-a-kind, locally unique, or regionally unique cultural resources that contain a significant volume and range of data or materials.

4.1.3 Tribal Cultural Resources

No information has been obtained through Native American consultation or communication with the Native American monitors during fieldwork that there are any culturally or spiritually significant sites within the Project area. No Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the Project area. During the current archaeological survey, no artifacts or remains were identified or recovered that could be reasonably associated with such practices. No Tribal Cultural Resources were identified or reported from the Native American contacts.

Pursuant to AB-52, government-to-government consultation was initiated by the County of San Diego with traditionally and culturally affiliated tribes. The Barona Band of Mission Indians, the Pala Band of Mission Indians, the Rincon Band of Luiseño Indians, the San Luis Rey Band of Mission Indians, and the Iipay Nation of Santa Ysabel have requested consultation for the proposed project. To date, no Tribal Cultural Resources have been identified for the project site. Consultation is ongoing.

4.2 IMPACT IDENTIFICATION

4.2.1 Archaeological Sites

No archaeological sites were identified during the record search or survey. Therefore, the Project will not have an impact on archaeological sites.

4.2.2 Historic Addresses

No significant historic structures were identified during the record search or survey. Therefore, the Project will not have an impact on historic structures.

4.2.3 Tribal Cultural Resources

No tribal cultural resources were identified within the proposed project site. In addition, the Native American consultants did not express any concerns. Therefore, the Project will not have an impact on Tribal Cultural Resources.

5.0 MANAGEMENT CONSIDERATIONS—MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 UNAVOIDABLE IMPACTS

There are no unavoidable impacts associated with this Project.

5.2 MITIGATABLE IMPACTS

As the two buildings and associated structures and landscape, P-37-036536, are recommended as not significant, the Project will not result in a significant adverse impact on the built environment resources addressed in this report.

Due to the poor ground surface visibility, the presence of a drainage adjacent to the Project area, and multiple prehistoric archaeological sites within the record search radius, monitoring of the initial ground disturbance by an archaeologist and Native American monitor is recommended to mitigate for potential impacts to cultural resources. The Archaeological Monitoring Program should include the following requirements:

- 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 the Kumeyaay Native American monitor are to be on site 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. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources.
 - If cultural resources are identified:
 - Both the Project Archaeologist and Kumeyaay Native American monitor will have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist will contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American will evaluate the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation if the resources are determined not to be significant.
 - Isolates and non-significant materials will be minimally documented in the field. Should the isolates and non-significant materials not be collected by the Project Archaeologist, the Kumeyaay Native American monitor 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 will be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program will include reasonable efforts to preserve (avoid) unique cultural resources and/or Sacred Sites. It may include 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 Project Archaeologist will contact the County Medical Examiner and the County Archaeologist.
 - Upon identification of human remains, no further disturbance will occur in the area of the find until the County Medical Examiner 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), will be contacted by County in order to determine proper treatment and disposition of the 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 §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 will be followed in the event that human remains are discovered.
 - If needed, any repatriation will be discussed between the property owner, the County and the MLD.

- Rough Grading
 - Upon completion of Rough Grading, a monitoring report will be prepared indicating whether resources were encountered. A copy of the monitoring report will be provided to any culturally affiliated tribe that requests a copy.
 - Disposition of Cultural Material, if discoveries are made during construction monitoring.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79.
 - 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.
 - If requested by the Native American monitor, repatriation of any prehistoric materials not otherwise collected as part of the monitoring process for curation will be repatriated to an area and depth that will not be disturbed by future ground disturbance.

- Final Report
 - A final report will be prepared substantiating that earth-disturbing activities are completed, whether cultural resources were encountered, and if so, what further actions were taken. A copy of the final report will be submitted to the property owner and to the South Coastal Information Center and any culturally affiliated tribe that requests a copy.

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7.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

Shelby Castells (ASM Affiliates): Authored the technical report and acted as Principal Investigator and Project Manager.

Dr. Mark Becker (ASM Affiliates): Peer-reviewed the report.

Shannon Davis (ASM Affiliates): Peer-reviewed the report and evaluations.

Tony Quach (ASM Affiliates): Acted as field director and authored sections of the technical report and DPR forms.

Laura Voisin George (ASM Affiliates): Conducted the building evaluation and authored sections of the technical report and DPR forms.

Don Laylander (ASM Affiliates): Edited the report.

Redtail Research and Monitoring: Acted as the Native American Monitor and attended the field survey.

Native American Heritage Commission: Conducted the record search of the Sacred Lands File.

Nick Doose (SCIC): Conducted the CHRIS records search.

8.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Avoidance through Project design is the recommended mitigation measure. The recommended mitigation measures for the project are described in Table 3. Monitoring by a qualified archaeologist and Native American Monitor is recommended for all ground disturbance within the Project area.

Table 3. Recommended Mitigation Measures

Site Number	Direct Impacts	Evaluation	Mitigation Measure
P-37-036536 (2260 San Pasqual Valley Road)	Potential impact by project design	Not Significant	None required

APPENDICES

APPENDIX A
SCIC Record Search Confirmation

APPENDIX B

***Confidential* NAHC Correspondence**

(On File with the County of San Diego)

APPENDIX C

***Confidential* DPR Forms**

(On File with the County of San Diego)

APPENDIX D
San Pasqual Valley Rd. Chain of Title Report