CAMPUS PARK WEST PROJECT

APPENDIX E

CULTURAL RESOURCE SURVEY

SPA05-001, GPA05-003, REZ05-005,
TM 5424, LOG NO. 05-02-009

for the

DRAFT FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

April 11, 2014

ADDENDUM TO
CAMPUS PARK WEST
CULTURAL RESOURCES REPORT
TM 5424
PDS 2005-3100-5424, PDS2005-3813-05-001, PDS2005-3800-05-003, PDS2005-3600-05-005, PDS2005-3910-05-02-009

March 20, 2014

Following circulation of the Draft Subsequent Environmental Impact Report, comments were received on the Project from representatives of Native American Bands. Some of these comments requested opportunities for additional input from the Luiseño Native American Monitor(s), or potential to halt grading if appropriate. As a result of these communications, a number of changes were made to measures that will be Conditions of the Project if it is approved for construction. These changes are reflected in the Conditions text below and are hereby incorporated into this Final Cultural Resources Report.

M-CR-1, 2, and 3

Prior to approval of grading or improvement plans, the Applicant shall implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered, buried archaeological resources to the satisfaction of the Director of PDS and to a level below significant. This grading monitoring program shall include, but not be limited to, the following actions:

1. Provide evidence to the PDS that a County-approved archaeologist (consulting archaeologist) has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of PDS. A letter from the consulting archaeologist shall be submitted to the Director of PDS. The letter shall include the following guidelines:

    a. The consulting archaeologist shall contract with a Luiseño Native American monitor to be involved with the grading monitoring program as outlined in the 2007 County Report Format and Content Guidelines.
    b. The consulting archaeologist/historian and Luiseño Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the 2007 County Report Format and Content Guidelines.
    c. The consulting archaeologist <u>and Luiseño Native American Monitor</u> shall monitor all areas identified for development, including off-site improvements.
    d. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earthmoving activities are observed and shall be on site during all grading activities for areas to be monitored <u>(on and off site)</u>.
    e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Luiseño Native American monitor(s) shall be on site full time to perform full-time monitoring. Inspections will vary based on

the rate of excavation, materials excavated, and presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Principal Investigator in consultation with the Native American monitor. The Principal Investigator, in consultation with the Luiseño Native American monitor, will determine whether to monitor~~Monitoring of~~ the cutting of previously disturbed deposits~~ will be determined by the Principal Investigator~~.

f. Isolates and clearly non-significant deposits shall be minimally documented in the field, and the monitored grading can proceed. Should the cultural materials or isolates and non-significant deposits not be collected by the Project Archaeologist, then the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.

g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) or~~, in consultation with the~~ Luiseño Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist and Luiseño Native American monitor, shall determine the significance of the discovered resource(s). The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. ~~For significant cultural resources, a~~ A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the consulting archaeologist in coordination with the Luiseño Tribes. The ~~and approved by the~~ County Archaeologist shall review and approve the Program, which shall be~~then~~ carried out using professional archaeological methods. Coordination with the Luiseño Tribes shall consist of providing a copy of the Data Recovery Program for review and comment. The Tribes shall have 14 days to provide comment. The Research Design and Data Recovery Program shall include: (1) reasonable efforts to preserve (avoid) unique cultural resources as defined in CEQA Section 21083.2(g), or sacred sites; (2) the capping of identified sacred sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources as defined in CEQA Section 21083.2(h). The preferred option is preservation (avoidance).

h. If any human remains~~bones~~ are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the MLD, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code Section 7050.5(b and c) and Public Resources Code Section 5097.98 shall be met. As part of the consultation, the MLD shall be given the opportunity to review the artifacts identified in proximity to the site.

i. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional

archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis. The Project Archaeologist shall consult with the Luiseño Native American monitor regarding artifact sensitivity and type.

j. In the event that previously unidentified cultural resources are discovered:

(1)~~,~~ ~~A~~all prehistoric cultural material collected during the grading monitoring program shall be processed and curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Documentation of this curation~~Evidence~~ shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Or

Alternatively, the prehistoric archaeological materials may be repatriated to the appropriate Luiseño Native American Tribe. Evidence of repatriation shall be in the form of a letter from the tribe confirming that the archaeological materials have been received.

(2) Historical cultural material collected during the grading monitoring program shall be processed and curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to an appropriate curation facility within San Diego County, and shall be accompanied by payment of the fees necessary for permanent curation. Documentation of curation shall be in the form of a letter from the curation facility confirming that the archaeological materials have been received and that all fees have been paid.

k. Monthly status reports shall be submitted to the Director of PDS and the Luiseño Native American Tribes starting ~~from~~ on the date of the notice to proceed ~~to~~ through termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted to the Director of PDS and the Luiseño Native American Tribes describing the plan compliance procedures and site conditions before and after construction.

l. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the Director of PDS, ~~satisfaction of the Director of PDS~~ prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms. A copy of the report shall be submitted to the Luiseño Native American Tribes.

m. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of PDS and the Luiseño Native American Tribes by the consulting archaeologist confirming that the grading monitoring activities have been completed.

2. If the Proposed Project would construct any facilities within one hundred feet of archaeological site CA-SDI-682, including loci A and B, the Project Applicant shall prepare and implement a temporary fencing plan to protect the site. The fencing plan shall be prepared in consultation with a qualified archaeologist and in coordination with the Luiseño Native American monitor to the satisfaction of the Director of PDS ~~and the Director of PDS staff in the Land Development Division~~. The fenced area should include a buffer sufficient to protect the archaeological site; in no event shall the buffer be less than 20 feet in width. The fence shall be installed under the supervision of the qualified archaeologist and the Luiseño Native American monitor, prior to commencement of grading or brushing and be removed only after grading operations in the vicinity of CA-SDI-682 have been completed. A Luiseño Native American monitor shall be invited to be present during the removal of the temporary fencing.

ADDENDUM TO
THE CULTURAL RESOURCE RECORD SEARCH AND SURVEY (2004) AND UPDATES (2012) REPORT

August 1, 2013

The following text is hereby incorporated into the September 30, 2012 Cultural Resource Record Search and Survey (2004) and Updates (2012) Report prepared for the Campus Park West Project.

The County of San Diego Guidelines for Determining Significance and Report Format and Content Guidelines define Traditional Cultural Landscapes. "A traditional cultural landscape defined as a district could include a village site, related milling features, stone quarries and lithic tool process areas, ceremonial locations and landmarks, and temporary or seasonal camps. Together, these represent a traditional cultural landscape."

Federal and state laws also mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains and associated funerary objects, as well as 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.

Also potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties 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. Examples of properties possessing such significance include:

1. A location associated with the traditional beliefs of a Native American group about its origins, its cultural history, or the nature of the world;

2. A rural community whose organization, buildings and structures, or patterns of land use reflect the cultural traditions valued by its long-term residents;

3. An urban neighborhood that is the traditional home of a particular cultural group, and that reflects its beliefs and practices;

4. A location where Native American religious practitioners have historically gone, and are known or thought to go today, to perform ceremonial activities in accordance with traditional cultural rules of practice; and

5. A location where a community has traditionally carried out economic, artistic, or other cultural practices important in maintaining its historic identity.

A traditional cultural property, then, can be defined generally as one that is eligible for inclusion in the National Register because of 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.

Based on the above-described County Guidelines and State and Federal law, the village of Tom-Kav, recorded to the east of the Campus Park West property as site CA-SDI-682, would potentially qualify as a Traditional Cultural Landscape/Property.

In relation to the Campus Park West property, the currently known location of the Tom-Kav village/CA-SDI-682 is well to the east. During the archaeological studies for the Campus Park West property, no archival or archaeological evidence was discovered to indicate that site CA-SDI-682, the Tom-Kav village, extends on to the Campus Park West property. Similarly, no evidence of independent and *in situ* milling features, stone quarries and lithic tool process areas, ceremonial locations and landmarks, and temporary or seasonal camps was noted. As part of the ongoing Project evaluation, however, the County of San Diego is continuing Government-to-Government Consultation with the Tribes. The extent of the Tom-Kav village will continue to be discussed as part of this Consultation.

CULTURAL RESOURCE RECORD SEARCH AND SURVEY (2004) AND UPDATES (2012)

CAMPUS PARK WEST (PAPPAS PROPERTY)

FALLBROOK, CALIFORNIA

(GPA 05-003, SPA 05-001, REZ 05-005, TM 5424, ER 05-02-009)

Prepared for:
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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report Date:	September 30, 2010
Report Title:	Cultural Resource Record Search and Survey (2004) and Updates (2012), Campus Park West (Pappas Property), Fallbrook, California (GPA 05-003, SPA 05-001, REZ 05-005, TM 5424) (Major Subdivision (23 Lots) 3813-05-001, 3800-05-003; 3600-05-005, 3100-5424, ER 05-02-009)
Type of Study:	Cultural Resource Record Search and Survey and Update
Updated Sites:	CA-SDI-16,890
U.S.G.S. Quad. Map:	Temecula and Bonsall
Acreage:	Approximately 116.5 acres
Permit Numbers:	(GPA 05-003, SPA 05-001, REZ 05-005, TM 5424) (Major Subdivision (23 Lots) 3813-05-001, 3800-05-003; 3600-05-005, 3100-5424, ER 05-02-009)
Keywords:	0: II. Historic –Industrial Site, 1. Resource Procurement/Ranch Site 1: Agriculture, Commerce 2: Euro-American 3: Building Materials 4: I. Bonsall/Temecula, 1:24,000 II. Coastal Valley III. Coastal Areas/San Luis Rey River 5: Mid-20th Century 6: Campus Park West 7: Rancho San Luis Rey, Charles Cooper, Pankey Bros. Farm 8: CA-SDI-16,890
Contract Number:	Heritage Resources Project No. 08002/12001

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CONFIDENTIAL ATTACHMENT
1: Record search cover sheets
2: County of San Diego record of Native American consultation
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LIST OF ACRONYMS

AB: Assembly Bill
CC: Civil Code
CEQA: California Environmental Quality Act
CFR: Code of Federal Regulations
DPLU: Department of Planning and Land Use
DPR: Department of Parks & Recreation, San Diego County
DPR 523: California Department of Parks and Recreation Form 523, Archaeological Resource Record Form
DPW – ESU: Department of Public Works – Environmental Services Unit
GC: Government Code
HSC: Health and Safety Code
NADB National Archaeological Data Base
NAGPRA: Native American Graves Protection and Repatriation Act
NEPA: National Environmental Policy Act
NHPA: National Historic Preservation Act
PC: Penal Code
PRC: Public Resource Code
RPO: County of San Diego Resource Protection Ordinance
RTC: Revenue and Tax Code
SB: Senate Bill
USC: United States Code

EXECUTIVE SUMMARY (MANAGEMENT SUMMARY/ ABSTRACT)

The Campus Park West (Pappas Property) (GPA 05-003, SPA 05-001, REZ 05-005, TM 5424) (Major Subdivision (23 Lots) 3813-05-001, 3800-05-003; 3600-05-005, 3100-5424, ER 05-02-009) project, in compliance with the California Environmental Quality Act (CEQA), Sections 21083.2 of the Statutes and 15064.5 of the Guidelines, the County of San Diego Resource Protection Ordinance (RPO), and the County's Guidelines for Determining Significance and Report Format and Content Requirements, Cultural Resources: Archaeological and Historical Resources, is required to evaluate the significance of project impacts on cultural resources. Cultural resource research tasks included record searches, historic map and document research, survey and a field update, completion of DPR 523 Resource Record Form update, and preparation of the following report on the methods and findings.

Previous surveys discovered only two isolated artifacts (in 1979) and no archaeological sites. No prehistoric sites were discovered during the 2004 and 2012 fieldwork. In 2004 a concrete slab, one outbuilding, and pepper and eucalyptus trees were the only remains of the Charles Cooper Rancho San Luis Rey Thoroughbred facility on the property; in 2012 that last outbuilding was also gone. An update to CA-SDI-16,890 (Rancho San Luis Rey buildings on the Meadowood property) was prepared, documenting the outbuildings noted on Campus Park West in 2004. The isolates, pad, and trees do not meet criteria of significance under CEQA or RPO and therefore, no impacts to significant cultural resources are anticipated from development of the proposed Campus Park West/Pappas project. The previous and 2012 field surveys included off-site improvement areas for intersection, sewer, and water improvements and (given that excavations in Horse Ranch Creek Road will proceed within the protective cap and above natural ground surface) the results were also negative.

The research and field studies, however, demonstrated that discovery of sites in the Pala region has been hampered by historic land alterations, dense vegetation, and burial in alluvial depositional situations. Therefore it is possible that potentially significant cultural resources could be present but undiscoverable with surface survey. As well, in response to County-consultation with local Native American groups pursuant to Government Code 65352.3 (Senate Bill 18), the Pala Band of Mission Indians and the San Luis Rey Band of Luiseño Indians have requested involvement in project implementation. Therefore, in compliance with the County Guidelines, mitigation in the form of an archaeological monitoring program is required. Archaeological monitoring would be most important for the northern one-third portion of the property, where surface visibility was moderate to poor, as well as the southern alluvial areas immediately north and south of S.R.-76.

Implementation of the above-described monitoring program will ensure compliance with the California Environmental Quality Act (CEQA), Sections 21083.2 of the statues and 15064 of the Guidelines, the County's Resource Protection Ordinance and Draft Report Format and Content Requirements-Cultural Resources Archaeological and Historical Resources, and Government Code 65352.3 (Senate Bill 18), and will ensure that no significant unmitigated impacts to prehistoric or historic resources on the property will occur as a result of the Campus Park West / Pappas property project development.

1.0. INTRODUCTION

This report documents the 2004 cultural resource record search, historic documents research, and cultural resources survey and the 2012 update for the Campus Park West development project (Figures 1 and 2). The property is located in the County of San Diego, Bonsall and Temecula 7.5-minute U.S.G.S. Quadrangle Map, T10S, R3W, Unsectioned Rancho Monserrate lands.

1.1 Project Description

The Campus Park West Specific Plan Amendment is comprised of approximately 116.5 acres located east of Interstate 15 (I-15) north and south of State Route 76 (SR-76). The project site is located in the Fallbrook Community Planning Area of the unincorporated portion of San Diego County and consists of the following APN numbers: 108-121-14, 125-061-01, 125-063-01, 125-063-07, and 125-063-08.

Discretionary Actions: The proposed project includes the following discretionary applications:

- A Tentative Map (TM 5424) to subdivide the property into 23 lots;
- A Specific Plan Amendment (SPA 05-001) to amend the previously approved (1983) Hewlett-Packard Specific Plan for the Campus Park West portion of the plan to provide for a mixed-use land use plan and create planning areas;
- A Rezone (REZ 05-005) from S90 to S88; and
- A General Plan Amendment (GPA 05-003) to:
    - Change the Regional Category on two parcels south of SR-76 from Rural to Village,
    - Change the land use designation of the three parcels south of SR-76 from Specific Plan to General Commercial and Rural Lands 40,
    - Expand the Limited Impact Industrial Land Use Designation south to Pala Mesa Drive,
    - Change the Village Residential 7.3 designation to Village Residential 20,
    - Reconfigure the land use designations to reflect the Campus Park West Specific Plan Amendment, and
    - Amend the Circulation Element to reclassify Pankey Road from a collector to a boulevard with Class II bike lanes, apply Class II bike lanes along Pala Mesa Drive within the project boundary, and designate Pala Mesa Drive as a Class III bike route to the west of the project boundary.

The subsequent preparation of site plans is required by the specific plan and zoning.

Proposed Land Uses: The proposed project includes residential, general commercial with a mixed-use core, and limited impact industrial land uses. The limited impact industrial and commercial uses are located adjacent to Interstate 15 and SR-76. The mixed use core is centrally located within the general commercial land use allowing for a potential pedestrian-oriented linear marketplace. Approximately 12.4 acres (4 lots) east of Pankey Road are designated for multi-family residential uses at a density of 20 dwelling units per acre (248 dwelling units). The general commercial area consists of 6 lots located west of the multi-family residential area and 2 lots

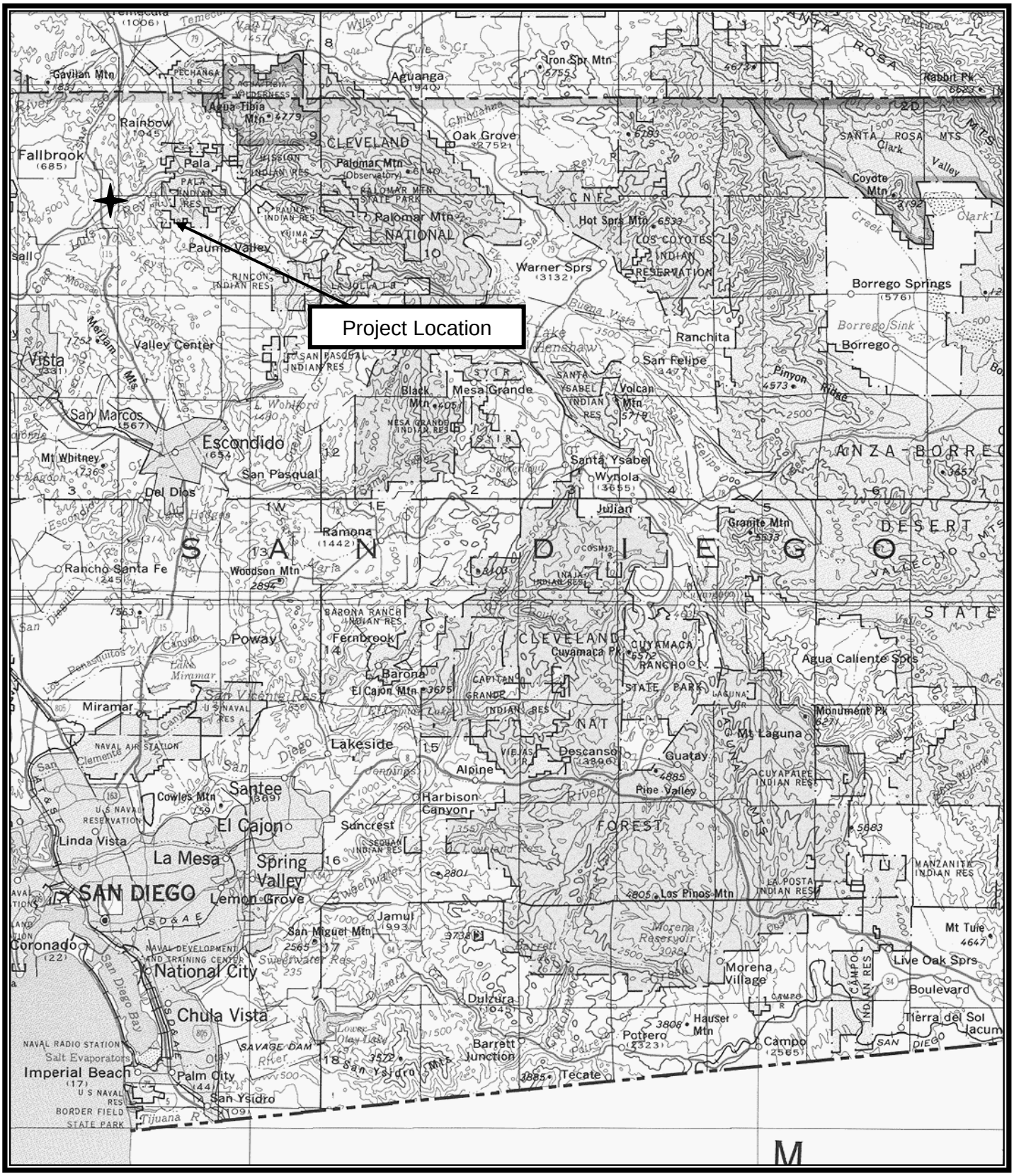

FIGURE 1: PROJECT LOCATION
SOUTHERN CALIFORNIA U.S.G.S. MAP

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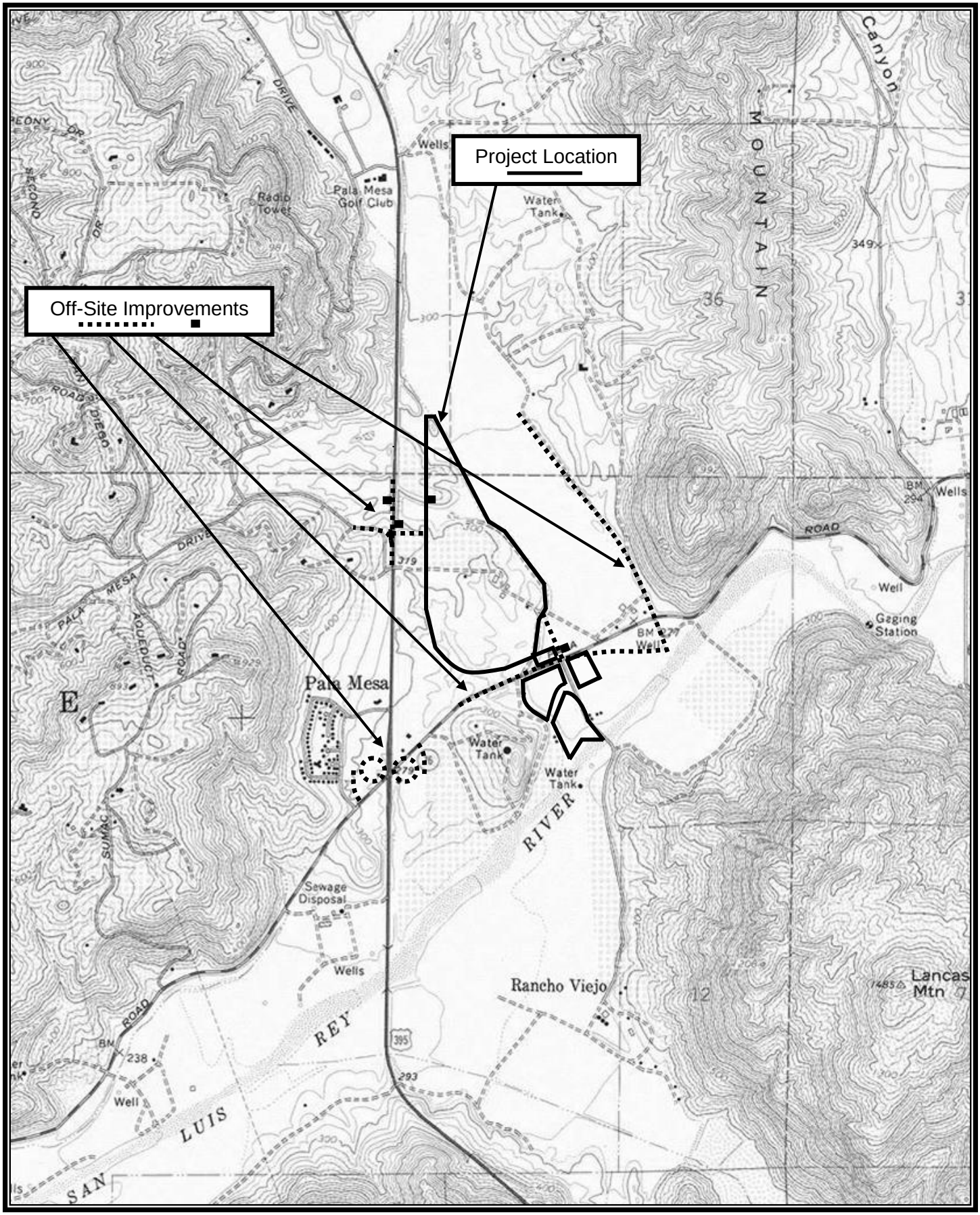

FIGURE 2: PROJECT AND OFF-SITE IMPROVEMENT LOCATIONS:
TEMECULA and BONSALL
U.S.G.S. 7.5-MINUTE MAPS

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located south of SR76. The general commercial area totals approximately 52.4 acres and will contain approximately 503,500 square feet of commercial space. The mixed-use core is integrated into the general commercial land area and may contain a maximum of 35 dwelling units in addition to commercial and office space. The limited impact industrial area is located to the north of Pala Mesa Drive, west of Pankey Road, and east of I-15. It consists of 4 lots totaling approximately 12.6 acres, which may contain approximately 120,000 square feet of light industrial/office space. There are 3 HOA lots totaling approximately 1.4 acres comprised of manufactured slopes, HOA maintained landscaped areas, and drainage facilities. In addition, there are 4 biological open space lots totaling approximately 30.1 acres.

1.2 Existing Conditions

1.2.1 Environmental Setting

Natural

The project property ranges in elevation between approximately 250 feet above mean sea level (AMSL) in the southern alluvial parcels to approximately 320 feet AMSL atop the knolls at the northern corner of the northern parcel. Two off-site intersection improvement areas lie within and immediately adjacent to developed roadways: intersection improvements at Pala Mesa Drive and Old Highway 395 and at Pala Road and Pankey Road. The southern parcels lie on bottom lands south of Pala Road. The northern parcel lies on the west slopes and in the bottomland of a wide south-flowing drainage that merges with the San Luis Rey River immediately to the south. Several smaller tributary drainages travel through and on the boundary of the northern parcel. The drainages contain dense vegetation. Soils are reddish brown sandy loams derived from the underlying granitic California Batholith as well as tan sandy silts of alluvial origins. Only one small knoll in the northernmost portion of the property contains any remnants of sage scrub vegetation, although disturbance species predominate. Two larger knolls in the northern portion of the property were covered with the remnants of old citrus orchards, some still standing and some graded away. The surface is highly disturbed by the use of heavy equipment to place, maintain, and remove the past orchards. The southern knolls were formerly orchards, but have been cleared and graded. These surface soils are highly disturbed by mechanical equipment and pieces of plastic irrigation lines and broken tree limbs are present throughout the area. The southern portion of the property, south of Pala Road, consists of alluvial tan sandy silts.

Cultural

The Indians of Alta and Baja California had been wanderers and settlers, foragers and collectors, gatherers and traders, adapting to environmental and cultural changes, for at least ten thousand years before the Europeans arrived. The Native inhabitants of Baja and Alta California know that their people have inhabited this region since time began. The archaeological evidence affirms that

since the Pleistocene, Alta and Baja California native cultures have adapted to constantly changing environments—gradual large-scale climatic changes as well as rapid local fluctuations. Many of these environmental changes affected cultures throughout the Southwest, inducing regional population migrations, moving peoples, goods, and ideas throughout the region. Thus, Native California cultures have also had to respond to constant cultural migrations and intrusions. By the time of European contact, the native peoples of the Californias had at least ten thousand years of experience in adapting to environmental and cultural changes. It was this experience that they relied on in adapting to the unprecedented and pervasive environmental and cultural changes that arrived with the Europeans.

Academic reconstruction of the past ten thousand years of prehistory relies almost entirely on archaeological evidence, with only the most recent period being illuminated by ethnography. Because of the incompleteness of the archaeological record, there is considerable debate about the specifics of regional prehistory. However, major trends are generally agreed upon (Christenson 1990, Warren, Siegler, and Dittmer 1993, McDonald 1993, Moratto 1984).

It is accepted by archaeologists that the earliest humans traveled to the New World at the end of the Pleistocene, about ten thousand years ago (Moratto 1984). The earliest archaeological dates for occupation of southern California are approximately nine thousand to ten thousand years before the present (B. P.) (Gallegos and Carrico 1984; Kyle, Schroth, and Gallegos 1998). These earliest peoples were first identified and labeled the San Dieguito complex by Malcolm Rogers, early archaeological curator at the San Diego Museum of Man. Between 1929 and 1945, Rogers conducted extensive archaeological fieldwork in Alta and Baja California and published summaries about the region's prehistory. He equated remains of the earliest hunting peoples in the Colorado and Mojave deserts (Rogers 1929) with archaeological remains he found on the coast (Rogers 1945). Rogers concluded that the San Dieguito peoples were highly mobile, relying primarily on hunting for subsistence.

Other early archaeological site types that predominate along the Alta and Baja California coasts are dense shell middens containing few finely flaked hunting artifacts and abundant milling tools. Rogers labeled the prehistoric occupants of these sites the La Jollan Complex. From the earliest period of his work, he proposed that the differences between the San Dieguito and La Jollan peoples were related to environmental changes. He emphasized that the area presented an excellent opportunity for studying the effects of changing environments on prehistoric economies and material culture (Rogers 1929). By 1945, Rogers proposed that changing adaptations reflected in the material culture remains reflected new peoples with new subsistence strategies and tool kits moving into the region (Rogers 1945).

By the 1950s, archaeological research explicitly focused on the relationship between environmental change and culture adaptations, now with the ability to radiocarbon date materials such as charcoal and shell. University of California Los Angeles archaeologists excavated an important La Jollan shell midden site at Batiquitos Lagoon (Crabtree, Warren, and True 1963). Radiocarbon dating indicated that the site occupation ranged between 7,300 and 3,900 years B.P., well within the time range Rogers had defined for the La Jollan Complex. A special study of the shellfish remains led the researchers to propose that differences in archaeological materials through time reflected cultural adaptations to long-term environmental change (Warren and Pavesic 1963). Warren and Pavesic proposed that changes in the environment brought about by the end of the last glaciation had major effects on the aboriginal populations of California. Drying in the interior deserts (reducing food supplies) and rising sea levels on the coast (increasing shellfish resources) resulted in a major shift of populations from the desert to the coast. This likely occurred between approximately ten thousand and six thousand years ago. Subsequently, stabilization of sea level and lagoon siltation (reducing shellfish population viability) resulted in populations shifting away from the coastal lagoons and diversifying their subsistence strategies. Also in the 1950s, D.L. True defined an inland counterpart of the La Jolla complex in the northern reaches of San Diego County, labeling it the Pauma complex. Thus, as early as the 1950s, the research was illustrating that differences in archaeological assemblages were clearly representations of variances in subsistence strategies adapted to differing coastal and inland environments and resources.

More recent archaeology has focused on defining how prehistoric populations modified their subsistence and settlement strategies to accommodate environmental changes. Based on nearly two decades of archaeological research, Dennis Gallegos synthesized radiocarbon dates and archaeological data for the entire coastal lagoon complex from Buena Vista on the north to San Diego Bay on the south (Gallegos 1993). Discovering a general trend from earlier occupation of the northern lagoons to later occupation of the southern lagoons, Gallegos concluded that prehistoric settlement patterns adjusted in relation to changes in lagoon conditions. Recently, the La Jollan period in San Diego is understood to be a part of the New World Archaic period of prehistory. Investigators have focused on the cycles of the El Niño weather pattern that have affected the subsistence and settlement strategies of the Archaic period prehistoric occupants of the California coast (Arnold, Colton, and Pletka 1997).

Approximately one thousand to fifteen hundred years ago, the prehistoric occupants of Alta and Baja California were faced with a new set of environmental and cultural changes. For millennia, Lake Cahuilla, an in-filling of the Salton Trough from overflows of the Colorado River, had experienced intermittent filling and drying. The archaeological record demonstrates that prehistoric peoples heavily used the lake's plant and animal resources, adapting to the varying prehistoric lake shorelines (Wilke 1978, Waters 1983, Schaefer 1994). Prehistoric peoples adapted

to the final drying of the lake, documented to have occurred around A. D. 1700, by expanding their resource use in the mountain and coastal regions to the west.

Concurrent with adaptation to these regional environmental changes over the past millenium (during what archaeologists call the Late Prehistoric period) major new technologies were adopted. The first of these new technological ideas to arrive was the bow-and-arrow, reflected in the archaeological record by the presence of small projectile points. Also new was the knowledge of how to process the acorn into an edible food staple, reflected in the archaeological record by the prevalence of deep bedrock grinding mortars and large habitation complexes situated in oak-filled mountain valleys (Christenson 1990). New ideas about religion and ceremony are reflected by the replacement of internment burial patterns of the Archaic by cremation and burial of the ashes, often in pottery vessels (Rogers 1945, Wallace 1955). Finally, knowledge of the technology of pottery making moved into the Californias from the Southwest. Although the bow-and-arrow and acorn-processing technologies may have come to the mountains and coast earlier, the emergence of pottery production dates as early as about A. D. 800 (Carrico and Taylor 1983, Griset 1996, Wade 2004). While Rogers had labeled this most recent cultural complex the Diegueño and Luiseño, the name given to the local Indians by the Spanish padres, current archaeological research refers to them as Late Prehistoric peoples. Alta California Indian tribes prefer Kumeyaay and the Baja California Spanish spelling is Kumiai. Iipai/Tipai are also names that reflect a northern/southern cultural division of Kumeyaay people. In the Late Prehistoric period and into historical times, the Luiseño border the Kumeyaay on the north, the Cupeño and Cahuilla to the northeast, the Kamia and Quechan to the east, and the Paipai and Kiliwa to the south in Baja California.

Adaptation to these new technologies and resources injected new considerations into Late Prehistoric/ settlement and subsistence strategies (Hector 1984). Few systematic regional synthetic studies have been undertaken to explore these types of issues. In an attempt to identify significant factors in the Late Prehistoric settlement and subsistence pattern, one doctoral dissertation statistically examined a 20 percent sample of the recorded Late Prehistoric archaeological sites in western San Diego County (Christenson 1990). Christenson determined that hare and acorns met all the minimal daily nutritional requirements, demonstrating a continued mobile settlement pattern for the Late Prehistoric period, where acorn harvesting and rabbit hunting provided stable food resources. The acorn harvest brought dispersed groups together in the mountains every fall, providing opportunities for exchange and other social and cultural activities. These large mountain villages contain thousands of potsherds of diverse clay types, stone artifacts derived from widespread lithic sources, and a huge variety of faunal remains, reflecting the travels of the people who brought them from throughout the Pacific Coast, peninsular mountain and Colorado Desert regions (Gamble 2004, Wade 2004).

The above review of the southern California archaeological literature illustrates that adaptation to environmental change has characterized ten thousand years of prehistory, encouraging the development of a highly mobile and exchange-oriented society. The archaeological evidence demonstrates that in Late Prehistoric times exchange carried on during seasonal movements emerged as a critical element of the Alta and Baja California Indian adaptation strategy. Exchange brought peoples together seasonally in large village complexes where social and cultural negotiations took place. Additional insight into the Luiseño settlement strategy can be revealed by inspection of the ethnographic record.

Ethnographic Evidence for the San Diego Region

While the archaeological record provides clues to the adaptation strategies and travel and exchange activities of the Late Prehistoric peoples, recreating cultural contexts, especially ritual and ceremonial, with only archaeological evidence is largely speculative. The ethnographic record, ample for Alta and Baja California, illuminates the cultural contexts for the archaeological record: a pattern of seasonal migrations, travel, and exchange. Gatherings for communal food-collecting and ceremonial events strengthened inter-lineage social and cultural ties and provided settings for exchange of goods and ideas. Ceremonies and gatherings documented by the early ethnographers were occasions of gift giving, feasting, and gaming.

One of the most comprehensive ethnographic overviews compiled in Southern California was completed for the Palm Springs Cahuilla by noted ethnographer Lowell J. Bean (Bean and Vane 1995). This study depicts the fundamental world-view of the Cahuilla and the role of exchange and reciprocity in Cahuilla life. The Cahuilla are located in the mountain and desert areas immediately east of the Luiseño territory and share the same linguistic heritage. Understanding the Cahuilla world view provides an understanding of the culture of the Luiseño because the ethnography has demonstrated strong cultural similarities between the trading and ceremonial patterns.

Fundamental to the worldview of the Cahuilla was the understanding that the world was an unstable and unpredictable environment requiring flexible adaptation strategies. Sharing and reciprocity were essential to survival in this ever-changing world. Bean and Vane emphasize that sharing of goods and food was taught to every Cahuilla and reciprocation was a basic expectation of society. All Cahuilla depended on this carefully cultivated network, economically and culturally, to exist. During good times, surpluses of foods were exchanged for manufactured goods; during food shortages, manufactured goods were exchanged for foods. Exchange relationships were integral to the enmity/amity relationships, reflecting warfare/alliance relationships as well as marriage and kin associations.

These reciprocal exchange relationships were implemented primarily through ritual. Bean and Vane detail that, “A great deal of the exchange took place in ritual context, with manufactured

tools, beads, and other ornamental objects often given in exchange for food and other subsistence goods. In this way, the labor spent on manufacturing could be 'banked' to buy food when drought, flood, or other disaster wiped out a food supply." Exchange involved foodstuffs (such as agricultural produce, acorns, agave, piñon nuts, and dried meat and fish) as well as tool and decorative raw materials (steatite, obsidian, turquoise, and abalone and olivella shells). Many goods and foods were exchanged during the games, gambling, and marriage and alliance arrangements that took place during ritual assemblages. Ceramic vessels were exchanged both for their own value and as containers of exchange goods. In sum, "Ritual functioned as an instrument of economic adaptation." (Bean and Brakke-Vane 1995)

The most important ceremonial gathering was the Nukil or ceremony for the dead. Traditionally, these were held annually or biennially during the winter months. The ceremony honored those who had died since the last Nukil, releasing their souls from the earth and sending them off to the land of the dead. The host lineage gathered goods and foods for months ahead, and these were distributed to the guests during the week-long ceremony. Guests brought goods and foods to the ceremony for exchange. Invited guests were those with whom the lineage wanted to establish and strengthen ritual reciprocity. Other opportunities for economic, social, and cultural exchange were eagle rituals, rites of passage, first fruit rites, rain rituals, and food-inducing rituals. Within a year as many as fifty rituals, when foods and manufactured goods were exchanged, were hosted or attended. The Nukil ceremony exemplifies the centrality of communal gatherings and exchange to the culture of Alta and Baja California Indians. The distribution of foods and gifts not only held together the social, cultural, and economic fabric of this world, but its interweaving with ceremonial activity drew in the spiritual world as well. By the twentieth century, when these ethnographic observations were made, gatherings and exchange in ceremonial context were still highly important, arguably even more so given the disruption from European settlement. By this time also, European goods—and indeed the Europeans themselves—were often incorporated into the exchange network.

In summary, exchange and travel were critical constituents of the Baja and Alta California Indian social and cultural fabric—adaptations for subsistence within a constantly changing environment. The archaeological evidence confirms ten thousand years of adaptation through seasonal migrations and through exchange. During the Late Prehistoric period, archaeological pottery, stone, and faunal materials document exchange between desert, mountain, and coastal peoples. The ethnographic information further illustrates that this exchange was perceived and implemented within a ritual and ceremonial context. Ceremonies, particularly the Nukil ceremony for the dead, gathered relations from as far east as the Colorado River and south as Baja California. These gatherings were frequent and provided for significant exchange of goods and foods, implemented within a framework of gift-giving and reciprocity. The documentation suggests that during the

historical period, culture was adapted to accommodate interactions with the Anglo world. Even in ceremonial activities, the Luiseño were able to adapt traditional activities in interactions with the Anglo world.

Pala Region Prehistory

The regional settlement patterns that have been identified in San Diego County are reflected in the archaeological record for the area of Pala surrounding the project area. Historical and ethnographic information from the late eighteenth, nineteenth, and early twentieth centuries suggested that the Native Californians maintained, at least seasonally, several villages or *rancherias* in the peninsular range valleys. Our early understanding of prehistoric subsistence strategies in San Diego County suggested that such a village would have been surrounded by smaller resource acquisition and processing sites, such as bedrock acorn-milling features and stone quarry and reduction areas. What seems to have existed during the Late Prehistoric period in the inland valleys, are several occupation complexes, each focused on drainage confluences and immediately surrounded by a variety of natural resource areas including oak-filled drainages and woodlands, chaparral and sage scrub hills, quartz and granite outcrops, and large mammal grazing lands. How this pattern functioned within the larger regional settlement pattern—how the valley occupants participated in the Desert to Coast trade and travel networks and how this pattern changed through time or was impacted by historic influences—are research issues of interest that remain to be addressed with archaeological data.

These types of complexes have been identified in the region surrounding the project property. A large village site has been identified in the San Luis Rey River Valley to the east (known as *Tom-kav*). Surrounding sites are located on low knolls overlooking the drainage and contain midden soils, a variety of artifacts, and rock art (Wade 1988). Similarly, a village complex (*Temeku*) has been identified at the opening of the Santa Margarita River in the Temecula Valley (McCown 1955, Wade 1989). The archaeological information known about these site complexes suggests that concentrations of occupation focused near major drainage confluences. Surrounding special use sites were sited near natural resources and occupied for short periods during food collecting and processing.

Pala Region History

The natural grasslands, fertile soils, and reliable water in the surrounding area were not only attractive resource areas for the prehistoric inhabitants, but also for the later Spanish, Mexican, and American ranchers and farmers. As early as 1810, the mission established grain fields and orchards at San Antonio de Pala, six miles to the east, and in the Temecula Valley, nine miles to the north (Brigandi 1999). After the Mexican revolution and subsequent secularization of the missions, ranchos were established to the north in Temecula Valley and to the east at Pauma. The

project property itself was part of Rancho Monserrate, granted to Ysidro Maria Alvarado in 1846. Alvarado, followed by his son Tomas, grazed sheep, cattle, and horses and maintained a lavish household (Rush 1965). The suspected location of the original adobe is approximately 700 yards east of the Pappas property (Hector et al. 2006). The second ranch house built in the 1860s by Tomas Alvarado was located approximately one-half mile downstream on the north bank at a bend in the San Luis Rey River (Rush 1965). In the late nineteenth century, American-period farming settlement focused on the fertile valleys to the south in Bonsall, to the east in Pala, and to the north in Temecula. By the beginning of the twentieth century, the tributary valley within which the property is located was planted in grain fields and orchards (Photographs 1928). A ranch complex was located along Pala Road east of the project property (Maps 1901) and two ranch complexes were located northeast of the project property. Large ranches, developed out of the old Monserrate Rancho lands, operated through the mid-twentieth century (Photographs 1953, Maps 1942). These include Rancho San Luis Rey, including a portion of the current project property, where in the 1930s and 1940s Charles E. Cooper operated a renowned Thoroughbred breeding farm; Pankey Bros. where Edgar and Robert Pankey established a diversified farm enterprise including citrus, avocado, and lima beans; and Duffy Ranch to the northwest (Rush 1965:86-88, Maps 1942). A large barn, outbuildings, and a horse track, associated with Rancho San Luis Rey, are noted on the southern portion of the northern parcel of the proposed project property on the 1942 U.S.G.S. map and on the 1953 aerial photograph. In the 1950s, a large portion of the Pankey acreage was bought to create the Pala Mesa suburban development to the west (Rush 1965). Today, portions of the agricultural valley have been developed into a golf course, Duffy Ranch is a trailer park, and residential development is moving into the previously vacant rugged hills. Currently, most of the Rancho San Luis Rey horse structures and the Pankey citrus orchards have been removed from the Pappas property. The former Rancho San Luis Rey improvement pads are currently used as a remote control car and airplane facility.

1.2.2 Record Search Results

Record searches were completed at the San Diego State University-South Coastal Information Center and San Diego Museum of Man in 2004 and updated in September 2012 (cover sheet included as Confidential Attachment 1).

Previous Studies

Although multiple archaeological surveys had been conducted within a one-mile radius of the property, only one historic site, six prehistoric archaeological sites and one isolate had been

recorded in 2004 and this was still the situation in 2012. Surveyed areas include portions of the tributary valley, Caltrans investigations close to I-15 and Pala Road, and a few low knoll areas to southeast, southwest, and northwest. Five of the sites and one isolate are recorded on the southern lower slopes of the prominent knoll 300-1000 meters east of the southeast corner of the project property and north of Pala Road. D.L. True conducted an excavation at SDI-682 (True 1958) and a later surveyor suggested this site complex is the ethnographic village of *Tom-Kav* (Crotteau 1981). One site and one isolate are recorded further to the northwest of the project. These consist of two flakes and one mano (Wade 2000). All of these sites have been recorded on low slopes above the alluvial valley bottoms and notes on the site record forms consistently note poor visibility due to vegetation.

Two major development projects have generated cultural resource surveys immediately to the east of the project property, the Passerelle property (Wade 2007) and the Meadowood property (Hector et al. 2006). The Passerelle property survey was also severely hampered by historic land alterations and dense weedy vegetation. The demolished remains of one structural area shown on 1928 aerial photographs were relocated, but no potentially significant historic trash deposits were discovered. No prehistoric cultural remains were found. Based on the presence of alluvial deposits, the visibility difficulties created by disturbances and vegetation, and based on the request of the San Luis Rey Band of Luiseno Indians, archaeological and Native American monitoring during grading was recommended (Wade 2007b). The Meadowood project generated a comprehensive review of archaeological investigations conducted by D.L. True at CA-SDI-682 – the village of Tom-Kav. The portion of the site documented by True is recorded immediately east of the Pankey/Meadowood property. True recorded the site in 1948 and excavated a portion of the site in 1950s and 1960s. Human remains were discovered in one test pit at a depth of 60 inches. In 2005, as part of the Meadowood project, ASM Affiliates conducted 13 backhoe trenches and 35 shovel test pits west of the eastern project boundary to determine if cultural remains extended onto the property. Buried cultural deposits in three locations (Loci A-C) were identified ranging in depth from surface to 120 centimeters below the surface. Preservation of Loci A and B in open space was recommended.

In January 2011, vegetation removal was begun for improvement of Horse Ranch Creek Road at the eastern project boundary. Locus A and B, designated as open space, were to be avoided. The work was monitored by San Luis Rey Band and archaeological monitors. At the beginning of work, however, the monitors noticed that a tree adjacent to Locus B had been removed by ranch hands and disrupted soils contained midden and prehistoric and historic archaeological materials, including bone fragments identified by the San Diego County Medical Examiner Office as possibly human. All work in the vicinity of the discovery was halted. After the Army Corps of Engineers had lifted the suspension of work, archaeological testing was implemented in January 2012 and a

resulting data recovery plan was approved and implemented in February 2012. Following data recovery, work restarted on the road. Following consultation with the Most Likely Descendant, the San Luis Rey Tribe, it was determined that archaeological materials would be inventoried and repatriated to the Tribe, and that the archaeological resources would be capped and the road constructed above the cap (S. Ní Ghabhláin, pers. comm. 9/11/2012).

Historic maps (County Map 1872, U.S.G.S. San Luis Rey quadrangle 30-minute 1901 edition, Temecula quadrangle 15-minute 1942 edition, and Bonsall quadrangles 7.5 minute 1948 editions) and the 1928 and 1953 aerial photographs on file at the County of San Diego Cartographic Services Department were reviewed. By the turn of the twentieth century, widespread roads accessed the agricultural areas in the valley. By 1901, a road runs from the former Monserrate adobe, 700 meters to the east of the Pappas property, north through the valley on the east side of the drainage. By 1928, a farmstead is shown at the Monserrate adobe location. By this time as well, the surrounding valley lands, including the Pappas property, were developed intensively in hayfields. In the 1930s, Charles E. Cooper developed a portion of the Rancho Monserrate as Rancho San Luis Rey where he raised and trained Thoroughbred racehorses. The horse complex included the farmstead 700 meters east of the Pappas property as well as barns, outbuildings, and a horse track to the northwest on the Pappas property (Rush 1965, SDSU Love Library Special Collections, UCLA Special Collections, Maps 1942, Aerial Photographs 1928 and 1954, Hector et al. 2006). Rancho San Luis Rey was one of the most successful horse breeding farms in the nation. The ranch bred, sold, and raced horses throughout California and in Tijuana. Cooper was prominent in the development of northern San Diego County, the Del Mar Racetrack, and was director of the California Breeders Association and a member of the California Horse Racing Commission (SDSU Love Library Special Collections, UCLA Special Collections). The horse ranch was ultimately sold in 1946 to Edgar and Robert Pankey who operated a successful diversified farm and orchard enterprise over the last half of the twentieth century (Rush 1965). The Pankeys apparently reused some of the Cooper's outbuildings until the 1980s, as the structures are present on later maps and aerial photographs.

Also as a result of cultural resource studies for the Meadowood property (Hector et al. 2006), documentation was recorded for the probable original location of the Monserrate rancho adobe, the location of structures associated with the 1930s/40s Rancho San Luis Rey Thoroughbred breeding and training facility, and the 1950s/60s Pankey Ranch, CA-SDI-16,890. The building complex is located approximately 700 meters east of the Pappas property on the north side of Pala Road. The only evidence for the presence of the Rancho buildings was identified on the 1869, and 1896 maps and it is undetermined if any resources associated with the Rancho period remain beneath the more recent constructions. The report also provided extensive documentation on the Rancho San Luis Rey Thoroughbred breeding and training facility. A 1932 aerial photograph shows the complex of

farm buildings, stables, paddocks, and race tracks of Cooper's Rancho San Luis Rey, most of which were located on the Meadowood property but several of which extend onto the Campus Park West / Pappas property. In the 1940s, the complex included several structures, a horse track, and a road that led northwest onto the Pappas property to a second track and two outbuildings. In 2003, the Meadowood project property contained a farm compound and residence, the former Pankey Ranch Complex. Archaeological survey along the right-of-way for SR-76, found no cultural materials associated with CA-SDI-16,890 within the highway right-of-way (Laylander and Pallette 2004).

The record searches from San Diego State University-South Coastal Information Center and the San Diego Museum of Man revealed that the Pappas property has been surveyed twice in the past: in 1979 as a part of the Sycamore Springs development proposed by Daon Southwest (Breece 1979) and in 1982 for Hewlett-Packard (Hector 1982). The Westec Services, Inc. Breece survey employed survey transects of 12-15 meters with surveyors zigzagging as needed to inspect areas of interest. Breece states that the "terrain being covered was either recently plowed or existed as cleared orange groves. Those few lithic outcrops that were encountered during the course of the survey were carefully inspected to determine the presence or absence of any bedrock mortars/slicks or native rock art. In addition, all erosional channels were checked for possible subsurface deposits that had not been manifested as surface distributions" (Breece 1979:D-11). Although two isolates were discovered (one mano and one mano fragment), the surveyors re-inspected these areas intensively and found no further cultural evidence. "From this, it can be postulated that both of these are isolates and do not denote a site. A statement of this nature could be viewed as premature if the visibility was poor, or even limited, but under the excellent conditions available the surrounding area could be thoroughly investigated, resulting in negative returns" (Breece 1979:D-12). Given the archaeological sensitivity of the area, however, Breece recommended monitoring of initial grading in the area of these isolates by a qualified archaeologist.

The second inspection, focused on the eastern portion of the Pappas property, was conducted by RECON archaeologists in 1982. Because the valley bottom areas had been comprehensively surveyed, the RECON re-survey concentrated on the low ridges above the main drainage. Again, no resources were found and Hector concluded that "the lack of sites in this area may be due to dense occupation of the San Luis Rey River drainage, scarcity of resources other than water, or steepness of slope above the drainage. The topographically rugged area may have been used for hunting and could not support a more extensive use" (Hector 1982).

In summary, the project property lies within an area of the San Luis Rey River Valley that contains scant, but some important, archaeological remains of the prehistoric inhabitants. Undoubtedly in prehistoric times the area contained abundant water, oaks and chaparral plant resources, game, and

hospitable terrain. However, the area was early the focus of historic settlement and the former Rancho Monserrate was heavily developed in agriculture by the turn of the twentieth century. The archaeological surveys completed within a one-mile radius have discovered few remains of the prehistoric inhabitants, undoubtedly partially due to over a century of agricultural disturbance. However, subsurface investigations, particularly those generated by the Meadowood project to the east, have demonstrated the potential for the presence of buried sites. Historically, few remnants of the late nineteenth century and early twentieth-century agriculture activities have survived to the present day. Outbuildings and a barn, associated with the Charles C. Cooper San Luis Rey Rancho horse facility, were built on the property in the 1930s and used by later owners into the 1980s.

Previously Recorded Sites Adjacent to Study Area

Record searches completed at the San Diego State University-South Coastal Information Center and San Diego Museum of Man in 2004 and updated in September 2012 (cover sheet included as Confidential Attachment 1) indicated that eight cultural resources have been recorded within one mile of the project area. These are listed in Table 1.

Table 1

Archaeological Resources within One Mile of the Proposed Project

Records on file at South Coastal Information Center (SCIC)

Resource Record CA-SDI-	**Site Type**	**Reference**
314	Pictograph Panels	Pallette 2004 (update)
682	Ethnographic Village of *Tom-Kav*	True 1948, Crotteau 1981
684	Bedrock milling and artifact scatter	True 1960
773	Bedrock milling	True 1960
9854	Bedrock milling and artifact scatter	Cotrell 1984
10,861	Bedrock milling and artifact scatter	Cook 1987
16,890	Pankey Ranch Complex	Hector, et al. 2003
P-37-014,886	Sherd isolate, ground	Cook 1987

1.3 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 the California Environmental Quality Act (CEQA), the County of San Diego Resource Protection Ordinance (RPO), and the San Diego County Local Register of Historical Resources provide the guidance for making such a determination. The following section(s) details the criteria that a resource must meet in order to be determined important.

1.3.1 California Environmental Quality Act (CEQA)

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

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.).

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.

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:

Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
Is associated with the lives of persons important in our past;
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
Has yielded, or may be likely to yield, information important in prehistory or history.

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:

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.

The significance of an historical resource is materially impaired when a project:

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

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

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:

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).

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.

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.

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:

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:

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).

1.3.2 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.

- Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;
- Is associated with the lives of persons important to the history of San Diego County or its communities;
- 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
- Has yielded, or may be likely to yield, information important in prehistory or history.

1.3.3 San Diego County Resource Protection Ordinance (RPO)

The County of San Diego's RPO protects significant cultural resources. The RPO 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. Non-compliance would result in a project that is inconsistent with County standards.

2.0. GUIDELINES FOR DETERMINING SIGNIFICANCE

Determining resource importance is a two-step process. First, the cultural environment must be defined. Then the criteria for determining importance must be applied to the resource. The following subsections provide guidance on this process and detail the cultural environment and criteria that is typically used in evaluating resources.

2.1 Defining The Cultural Environment

The cultural environment consists of the remains of prehistoric and historic human behaviors. When cultural resources have been identified, the cultural environment has been defined and the baseline condition set. Cultural resources include archaeological and historic sites, structures, and objects, as well as traditional cultural properties. The following is a list of components that can make up the cultural environment.

Building

A building is a resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn. The Somers-Linden Farmstead (Victorian), the McRae/Albright Ranch House

(Victorian), the Holmgren House (Moderne), and the County Administration Center (Spanish Colonial Revival) are examples of buildings in the County of San Diego.

Special consideration should be given to moved buildings, structures, or objects, cultural resources achieving significance within the past fifty (50) years, and reconstructed buildings. Context, time, and original form are integral to historic preservation. However, it is important to recognize resources outside of the required characteristics for the history that they embody.

Moved buildings, structures, or objects – The retention of historical resources on site should be encouraged and the non-historic grouping of historic buildings into parks or districts would be discouraged. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction, and is appropriate in some instances. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Cultural resources achieving significance within the past fifty (50) years – In order to understand the historical importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered if it can be determined that sufficient time has passed to understand its historical importance.

Reconstructed Buildings – A reconstructed building less than fifty (50) years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices. An example of a reconstructed building is an American Indian sweat lodge.

Site

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possessed historical, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed and traditional landscapes, battlefields (San Pasqual Battlefield), homestead sites, habitation sites (Village of Pamo), American Indian ceremonial areas (Gregory Mountain), petroglyphs, pictographs, and traditional cultural places.

Structure

The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, flumes, roads, bridges, dams, and tunnels.

Object

The term "object" is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the Local Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers.

Landscapes and Traditional Cultural Properties

"Landscapes" vary in size from small gardens to national parks. In character, they range from designed to vernacular, rural to urban, and agricultural to industrial. A cultural landscape is a geographic area which, because of a unique and integral relationship between the natural and cultural environments, has been used by people; shaped or modified by human activity, occupation or invention; or is infused with significant value in the belief system of a culture or society. Estate gardens, cemeteries, farms, quarries, mills, nuclear test sites, suburbs, and abandoned settlements, and prehistoric complexes, all may be considered under the broad category of cultural landscapes. Landscapes provide a distinct sense of time and place. Traditional cultural landscapes (Traditional Cultural Properties) can also consist of related archaeological and ethnographic features and places (see below for definition of a prehistoric district).

Prehistoric and Historic Districts

Districts are united geographic entities that contain a concentration of historic buildings, structures, objects, and/or sites united historically, culturally, or architecturally. Districts are defined by precise geographic boundaries; therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. Camp Lockett in Campo is an example of a historic district. The Village of Pamo is an example of a prehistoric Indian rancheria that represents a traditional cultural landscape that could be a district, consisting of the places used and inhabited by a traditional culture. A traditional cultural landscape defined as a district could include a village site, related milling features, stone quarries and lithic tool process areas, ceremonial locations and landmarks, and temporary or seasonal camps. Together, these represent a traditional cultural landscape.

2.2 Criteria for the Determination of Resource Importance

A number of criteria are used in identifying significant historic/archaeological resources and are based upon the criteria for inclusion in the San Diego County Local Register. Significance 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.

The San Diego County Local Register was modeled after the California Register. As such, a cultural resource is determined significant if the resource is listed in, or determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the San Diego County Local Register of Historical Resources. Any resource that is significant at the National or State level is by definition significant at the local level.

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources; or is not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or is not identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that a resource may be historical as defined in Public Resources Code section 5020.1(j) or 5024.1.

The following criteria must be considered when evaluating a resource's importance. The first four criteria were derived from the significance criteria found in the California Environmental Quality Act and the San Diego County Local Register of Historical Resources (Ordinance No.9493; San Diego County Administrative Code §396.7). The San Diego County Local Register is similar to both the National Register and California Register but is different in that significance is evaluated at the local level.

1. Resources associated with events that have made a significant contribution to the broad patterns of California or San Diego County's history and cultural heritage. Examples include resources associated with the Battle of San Pasqual (Mexican-American War, 1846) or gold mining in the Julian area (1870s), or a Kumeyaay settlement in the Cuyamaca Valley. Each of these resources would be considered significant because it is associated with an event that has made a significant contribution to the broad patterns of San Diego County's history and cultural heritage.

2. Resources associated with the lives of persons important to our past, including the history of San Diego County or its communities. Resources that are associated with the life of George W. Marston (Benefactor/Merchant/Civic Leader), Kate Sessions (Horticulturalist), John D. Spreckels (Investor/Developer), Ellen Browning Scripps (Philanthropist), Ah Quin (Chinese Merchant/Labor Contractor), Manuel O. Medina (Pioneer of the Tuna Industry), Jose Manuel Polton (Hatam [Kumeyaay Captain of the Florida Canyon Village]), or Jose Pedro Panto (Kumeyaay Captain of the San Pasqual Pueblo) illustrates this criteria because this list identifies examples of individuals that are important to the history of San Diego County or its communities.

3. Resources that embody the distinctive characteristics of a type, period, region (San Diego County), or method of construction, or represents the work of an important creative individual, or possesses high artistic values. Resources representing the work of William Templeton Johnson (Architect – Balboa Park, Serra Museum), Irving Gill (Architect – Bishop's School), Lilian Rice (Rancho Santa Fe), or Hazel Waterman (Designer – Estudillo Adobe Restoration) would be considered significant because they represent the work of an important creative individual; or if a resource is identified as a Queen Anne, Mission Revival, Craftsman, Spanish Colonial, or Western Ranch Style structure, it would be significant because it embodies the distinctive characteristics of a type or period.

4. Resources that have yielded or may be likely to yield, information important in prehistory or history. Most archaeological resources contain information; however the amount of information varies from resource to resource. For example, a small lithic scatter will contain information, but it will be on a much more limited basis than that of a village or camp site. The information may be captured during initial recordation and testing of the site or may require a full data recovery program or additional treatment/mitigation. Any site that yields information or has the potential to yield information is considered a significant site. Most resources will be considered significant because they contain some information that contributes to our knowledge of history or prehistory. The criteria used to evaluate a single resource is the same criteria used to evaluate cumulative impacts to multiple resources outside the boundary of a project.

5. Although districts typically will fall into one of the above four categories, because they are not specifically identified, the following criterion is included which was obtained from the National Register:

Districts are significant resources if they are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition, but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture. A traditional cultural landscape is an example of a prehistoric district because individual sites must be considered within the broader context of their association with one another.

6. Resource Protection Ordinance. Cultural resources must be evaluated for both the California Environmental Quality Act as outlined in criteria 1-4 above and the Resource Protection Ordinance pursuant to Section 2 of the ordinance. Under the Resource Protection Ordinance, cultural resources are considered "RPO" significant if they meet the definition of a RPO "Significant Prehistoric or Historic Site", as set forth in Section 3.1 above.

7. Human remains are considered "highly sensitive" by the County. As such, human remains require special consideration and treatment. Regulations require that if human remains are

discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. This criterion was included pursuant to the California Environmental Quality Act (§15064.5) and California State Code (PRC5097.98 and HSC7050.5). As such, a resource shall be considered significant if it contains any human remains interred outside of a formal cemetery. Mitigation measures will be developed on a case by case basis by the County archaeologist and the archaeological consultant. In addition, it is of the utmost importance to tribes that human remains be avoided whenever feasible.

8. Integrity is the authenticity of a resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. The evaluation of integrity is somewhat of a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its historical associations or attributes and context. Resources must retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reasons for their significance. An evaluation of integrity is an essential part of determining significance for historical resources such as building, structures, and districts.

Integrity is evaluated through the assessment of a cultural resource's attributes, and may include location, design, setting, materials, workmanship, feeling, and association. It must be judged with reference to the particular criteria under which a resource is proposed for eligibility (structural, architectural, artistic, historic location, archaeological site, historic district). Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Attributes - Attributes are those distinctive features that characterize a resource. They should be evaluated and compared to other properties of its type, period, or method of construction.

Location - Location is the place where the property was constructed or the place where the historical event occurred. The actual location of an historical property, complemented by its setting, is particularly important in recapturing the sense of historical events and persons.

Design - Design is the combination of elements that create the historical form, plan, space, structure, and style of a property. This includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. Design can also apply to districts and to the historical way in which the buildings, sites, or structures are related. Examples include spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archaeological sites.

Setting - Setting is the physical environment of an historical property. It refers to the historical character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historical setting of an historical property can be either natural or manmade and include such elements as topographical features, vegetation, simple manmade paths or fences and the relationships between buildings and other features or open spaces.

Materials - Materials are the physical elements that were present during the development period and are still present or, if materials have been replaced, the replacement(s) must have been based on the original. The property must be an actual historical resource, not a re-creation. For example, a Victorian style wood-frame dwelling that has been covered with reconstructed stucco has lost its integrity of materials. Conversely, an adobe wall that has been reconstructed with similar adobe mud, as opposed to adobe-simulate concrete, would retain its integrity of materials.

Workmanship - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of the artisans' labor and skill in constructing or altering a building, structure, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in precontact contexts include pottery, stone tools, basketry, rock art, bedrock milling, and stone structures.

To assess integrity one must:

Define essential physical features that must be present to a high degree for a property to represent its significance;

Determine whether the essential physical features are apparent enough to convey the property's significance; and

Compare the property with similar properties in the locally significant theme.

A property that is significant for its historical association should retain the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site where there are no material cultural remains, such as a battlefield, the setting must be intact. If the historical building associated with the event, pattern, or person no longer exists, the property has lost its historical integrity.

A property important for illustrating a particular architectural style or construction technique must retain the physical features that constitute that style or technique. A property that has lost some historical materials or details can be considered if it retains the majority of the features that

illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. A property should not be considered if it retains some basic features conveying massing, but has lost the majority of the features that once characterized its style. Normally changes to a structure that are reversible will not affect integrity because they will be less than significant.

Properties being considered for the first five criteria above must not only retain the essential physical features, but the features must be visible enough to convey their significance and historical identity. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archaeological properties are the exception to this – by nature they may not require visible features to convey their significance.

Unless a resource is determined to be "not significant" based on the above criteria, it will be considered a significant resource. If it is agreed to forego significance testing on cultural sites, the sites will be treated as significant resources and must be preserved through project design. In addition, a treatment plan must be prepared that will include preservation of cultural resources.

3.0. ANALYSIS OF PROJECT EFFECTS

The cultural resource investigations conducted for the proposed Campus Park West project property included research of the known prehistoric and historic information for the area (Wade 2004 and updated in September 2012), two previous field surveys (Breece 1979 and Hector 1982 described in Section 1.2.2 above), a field survey (Wade 2004 and updated September 7 and 30, 2012), and preparation of this report documenting the findings.

3.1 Methods

The results of the record searches and historic map research indicated that an important Luiseño village site (CA-SDI-682 / *Tom Kav*) as well as the possible location of two structures associated with the original Rancho Monserrate are located within a quarter mile to the east of the project property. However, the negative results of two previous surveys of the project property and numerous notations of high levels of historic disturbances resulting negative findings by surveyors of nearby properties suggest a low potential for locating cultural resources on project property. Because of the time that had elapsed since the previous surveys, an update field check was completed on September 7, 2012. The September 7, 2012 field update also included the approximately 3.5 acre "Caltrans decertification" parcels northwest and southwest of the Pankey Road/SR-76 intersection and the intersection improvements at Pala Mesa Drive and Old Highway 395 and at Pala Road and Pankey Road. Off-site sewer lift-station optional locations were inspected on September 30, 2012.

3.1.1 Survey Methods

The first Heritage Resources archaeological field survey for the proposed project property was completed on June 30, 2004 and updated on September 7 and 30, 2012. As a result of the two surveys, all accessible areas of the property, the now-denuded old agricultural fields, were surveyed using transects of approximately 20 meters interval. This interval was considered appropriate based on the excellent surface visibility. Across the knolls and fingers, extreme disturbance from prior agricultural activities was evident, both in 2004 and 2012. This included remnants of irrigation pipe and hose embedded in the ground, remnants of graded soils piled in berms at the tops of adjacent drainage slopes, and compacted flat surfaces. As well, concrete pads and leveled compacted surfaces, remnants of the 1930s-1940s Rancho San Luis Rey horse facility, are present on the northern portion of the property, On the high areas, only the stubble of the previous season's weeds was present so visibility was excellent. The northern disturbed knolls were still covered with dead and nearly dead orchard trees and many seasons of weed growth, so visibility was low to moderate.

The drainages were heavily overgrown in trees, brush, and vines, with the exception of the main drainage that defines the east boundary of the project, the bottom of which is traversed by a rock-covered sewer access road. Because of the impassable vegetation only a small portion of the drainage on the southwest of the property and of the main drainage in the north-central portion of the property were crossed, with great difficulty and no visibility.

The southern "Caltrans decertification" parcels are low flats with a dense weedy growth, similar to the two parcels on the south side of SR-76 and the area comprising the off-site Pankey Road/SR-76 intersection improvements. Although these parcels were inspected, there was very poor visibility. The off-site Pala Mesa Drive/Old Highway 395 off-site improvement area is primarily developed roadway as are the sewer lift-station sites along Old Highway 395.

3.1.2 Native American Participation

The County of San Diego conducted Tribal consultation through contacting the Native American Heritage Commission regarding a Sacred Lands Check and, in accordance with NAHC recommendations (August 23, 2010), forwarded project notification letters to six Luiseño Tribes and Tribal members. Letters were received back from the Pala Band of Mission Indians (who requested to be directly involved with the project plan so that any impacts to cultural resources can be mitigated appropriately [with options including total avoidance] and requested archaeological monitoring and updates on project limit changes) and from the San Luis Rey Band of Mission Indians (who requested participation in the SB 18 process pursuant to California Government Code 65352.3 and requested that the developer enter into a pre-excavation agreement prior to start of the project). Copies of the County, NAHC, and Tribal correspondence are included in the Confidential Attachment 2.

3.2 Results

In 2004, the large parcel north of Pala Road consisted of gently sloped knolls dissected by a south-flowing drainage and several east flowing tributaries. These drainages were steep-sided and densely vegetated. In contrast to the 1979 survey conditions when the fields were freshly disked or covered with citrus orchards, only one small area on the north portion of the property still contained remnant orchard. The remaining knolls had been cleared of orchard debris by mechanical equipment leaving plastic irrigation tubing and occasional limbs embedded in the ground surface. Recent improvements included a small runway and enclosed track used by a remote-control airplane and car club. The visibility in the cleared areas was mostly excellent, as weeds had been cut recently. The field survey covered each of the knolls. Soils were mostly reddish-brown granitic derived soils with the southern lower knolls composed of tan silty-sand alluvium.

The southern portion of the large parcel, in previous decades, contained outbuildings, a barn, and a horse track associated with San Luis Rey Rancho (Figure 2). In 2004 the remote control airplane runway appeared to be in the same location as the Rancho San Luis Rey horse track on the 1942 U.S.G.S. map. In June 2004, only one concrete slab foundation, several pepper and eucalyptus trees, and one small outbuilding remained (Figure 3). The lower walls of the small building were poured concrete with board and batten siding above. The roof reflected a "raised center aisle" horse barn configuration. Two rectangular windows (currently boarded over) and a central door were present at each end. The roof was covered with asphalt roll roofing. The structure had no large doors, windows, or sufficient size to be a horse barn. It was likely a hay shed, garage, or tack building, ancillary to the horse facility and later used for storage.

Figure 3: View to Northeast

In 2004 the portion of the property south of Pala Road consisted of three parcels east and west of a paved road. Each of the parcels was at least two feet below the road surface and in alluvial bottomlands. Soils were loose tan silty sands and visibility was good. No cultural remains were located in these areas and none were expected due to the alluvial terrain.

As a result of the 2012 field update, conditions very similar to those in 2004 were encountered and, as previously, no prehistoric cultural resources were discovered. Again, it is clear that, given the extreme level of disturbances from the former horse ranch facilities and decades of agricultural use, any cultural evidence that could have been present on the upland knolls would have been graded away. In the lower depositional and developed areas that comprise the southern portion of the property, the parcels south of S.R. 76, the "Caltrans decertification" parcels, the Pankey Road/SR-76 intersection off-site improvement area, and the sewer lift-station off-site locations, it is possible that subsurface deposits could remain buried by alluvium.

The 2012 field update noted that the small outbuilding encountered in 2004 is now gone. All that now remains of the two Rancho San Luis Rey horse ranch structure locations are the concrete pads and surrounding pepper and eucalyptus trees. The ground surface surrounding the pads was inspected for the presence of surface artifacts or potential for subsurface trash deposits. The ground surface reflects the grading that undoubtedly took place before the structures were built, consisting primarily of compacted reddish decomposed granitic soils. A few fragments of building debris and modern trash were present. No evidence suggesting the presence of subsurface deposits was identified on the graded surface. Communication with County of San Diego archaeologist Donna Beddow (email dated 7/26/2012) regarding the graded condition of the site's pad and the lack of any indication of subsurface deposits associated with the structure, resulted in agreement from Ms. Beddow that subsurface testing is not warranted.

In summary, survey and a field update were completed in 2004 and updated in 2012 to include the off-site improvement areas. The earlier surveys discovered only two isolated artifacts (in 1979) and no archaeological sites. No prehistoric sites were discovered during the 2004 and 2012 fieldwork. In 2004 a concrete slab and one outbuilding were the only remains of the Charles Cooper Rancho San Luis Rey Thoroughbred facility on the property; in 2012 the last outbuilding was also gone. Because other structural remains of the Rancho San Luis Rey were recorded to the east on the Meadowood property (CA-SDI-16,890), an update to that Resource Record form was prepared for the outbuilding encountered during the 2004 survey. The full resource record form and update are attached to this report as Confidential Attachment 3.

4.0. INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

As a result of the surveys of the Campus Park West/Pappas property and off-site improvement areas, two isolated manos were discovered in 1979, and the remains of two outbuildings and

several pepper trees associated with Rancho San Luis Rey Thoroughbred facility were discovered in 2004 and 2012. No other prehistoric or historic cultural resources were discovered.

Determination of significance for the portion of site CA-SDI-16,890 on the Campus Park West property was based on criteria of the California Environmental Quality Act (CEQA), as it defines eligibility for listing in the California Register of Historical Resources, and the San Diego County Register of Historical Resources (Ordinance No. 9493; San Diego County Administrative Code Part 396.7). Under these criteria an important resource must be 1) associated with events that have made a significant contribution to the broad patterns of California or San Diego County's history and cultural heritage; 2) associated with the lives of persons important to our past including the history of San Diego County or its communities; embody the distinctive characteristics of a type, period, region (San Diego County), or method of construction or represents the work of an important creative individual or possesses high artistic values; or has yielded, or may be likely to yield, information important in prehistory of history.

The current project assessment also includes evaluations of significance under the County of San Diego Resource Protection Ordinance (RPO). The RPO 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. Non-compliance would result in a project that is inconsistent with County standards.

The isolated manos identified during the 1979 survey do not meet any of the CEQA or RPO criteria for significance. In fact, the 1979 survey report does not detail their location nor was an archaeological resource record prepared for them, so the items also lack any archaeological context. The outbuildings associated with the Rancho San Luis Rey (CA-SDI-16.890) are no longer in existence and the remaining concrete pads and pepper trees lack sufficient integrity to meet any of the CEQA or RPO criteria for significance.

Regarding the potential for as-yet undiscovered archaeological resources, the agricultural disturbances and leveling across the upland knolls leaves no area with potential for buried deposits. However, given the alluvial setting of the parcels immediately north and south of Pala Road and the disturbed settings of off-site improvement areas, there is potential for buried deposits in those areas.

4.2 Impact Identification

The proposed Campus Park West / Pappas property project will involve large-scale grading of the project property. However, after four survey efforts (Breece 1979, Hector 1982, and Wade in 2004 and 2012), only two isolated manos and two concrete pad remnants of the Rancho San Luis Rey have been discovered on the property. Neither the isolates nor the pad and tree remnants meet the criteria of significance under CEQA or RPO and therefore under the County Guidelines for Determining Impact Significance no impacts to significant cultural resources are anticipated.

The proposed project will also involve off-site improvements including Pankey Road/SR-76 and Pala Mesa Drive/Old Highway 395 intersection improvements, I-15/SR-76 interchange improvements, Old Highway 395 near Pala Mesa Drive sewer lift-station improvements, and Horse Ranch Creek Road and SR-76 sewer and water line excavations. The Pankey Road/SR-76 and Pala Mesa Road/Old Highway 395 intersections and Old Highway 395 near Pala Mesa Drive sewer lift-station improvement areas were surveyed during the September 7 and 30, 2012 cultural resource fieldwork, with negative results. The I-15/SR-76 interchange improvement area, and the Horse Ranch Creek Road and SR-76 sewer and water line excavation areas were surveyed during previous cultural resource surveys for Campus Park/Passerelle and Meadowood projects (Wade 2007b and Hector et al. 2006). No cultural resources were discovered by Wade within the intersection and interchange improvement areas. However, archaeological resources were discovered during excavations related to construction of Horse Ranch Creek Road (S. Ní Ghabhláin, pers. comm. 9/11/2012). Currently, impacts to archaeological resources from road and water and sewer line improvements are being avoided by placement of a protective cap and

construction of the road and sewer and water excavations within this cap and above the natural ground surface (S. Ní Ghabhláin/ASM Affiliates, pers. comm. 9/11/2012 and David Davis/Campus Park/Passerelle, pers. comm. 9/25/2012). This method should eliminate the potential for impacts to cultural resources from water and sewer off-site improvements.

The research and field studies have demonstrated that discovery of sites in the Pala region has been hampered by historic land alterations and dense vegetation. As well, it is possible that archaeological deposits could be buried in alluvial depositional situations in valley bottomlands. The archaeological field surveys conducted on the upland portions of the property employed ample survey transect coverage and encountered excellent surface visibility. Although no prehistoric sites and no potentially significant historic sites were located on the Campus Park West / Pappas property, it is possible that these could be present but undiscoverable with surface survey due to poor survey conditions or alluvial deposition. This is also applicable to the proposed off-site improvement areas.

5.0. MANAGEMENT CONSIDERATIONS

5.1 Mitigated Impacts

The California Environmental Quality Act (CEQA), Sections 21083.2 of the statues and 15064 of the Guidelines, and the County's Resource Protection Ordinance (RPO) and Guidelines for Determining Significance; Cultural Resources: Archaeological and Historic Resources, require identification of potentially significant cultural resources, evaluation according to CEQA and County significance criteria, and preservation or mitigation in the form of data recovery. Although no significant cultural resources were identified during the research and field surveys for the project property and (other than the resources discovered on the Meadowood property within Horse Ranch Creek Road which are being capped for protection) for the off-site improvement areas, the possibility remains for the presence of obscured or buried potentially significant cultural resources. As well, in response to County-consultation with local Native American groups pursuant to Government Code 65352.3 (Senate Bill 18), the Pala Band of Mission Indians and the San Luis Rey Band of Luiseño Indians has requested involvement in project implementation. Therefore, in compliance with the County Guidelines for Determining Significance; Cultural Resources: Archaeological and Historic Resources, mitigation in the form of an archaeological monitoring program is required. Archaeological monitoring would be most important for the northern one-third portion of the property, where visibility was poor as well as the southern bottomland alluvial areas immediately north and south of S.R.-76. This would also include off-site improvements areas in depositional environments with the potential for buried subsurface archaeological deposits. Therefore, during initial brushing, debris clearing, and grading of all areas of the project property and off-site improvement areas with potential for hidden or buried significant cultural resources, an

archaeologist and Native American monitor should be present to ensure that if potentially significant deposits are uncovered, they are evaluated for significance and adequate preservation or data recovery tasks are implemented.

The following Grading Monitoring and Data Recovery Plan is specified in the County of San Diego Report Format and Content Requirements:

Grading Monitoring and Data Recovery Program

Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the _____ ***(insert project name)*** Project, _____ ***(insert Project Number)***/Log No. _____ ***(insert environmental review number)*** to the satisfaction of the Director of Planning and Land Use. This program shall include, but shall not be limited to, the following actions:

a. Provide evidence to the Department of Planning and Land Use that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use (DPLU). A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines:

(1) The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).

(2) The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).

(3) The project archaeologist shall monitor all areas identified for development including off-site improvements.

(4) An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.

(5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite ____ ***(select one: full-time to perform full-time monitoring, as determined by the Project Archaeologist of the excavations)***. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.

(6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

(7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant

cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.

(8) If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.

(9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

(10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

(11) Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. ***(Note: use this condition only if grading will take more than 1 month).***

(12) In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms.

(13) In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

b. Provide Evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:

(1) The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.

(2) The project archaeologist shall monitor all areas identified for development including off-site improvements.

(3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite ____ ***(select one: full-time to perform full-time monitoring, as determined by the Principal Investigator of the excavations)***. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency

and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.

(4) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.

(5) The archaeological monitor(s) and Native American monitor shall monitor all areas identified for development.

(6) If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.

(7) The Principal Investigator shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. ***(Note: use this condition only if grading will take more than 1 month).***

(8) Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator.

(9) Prior to Final Grading Release, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following:

- Department of Parks and Recreation Primary and Archaeological Site forms.
- Evidence that all cultural collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Or

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the Principal Investigator that the grading monitoring activities have been completed.

Implementation of the above-described monitoring program will ensure compliance with the California Environmental Quality Act (CEQA), Sections 21083.2 of the statues and 15064 of the Guidelines, the County's Resource Protection Ordinance and Draft Report Format and Content Requirements-Cultural Resources Archaeological and Historical Resources, and Government Code 65352.3 (Senate Bill 18), and will ensure that no significant unmitigated impacts to prehistoric or historic resources on the property will occur as a result of the Campus Park West / Pappas property project development.

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Maps

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7.0. LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

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	San Diego Museum of Man	Record Searches
Donna Beddow	County of San Diego,	Archaeological Review
Sinead Ní Ghabhláin	ASM Affiliates	Archaeologist
David Davis	Campus Park/Passerelle, LLC	Principal

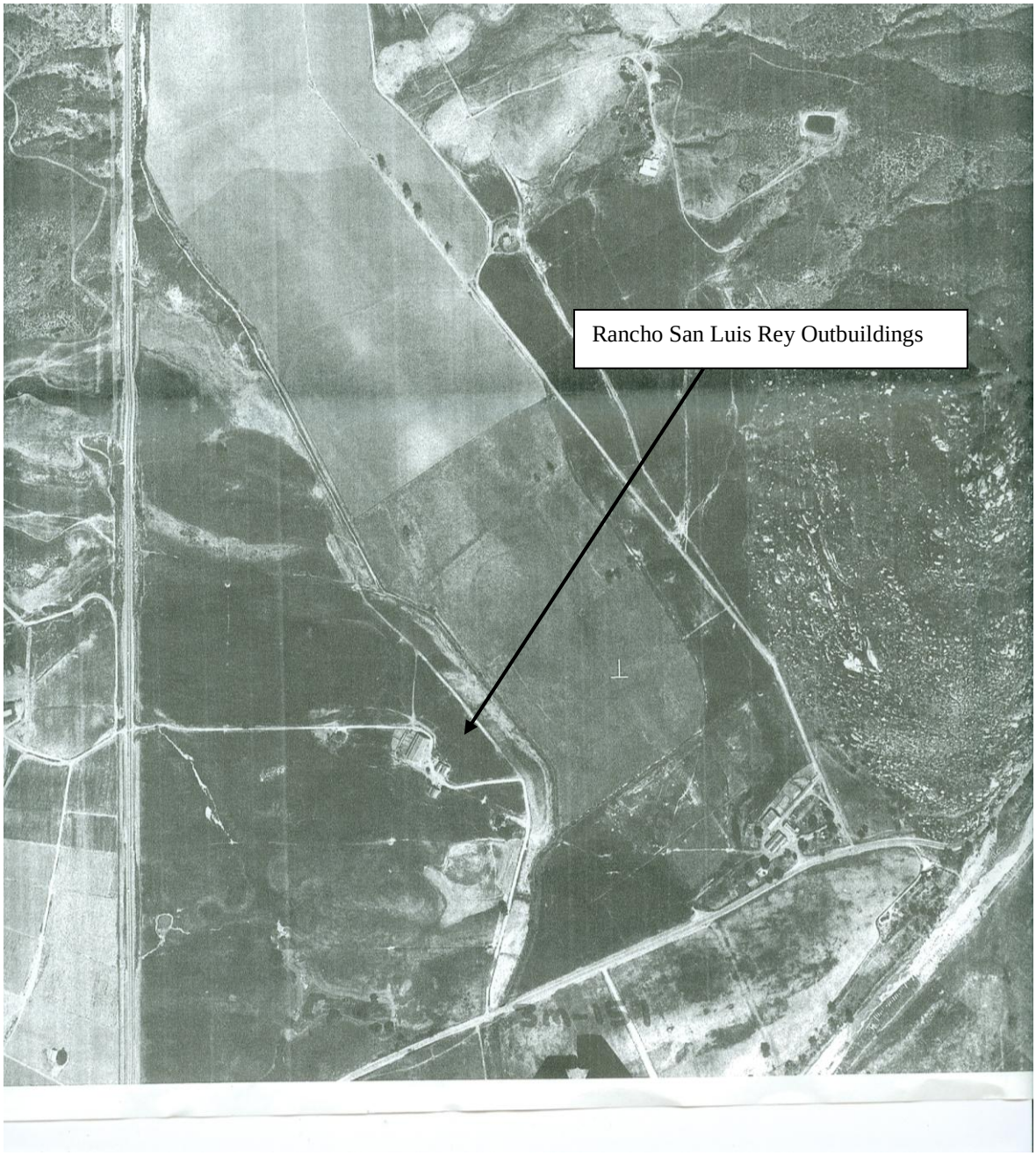
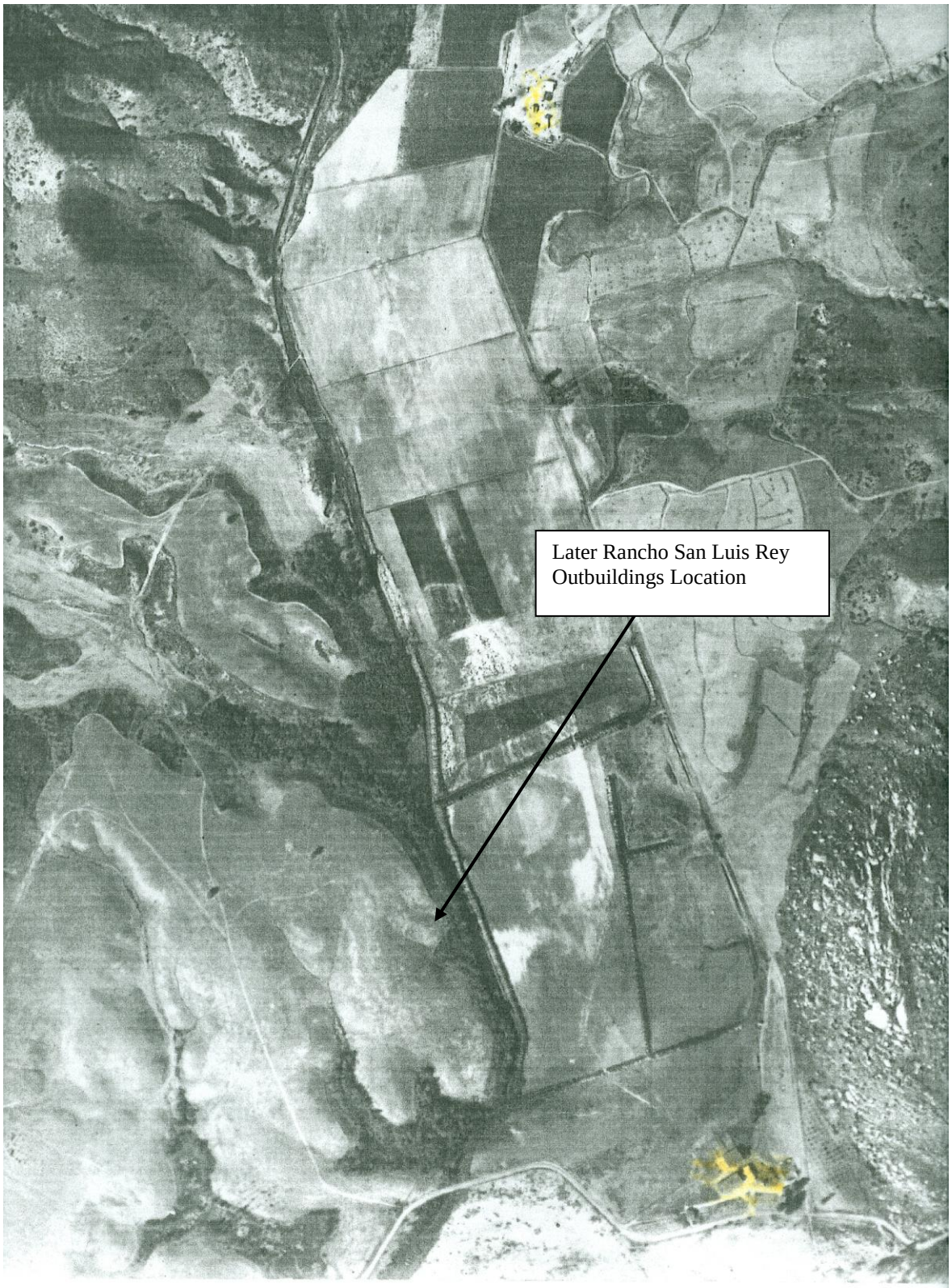
8.0. LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Mitigation Measure 1	Implement Grading Monitoring and Data Recovery Plan (in conformance with the County of San Diego Report Format and Content Requirements) and as detailed in Section 5.1 of this report.
Mitigation Measure 2	Ensure that off-site sewer and water excavations in Horse Ranch Creek Road are placed within the cap and above the natural ground surface.

<u>Attachment</u>

Historic Maps

Aerial Photograph, 3-31-1953 (County of San Diego Cartographic Services)



Aerial Photograph, 1928 (County of San Diego Cartographic Services)