

AN ARCHAEOLOGICAL ASSESSMENT OF THE PACIFICA ESTATES PROJECT

FALLBROOK, SAN DIEGO COUNTY, CALIFORNIA
APNs 106-251-01, -03, -18, and -24; 106-151-12, and -13; and 106-500-29;
TM 5511; KIVA 06-0066211; ER Log No: 06-02-023

Prepared for:

RBF Consulting
5050 Avenida Encinas, Suite 260
Carlsbad, California 92008-4386

Submitted to:

County of San Diego
Department of Planning and Land Use
Contact: Gail Wright
5201 Ruffin Road, Suite B
San Diego, California 92123

Prepared by:

**Sara Clowery-Moreno, Project Archaeologist, Melanie D. Lytle, Historian,
Larry J. Pierson, Senior Historian and Archaeologist,
and Brian F. Smith, Principal Investigator**

Signature:



Brian F. Smith and Associates
14010 Poway Road, Suite A
Poway, California 92064
(858) 679-8218



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National Archaeological Data Base Information

Author(s): Sara Clowery-Moreno, Melanie D. Lytle, Larry J. Pierson, and Brian F. Smith

Consulting Firm: Brian F. Smith and Associates
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

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USGS Quadrangle: *Bonsall* (7.5 minute), California

Study Area: 17.3 acres

Key Words: Archaeological assessment and evaluation of 17.3 acres; APNs 106-251-01, -03, -18, and -24; APNs 106-151-12 and -13; APN 106-500-29; P-37-030255; P-37-030256; limited significance; monitoring recommended; USGS *Bonsall* quadrangle (7.5 minute).

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List of Abbreviations

AMSL	above mean sea level
APN(s)	Assessor’s Parcel Number(s)
BFSA	Brian F. Smith and Associates
CEQA	California Environmental Quality Act
DPLU	Department of Planning and Land Use
DPR	Department of Parks and Recreation
MOM	Museum of Man
NAHC	Native American Heritage Commission
RPO	Resource Protection Ordinance
SCIC	South Coastal Information Center
SDSU	San Diego State University
TPM	Tentative Parcel Map
USGS	United States Geological Survey
YBP	Years Before Present

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EXECUTIVE SUMMARY/ABSTRACT

In response to a request from RBF Consulting, Brian F. Smith and Associates (BFSA) conducted an archaeological assessment of the Pacifica Estates property located in the unincorporated community of Fallbrook, San Diego County, California. The assessment was conducted as part of the environmental clearance required for the development of a 17.3-acre property consisting of Assessor's Parcel Numbers (APNs) 106-251-01, -03, -18, and -24; 106-151-12, -13; and 106-500-29. The assessment included a survey of the entire property, which located two previously unrecorded historic resources (P-37-030255 and P-37-030256). The survey and significance evaluation of the cultural resources was conducted in accordance with the California Environmental Quality Act (CEQA), San Diego Resource Protection Ordinance (RPO), and the County of San Diego guidelines to determine the presence and level of significance of the historical cultural resource that may be affected by the proposed project.

Records searches were requested from the South Coastal Information Center (SCIC) at San Diego State University (SDSU), and the San Diego Museum of Man (MOM) to identify previously recorded archaeological sites in the project area. A Sacred Lands File search was requested from the Native American Heritage Commission (NAHC) to list potentially sacred or ceremonial sites or landforms on or near the project. The SCIC indicated that no previously reported resources lay within the property; however, 25 resources were reported within a one-mile radius of the project. The NAHC Sacred Lands File search results did not report the presence of cultural resources; however, this does not guarantee the absence of cultural resources.

BFSA archaeologists conducted an archaeological reconnaissance of the subject property on October 11, 2007. The survey resulted in the identification of two previously unrecorded cultural resources. P-37-030255 consists of an historic house (built in 1908) with a pool and rectangular mortared stone feature. Other elements of the historic settings associated with the houses include a wooden bridge, a well and cistern, and a small shed foundation. These historic features are treated as potentially contributing elements of the historic occupants. P-37-030256 consists of an historic house (built in 1929) with a shed and a garage/car port. CEQA and San Diego County RPO guidelines required a significance evaluation of the cultural resources encountered during the Phase I survey of the proposed project. Larry J. Pierson and Melanie Lytle conducted historic archival research and the resource significance evaluation in October and December 2008. The survey and evaluation was conducted under the direction of Brian F. Smith, Principal Investigator, and with the assistance of a Native American representative for the San Luis Rey Band of Luiseño Indians, Thomas Thompson. The appropriate Department of Parks and Recreation (DPR) forms were compiled and submitted with the SCIC at SDSU in accordance with CEQA and San Diego County guidelines in order to obtain the primary designations for the located resources.

The historic investigation and evaluation of P-37-030255 and P-37-030256 determined that the resources possessed limited significance. Each resource lacks integrity due to extensive alterations to the original structures and prior alteration/removal/demolition of associated structures. No subsurface excavations were undertaken during this study, as no evidence of deposits, barn pits, or trash dumps were observed. Aside from the well, the auxiliary elements to the residences are collectively characterized on surface features that do not have the potential to include deposits of historic artifacts. The current investigation has exhausted the research potential of the two sites. As such, the proposed development impacts to P-37-030255 and P-37-030256 have been reduced to a level below significant according to CEQA and County of San Diego significance guidelines and RPO requirements. In addition to the lack of integrity, the property is not associated with persons or events important to San Diego, California or National history. Due to the potential that additional, unrecognized, subterranean historic resources could be encountered during grading or excavations, mitigation monitoring of the project property is recommended. As a result of this project, all historic resources will be demolished.

A copy of this report will be permanently filed with the SCIC at SDSU, San Diego, California. All notes and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

The Pacifica Estates Project is located within the northwest corner of the Rancho Monserate land grant, and is part of the unincorporated community of Fallbrook, north San Diego County, California (Figure 1.1-1). The 17.3-acre project is located in the western half of Section 36 shown on the USGS *Bonsall* Quadrangle map (7.5 minute), Township 9 South, Range 3 West, of the San Bernardino Baseline and Meridian (Figure 1.1-2).

The current project proposes to divide the 17.3 acres (APNs 106-251-01, -03,-18, and -24; 106-151-12 and -13; and 106-500-29) into twenty-two new residential lots, two open space lots for wetland and buffer areas, two House Owner Association (HOA) common area lots for detention/water quality basins, and an associated street for access to the residences (Figure 1.1-3). All existing buildings and development on the parcels will be demolished as part of the proposed development.

1.2 Existing Conditions

1.2.1 *Environmental Setting*

Natural Setting

The project area lies along the edge of an unnamed tributary of the San Luis Rey River to the south and consists of flat and gently sloped land west of Monserate Mountain. The elevation of the current project property ranges from approximately 530 feet above mean sea level (AMSL) near the southwest of the property to 610 feet AMSL near the northeast corner.

Geology

San Diego County lies in the Peninsular Range Geologic Province of southern California. The mountainous zone, which extends from northwest to southeast through the county, ranges to a maximum height of 6,533 feet AMSL (Beauchamp 1986). Foothills and valleys, which comprise the cismontane region, extend west from the mountains. This region typically receives more rainfall than the mesas and less than the mountainous region. Between the foothills and the coast lies the coastal mesa region, which is cut by several large drainages originating in the mountains and foothills. The coast is characterized by large bays and lagoons, where the major rivers empty into the sea, and mesas which terminate at the ocean in the form of bluffs (Beauchamp 1986).

The Pacifica Estates Project is located in the foothills, or cismontane region, north of the San Luis Rey River, Fallbrook, in northern San Diego County. The geology of the project area is mainly characterized by Mesozoic granitic rocks (Rogers 1965). To the south of the project, closer to the San Luis Rey River, lies Quaternary non-marine alluvium deposits.

Soils

Soils within the project belong to the Fallbrook-Vista Soil Association described as, “well-drained sandy loams and coarse sandy loams that have a subsoil of sandy clay loam and sandy loam over decomposed granodiorite; 9 to 30 percent slopes” (Bowman 1973). Four specific soils are present within the project. The two most prominent soils are Fallbrook sandy loam, 9 to 15 percent slopes, eroded (FaD2) and Placentia sandy loam, 2 to 9 percent slopes (PeC). Along the western margin of the property smaller amounts of Tujunga sand, 0 to 5 percent slopes (TuB) and Vista coarse sandy loam, 15 to 30 percent slopes (VsE) exist near the seasonal drainage.

Biology

The habitat in the vicinity of the project is characterized by relatively level to gently sloped land, covered mostly by non-native vegetation. Surveyors observed non-native trees (avocado, pomegranate, olive, pepper, and walnut) and exotic flowers across the property. The seasonal drainage contains riparian vegetation. Photographs were taken to document project conditions at the time of the survey (Plates 1.2-1 and 1.2-2).

Mammals within the region include mule deer, coyote, bobcat, mountain lion, ground squirrel, and kangaroo rat; birds include hawks, eagles, owls, quail, mourning dove, mockingbird, jay, heron, crows, finches, and sparrows. Species of concern in the area include the cactus wren, California gnatcatcher, Bell’s vireo, foothill and mountain yellow-legged frog, orange-throated whiptail, and California mountain kingsnake (USDA and USDI 2001).

Hydrology

An unnamed, seasonal water drainage is located along the west property boundary. Another large water resource in the area is the San Luis Rey River, located approximately 3.65 miles southeast of the property.

Figure 1.1-1 General Location Map

1

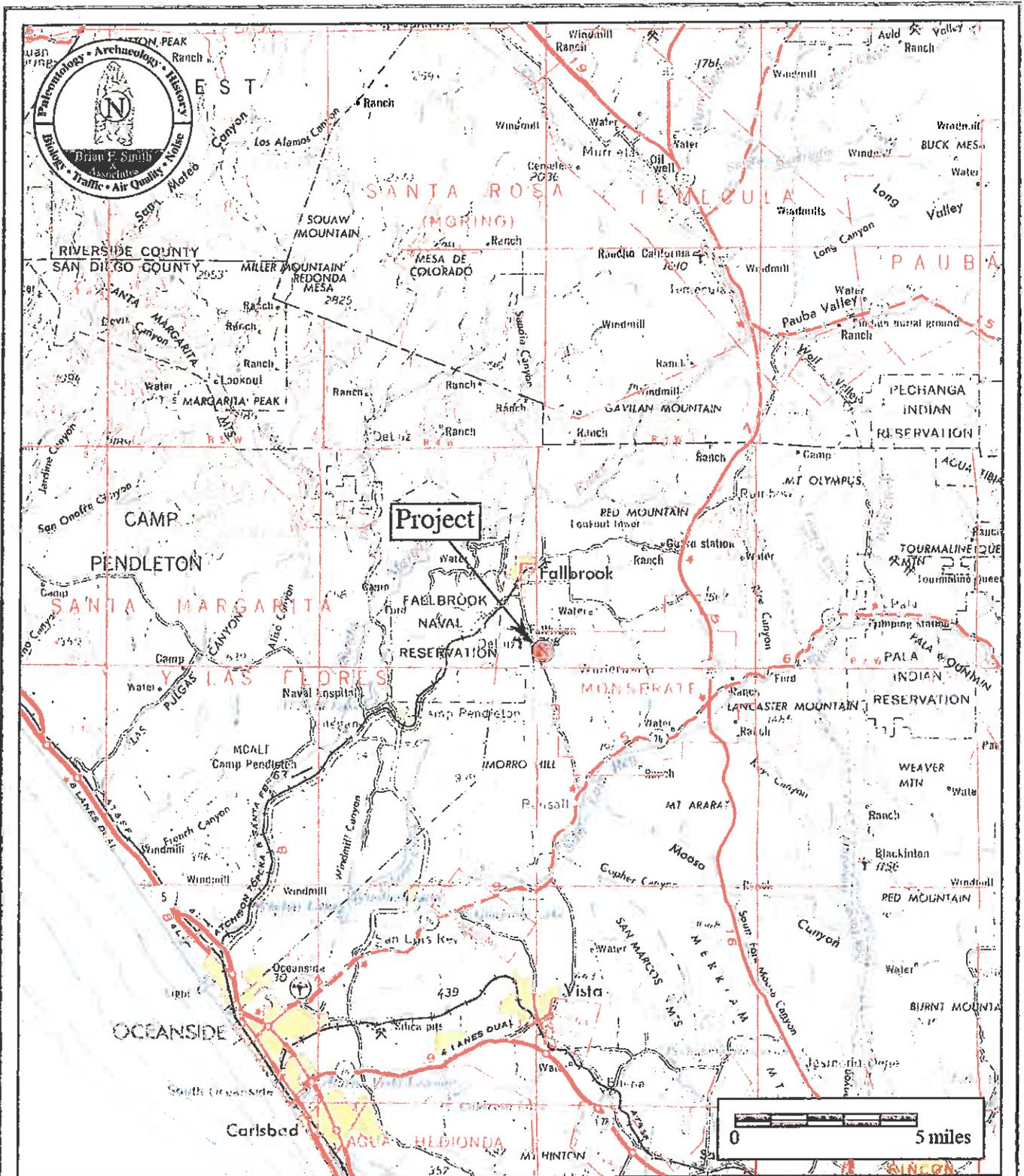


Figure 1.1-1
General Location Map
 The Pacifica Estates Project

USGS Santa Ana (1:250,000 series)

Figure 1.1-2 USGS Project Location Map

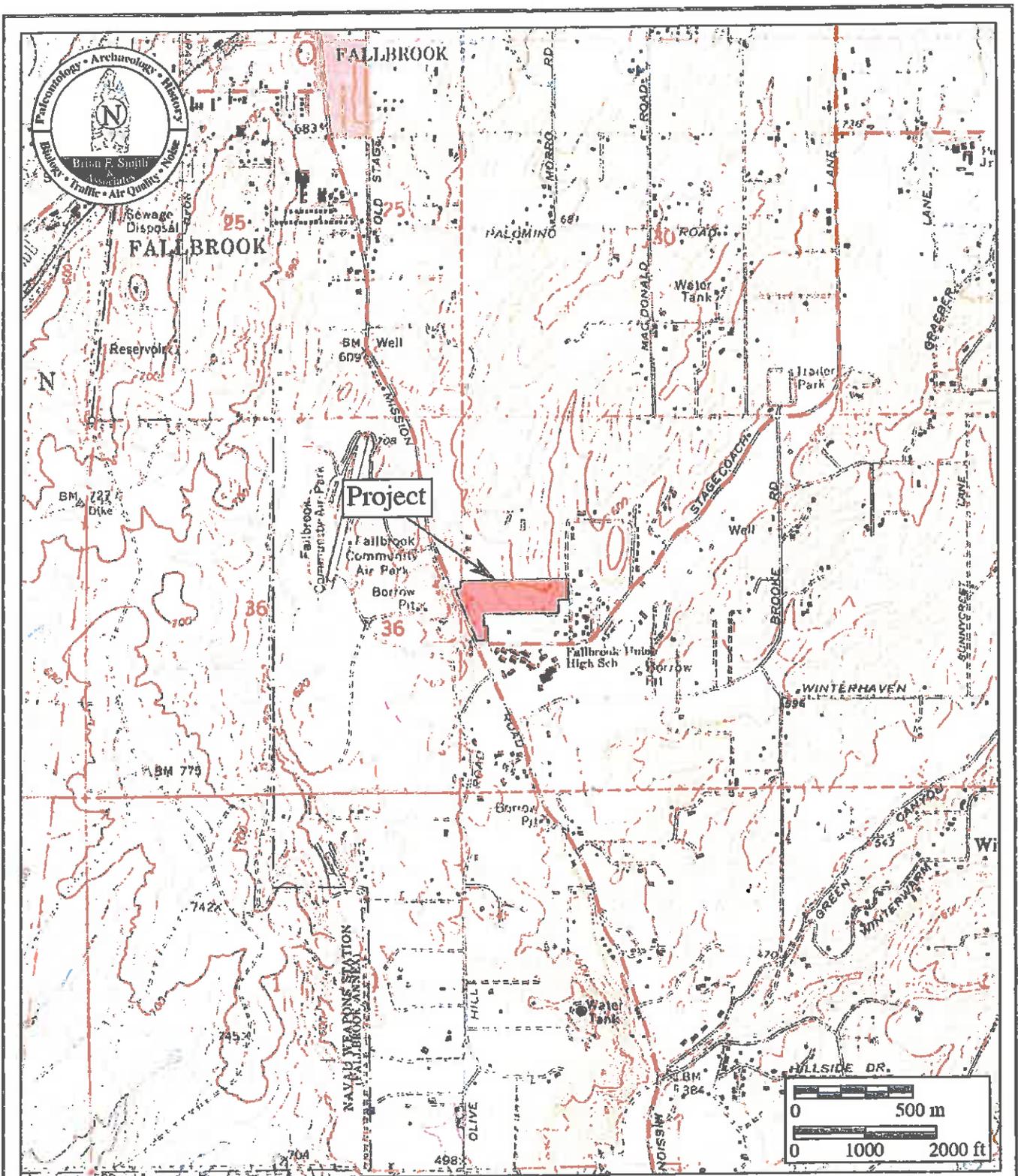


Figure 1.1-2

Project Location Map

The Pacifica Estates Project

USGS Morro Hill and Bonsall Quadrangle (7.5 minute series)

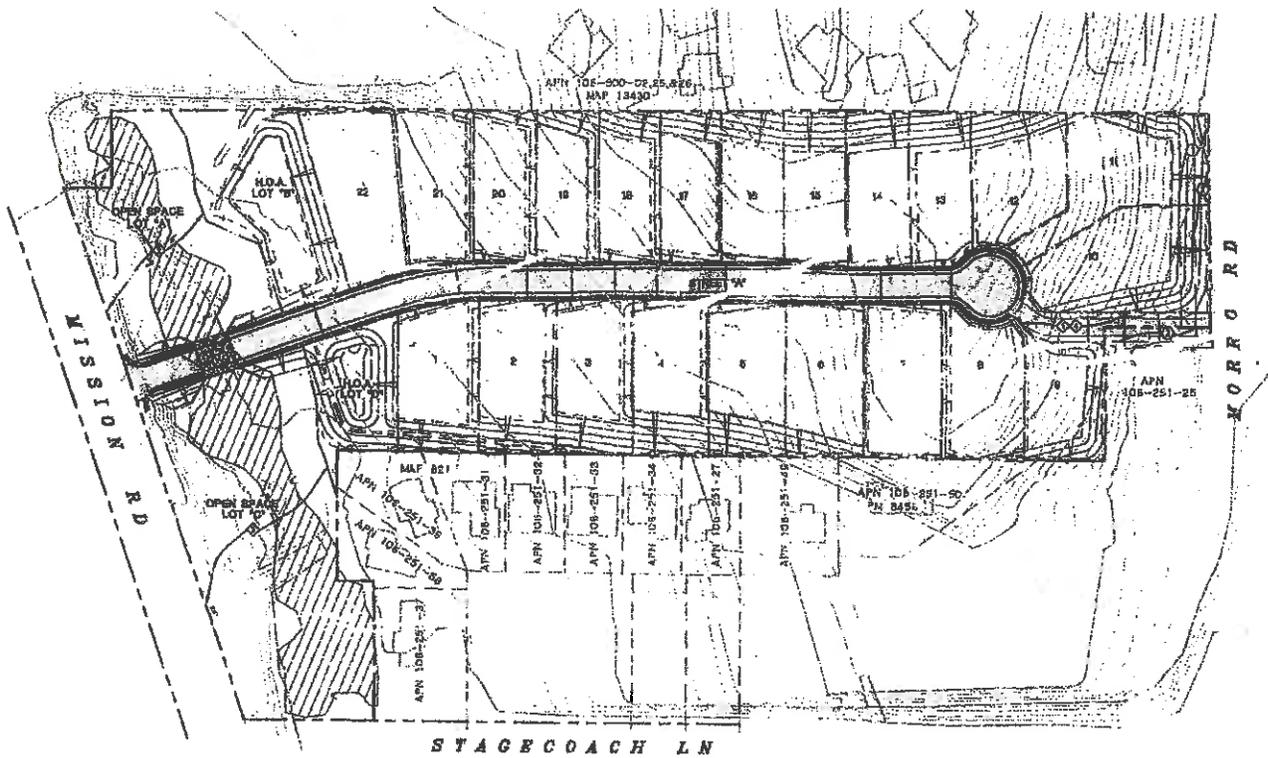


Figure 1.1-3
Project Development Map
The Pacifica Estates Project



Plate 1.2-1. Overview of the project area from the west central portion, facing east.



Plate 1.2-2. Overview of the northeast project area, facing northwest.

Cultural Setting

Archaeological investigations in southern California have documented a diverse and rich record of human occupation spanning the past 10,000 years. In northern San Diego and Riverside Counties, most researchers organize prehistory into the PaleoIndian, Archaic, and Late Prehistoric Periods and history into the Mission, Rancho, and American Settlement Periods. The San Dieguito Complex, Millingstone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex are archaeological manifestations that have been used to describe the Archaic and Late Prehistoric periods in the region.

Prehistoric Period

The PaleoIndian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 years before present [YBP]). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basinlands (Moratto 1984). At approximately 10,000 YBP, a cool/moist climate was present in San Diego County. This is supported by pine pollen found in deposits at Point Loma and Encinitas and oak pollen identified in deposits from Otay Mesa (Gallegos and Kyle 1988; Kaldenberg 1982). However, by the terminus of the late Pleistocene, the global climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The San Diego shoreline at 10,000 YBP, depending on the particular area of the coast, was near the 30-meter isobath or two to six kilometers further west than its present location (Masters 1983).

The end of the PaleoIndian Period marks the beginning of the San Dieguito Complex in San Diego County. The San Dieguito Complex has long been viewed as a group of people who occupied the San Diego County region between 10,000 and 8,000 YBP. It has been suggested that they were related to or were contemporaneous with the Paleo-Indian groups in the Great Basin area. The artifacts recovered from San Dieguito sites duplicate the typology attributed to the Western Pluvial Lakes Tradition (Moratto 1984; Davis et al. 1969). These artifacts generally consist of scrapers and scraper planes, choppers, and bifacially flaked knives, but few or no milling tools. The absence of grinding or milling stones suggests to researchers that cereal grains and nuts were not an important part of the subsistence pattern. Tools recovered from sites of the San Dieguito Complex and the general pattern of site locations has led to the interpretation that they were a wandering, hunting and gathering society (Moriarty 1969).

The Archaic Period begins with the onset of the Holocene around 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and rising sea levels. The warming trend and rising

sea levels generally continued until the late Holocene. Archaeological research indicates that southern California was occupied between 9,000 YBP and 1,300 YBP by population(s) that utilized a wide range of both marine and terrestrial resources. A number of different archaeological manifestations, based on geographical setting, tool kit, and/or chronology, are recognized during the Archaic Period, including the San Dieguito, La Jolla, Encinitas, Millingstone, and Pauma complexes. Archaic sites generally contain milling tools, especially manos and metates, cobble and flake tools, dart projectile points and the concomitant use of the atlatl, crescents, shell, fish bone, and animal bone representing large and small game. Additionally, Archaic groups buried their dead as flex inhumations, a religious and cultural practice that is distinct from the succeeding Late Prehistoric groups.

Approximately 1,300 YBP, a Shoshonean-speaking group from the Great Basin region moved into San Diego County, marking the transition to the Late Prehistoric Period. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, but effective technological innovations. Technological developments during this period include the introduction of the bow and arrow between 400 and 600 A.D. Atlatl darts are replaced by smaller arrow darts, including the Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin, and cremation of the dead. The period is divided into two phases, including San Luis Rey I and San Luis Rey II, based upon the introduction of pottery (Meighan 1954). Through radiocarbon dating determinations, the introduction of pottery and the initiation of the San Luis Rey II phase began at approximately 1,300 A.D. San Luis Rey I is characterized by the use of portable shaped or unshaped slab metates, and non-portable bedrock milling features. Manos and pestles can also be shaped or unshaped. Cremations, bone awls, and stone and shell ornaments are also prominent in the material culture. The later San Luis Rey II assemblage is augmented by pottery cooking and storage vessels, cremation urns, and polychrome pictographs. The fluorescence of rock art likely appeared as the result of increased population sizes, and increased sedentism (True et al. 1974). Flaked stone dart points are dominated by the Cottonwood Triangular series, but Desert Side-notched, Dos Cabazas Serrated, leaf-shaped, and stemmed styles also occur. Subsistence is thought to have been focused on the utilization of acorns, a storable species that allowed for relative sedentism and increased population sizes.

Ethnohistorical and ethnographic evidence indicates that the Shoshonean-speaking group that occupied the northern portion of San Diego County were the Luiseño. Along the coast, the Luiseño made use of the marine resources available by fishing and collecting molluscs for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for Luiseño groups. The elaborate kinship and clan systems between the Luiseño

and other groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian, resources from the eastern deserts, and steatite from the Channel Islands.

When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Range mountains, including Palomar Mountain to the south and Santiago Peak to the north, on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luiseño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than to the Kumeyaay, a Yuman-speaking group who occupied territory to the south. The Luiseño differed from their neighboring Takic speakers in having an extensive proliferation of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct world view that stemmed from use of the hallucinogen *datura*, and an elaborate religion that included ritualized sand paintings of the sacred being “Chingichngish” (Bean and Shipek 1978; Kroeber 1925). The following is a summary of ethnographic data regarding this group.

Subsistence and Settlement

The Luiseño occupied sedentary villages, most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching, and in areas that offered thermal and defensive protection. Villages were composed of areas that were both publicly and privately, or family, owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were utilized when inland food resources were scarce, particularly from January to March. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. For the remainder of the year, the Luiseño remained at village sites, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1925).

The most important food source of the Luiseño was acorns, of which six different species were used (*Quercus californica*, *Q. agrifolia*, *Q. chrysolepis*, *Q. dumosa*, *Q. engelmanni*, and *Q. wizlizeni*). Seeds, particularly of grasses (Gramineae), composites (Compositae), and mints (Labiatae), were also heavily utilized. Seed-bearing species were encouraged through controlled burns, which were conducted at least every third year. A variety of other stems, leaves, shoots, bulbs, roots, and fruits were also utilized. Hunting augmented this vegetal diet. Animal species taken included deer (*Odocoileus hemionus*), rabbits (*Sylvilagus* sp.), hares (*Lepus californicus*), woodrats (*Neotoma* sp.), ground squirrels (*Spermophilus beecheyi*), antelope (*Antilocapra americana*), quail (*Callipepla californica* and *Oreortyx pictus*), ducks (Anatidae), freshwater fish from mountain streams, and marine mammals, fish, crustaceans, and molluscs, particularly abalone (*Haliotis* sp.), from the coast. A variety of snakes, small birds, and rodents were taken as well (Bean and Shipek 1978; Kroeber 1925).

Social Organization

Social groups within the Luiseño nation consisted of patrilinear families or clans, which were politically and economically autonomous. Several clans comprised a religious party, or *nota*, which was headed by a chief who organized religious ceremonies, and controlled economics and warfare. The chief had assistants who specialized in particular aspects of ceremonial or environmental knowledge, and who, with the chief, were part of a cultic social group with special access to supernatural power, particularly that of Chingichngish. The positions of chief and assistants were hereditary, and the complexity and multiplicity of these specialists' roles likely increased in coastal villages and larger inland villages (Bean and Shipek 1978; Kroeber 1925; Strong 1929).

Marriages were arranged by the parents; these arrangements were often made to forge alliances between lineages. Useful alliances included those between groups of differing ecological niches, and those that resulted in territorial expansion. Residence was patrilocal (Bean and Shipek 1978; Kroeber 1925).

Women were primarily responsible for plant gathering while men were responsible for hunting, although, at times, particularly during acorn and marine mollusc harvests, there was no division of labor. Elderly women cared for children, while elderly men were active participants in rituals, ceremonies, and political affairs, and were responsible for manufacturing hunting and ritualistic implements. Children were taught subsistence skills at the earliest age possible (Bean and Shipek 1978; Kroeber 1925).

Material Culture

House structures were conical, partially subterranean, and thatched with reeds, brush, or bark. Ramadas were rectangular-shaped, protected workplaces for domestic chores, including cooking. Ceremonial sweathouses, which were important in purification rituals, were round, partially subterranean thatched structures covered with a layer of mud. Another ceremonial structure was the *wámkis*, which was located in the center of the village, and was the place of rituals, including sand painting, associated with the Chingichngish cult (Bean and Shipek 1978; Kroeber 1925).

Clothing was minimal; women wore a cedar-bark and netted twine double apron and men a waist cord. In cold weather, cloaks or robes of rabbit fur, deerskin, or sea otter fur were worn by both sexes. Footwear included sandals fashioned from yucca fibers, and deerskin moccasins. Adornments included bead necklaces and pendants made from bone, clay, stone, shell, bear claws, mica sheets, deer hooves, and abalone shell. Men wore ear and nose piercings made of cane or bone, which were sometimes decorated with beads. Adornments were commonly decorated with semiprecious stones, including quartz, topaz, garnet, opal, opalite, agate, and jasper (Bean and Shipek 1978; Kroeber 1925).

Hunting implements included the bow and arrow. Arrows were tipped with either a carved, fire-hardened wooden tip or a lithic point, usually fashioned from locally-available felsite or quartz. Throwing sticks fashioned from wood were used in hunting small game, while deer head decoys were used during deer hunts. Coastal groups fashioned dugout canoes for near-shore fishing, and harvested fish with seines, nets, traps, and hooks made of bone or abalone shell (Bean and Shipek 1978; Kroeber 1925).

The Luiseño had a well-developed basket industry; baskets were used in resource gathering, food preparation, storage, and food serving. Pottery containers, which were shaped by paddle and anvil and fired in shallow open pits, were used for food storage, cooking, and serving. Other utensils included wooden implements, steatite bowls, and groundstone manos, metates, mortars, and pestles (Bean and Shipek 1978; Kroeber 1925).

Additional tools included knives, scrapers, choppers, awls, and drills. Shamanistic items included soapstone or clay smoking pipes, and crystals made of quartz or tourmaline (Bean and Shipek 1978; Kroeber 1925).

Native American Perspective

In addition to the point of view discussed above, the County acknowledges that other perspectives exist to explain the presence of Native Americans in the region. The Native American perspective is that they have been here from the beginning as described by their creation stories. Similarly, they do not necessarily agree with the distinction that is made between different archaeological cultures or periods, such as "La Jolla" or "San Dieguito". They instead believe that there is a continuum of ancestry, from the first people to the present Native American populations of San Diego. To acknowledge this perspective, consultation with affected Native American communities can be beneficial to fully understand the impact to cultural resources. The consultation is typically administered pursuant to Senate Bill 18.

Historic Period

The historic period begins July 16, 1769, when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived in San Diego to secure California for the Spanish crown (Palou 1926). The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. Missions were constructed from San Diego to as far north as San Francisco. The mission locations were based on a number of important territorial, military, and religious considerations. Grants of land to persons who made an application were made, but many tracts reverted to the government for lack of use. As an extension of territorial control by the Spanish empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California

during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities. This route was considered to be the most direct path between the missions (Rolle 1969). As increasing numbers of Spanish and Mexican people, and later Americans during the Gold Rush, settled in the area, the Native populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

By 1821, Mexico had gained independence from Spain, and the northern territories were subject to political repercussions. By 1834, all of the mission lands had been removed from the control of the Franciscan Order, under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister the needs of the native peoples (Engelhardt 1921). Large tracts of land continued to be granted to persons who applied for them or had gained favor with the Mexican government. Grants of land were also made to settle government debts.

California was invaded by United States troops during the Mexican-American War of 1846-1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

The cattle ranchers of the "counties" of southern California had prospered during the cattle boom of the early 1850s. Cattle raising soon declined, however, contributing to the expansion of agriculture. With the passage of the "No Fence Act," San Diego's economy changed from stock raising to farming (Rolle 1969). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced the raising of cattle in many of the county's inland valleys (Blick 1976; Elliott 1883 [1965]). By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County's climate (*San Diego Union*, February 6, 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000 acres to more than 20,000 (*San Diego Union*, January 2, 1872). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys; also, the small urban population and poor roads restricted commercial crop growing. Nevertheless, cattle continued to be grazed in inland San Diego County (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County became similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. During this time

period, the history of inland San Diego County was subsidiary to that of the City of San Diego, which became a Navy center and industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized, and recreational areas were established in the mountain and desert areas.

1.2.2 Records Search Results

Archaeological records searches were requested from the SCIC and San Diego MOM (Appendix A). The SCIC records search results indicated that no previously recorded cultural resources exist within the boundary of the current project; however, 25 resources have been reported within a one-mile radius of the project (Table 1.2-1). Four of these resources belong to the historic era, 20 resources are prehistoric and one resource contains both historic and prehistoric components. The recorded historic resources date between the 1920s and 1940s and consist of a bridge, five artificial ponds, and a pump shed and wells. Most of the recorded prehistoric resources consist of bedrock milling features (N=17; 81%). Other prehistoric site types include a retouched tool isolate, two lithic scatters, and a habitation site with a midden and bedrock milling feature(s).

Eight historic properties were also reported for the one-mile radius of the project area. Five of the properties are located along South Mission Road, south of the project. Two are located to the northeast of the current project, one off of South Stage Coach Lane and the other off of Pepper Tree Lane. One is located towards the northwest upon Rockycrest Road. The 1948 7.5' USGS *Morro Hill* and *Bonsall* topographic maps indicate the existence of six structures within the current project boundaries. The indicated locations of some of the recorded structures coincide with the observed locations cultural resources located during the current property survey. Furthermore, the Historic Roads and Trails map (1769-1885) of the area indicated that stage lines operated within close proximity to the current project property. The complete records search results are provided in Appendix A.

Furthermore, there have been at least 25 previous cultural resource studies within a one-mile radius of the proposed project area; four incorporate portions, or the entirety, of the current subject property (Louhglin 1973; Mooney and Associates 1991; Pietka 2003; and Price 1982). These studies include archaeological survey and resource evaluations, testing, and environmental impact reports conducted for various development projects.

A request for a Sacred Lands File Search was sent to the NAHC. The NAHC did not report any Native American cultural resources within the project area and a one-mile radius (Appendix B). The absence of a positive SLF result does not necessarily indicate the absence of cultural resources; therefore, field reconnaissance is a necessary step.

Table 1.2-1
Previously Recorded Sites Within One Mile of the Pacifica Estates Project

Site Number	Site Type	Site Dimensions	Report Reference/ Recorded By
P-37-014994 (W-4583)	Prehistoric retouched tool isolate	Not given	Robbins-Wade and Nelson
CA-SDI-11,235 H (W-4098 A, B, C, D, E, F)	Five historic ponds, dated to 1940s	9,189; 9,896; 4,123; 7,068; and 19,635 square meters	K. Joyner
CA-SDI-11,236/ H (W-4259)	Prehistoric habitation site; Historic bridge, c. 1920s	1429 square meters	Mooney and Associates
CA-SDI-11,479 (W-4430)	Prehistoric lithic scatter	3000 square meters	Brian F. Smith and Associates
CA-SDI-11,480 (W-4431)	Prehistoric milling feature(s)	400 square meters	Brian F. Smith and Associates
CA-SDI-11,950 (W-4582)	Prehistoric lithic scatter	9 square meters	Robbins-Wade and Nelson
CA-SDI-14,393 (W-6802)	Prehistoric milling feature(s)	4 square meters	Ogden Environmental
CA-SDI-14,395 (W-6789)	Prehistoric milling feature(s)	5000 square meters	Ogden Environmental
CA-SDI-14,397 (W-6790)	Prehistoric milling feature(s)	10,800 square meters	Ogden Environmental
CA-SDI-14,398 (W-6788)	Prehistoric milling feature(s)	1,500 square meters	Ogden Environmental
CA-SDI-14,399 (W-6791)	Prehistoric milling feature(s)	5,600 square meters	Ogden Environmental
CA-SDI-14,400 (W-6792)	Prehistoric milling feature(s)	900 square meters	Ogden Environmental
CA-SDI-14,401 (W-6793)	Prehistoric milling feature(s) and mano	1,800 square meters	Ogden Environmental
CA-SDI-14,402 (W-6794)	Prehistoric milling feature(s)	10 square meters	Ogden Environmental
CA-SDI-14,403 (W-6795)	Prehistoric milling feature(s)	150 square meters	Ogden Environmental
CA-SDI-14,404 (W-6796)	Prehistoric milling feature(s)	49 square meters	Ogden Environmental
CA-SDI-14,405 (W-6797)	Prehistoric milling feature(s)	9 square meters	Ogden Environmental
CA-SDI-15,172	Prehistoric milling feature(s)	25 square meters	Mooney and Associates
CA-SDI-15,173	Prehistoric milling feature(s)	7,200 square meters	Mooney and Associates
CA-SDI-15,174	Prehistoric milling feature(s)	50 square meters	Mooney and Associates
CA-SDI-15,175	Prehistoric milling feature(s)	750 square meters	Mooney and Associates

Site Number	Site Type	Site Dimensions	Report Reference/ Recorded By
CA-SDI-15,182	Prehistoric milling feature(s)	30 square meters	Mooney and Associates
W-7687	Historic prospecting excavation	Not given	James & Briggs Archaeological Services
W-7688	Historic pump shed, c. 1928	480 square feet	James & Briggs Archaeological Services
W-7689	Historic wells	220 square feet	James & Briggs Archaeological Services

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 San Diego County Local Register, and the San Diego County Resource Protection Ordinance (RPO,) provide the guidance for making such a determination. The following sections detail 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:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social,

political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:

- a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- 2) The significance of an historical resource is materially impaired when a project:
 - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public

Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

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

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

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

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

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

1.3.2 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:

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

1.3.3 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:

Location of past intense human occupation where buried cultural deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or Federal importance. Such locations shall include, but not be limited to:

- 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 for prehistoric and historic sites. Non-compliance would result in a project that is inconsistent with County standards.

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

2.1 California Environmental Quality Act (CEQA)

According to CEQA (15064.5a (3)), any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS 5024.1, Title 14, Section 4852) including the following:

- (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (b) Is associated with the lives of persons important in our past;
- (c) Embodies the distinct characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (d) Has yielded, or may be likely to yield, information important in prehistory or history.

Pursuant to the County of San Diego *Guidelines for Determining Significance – Cultural Resources* (2007), any of the following will be considered a significant impact to cultural resources:

- 1) The project, as designed, causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines.
- 2) The project, as designed, causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines.
- 3) The project, as designed, disturbs any human remains, including those interred outside of formal cemeteries.

- 4) The project proposes non-exempt activities or uses damaging to, and fails to preserve, significant cultural resources as defined by the Resource Protection Ordinance.

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

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

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

3.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in determination of resource significance. For the current project, the study area under investigation is Fallbrook, north San Diego County. The scope of work for the archaeological program conducted for the Pacifica Estates Project included the survey of an approximately 17.3-acre property. Given the small area involved and the narrow focus of the archaeological survey and evaluation, the research design for this project was necessarily limited and general in nature. Since the main objective of the investigation was to identify the presence and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early San Diego, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration of a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey level investigations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the small size and location of the project area discussed above.

Research Questions:

- Can located cultural resources be situated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located resources compare to others reported from different surveys conducted in the area?
- How do the located resources fit existing models of settlement and subsistence for valley environments of the region?

Data Needs:

At the survey level, the principle research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research was undertaken with these primary research goals in mind:

- 1) to identify cultural resources occurring within the project area;
- 2) to determine, if possible, resource type and function, context of the deposit/feature, and chronological placement of each cultural resource identified;
- 3) to place each cultural resource identified within a regional perspective; and
- 4) to provide recommendations for the treatment of each of the cultural resources identified.

4.0 ANALYSIS OF PROJECT EFFECTS

4.1 Methods

4.1.1 Survey Methods

The initial archaeological survey was conducted on October 11, 2007. Project Archaeologist Sara Clowery-Moreno, with Field Archaeologists Charles Callahan and Andrew Hoge, conducted the field reconnaissance under the direction of Brian F. Smith, Principal Investigator. A Native American representative from the San Luis Rey Band of Luiseño Indians, Thomas Thompson, was present during the survey process.

The methodology employed during the October 2007 investigation followed standard archaeological field procedures. The field procedure generally consisted of an intensive pedestrian survey of east/west parallel transects spaced at approximately seven-meter intervals. Areas of exposed soil (such as animal burrow backdirt) were examined in greater detail for cultural resources. Ground surface visibility varied considerably from poor to excellent. The agricultural land that was in-use possessed great ground surface visibility while the areas of the avocado groves, cut avocado trees, pine trees, and land along the drainage all possessed poor visibility due to heavy leaf-litter, cut vegetation, and dense brush. Any cultural resources that were encountered were documented. Photographs were taken of the cultural resources encountered and of survey conditions.

4.1.2 Archival Research

Archival research was conducted in order to supplement the information generated by the archaeological survey program. The Assessor's Building Record was obtained and a chain of title was provided by TitlePoint to the property owner for review by BFSA. Ms. Lytle conducted archival research at the San Diego Historical Society, the County of San Diego, and the BFSA reference library in order to identify the architect, if any, the builder, and any historic persons identified in the chain of title. Copies of the archival documents pertinent to this project are provided in Appendix D. CEQA and San Diego County Guidelines for significance were used in the evaluation of the buildings on the project. In summary, the following resources were employed for the project archival research:

- (1) San Diego County Topographic Map – This version of the 200-foot scale county engineering map was useful in identifying structures in place at the point in time.
- (2) USGS Topographic Quadrangle (Morro Hill/Bonsall) 1948 edition – Useful in identifying substantial structures in place at the time.
- (3) Historic chain of title in tabular form (provided by TitlePoint to the property owner) – Useful in identifying the various owners names as a basis for searching the San Diego

Historical Society's Biographical Files to identify any notable persons associated with the property.

- (4) Assessor's Building Records – Useful in providing construction dates, original material details, and documenting changes through time.
- (5) 1928 Aerial Photographs for San Diego County

4.1.3 Curation

All photographs, notes, records, maps, research results, and any other relevant materials pertaining to the current project are stored at the BFSA offices in Poway, California. No artifacts were collected during the field investigations and therefore curation of artifacts will not be required.

4.1.4 Native American Participation

A search of the Sacred Lands Files of the NAHC was requested by BFSA, the results of which are provided in Appendix B. The Sacred Lands File search conducted by the NAHC found that no sacred or otherwise important cultural resources are located within the current boundaries of this project. A Native American representative from the San Luis Rey Band of Luiseño Indians, Thomas Thompson, was present during the October 2007 field survey.

4.2 Results

The property consists of flat to gently sloped land and a seasonal drainage that crosses from north to south along the west margin of the property. The highest point of the property lies at the northeast corner of the project. There was no difficulty gaining access to the project area from Morro Road along the eastern boundary of the project. The entire project area was thoroughly surveyed. No prehistoric cultural resources were identified within the boundaries of the current project, and no prehistoric artifacts, features, or darkened soils were observed.

Various modern structures were observed during the survey including a house (built in 1976) and associated bridge and dam on APN 106-151-12, a packing shed, a well/cistern, and a house foundation of a recently demolished house. The 1976 house and associated bridge and flood control dam are not old enough to meet the designation "historic" and therefore no further discussion is warranted. The well is a concrete-topped structure that was drilled with modern machinery rather than being hand-excavated. The well has no architecturally or engineering characteristics that would qualify as significant under CEQA or County RPO and is therefore evaluated as not significant. The packing shed is only a few years old and is not the sort of structure (either in materials or design) that would survive for the 50 years required to be historic. Because the packing shed is of modern vintage, no further discussion is warranted.

The survey identified two historic residence complexes (P-37-030255 and P-37-030256) within the project area that are discussed in more detail in Sections 4.2.1 and 4.2.2.

4.2.1 P-37-030255

P-37-030255 consists of an historic house (1a) with a pool (1b) and rectangular mortared stone feature (1c) located at the east end of Assessor's Parcel 106-251-24. These historic resources were first located during the survey on October 11, 2007 and evaluated for significance on October 28, 2008. The following section describes the ownership history, chronological history, and architectural evaluation of the historic residence and associated structures/elements. DPR 523 forms were submitted to the SCIC and are included in Appendix C. A discussion of the significance of P-37-030255 is provided in Section 5.1.

Historic Archive Results

Of the historic archival sources for this structure, the most informative was the Assessor's Building Record. That document identified the construction dates and details of the materials and changes through time. The maps, including the 1928 aerial photograph covering the property, were all produced after this structure was built and were thus no informative as to the period of construction. The chain of title was valuable in identifying the ownership at the time of construction and at the time of alterations and additions. The review of the 1928 aerial photograph that covers the property did not suggest a location for any wells, privies, or possible cisterns.

Ownership History

The following table includes a brief listing of the ownership history of the property. Research at the San Diego Historical Society biographical files regarding the owners did not return any further information. A complete historic chain of title is provided in Appendix D.

**Table 4.2-1
Ownership History, P-37-030255
The Pacifica Estates Project**

Date	Grantee
1907	Concepcion R. Palomares de Livermore
1911	John H. Henry
1912	Sharer Invest. Company
1913	J. E. O'Donnell
1914	Jess D. Hardy
1918	William Henry Gladding
1926	Oliver and Emma W. Staude
1936	Harry and Elizabeth Buell Dean
1944	Herbert C and Ina G. McBurnie
1945	Delbert and Donelda Florence Hughes

Date	Grantee
1946	Wilmer H. and Juanita F. Rogers
1947	Philip C. and Elsie M. Metzger
1975	Charles M. Yeager
1977	Donna M. and Etal Lotten
1977	Margie Motley and Etal Morynne
1997	Margie M. Motley and Etal
2004	Federico Martinez
2005	Federico Martinez and Etal

Construction History

The single-family residence (1a) was built in 1908 when Conception R. Palomares de Livermore owned the property (Plates 4.2–1 through –4). The architect and builder are not known. At some point, additions to three sides and a changed roofline were made to the house. New roofing and siding was applied in 1966.

A swimming pool (1b) to the south of the house is identified on the *Bonsall* USGS map as a reservoir but no evidence of that function was found during the field study (Plate 4.2–5). The building record originally identified it as a reservoir but was altered to swimming pool. The estimated construction date is 1950 according to the building record.

A rectilinear formation of cobbles set in mortar (1c) was located near the position of a former garage (Plate 4.2–6). The feature is nearly flush with the existing grade and could represent a pet burial or a child's garden. The date is unknown. No excavation was undertaken at this location.

At one time another structure was present near the northwest corner of this house and was identified on the building record as a garage built in 1908. Also noted on the building record but no longer in evidence were a water tank, greenhouse, stable, pump, and pressure tank.

Architectural Evaluation

The single-family residence (1a) built in 1908 is a one-story, wood-frame construction house built on wooden posts and cement piers (Assessor's Building Record, Appendix D). The original house was likely built in the National Folk style, although major additions have obstructed three sides (McAlester and McAlester 1991). The roofline, which was probably a low-pitched front gable originally, is now a combination of gable and shed type, covered in composite shingles. The house window styles are both double hung and casement. A variety of siding covers the house including ½" by 4" horizontal lapped siding, board and batten, shingle, and aluminum. The residence originally had three bedrooms and one bath with a kitchen, living room, and dining room (Assessor's Building Record, Appendix D).

The swimming pool (1b) is rectangular with curved corners, decorative ceramic tiles around the waterline, steps in the northeast corner, and coping around the edges.

Existing Conditions

The architectural integrity of the house has been affected by the many additions and modifications that have been made. The present condition of the house is very poor. It is not currently occupied. The swimming pool is empty and appears to have been for some time.

4.2.2 P-37-030256

P-37-030256 consists of an historic house (2a) with shed (2b) and garage/car port (2c) located at the east end of Assessor's Parcel Number 106-151-13. These historic resources were first located during the survey on October 11, 2007 and evaluated for significance on October 28, 2008. The following section describes the ownership history, chronological history, and architectural evaluation of the historic residence and associated structures/elements. DPR 523 forms were submitted to the SCIC and are included in Appendix C. A discussion of the significance of P-37-030256 is provided in Section 5.1.

Historic Archive Results

Of the historical archival sources for this structure, the most informative was the Assessor's Building Record. That document identified the construction date and details of the materials and changes through time. The majority of maps were all produced after this structure was built and were thus not informative as to the period of construction. However, the structure does not appear on the 1928 aerial photograph covering the property. This suggests a date of construction after 1928. Evidence from the chain of title supported the review of the aerial photographs placing the date of construction sometime in 1929. The chain of title was valuable in identifying the ownership at the time of construction and at the time of alterations and additions. Only one owner was documented in the biographical files of the SDHS, but he was not associated with the original construction and his occupancy was brief.

Ownership History

The following table includes a brief listing of the ownership history of the property. Research about the property owners at the San Diego Historical Society biographical files only returned information for George Cromwell (1881-1965), owner of the property from 1943 to 1944. A San Diego city engineer and a consulting engineer, Cromwell moved to San Diego with his family at the age of 4 and lived in Fallbrook and Vista his entire life. Cromwell's obituary and the complete historic chain of title are provided in Appendix D.

Table 4.2-2
Ownership History, P-37-030256
The Pacifica Estates Project

Date	Grantee
1907	Concepcion R. Palomares de Livermore
1911	John H. Henry
1912	Sharer Invest. Company
1912	J. E. O'Donnell
1913	Elizabeth and Silas Toms
1914	Rose S. Roy
1913	Oscar and Eva Brunet
1928	Lissa J. Bowerfind, Alice Bertha McLean and Harvey Parke McLean
1937	Alice Bertha McLean and Harvey Parke McLean
1943	Elizabeth Powell Cromwell and Geroge Cromwell
1944	Jane N. and Carl F. Mounts
1946	Howard and Aileen Pickering and Jason C. and Gertrude Ottinger
1956	Howard and Aileen Pickering
1956	Louise and Margaret C. Walker
1963	Frank J. and Margaret O. Mistretta
1964	W.R. and Bonita R. Schee
1972	Hans Imhof
2005	Jose Luis Islas

Construction History

Located to the north of P-37-030255, the house (2a) was constructed in 1929 when the property was owned by Lisa J. Bowerfind, Parke Harvey and Bertha Alice McLean (Plates 4.2-7 through -10). The architect and builder are unknown. Additions have been made to the original house, including a front bump-out and porch, a small lean-to on the northwest corner, and a fireplace chimney on the rear gable wall. The dates of these modifications are unknown.

A shed (2b) and the original garage/carport (2c) dating to 1929 are associated with the residence (Plates 4.2-11 and -12). Not observed, but mentioned on the building record, are a turbine pump and pressure tank along with an irrigation system, common elements for agricultural properties in this region.

Architectural Evaluation

The house is a 1 ½ story, front-gable, vernacular Craftsman style residence. It is wood construction supported by a concrete stem-wall foundation. The house was probably based on a plan book design. Originally, the house had two bedrooms, a living room, a bathroom, and a kitchen (Assessor's Building Record, Appendix D). Additions include a front bump-out and porch, a small lean-to on the northwest corner, and a fireplace chimney on the rear gable wall. The front additions have obscured the original entry. The roof is medium pitched with wide eaves and covered with tarp. The house has been resided with stucco. Windows, some wood, some aluminum, and others vinyl, are a mix of casement, fixed, and double-hung.

Existing Conditions

The architectural integrity of the house has been affected by the many additions and modifications that have been made. The house has been updated with some new windows and stucco. The house is presently occupied. The outbuildings are poorly constructed of irregular materials and are in a poor state of preservation.

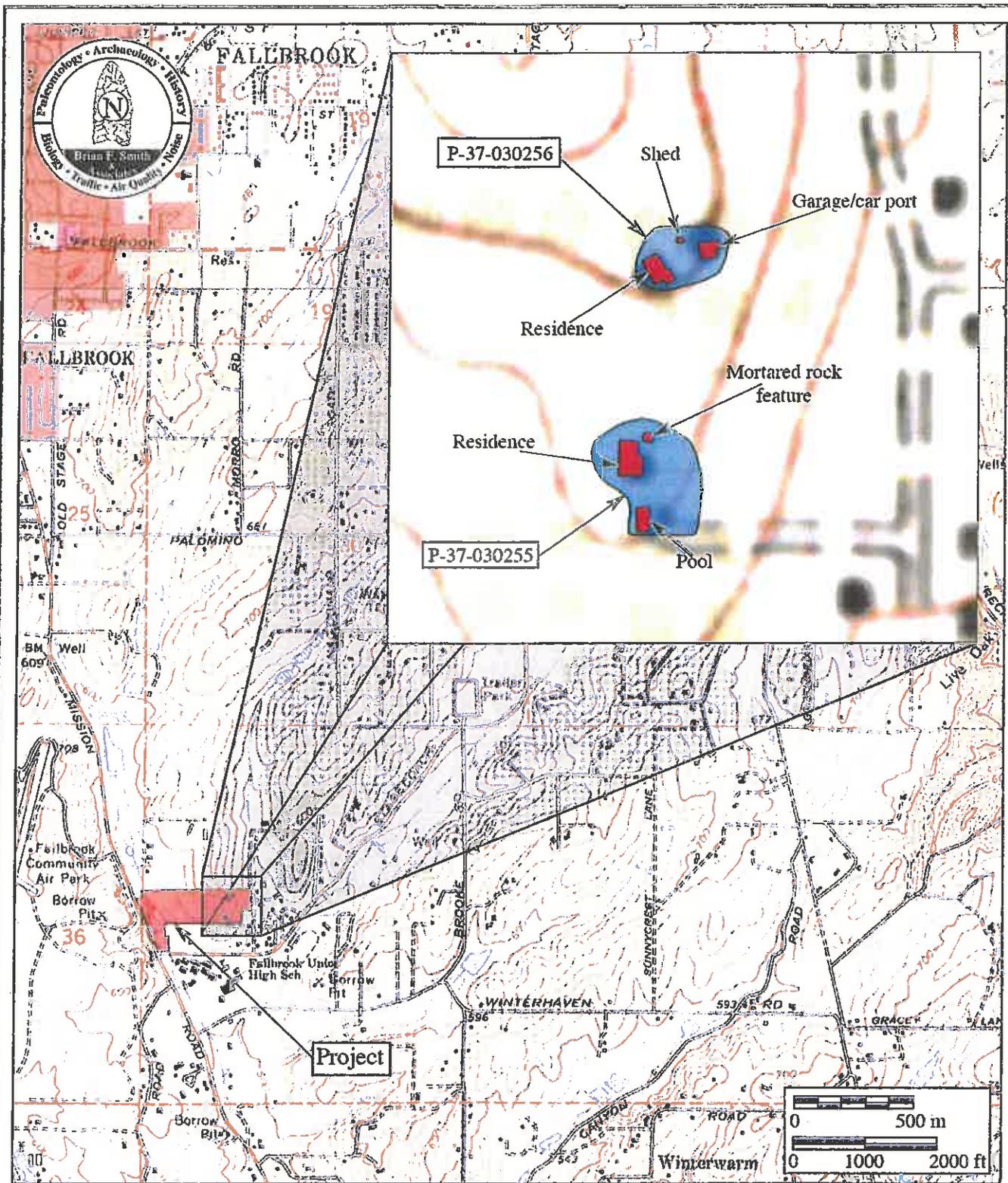


Figure 4.2-1

Cultural Resource Location Map

The Pacifica Estates Project

USGS *Temecula* and *Bonsall* Quadrangle (7.5 minute series)



Plate 4.2-1 P-37-030255, south elevation of residence (1a)



Plate 4.2-2 P-37-030255, east elevation of residence (1a)



Plate 4.2-3 P-37-030255, west elevation of residence (1a)

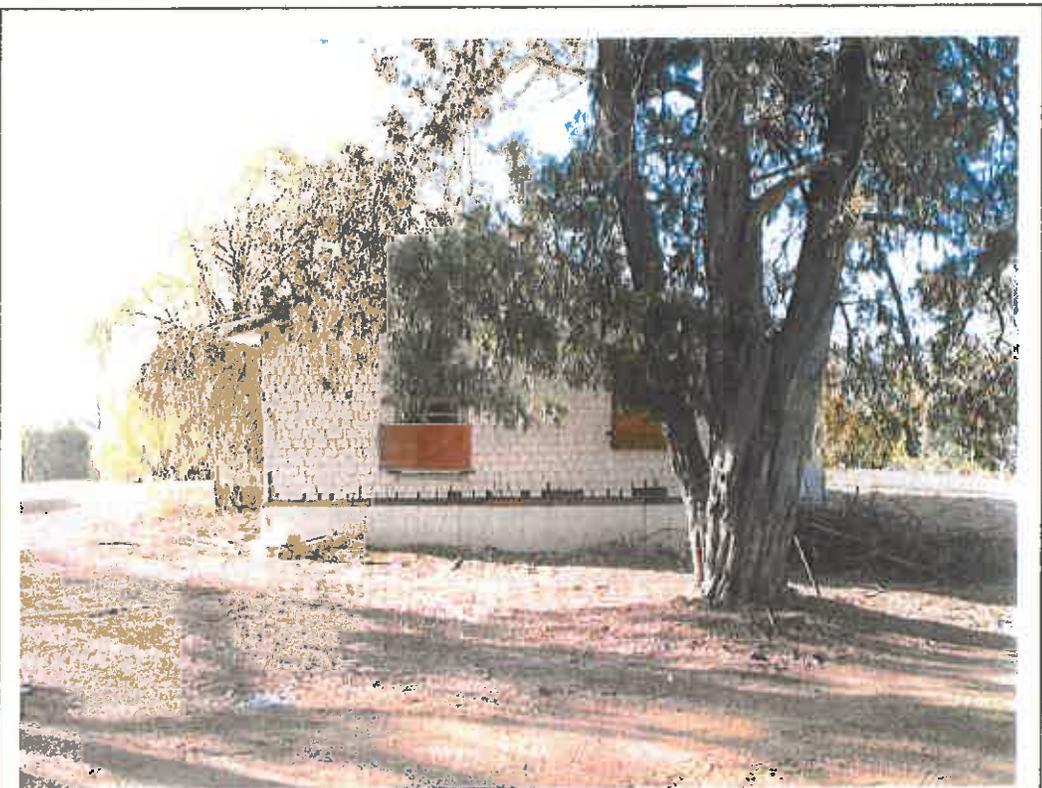


Plate 4.2-4 P-37-030255, north elevation of residence (1a)



Plate 4.2-5 P-37-030255, pool (1b)



Plate 4.2-6 P-37-030255, stone and mortar feature (1c)



Plate 4.2-7 P-37-030256, east elevation of residence (2a)



Plate 4.2-8 P-37-030256, south elevation of residence (2a)



Plate 4.2-9 P-37-030256, north elevation of residence (2a)



Plate 4.2-10 P-37-030256, west elevation of residence (2a)



Plate 4.2-11 P-37-030256, shed, facing north

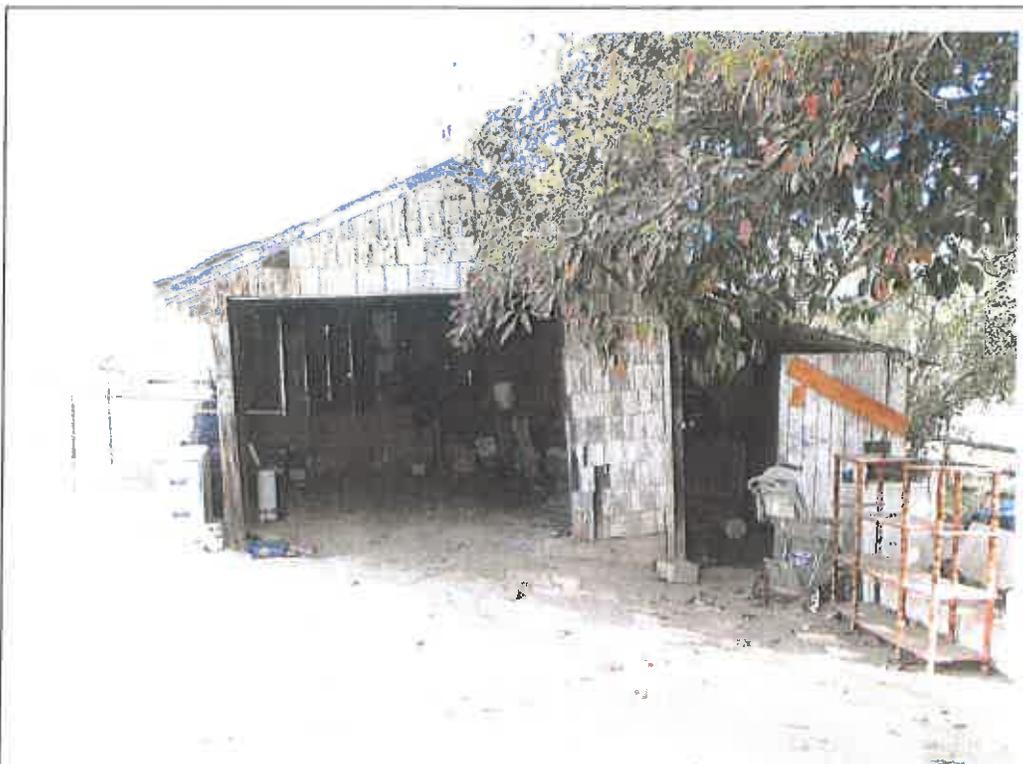


Plate 4.2-12 P-37-030256, garage/carport, facing north

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

5.1 Resource Importance

As a result of the archaeological survey and evaluation of the Pacifica Estates property, two previously unrecorded historic resources (P-37-030255 and P-37-030256) were identified. The house at P-37-030255 was built in 1908 and the house and garage P-37-030256 were built in 1929, during a period when Fallbrook was rural, middle-class community of small farms. Each resource lacks integrity due to extensive alterations to the original structures and prior removal/demolition of associated structures. Although both have sustained numerous additions and modifications over the years, they are examples of a rural house sites that have evolved to accommodate the changing needs of a farm in a small, agricultural community. P-37-030255 and P-37-030256 are recommended as having limited significance according to CEQA criteria Section 15064.5a.

5.2 Impact Identification

P-37-030255 and P-37-030256 will be demolished as part of the development plans for the property. Table 5.2-1 summarizes the cultural resources. Figure 5.2-1 shows the location of P-37-030255 and P-37-030256 within the development plan supplied by the applicant. With archival research, architectural evaluation and recordation, mitigation is considered complete for these historic resources (see Table 5.2-1).

Table 5.2-1
Summary of Cultural Resources
The Pacifica Estates Project

Site	Tested (Y/N)	Evaluation	Mitigation Required
P-37-030255	No	Limited Significant	<u>Recordation (completed)</u> <u>Grading Monitoring</u>
P-37-030256	No	Limited Significant	<u>Recordation (completed)</u> <u>Grading Monitoring</u>

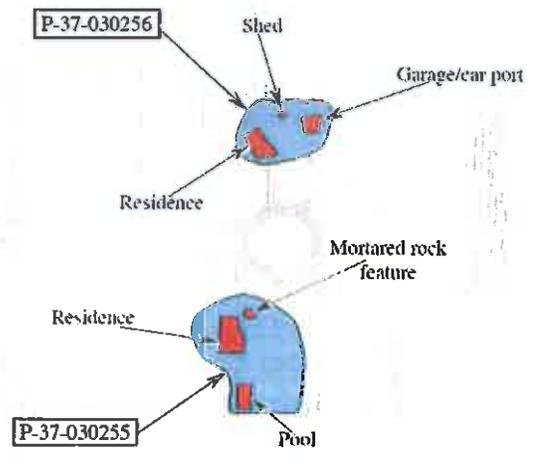


Figure 5.2-1
Cultural Resource Locations on Project Development Map
The Pacifica Estates Project

6.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

6.1 Unavoidable Impacts

The Tentative Map for APNs 106-251-01, -03, -18, and -24; 106-151-12 and -13; and 106-500-29 proposes a division of the property into 26 total parcels (22 residential lots, two open space lots, two common area lots for detention/water quality basins and access road(s); see Figure 1.0–3). All existing buildings and development on the parcels will be demolished by the proposed development. The current survey and evaluation program has recommended P-37-030255 and P-37-030256 as possessing limited significance according to CEQA and San Diego County criteria (see Section 5.0). The investigation and evaluation of P-37-030255 and P-37-030256 has mitigated impacts to these resources to a level below significant.

6.2 Mitigable Impacts

The development of the subject property will impact two historic resources, P-37-030255 and P-37-030256, recommended as possessing limited significance. The potential impacts will not be significant, based on the findings of the archaeological study; however, due to the potential that additional, unrecognized, subterranean historic resources could be encountered during grading or excavations, the following list of mitigation recommendations is applicable to the entire lot. With archival research, architectural evaluation and recordation, mitigation is considered complete for these historic resources.

- (1) Grading monitoring is required for all excavations and earth disturbing activities.
- (2) For any intact deposits or features associated with P-37-030255 or P-37-030256 encountered during grading, these discoveries will be subjected to additional archaeological investigation and evaluation. Should significant deposits, features, or even human remains be encountered, data recovery, laboratory analyses and special studies, as determined necessary by the County, may be required.
- (3) Cultural materials recovered from the project, shall be placed in permanent storage at the San Diego Archaeological Center or some other recognized curation facility.

6.3 No Significant Adverse Effects

Investigations conducted during the current assessment recommended that P-37-030255 and P-37-030256 possess limited significance according to CEQA and local San Diego County

Historic Resource criteria; however, the current investigation and evaluation program has reduced impacts to these resources to a level below significant.

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8.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

Project Archaeologist Sara Clowery-Moreno, with Field Archaeologists Charles Callahan and Andrew Hoge conducted site survey on October 11, 2007 under the direction of Brian F. Smith, Principal Investigator. Ms. Clowery-Moreno was responsible for reviewing the records searches and drafting portions of this report. Larry J. Pierson, Senior Historian and Archaeologist, performed the field documentation and evaluations in order to draft the resource evaluations and impact analysis portions of this report. Melanie Lytle, Historian, performed archival research and analysis to draft the background historic research for this report. Ms. Lytle conducted the editing, Jenni Kraft produced the report, and Adrián Moreno prepared the graphics.

Information was provided by SCIC at SDSU and the San Diego MOM regarding previously recorded resources. The NAHC provided the results of the Sacred Lands File search for the project area, as well as a list of representatives to facilitate the involvement of local tribal groups in the review process for this project. A representative of the San Luis Rey Band of Luiseño Indians, Thomas Thompson, provided Native American consultation and representation. The County of San Diego provided the resource assessment and reporting guidelines for this project, as well as documentation regarding continued correspondence with tribal organizations.

9.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Resource	Mitigation Measures	Design Considerations
P-37-030255	Recordation (completed) and monitoring	None
P-37-030256	Recordation (completed) and monitoring	None

APPENDIX A

Archaeological Records Search Results

Cover Letters

SCIC and MOM

(deleted for public review; bound separately)

APPENDIX B

**NAHC Sacred Lands File Search Results,
Native American Correspondence
*(deleted for public review; bound separately)***

APPENDIX C

**DPR Recordation Forms
P-37-030255 and P037-030256
*(deleted for public review; bound separately)***

APPENDIX D

**Historic Research Documents
Assessor's Building Records; Chain of Title;
Historic Maps
*(deleted for public review; bound separately)***