

**RIKER RANCH: 9230 ADLAI ROAD
(PDS2014-TM-5592, PDS2014-AD-14-048, PDS2014-ER-14-14-016)
FINAL**

**CULTURAL RESOURCE SURVEY AND EVALUATION
FOR
CA-SDI-21272 and P-37-033865-033867
LAKESIDE, CALIFORNIA**

Prepared for:

Adlai, LLC
8109 Santaluz Village Green South
San Diego, CA 92127

Submitted to:

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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report: Riker Ranch: 9230 Adlai Road (PDS2014-TM-5592, PDS2014-AD-14-048, PDS2014-ER-14-14-016); Cultural Resource Survey and Evaluation for Sites CA-SDI-21272 and P-37-033865-033867, Lakeside, CA

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Contract Number: Heritage Resources Project No. 14012

U.S.G.S. Quad. Map: El Cajon

Acreage: 6.24 acres

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II. Historic – Historic Habitation Site/House, Garage, Shed
- 1: N/A
- 2: Late Prehistoric, Euro-American
- 3: Bedrock Milling Features: Granitic,
Historic Structures
- 4: I. El Cajon, 1:24,000
II. Southern Peninsular Ranges
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ABSTRACT/MANAGEMENT SUMMARY

The Riker Ranch: 9230 Adlai Road major subdivision 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. The following report documents the tasks undertaken to complete this evaluation and presents the resulting assessment of the significance of project impacts to cultural resources.

Archaeological resource research tasks included record searches with the San Diego State University-South Coastal Information Center, historic map research, a field survey, plotting of the resources discovered on the project map, archaeological excavations (five shovel test pits) and artifact analysis, completion of DPR 523 Resource Record Forms, and preparation of this report on the methods and findings. Historical research tasks included research at local historical societies and on-line and other primary source locations to develop a historic context, a field survey, description and photo-documentation of the four structures on the property, completion of DPR 523 Resource Record Form, and preparation of this report on the methods and findings. The project property was surveyed by Heritage Resources archaeologist, Sue Wade, Red Tail Monitoring and Research, Inc. Gabe Kitchen, and historian Steven Van Wormer on May 20, 2014.

The prehistoric cultural resources discovered consist of two bedrock milling features. Because no surface artifacts were observed and because limited milling surfaces are present, the archaeologist, Native American monitor, and County staff agreed that five shovel test pits and one optional 1x1-meter test unit (if STPs were positive) would be sufficient to determine if significant subsurface deposits were present at the prehistoric site. The bedrock milling features were documented and the shovel test pits were excavated on July 1, 2014. All STPs were negative. The minimal cultural information present at prehistoric site CA-SDI-21272 does not meet the criteria for importance under CEQA or RPO. Because the archaeological site information has been thoroughly recorded in DPR 523 Resource Record Forms (CA-SDI-21272) and in this report, the site's data potential has been exhausted and project impacts have been reduced below a level of significance.

Historic cultural resources on the property consist of two houses, a garage, and a shed associated with the Riker family occupation of the property. These structures were photographed and architecturally assessed and recorded as P-37-033865-033867. Additional primary and secondary research was conducted at local historical societies and online sources to develop an historical context for the structures. As a result, it was determined that the four buildings on the property, due to a lack of important associations or design elements, do not qualify for listing on the California Register of Historic Resources or the San Diego County Local Register of Historical Resources. Their origins and original uses are ambiguous and they do not represent the early

agricultural history of the Lakeview area. Although the property does have a long association with Percy Riker Tuttle, he and his wife Ruth appear to have resided in Pasadena during much of the period and his reputation as a singer, although of local significance, is not enough to qualify him as someone of local or regional historical importance. Consequently, these buildings are not associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage, or with the lives of persons important to the history of San Diego County or its communities, and they do not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values. Finally, they do not contain information that will yield or may be likely to yield, information important in prehistory or history. . In addition they do not qualify as significant under the San Diego County RPO since they are not "one-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials" (RPO 2009). The structural recordation and historic research have documented the structures; their data potential has been exhausted and project impacts have been reduced below a level of significance.

Because of the cultural sensitivity of this area along the drainages associated with Los Coches Creek, a Grading Monitoring Program, in accordance with County of San Diego Guidelines for Determining Significance and Report Format and Contents Requirements for Archaeological and Historic Resources, should be implemented to ensure that should any intact potentially significant cultural deposits or human remains be uncovered, these will be treated and documented appropriately and in compliance with the Guidelines. The conditions that should be made requirements of approval are included in Section 5.

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ATTACHMENTS

- 1: South Coastal Information Center Record search cover sheet
- 2: Adlai Road Property History (Stephen R. Van Wormer and Susan D. Walter, 2014)

CONFIDENTIAL ATTACHMENTS

- 1: Figure 3, CA-SDI-21272 and P-37-033865-033867 Site Locations
- 2: Archaeological resource record forms (CA-SDI-21272 and P-37-033865-033867)
- 4: County of San Diego record of Native American consultation
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1.0. INTRODUCTION/UNDERTAKING INFORMATION

This report documents the survey and archaeological testing for one archaeological site and one historical site on the Riker Ranch: 9230 Adlai Road property (APN 398-390-67-00) (Figures 1 and 2). The property is located in the County of San Diego, El Cajon 7.5-minute U.S.G.S. Quad. Map, T15S, R1E, Unsectioned El Cajon Rancho lands (UTM 11S 509633 E/3634116 N at the northwest portion of the project property).

1.1 Project Description

The applicant proposes to subdivide the property into 22 total lots: 21 market rate single family residential ("SFR") lots plus one private street lot that will be un-gated. The 21 SFR lots will be minimum 10,000 SF in size.

1.2 Existing Conditions

1.2.1 Environmental Setting

Natural

The Adlai 1, LLC project property lies in the Lakeview community along a minor tributary to Los Coches Creek, which travels through a hilly area overlooking the Lakeside valley to the northwest. Underlying geology is granitic bedrock, which has been exposed by the drainage cut at the northwest corner of the property. Vegetation on the property is mostly non-native, including weedy annuals, orchard remnants, eucalyptus, and decorative landscape plants associated with the twentieth-century occupation of the property. Soils are decomposed granite-derived reddish-brown subsoils and light-brown loams. Much of the surface has experienced either erosion or siltation due to topographic alterations.



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

0 miles 8.5



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 Kumeyaay 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, including regional population migrations that moved peoples, goods, and ideas throughout the region. Thus, Native California cultures have also had to respond to constant cultural 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.

Archaeological Background for the San Diego Region

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 in the Pacific coast region (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 inland food supplies) and rising sea levels on the coast (increasing coastal 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.

More recent archaeology has focused on 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 in Southern California. 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 interment 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 earliest evidence for pottery production dates as early as about A. D. 800 (Carrico and Taylor 1983, Griset 1996, Wade 2004, 2007). While Rogers had labeled this most recent cultural complex the Diegueño, the Spanish name given to the local Indians by the Spanish padres, current archaeological research refers to them as Late Prehistoric or Patayan 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. 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.

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 Kumeyaay 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/Kumeyaay 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. As the following discussion will illustrate, the ethnography also documents seasonal migrations, travel, and exchange as fundamental to Kumeyaay culture. 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.

Many of the early ethnographers recognized the importance of communal gatherings and ritual ceremony to the social and cultural framework of Native Alta and Baja Californians. Early in the twentieth century, Bureau of Ethnography and University of California ethnographers sought to document the last vestiges of California native cultures. Most focused on identifying elements of social structure such as marriage conventions and lineage or clan names and locations, elements of economy such as food gathering strategies and material goods, or elements of religion such as shamanism, mythology, and ceremony. Published monographs contain considerable informant data, but only occasional attention to the regional network within which the individual systems functioned. One exception is E.W. Gifford's notes on "The Kamia of Imperial Valley." The Kamia were those Kumeyaay living in the Eastern Colorado Desert between the Mountain Kumeyaay and the Colorado River Yuma Quechan. Gifford's informants confirmed the exchange and visiting that occurred between these groups, stating that, "The Kamia visited their Diegueño kinsmen to obtain wild vegetable products, especially acorns." Katherine Luomala, in making a case for flexibility of sib (or lineage) affiliation, suggests that many sibs gather seasonally at food gathering locations. Many sibs would assemble at a central camp near the acorn-gathering areas and celebrate ceremonies together.

Almost every Yuman ethnographic account mentions the widely practiced Karuk, the ceremony for the dead, and several avocational documents provide extensive description. The Karuk was described by Gifford for the Kamia, west of the Colorado River (1931), for the Cocopa, a Yuman tribe at the head of the Gulf of California (1934), as well for the Northern and Southern Diegueño or Kumeyaay (1918). Leslie Spier mentions the mourning ceremony as among the "Southern Diegueño Customs" (1923) but defers to the comprehensive description of Edward Davis, avocational ethnographer and collector who described Kumeyaay Kuruk ceremonies at Weeapipe and at Cupa, in the San Diego County peninsular mountains.

These observers note several common elements. Primary was the centrality of reciprocal relationships and gift giving and exchange to observance of the ceremony. For months before the ceremony was to happen, the entire clan prepared—gathering and storing foods, purchasing (during historical times) clothing and fabrics, and even manufacturing goods for sale to gather money. Scattered members of the clan were recalled to help. Clans with whom the ceremony-giving group had economic or social alliances were invited. These groups also brought foods and goods for exchange.

The methods by which exchange and gift-giving took place were common to these groups. Primary was the gift-giving from the hosts to the gathered guests. During various phases of the ceremony, seeds and often money were poured over images and the ceremonial house during construction or flung to observers during the dancing. These were gathered up by the participants and taken away. Clothing, material, foods, and even horses were distributed to the guests. The goods and foods gathered for months before the ceremony were all distributed and the hosts were reduced to poverty. At the end of the ceremony, when the images were burned and the souls were successfully sent off to the land of the dead, the material prosperity of the lineage had also been sent away with their relations.

Games and gambling were continuous during the days of the Karuk. Gifford described many games, including distance jumping, foot races, bow and arrow contests, shinny (a ball and stick game), pole and ring game, and peon (a guessing game). All of these games involved stakes and betting. The stakes could include arrows, shell beads, money, and even horses. Often a gambler would be reduced to poverty after the games.

The Karuk 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 Karuk 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 Kumeyaay were able to adapt traditional activities in interactions with the Anglo world.

1.2.2 Record Search Results

Record searches were completed at the San Diego State University-South Coastal Information Center (SCIC). The Record Search cover sheet is included with this report in Attachment 1. Table 1 below provides a list of the recorded resources. Eighteen prehistoric cultural resource sites, 1 isolate, and two historic sites have been recorded within a one-mile radius of the study area during twenty-eight survey and other inspection projects.

Because the El Cajon Valley was early a focus of livestock grazing and agriculture, by the Missions and Ranchos in the early nineteenth century followed by Anglo pioneer agriculturalists in the late nineteenth and early-twentieth centuries, the archaeological record has been severely disrupted. However, beginning in 1975, archaeological studies completed in the surrounding area have documented 22 archaeological sites and 5 isolates. These are summarized in Table 1.

Table 1

Archaeological Sites Identified on South Coastal Information Center (SCIC)

Record Searches within One Mile of the Proposed Project

CA-SDI-	Bedrock Milling	Debitage	Flaked Stone Artifacts	Ground Stone Artifacts	Ceramics	Midden	Subsurface Component	Other
142(?)								
143	X			X	X	X	X	
5046	X	X			X			
8231	X							
9774	X			X				
12248	X	X						shell
12310	X	X		X	X		X	animal bone
12311								historic
13188	X							
15105	X							
15106	X							
15117		X	X	X	X		X	animal bone
15975	X	X		X	X		X	
15976	X	X		X			X	

Table 1 (continued)

18472	X	X	X	X	X	X	X	shell
18473								historic
18879	X				X			
19,644								shell
19,645								historic
19,477								historic
19,752								shell
20170								historic
P-15320				X				
P-15321			X					
P-29508								historic
P-30665								historic
P-30666								historic

Prehistoric Archaeological Resources Summary

Six of the recorded sites contain a variety of artifact types and subsurface deposits suggesting they functioned as habitation sites. Midden soils are present at two of these sites. All six contain ceramics and one contains an arrow point, both hallmarks of the Late Prehistoric period. All are located adjacent to the Los Coches Creek drainage system, most in proximity to the Cañada Los Coches Rancho and downstream to the northwest of the project property. Because these were situated where historic occupation and agriculture occurred early, most have been disturbed and/or looted. The two sites at the confluence of Los Coches Creek and Rios Canyon (CA-SDI-15,117 and 18472) are suggested in the resource record forms to be part of a large and dense habitation complex in this area, also of special concern to the Kumeyaay. The remaining recorded prehistoric sites and isolates consist of bedrock milling features, two also containing minor counts of debitage or ceramics. Eight historic structures and features are also recorded, most associated with early twentieth-century agricultural development of the area.

Based on the evidence gathered by these studies it can be concluded that the regional settlement patterns that have been identified in San Diego County are reflected in the archaeological record for the area of Lakeside/Lakeview surrounding the project area. Historical and ethnographic information from the late eighteenth, nineteenth, and early twentieth centuries suggested that the Native Californian clans maintained, seasonally, multiple villages or *rancherías* 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-grinding platforms and stone quarry and reduction areas.

What seems to have existed during the Late Prehistoric period in the inland valleys, are multiple occupation complexes, most 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. These would have been occupied seasonally based on the seasonal resources available. This appears to be the settlement and subsistence pattern substantiated by the archaeological evidence in the immediate area of the project property. It appears that two occupation complexes existed, one near the Cañada Los Coches Rancho about one-half mile southwest of the proposed project and one at the confluence of Los Coches Creek and Rios Canyon approximately one mile east of the proposed project. Multiple bedrock grinding special use sites are recording in the surrounding area.

Historic Archaeological Resources Summary

Historic maps (M. C. Wheeler County Map 1872 and U.S.G.S. Quadrangles (El Cajon and Alpine 1:24,000 1955, and 1:125,000 El Cajon 1903 editions), on file at the San Diego State University-South Coastal Information Center and Heritage Resources, were reviewed. The 1928 aerial photographs, on file at the County of San Diego Cartography Department were also reviewed.

Shortly after the 1769 establishment of Mission San Diego de Alcalá, the Mission grazed livestock in El Cajon valley. The project property was part of Rancho El Cajon, granted to Maria Antonia Estudillo Pedroarena in 1845, whose adobe home was near the center of present-day Lakeside. Canada de Los Coches, approximately one-half mile to the southwest of the project property, was granted to Apolinaria Lorenzana (Rush 1965). Jesse Julian Ames built a an adobe house at the Los Coches rancho that later served as a stop for mail carriers and passengers on the 1857-1861 San Antonio-San Diego Mail and Butterfield Stage lines. During the 1850s and 1860s, when Ames planted orchards and raised livestock, there were reportedly many Indians living in proximity to Rancho Canada de Los Coches. After the Civil War, American pioneer agricultural settlers moved into the valley—names including Knox, Chase, Christian, Hall, Miller, Clark, Winchester, Hill, Rhea, Ogden and Benedict—establishing grain and hay fields, citrus groves and vineyards. By the 1880s, valley agriculturalists prospered through production of fruits and particularly raisins and packing houses developed to process and sell the products (Lay 1987). Reportedly there were still many Indians living in the valley through the late nineteenth century (Rush 1965). The Lakeview subdivision was laid out in 1892 and by 1895 the Lakeview School House had 15 students. Fruit, especially citrus, and poultry raising became specialties of Lakeview.

The project property apparently was peripheral to this nineteenth-century pioneer agricultural development, for it was not until after the turn of the twentieth century that it even had temporary owners (from 1902 until 1913). From 1913 through 1922, the property was owned by Harry and

Elizabeth Hoover, who maintained a farmstead in a nearby area of Lakeview. It is unknown if they or subsequent owners from 1922 until 1929 developed the property with the house, outbuildings, and orchard that appear on the 1928 aerial photograph. However, in 1929, the property was purchased by Percy and Ruth Riker/Tuttle, who apparently continued the agricultural pursuits on the property and likely built the second dwelling and additional outbuildings. The Rikers concurrently also maintained a residence in Pasadena from 1935 until returning there to live in the 1940s. In the 1940s, the Riker's son and wife, Ellsworth and Jessie Riker, moved onto the property but reportedly did not engage in any commercial agriculture. The property remained in the Riker family ownership and is currently owned by the descendants of Ellsworth Riker. The agricultural pioneer historic context for the San Diego and Lakeview area and the detailed history of the Riker property is included in the "Adlai Road Property History" (Van Wormer and Walter 2014) included with this report as Attachment 2.

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).

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.

- 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

San Diego County has more than 23,000 recorded sites as of September 2006 and this number continues to grow. 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).

Traditional Cultural Properties (Native American Heritage Values)

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

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.

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 Riker Ranch project property included research of the known prehistoric and historic information for the area, a field survey, documentation of the bedrock milling features and shovel test pit excavations at the prehistoric site, site-specific historic research and structure documentation and evaluations for the historic site, and preparation of this report documenting the findings.

3.1 Methods

The results of the record searches and historic map research indicated that prehistoric bedrock milling and habitation sites and historic occupation sites were recorded nearby. These results suggested a high likelihood that similar sites could be located on the project property, although extensive historic use and disturbances of the El Cajon valley region also suggest high likelihood of impacts to their integrity. The historic research suggested the presence of potentially historic resources, although not related to the late-nineteenth/early-twentieth-century pioneer agricultural history of the El Cajon area.

3.1.1 Survey Methods

The project property was surveyed on May 20, 2014 by Heritage Resources archaeologist, Sue Wade, Red Tail Monitoring and Research, Inc. Native American Monitor, Gabe Kitchen, and historian Steve Van Wormer. Survey transects were walked east to west beginning at the southern property boundary. Surface visibility was generally good in areas where there were no structures, landscape features, or debris. The only boulder outcrops were located along the west side of the drainage at the northwestern extent of the property and were inspected for evidence of grinding. Several rocks have been disturbed from their original locations. The most prominent exposure at the western fence line contained 7 slicks and 3 basins (although several rocks associated with this exposure lie west of the project property fence, none were observed to contain grinding elements). Lower down on the slope approximately 30 meters to the northeast, another low-lying outcrop contained 5 slicks (Figure 3-Confidential Attachment 1). Adjacent soils are brown and reddish-brown sandy loams. Each feature was measured, drawn, and photographed. The DPR 523 Archaeological Resource Record Form, including the bedrock milling information, is attached to this report in Confidential Attachment 2. The site is recorded as CA-SDI-21272.

Figure 3 (CA-SDI-21272 and P-37-033865-033867 Site Locations) is located in Confidential Attachment 1

Also located on the property are two houses, a garage, and a shed associated with the Riker family occupation of the property (Figure 3). These structures were photographed and architecturally described to determine if they embody distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. The structures are recorded as P-37-033865-033867. The results are presented in the attached historical report (Attachment 2) and Archaeological Resource Record Forms (Confidential Attachment 2). Additional research was conducted at local historical societies and online and primary sources to determine if the buildings represent the early agricultural history of the Lakeview area (associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage) or are associated with persons of local or regional historical importance (associated with the lives of persons important to the history of San Diego County of its communities). The results of the historic research are summarized in Section 1.2.2 above and detailed in the historical report included as Attachment 2 (Van Wormer and Walter 2014)

3.1.2 Test Methods

Red Tail Monitoring and Research, Inc. and the project archaeologist agreed that a limited number of shovel test pits, with an optional 1x1-meter test unit if STP's proved positive, would be an appropriate strategy to confirm the presence or absence of subsurface deposits. Donna Beddow, County of San Diego archaeologist, was contacted by email and she concurred with this test strategy.

Five shovel test pits (STPs) were excavated by Sue Wade and Gabe Kitchen on July 1, 2014 to determine the presence or absence and nature of subsurface deposits. All were placed intuitively in areas down slope from bedrock features and in areas where there was some soil depth. STPs 1 and 3 were placed south and north of the Feature A bedrock exposure. STPs 2 and 5 were placed in pockets of accumulated soils among the Feature A bedrock outcrops. STP 4 was placed on the south side of Feature B bedrock outcrop and included soils accumulated on the adjacent rock. The locations are shown in the DPR523, Archaeological Continuation Form included in Confidential Attachment 2. All shovel test pits were excavated with flat shovel, measured approximately 50x50 centimeters, and were excavated to a depth where bedrock was encountered (between 20 and 40 centimeters below the surface). Soils were screened through 1/8-inch mesh. Soils were decomposed-granite-derived light tan silty soils with rock fragments in the lower levels and vegetation duff in the upper levels. No prehistoric artifacts were discovered, although recent trash was sporadically present.

3.1.3 Native American Participation

The County of San Diego is conducting Tribal consultation through contacting the Native American Heritage Commission regarding a Sacred Lands Check and forwarding project notification letters to the listed Kumeyaay Tribes. Copies of the County correspondence will be included in the Confidential Attachment 3 as directed by County staff.

Heritage Resources contacted Red Tail Monitoring and Research and requested that a Kumeyaay monitor participate in the project survey and testing and development of project recommendations. Gabe Kitchen was the monitor for the survey and testing. Clint Linton provided recommendations regarding the site and provided a letter describing participation and recommendations (see Confidential Attachment 4).

3.2 Results

3.2.1 Prehistoric Resources

As a result of the surface survey, two bedrock milling features were identified. Feature A contained 7 slicks and 3 basins and Feature B contained 5 slicks. The majority of the slicks consisted of remnant smooth ground high spots amongst larger areas where the intermediate rock surface had exfoliated away, although the basins on Feature A-Element 7 were fairly well-defined. Two elements on Feature A (3, 5, and 7) were exposed when the soil was removed during excavation of STPs 2 and 5. Similarly, STP 4 revealed the presence of Elements 1 and 2 on Feature B. Despite moderate surface visibility, no surface artifacts were identified. One fragment of *Chione* sp. marine shell, of unlikely prehistoric origin, was observed on the property about 100 meters east of the milling features and adjacent to Adlai Road. None of the five shovel test pits were positive for prehistoric artifacts.

The results of the survey and excavations demonstrate that prehistoric activities at this site were minimal. Resource processing was undertaken, as evidenced by the grinding features. It is likely that this location served as an outlying resource procurement and processing location associated with the habitation site complexes (such as CA-SDI-143, 11,705, 15,117, and 18,472) on the Los Coches Creek drainage system. While likely never dense or variable, the century of disturbance on the property has also undoubtedly impacted the site. With the sparse archaeological information present at the site, no further cultural conclusions can be drawn.

3.2.2 Historic Resources

Four buildings are located on the property (Figure 3). According to San Diego County Assessor's Office Real Property Records they were all built in 1922, although as discussed in the Van Wormer and Walter 104 historical report (Attachment 1), aerial photographs suggest some may

have been built later. They include Building 1 (a house), Building 2 (an associated garage), Building 3 (a second dwelling), and Building 4 (a storage shed).

Building 1 - House

Building 1 is a house located at the southeast corner of the property (Figure 4). This irregular rectangular shaped single story, wood framed, clapboard sided house is built into the westerly trending slope of the hillside. It is supported by a post and beam foundation sitting on concrete piers. The moderately pitched side gabled roof is covered with asphalt shingles. An enclosed porch is located on the south (front) side. A porch addition on the back (north) side is also enclosed. The enclosed front porch exhibits continuous rows of solid pane wood framed sliding windows. On the west side of the building original windows have been replaced with modern plastic framed, multi light and aluminum sliding windows in original openings. On a portion of the east side of the building modern plywood paneling has replaced clapboard siding and an aluminum sliding window has been installed. The remaining sides of the house have original solid pane wood framed casemate windows. Most are placed in pairs with an occasional single window at some locations. A single wooden entry door with one upper light provides access at the south end of the east side of the building.

The rear porch is enclosed with continuous rows of apparently recycled 8-pane wood-framed windows. Access is provided to this porch on the east side by a single wooden entry door with an upper double casemate window. The west side of this porch is built over a paved concrete basement serving as a foundation for this part of the house. Entry to the basement is via a screened doorway at the northwest corner.

Building 2 - Garage

The single story, rectangular shaped garage is located approximately 30 yards to the northwest of Building 1 (Figure 5). It is a single story, wood framed building covered with clapboard siding and resting on a concrete slab foundation. The moderately pitched end gabled roof is covered with weathered asphalt shingles. Double wooden hanging garage doors are located on the south (front) side of the building. Two double paned wood framed casemate windows are located on the east side. A shed roofed addition on the back of the building has a single pane wood framed window on its west side.

Building 3 - House

Building 3 is a dwelling located in a small hollow on the west side of the property approximately 100 yards northwest of Building 1 (Figure 6). This rectangular-shaped, single-story, wood-framed house is supported by either a concrete slab foundation or a perimeter concrete footing. Which of the two types of foundations it might be could not be determined from exterior examination.



FIGURE 4: BUILDING 1, PATIO (EAST SIDE)

FIGURE 5: BUILDING 2, FRONT (SOUTH SIDE)

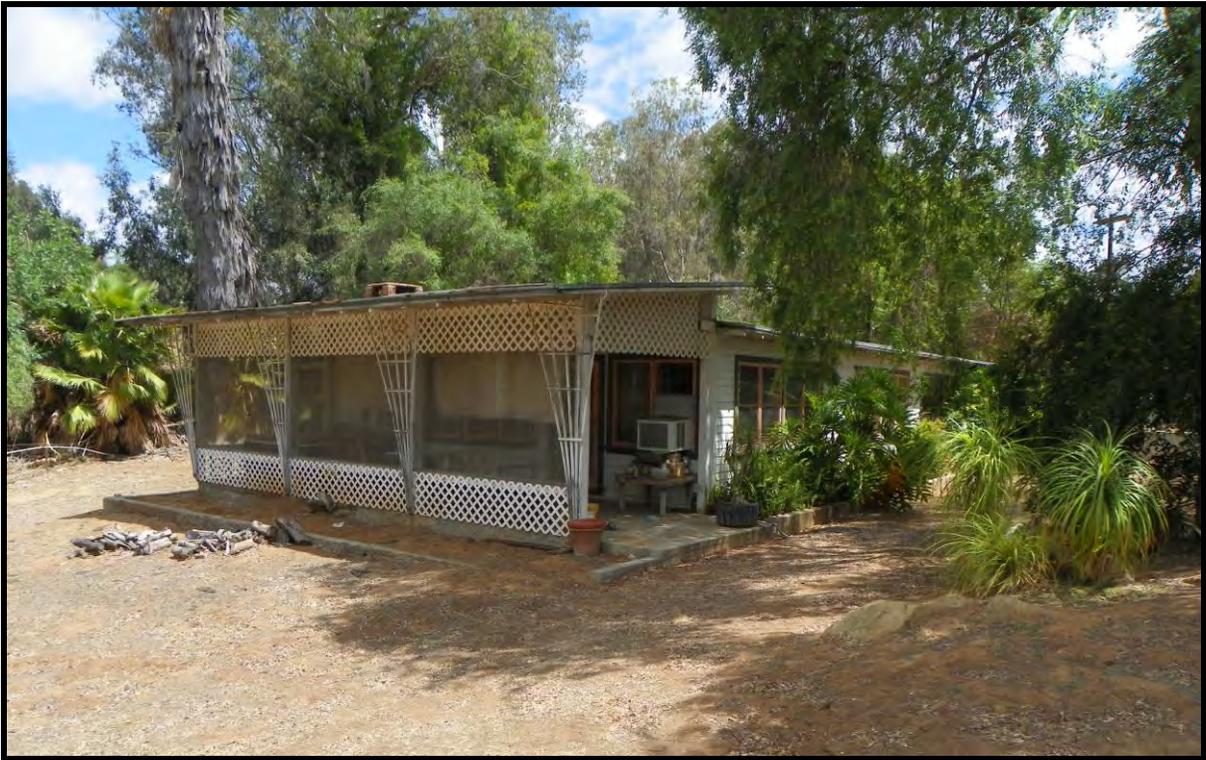


FIGURE 6: BUILDING 3, FRONT (WEST SIDE)

FIGURE 7: BUILDING 4, OVERVIEW (EAST SIDE)

The end-gabled roof has a shallow pitch along the south side and a moderate pitch along the north side. It is covered with asphalt shingles. A false front on the west (front) end supports a shed roof covering a concrete slab front porch enclosed with lattice and screen on the north and west sides.

The building appears to have been built in two phases. The north side seems to have been built first with the false front and south side as later additions. The north side is covered in 4 inch wide vertically placed wooden siding. Windows consist of casemates in banks of three and four windows each. A chimney constructed of modern-looking extruded bricks is located under a shed roof projection off this side of the house near the west end. This appears to be a later addition to the building.

In contrast the south side and false front portions of the dwelling are covered in shiplap siding and exhibit wood framed double pane casemate windows in sets of two along the south side. The front has the same style of windows. A pair is located on the south side and a set of three on the north side of the doorway which has a single wooden door covered with a wood framed screen door. In addition to these windows the south side also has a multipane wood framed picture window near its east end, which may be a later installation.

The back (east) side of the dwelling is also covered in ship lap siding and has a single entry door identical to the front door on the west end along with 2 casemate windows. In addition a small plastic framed double hung sash window in an original opening has been installed to replace an older window on the north side of this end of the building.

Building 4 - Shed

This single story irregular rectangle-shaped storage shed is located approximately 10 yards to the west of Building 3 (Figure 7). It is a semi-open wood framed structure consisting of moderately pitched sheet metal and asphalt roofing material covered shed roofs over a concrete slab. The few existing walls consist of vertically placed wooden boards and pieces of sheet scrap metal. The building appears to be have been used as equipment and tool shed.

4.0. INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

As described above in Sections 1.3 and 2.0, the archaeological tasks completed are those required by the California Environmental Quality Act (CEQA), Sections 21083.2 of the Statutes and 15064.5 of the Guidelines, by the County Resource Protection Ordinance (RPO), and the County's

Guidelines for Determining Significance and Report Format and Content Requirements, Cultural Resources: Archaeological and Historical Resources.

Determination of significance for sites CA-SDI-21272 and P-37-033865-033867 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; 3) 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 4) 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.

Site CA-SDI-21272 consists of two bedrock milling features, containing twelve slicks and three basins, and no associated surface or subsurface artifacts. The site terrain has been seriously disrupted by twentieth century agricultural and residential use. The site feature remnants suggest that resource processing was undertaken here. The archaeological materials provide no further cultural knowledge regarding regional prehistory. The minimal cultural information present at prehistoric site CA-SDI-21272 was evaluated against the above criteria and does not meet the criteria for importance under CEQA or RPO. However, “the County views all sites as significant and survey/testing as a means to reduce the impact to below a level of significance” (County of San Diego 10/1/2008).

P-37-033865-033867, the four buildings on the property, due to a lack of important associations or design elements, do not qualify for listing on the California Register of Historic Resources or the San Diego County Local Register of Historical Resources. Their origins and original uses are ambiguous and they do not represent the early agricultural history of the Lakeview area. Although the property does have a long association with Percy Riker Tuttle, he and his wife Ruth appear to have resided in Pasadena during much of the period and his reputation as a singer, although of local significance, is not enough to qualify him as someone of local or regional historical importance. Consequently, these buildings are not associated with events that have made a significant contribution to the broad patterns of San Diego County’s history and cultural heritage, or with the lives of persons important to the history of San Diego County or its communities, and they do not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values. Finally, they do not contain information that will yield or may be likely to yield, information important in prehistory or history. In addition they do not qualify as significant under the San Diego County RPO since they are not "one-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials" (RPO 2009). However, “the County views all sites as significant and survey/testing as a means to reduce the impact to below a level of significance” (County of San Diego 10/1/2008).

4.2 Impact Identification

The proposed major subdivision construction project will necessitate building demolition and grading across the property where the bedrock milling features and historic structures are located. These project activities would result in direct impacts to the sites.

The minimal archaeological information at site CA-SDI-21272 represented by the two bedrock milling features has been thoroughly documented through measurement, graphic and photographic reproduction, and mapping in the attached archaeological DPR 523 Resource Record Forms and in this report. For P-37-033865-033867, historic research was completed to develop a historic context and the four structures on the property were described and photo-documented in the attached DPR 523 Resource Record Form and in this report. In accordance with County policy, as a result of this thorough documentation, the impacts have been reduced to below a level of significance.

The County Guidelines for Determining Impact Significance are listed above in Section 2.0. Related to Guideline 1, the project will incur no substantial adverse change in the significance of sites CA-SDI-21272 and P-37-033865-033867 in a manner not consistent with the Secretary of the Interior Standards, as the impact has been reduced below a level of significance through documentation. Related to Guideline 2, the project will incur no substantial adverse change in the significance of sites CA-SDI-21272 and P-37-033865-033867 due to the destruction of an important archaeological site that contains or has the potential to contain information important to history or prehistory, as the impact has been reduced below a level of significance through documentation. Related to Guideline 3, the project has no known potential to disturb human remains as no subsurface remains were identified during testing nor was concern for remains expressed during the Native American consultation. Related to Guideline 4, the project proposes no activities or uses damaging to significant cultural resources as defined by the Resource Protection Ordinance, as impacts have been reduced below a level of significance through documentation.

4.3 Native American Heritage Resources/Traditional Cultural Properties

No information has been obtained through Native American consultation or communication with the Native American monitors during fieldwork that any of the evaluated sites are culturally or spiritually significant. No Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project area. During the current archaeological evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices. No prehistoric artifactual material was recovered. Features consisted of only two bedrock milling features; Red Tail Monitoring has recommended these be incorporated into project landscaping if possible. In response to the County Tribal consultation efforts, the Viejas Band of Kumeyaay Indians responded (Confidential Attachment 3), requesting that a Kumeyaay Monitor be involved in the Archaeological Monitoring program and that Viejas be noticed of any inadvertent discoveries (artifacts, cremation sites, or human remains). The County Monitoring conditions will include the Viejas notification.

5.0. MANAGEMENT CONSIDERATIONS

5.1 No Significant Adverse Effects

An archaeological survey, documentation of bedrock milling, and test excavations were conducted at site CA-SDI-21272, where the proposed Riker Ranch major subdivision project is proposed to be developed. As a result of the cultural resource survey, shovel test pit excavations, and resource record form documentation, no cultural materials or deposits in addition to the two bedrock milling features were identified. Historic research, historic resources survey, and documentation of the four structures on the property were conducted for site P-37-033865-033867. In accordance with County policy, sites CA-SDI-21272 and P-37-033865-033867 are considered important; however, as described above in Section 4.1 and 4.2, and also in accordance with County policy, thorough documentation has reduced the impact below a level of significance. Therefore, development of the proposed project should incur no significant adverse effects upon archaeological sites CA-SDI-21272 and P-37-033865-033867.

5.2 Native American Heritage Values of Tested Sites

No information has been obtained through Native American consultation or communication with the Native American monitor during fieldwork that any of the evaluated sites are culturally significant. No Traditional Cultural Properties are known to exist within the project area that current serve religious or other community practices. During the current archaeological evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices. All prehistoric archaeological material consisted of common bedrock milling features, and those in very limited quantities. Red Tail Monitoring recommended incorporation of the Feature A and B outcrops into landscaping if possible.

Because of the cultural sensitivity of the Los Coches Creek area, a Grading Monitoring Program, in accordance with County of San Diego Guidelines for Determining Significance and Report Format and Contents Requirements for Archaeological and Historic Resources, should be implemented to ensure that should any intact potentially significant cultural deposits or human remains be uncovered, these will be treated and documented appropriately and in compliance with the Guidelines. The conditions that should be made requirements of approval are provided below:

APPROVAL OF MAP: *The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County and where specifically indicated, may be complied with on the [CLICK HERE](#) map and shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified:*

CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an archaeological monitoring program and potential data recovery program shall be

implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for PDS2014-TM-5592 and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PCC] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]

INTENT: In order to ensure that the Grading Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated as follows:
 - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated 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, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for

permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Alternatively provide evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

Draft Grading Plan Notes:

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(CULTURAL RESOURCES)

CULT#GR-1 RELOCATION OF BEDROCK MILLING FEATURES [PDS, FEE]

INTENT: In order to meet the intent of the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA), the bedrock milling of site CA-SDI-21,272 shall be incorporated, if feasible, into the open space or landscape areas of the Riker Ranch project (PDS2014-TM-5592). **DESCRIPTION OF REQUIREMENT:** The bedrock milling of site CA-SDI-21272 shall be relocated, if feasible, to the onsite open space or landscape areas of the Riker Ranch project. **DOCUMENTATION:** The applicant shall:

- a. Provide a letter from the Project Archaeologist that the bedrock milling associated with site CA-SDI-21272 has been relocated or that relocation was determined to be infeasible. The letter shall identify where the bedrock milling was relocated onsite.
- b. The Project Archaeologist shall prepare updated DPR site record forms identifying the new location, if relocation was deemed feasible, of the bedrock milling. Evidence in the form of a letter from the South Coastal Information Center that the DPR forms have been submitted to the South Coastal Information Center shall be submitted to the [PDS, PCC].

TIMING: Prior to rough grading sign off this condition shall be completed. **MONITORING:** The [PDS, PCC] shall review the letter from the Project Archaeologist and the South Coastal Information Center for compliance with this condition.

CULT#GR-2 ARCHAEOLOGICAL MONITORING [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist, Kumeyaay Native American Monitor, and [PDS, PCC], shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and the Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to the Preconstruction Meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Archaeological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

(CULTURAL RESOURCES)

CULT#GR-3 ARCHAEOLOGICAL MONITORING [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. 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 Kumeyaay Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Kumeyaay 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.

Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; 3(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.

- c. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services 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.

DOCUMENTATION: The applicant shall implement the archaeological monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(CULTURAL RESOURCES)

CULT#GR-4 ARCHAEOLOGICAL MONITORING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF**

REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth disturbing activities that require monitoring:

- a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth disturbing activities are completed

and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay Native American monitor must be included in the Negative Monitoring Report.

- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to the [PDS, PCC] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and the culturally-affiliated Tribe. **TIMING:** Upon completion of all earth disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

(CULTURAL RESOURCES)

CULT#GR-5 ARCHAEOLOGICAL MONITORING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated that includes the following:
 - (1) Evidence that all prehistoric archaeological materials collected during the archaeological survey, testing and monitoring programs have been submitted to a San Diego curation facility or a culturally affiliated Native American 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, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence

shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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7.0. LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

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South Coastal Information Center		Record Searches
Donna Beddow	County of San Diego,	Archaeological Review

Attachments

1. South Coastal Information Center Record Search Cover Sheet

2. Adlai Road Property History

Stephen R. Van Wormer and Susan D. Walter



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CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: Heritage Resources

Company Representative: Sue Wade

Date Processed: 6/8/2014

Project Identification: Adlai Road-HR14012

Search Radius: 1 mile

Historical Resources: YES

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: YES

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: YES

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: YES

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements	
RSID:	825
RUSH:	no
Hours:	1
Spatial Features:	68
Address-Mapped Shapes:	yes
Digital Database Records:	2
Quads:	2
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	202

Adlai Road Property History

By

Stephen R. Van Wormer and Susan D. Walter

Walter Enterprises
238 Second Avenue
Chula Vista, CA 91910

July 2014

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HISTORIC BACKGROUND

by Stephen R. Van Wormer and Susan D. Walter

The study area lies in the Lakeview area of the community of Lakeside in the eastern foothills of the El Cajon Valley. The property is a portion of Lot 14 in Block 47 of the Subdivision of "S" Tract of Rancho El Cajon (Official Records 1993-00908325) (Figure 1).

From the late 1890s through the 1920s the study area was part of a rural farming community centered around Lakeview School. These kinds of settlements were the most prevalent type of community in San Diego County during that period. Farmers living in small rural communities were instrumental in the development of San Diego County as they fed the growing urban population and provided business for local markets (Van Wormer 1986a 1986b; Van Wormer & Walter 2014).

Following the Civil War, acquisition of 160 acres of land to farm became the dream and goal of thousands of young men and women in the United States as well as numerous European immigrants. They wanted to establish a home and earn a living, or benefit from rising land values that could be anticipated with increased settlement (Fite 1976). Pioneer farmers intended to establish agricultural communities patterned after those they had left in the east. These consisted of small towns and villages that provided at least minimal services for the surrounding farmsteads, which averaged from five to eight per square mile (Kiefer 1972). Between 1870 and 1890 numerous farming communities became firmly established in San Diego (Van Wormer 1986a, 1986b; Van Wormer & Walter 2014).

A pioneer farmer has been defined as any agricultural producer who established in any unsettled region and began farming on any scale (Fite 1976). Pioneer farmers in the 1870s quickly occupied most available river valley bottom lands in San Diego County, leaving the less desirable mesa tops such as Otay and Linda Vista as well

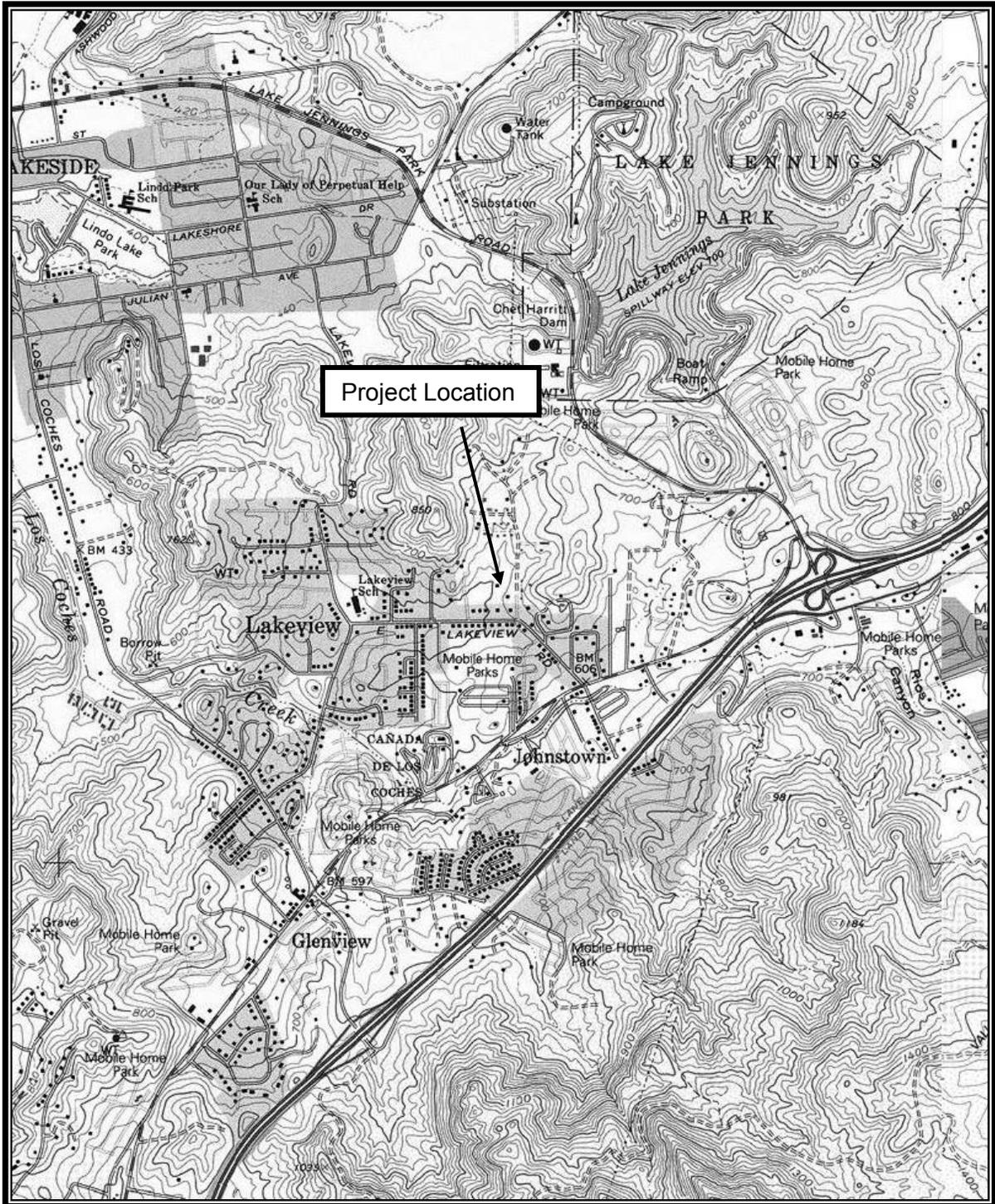


Figure 1: Project Location.

as the marginal mountain valleys east of El Cajon and Escondido unsettled (Van Wormer 1986a, 1986b; Van Wormer and Walter 2014). Farmers settled in rural school district communities that constituted the major type of social network developed by pioneer agriculturists during the 19th century. These communities were made up of an aggregate of people who lived within well-defined geographic boundaries, shared common bonds, and cooperated to solve mutual problems. They lived, not in small towns or villages, but on farmsteads tied together through a common school district, church, post office, and country store (Fuller 1981:421; Van Wormer 1986a, 1986b; Van Wormer and Walter 2014). They were stable communities where ". . . men and women put down their roots, invested their money, and their lives . . ." (Fuller 1981).

Wheat became the chief crop of pioneer farmers during initial settlement. Grains could be planted with little investment and offer a quick cash return at the end of the season. The 1860s and 1870s saw a period of experimental cultivation in southern California in attempts to find crops other than wheat that could successfully be grown and marketed. Completion of railroads to the east in the 1870s and 1880s, combined with cultivation of olives, oranges, and grapes, provided the solution. By the early 1880s, farmers discovered that moderate slopes and hills were better for cultivation of vines and fruits than valley bottomlands. The year 1882 saw the introduction of these methods to San Diego County and marked the beginning of commercial fruit cultivation. Fruit production quickly spread and by the end of the decade had become a major product. By 1888 fruit trees in the county included 58,208 lemon, 51,571 olive, 102,013 orange, in addition to peach, quince, fig, plum, cherry, and apricot. By 1891 fruit trees in San Diego County totaled 1,062,711. Southern California's conversion to diversified farming had a dramatic effect on San Diego County with fields of wheat, oats, barley, and corn in the lowlands and mesa tops, and groves of fruit trees on the hillsides (Van Wormer 1986a). Structural components of the farmsteads varied with each individual farmer but generally consisted of a frame or adobe house that could range in style from a modest two-room vernacular structure to a large Victorian home. Common types of outbuildings included barns, granaries, other storage areas, shops, springhouses, livestock pens,

gardens, cow lots, cisterns, wells, and privies (Van Wormer 1986a, 1986b; Van Wormer and Walter 2014).

Construction of the San Diego Flume in the late 1880s brought small farm agriculture to the foothills east of El Cajon. In May 1886 the San Diego San Diego Flume Company incorporated and built a dam to enlarge Cuyamaca Lake. Finished in 1888, the flume carried water to a reservoir at Grossmont Summit from where it was conveyed to San Diego. Within the decade distribution lines from the flume furnished water to Lakeview and Lakeside (Lakeside Historical Society 1985:104).

In the spring of 1892 the Lakeview subdivision was laid out. A pipeline would convey "1 inch" of flume water to each 15-acre plot. An advertisement pronounced the "beautiful slopes ... especially adapted to the planting of all varieties of citrus fruit and olives" (*San Diego Union* 3-19-1892:8, 6-8-1892:5, 1-23-1893).

As property sold homes and farms became established forming the community of Lakeview. The community center was the Lakeview School House built in 1894. It originally had one large classroom, a library room, and a cloakroom. In later years another classroom was added on to the rear of the building (Figures 2 & 3). In 1895 Lakeview had 15 pupils. In 1896 enrollment totaled 13 pupils. In 1903 the records showed 11 pupils. The school closed in 1923 when residents voted to merge with the El Cajon, Hillsdale, Jamcaha, El Capitan and Meridian School Districts to form the El Cajon Union School District (Bladle nd).

Fruit, especially citrus, and poultry raising became specialties of the area (Figure 4). In 1894 the *San Diego Union* reported on the "newly planted orange groves at Lakeview" and praised the district's " ... deep foot hill lands particularly suited to the successful growing of the orange and lemon and with these lands the best water system on the line of the San Diego flume" (*San Diego Union* 1-1-1894).

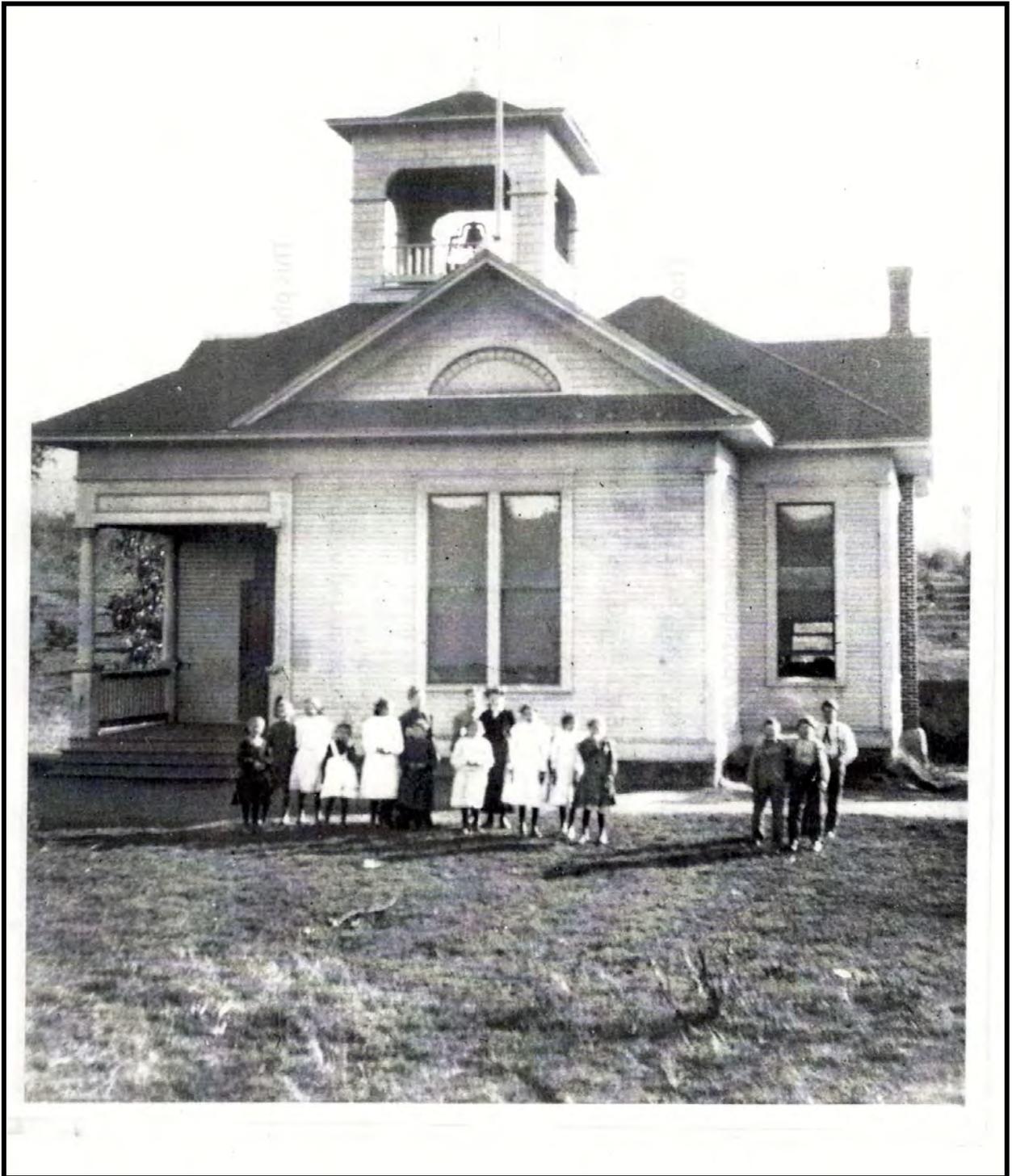


Figure 2: Lakeview pupils in front of the schoolhouse circa 1900 (Courtesy San Diego History Center).



Figure 3: Lakeview school with classroom addition at the rear of the schoolhouse, circa 1910 - 1920 (Courtesy San Diego History Center).

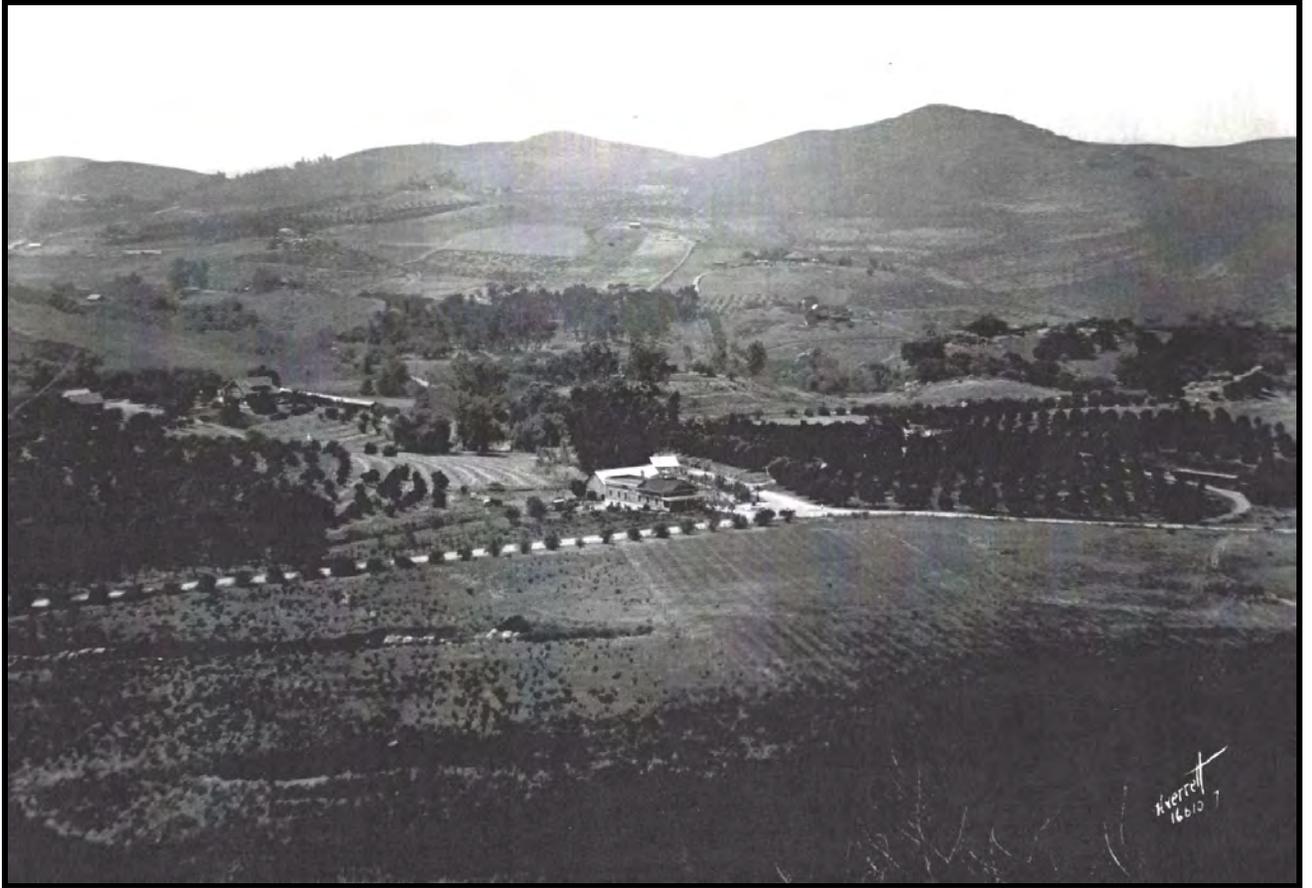


Figure 4: Plowed fields and orchards of the Lakeview District, circa 1910 - 1920 (Courtesy San Diego History Center).

During the early decades of the Twentieth Century the study property went through a series of owners. By 1902 Edward P. and Estelle Whitney owned the land. In August of that year they sold it to Paul C. Paddock (Deeds 319:172). In September 1903, Paddock sold the property to Wendell Easton (Deeds 358:149).

By 1913 the property was owned by Lewis and Cedelia Hoover. In February of that year they conveyed it to their married daughter Elizabeth Hoover Roberts (Deeds 629:160). The Hoovers had moved to Lakeview with their 3 children in 1893. They owned a fruit ranch and general farm along present-day Old

Highway 80 where they raised oranges and lemons (Census 1910, 1920, 1930; Lakeside Historical Society 1985:211; San Diego County Directories 1905-1920). In 1903 the *San Diego Evening Tribune* noted "The happy working contingent of the Hoover family are stirring up things lively with a gang plow in several orchards under their care in cheerful Lakeview. They are with others in the vicinity, turning under the great crop of green manure the abundant rains have grown. Lakeview has its orange and lemon groves nestled close under the foothills, which is a picture of beauty."

What use, if any, the Hoover's had for the study area is not known. It was not part of their ranch along the highway. Elizabeth Hoover had married Harry Roberts in 1908, 5 years before receiving the parcel from her parents. Harry was a salesman for the Wholesale Meat Company and they lived with their children on Newton Avenue in San Diego (*San Diego Union* 8-18-1908, 2-25-1913:11; Census 1920).

On August 1922 Elizabeth and Harry Roberts conveyed the property to J.H. and Clara Maize (Deeds 866:457). The next day the Maizes sold the land to John A. Johnson (Deeds 886:458). Five months later, in December 1922, the Southern Title Guaranty Company acquired the property from Johnson.

It is during this period that the first evidence for use of the property was recorded. A 1963 San Diego County tax assessment recorded two dwellings and 6 out buildings on the property including a barn, garage, chicken house, and 3 sheds. In addition one of the dwellings had been converted from a brooder house. This document recorded that all of the structures were built in 1922, the year Johnson acquired the property and sold it to the Southern Title Guaranty Company (Real Property Records 2014). A 1928 aerial photograph also documents use of the property from this period (Figure 5). The house and garage currently existing near the southeast corner of the property can be identified as well as a building to the northwest. However, the other sheds and barns listed on the tax



Figure 5: 1928 Aerial Photograph. The arrow points to the house (Building 1) currently standing on the southeast portion of the property (Courtesy San Diego History Center).

assessment records as having been built in 1922 do not appear in this photograph suggesting the documentation on their dates of construction is in error. In addition the southern portion of the parcel is covered with an orchard indicating that some type of fruit was also being commercially produced on the land during this period (Aerial Photograph 1928).

What is perplexing is who actually planted the trees and built and used the structures. The fruit orchard appears to be well established by 1928 and may easily date from the Hoover or Roberts ownership. If county tax records are correct the buildings that can be seen in the 1928 photograph were constructed in 1922, the same year the parcel changed ownership 3 different times. The buildings might have been constructed by the Roberts prior to their transfer of ownership to the Maizes in August, or by Johnson during his brief ownership from August to December.

Johnson was evidently a new comer in the area. He is not listed in Lakeside in the county directory for 1922. His name does appear as living in the Lakeview - Lakeside area from 1923 until 1930 (San Diego County Directories 1922-1931). In 1924 he signed a petition protesting construction of a dam in Mission Gorge (*San Diego Union* 7-28-1924:6).

Construction of chicken and breeder houses on the property at this time is not surprising. During the early 20th century San Diego County's backcountry foothills became known for poultry production (Van Wormer 1986b). During this period discussion of county agriculture in the local papers included Lakeview as part of the neighboring and larger community of Lakeside. The Lakeview and Lakeside regions were well known by this time for poultry production as well as fruit orchards. A report for 1923 described Lakeside as the "Poultry man's Paradise" with "more than 100 successful poultry farms and upwards of 100,000 laying hens in flocks ranging from 500 to 5000." The district produced:

... the maximum egg yield, the average being above 150 per year. A fertile soil coupled with cheap water for irrigation insures an abundance of green feed so essential to the health and vigor of poultry.... Many poultry men are developing deciduous citrus orchards in conjunction with poultry. On the low-lying foothills are to be found prosperous citrus orchards, lemons predominating. The citrus industry is well organized under the California Fruit Growers Exchange (*San Diego Union* 1-1-1923).

A 1934 article noted that the region included poultry ranches, citrus farms, dairies, and avocado orchards (*San Diego Union* 10-38-1934).

The next owners of the property were Percy and Ruth Tuttle. Percy Ellsworth Riker Tuttle had been born in Massachusetts on March 23, 1896 (Birth Records 1896). Percy had a somewhat colorful career during his early adulthood. By 1918 he was living in Kansas City where he had gained a notable reputation as a bass singer "prominent in local organizations" (*Kansas City Star* 7-10-1918:2). Professionally he had adopted the name Percy Riker and at times was known as Dr. Percy Riker or Percival Riker. He was also a member of the New Thought movement (*Kansas City Star* 7-10-1918; *Rockford Morning Star* 7-10-1918:2). Developed in the United States in the 19th century, New Thought is spiritual movement of loosely allied religious denominations, secular membership organizations, authors, philosophers, and individuals who share a set of beliefs concerning metaphysics, positive thinking, the law of attraction, healing, life force, creative visualization, and personal power. On July 9, 1918 Percy was sentenced to 60 days in the county jail for failure to register for the military draft. At the time he wore "his hair long and beard uncut" (*Rockford Morning Star* 7-10-1918:2). His shave and haircut, performed in the county jail the following December, was considered entertaining enough to be reported in local papers (*Kansas City Star* 12-17-1918).

By 1920, twenty-three year old Percy had married Zelma Hall. A year later the couple lived in Long Beach California where he worked as a mechanic and went by the name of Percy Riker. He and Zelma had a two-year-old son, Ellsworth Riker (Census 1920; Long Beach Directory 1921). On November 7 of that year their second son Gerald H. Riker was born (California Birth Index 1921).

By 1929, Percy had divorced Zelma and married Ruth Matilda Taggart (Mount Holyoke College 2014). Zelma and his sons lived in Los Angeles (Census 1930). He had also gone back to using his original name Percy Tuttle, although he would continue to be known as Percy Riker, especially for professional singing engagements. In March 1929 Ruth Matilda Tuttle and her husband Percy Ellsworth Riker Tuttle purchased the study property (Deeds 1612:8, 1607:75).

When the Tuttles acquired title to the land in March 1929 they were already living on the property. Percy was familiar with the San Diego region and by December 1928 resided on "his ranch in Lakeview" (*El Cajon Valley News* 12-28-1928:5). That month he preformed solos in a production of "The Messiah" produced by the San Diego Associated Choral societies (*San Diego Evening Tribune* 12-12-1928:14; 12-17-1928).

Percy Riker, basso at the First Presbyterian church, will sing the bass solo in the production of "The Messiah" to be given under the direction of Nino Marcel, at the organ pavilion in Balboa Park, on Sunday afternoon, Dec. 16 at 2 o'clock, under the auspices of the San Diego Associated Choral societies.

Riker is a new comer to San Diego though he has filled many engagements in other parts of California, among them soloist's positions with the First Methodist church of Pasadena, and the Wilshire Presbyterian Church of Los Angeles. Riker sang in the

Whittier production of "The Messiah" last year, given by the Handel Oratorio Society (*San Diego Evening Tribune* 12-12-1928:14).

Percy also entertained his neighbors as the following article documents:

Mrs. Frank N. Jennings entertained the Wednesday Book club at her home Wednesday. During the afternoon the members were complimented with a group of songs given informally by Percy Riker accompanied by Mrs. Jennings.

Mr. Riker, who is living on his 10-acre ranch in Lakeview, is well known in musical circles, both in San Diego and Los Angeles as a bass soloist. He is a member of the First Presbyterian quartet At the conclusion of the music the hostess served tea (*El Cajon Valley News* 12-14-1928:8).

After moving to Lakeview Percy opened a singing studio in El Cajon. His advertisement in the *San Diego Union* read:

Percy Riker, Basso Cantante

Announces the opening of his Studio of Vocal Art. Trials (free) by appointments only Wednesday and Fridays. Res. Rancho Cantante, Lakeside California, . . . Therle Studio Building Room 22, Main 4122. (*San Diego Union* 9-15-1929).

He became active in the local music performing community and " was prominently identified with the local music colony as a concert soloist (and) as the bass of the Westminster quartet of the First Presbyterian church (*San Diego Union* 4-13-1941). In 1930 Percy E. and Ruth Tuttle were listed on the Federal Census as living in the Lakeview area (El Cajon Precinct). Percy was 34 and Ruth 39 years old (Census 1930).

The couple kept in contact with Percy's two sons as well as Ruth's parents, living in the Los Angeles area. The *San Diego Union* reported the following notices concerning family reunions under its east county column "El Cajon Notes."

Percy Ryker (sic.) had as his weekend guest his mother Mrs. Woodward, of Los Angeles, and his two sons, Ellsworth and Gerald, and Mrs. Pace. They all motored down to hear the Messiah, in which Mr. Ryker was one of the principals. Ellsworth is spending this week with his father on his ranch in Lakeview (*El Cajon Valley News* 12-28-1928:5).

Mr. and Mrs. Percy E. Tuttle have been visiting Mrs. Tuttle's parents in Los Angeles (*San Diego Union* 4-28-1929).

Mr. and Mrs. Joseph Teggart and Richard Teggart have been visiting Mr. and Mrs. Percy Riker Tuttle. Mr. and Mrs. Teggart are Mrs. Tuttle's Parents (*San Diego Union* 11-3-1929).

A house party entertained by Mr. and Mrs. Percy Riker Tuttle during the holidays included their two sons, Ellsworth and Gerald Tuttle (Riker) of Los Angeles, Mrs. Joseph Taggard and Richard Taggard (sic) of Altadena, and Miss Jeannette McCoy of Los Angeles (*San Diego Union* 1-5-1930).

Gerald and Ellsworth Riker, who have been spending their vacation months with their father, Percy Riker, on his ranch home, have left to continue their school work in Los Angeles (*San Diego Union* 9-21-1930:52).

Percy is listed in the San Diego County Directories as living in the Lakeside area from 1930 to 1938. He is listed under both "Riker, Percy" and "Tuttle, Percy E." Ruth is included in the listings as his wife in 1937 and 1938. The listings for Percy E. Tuttle do not give a profession. Percy Riker is listed as a rancher suggesting he and Ruth may have been pursuing the poultry business already established on the property before their purchase (San Diego County Directories 1930-1938). Indeed, the possibility exists that many of the buildings listed on the 1966 tax assessment record as having been built in 1922 may not have been constructed until after the Tuttle's purchase of the land. As previously discussed, only one house, a garage, and a single out building appear in the 1928 aerial photograph of the area (see Figure 5). A 1930 USGS topographic map shows both dwellings currently on the property (USGS 1930) (Figure 6). This indicates the second (northeastern) dwelling was constructed between 1928 and 1930, which would fall largely within the first two years following the Tuttle's purchase (1929-1930).

By 1934 Percy's oldest son, Ellsworth, was living with his father and step mother on their Lakeview ranch and attending Grossmont High School where he played on the football team (Census 1940; *San Diego Union* 9-29-1934:12; 11-9-1934:26). In 1940, 21-year-old Ellsworth was residing at a boarding house in El Cajon and working as a "species helper" for the telephone company (Census 1940). In 1941 the newspaper noted that Ellsworth Riker was part of the 8 man San Diego YMCA basketball team (*San Diego Union* 1-11-1941). By 1943 Ellsworth was again living in Los Angeles, where he worked as a telephone service and lineman and had completed 2 years of college. In February of that year he enlisted in the Army Air Corps as an aviation cadet (WWII Military Records 1943).

By the early 1940s Percy and Ruth were residing in Pasadena even though they continued to own the Lakeview Ranch property. They had retained a residence



Figure 6: This 1930 USGS El Cajon Quadrangle map shows the dwelling on the southeast portion of the property (Building 1) that also appears in the 1928 aerial photograph in Figure 5, as well as the second dwelling (Building 3) now on the property which was not present when the 1928 photograph was taken. USGS maps from this period showed only occupied dwellings and did not show other out buildings (Courtesy San Diego History Center).

in Pasadena after moving to San Diego County and are listed in the City Directory from 1935 to 1956 where Percy's profession is listed as "musician." (Pasadena Directories 1935-1956). In April 1941 he directed a Charles Wakefield Cadman concert at the Holliston Avenue Methodist church in Pasadena (*San Diego Union* 4-13-1941). He continued to retain connections to the San Diego region and in December 1945 was chosen as leader of the chorus for a civic choral organization established in El Cajon (*San Diego Union* 12-16-1945:19).

In the late 1940s Percy's son, Ellsworth Riker, moved onto the property with his wife Jessie. They raised a family of 5 children, a boy and 4 girls. No commercial agriculture was pursued during the Ellsworth Riker family tenure (Stark 2014). Ellsworth worked for a time for B and D Drilling Company in El Cajon and was a heavy equipment operator (*San Diego Union* 5-12-1953:6; Stark 2014).

A 1958 aerial photograph shows the two dwellings currently on the property in addition to numerous sheds and barns that do not appear in the 1928 aerial photograph but are undoubtedly some of the buildings listed in the 1966 tax assessment record as having been built in 1922 (Aerial Photograph 1958) (Figure 7). It seems more probable that many of these structures were constructed in the early 1930s when Percy and Ruth Tuttle were actively involved with the property. Aerial photographs through the end of the 20th century show no change in land use except for the gradual disappearances of most of the fruit orchard (Historical Aerials 1953-2005). The property remained in the name of Percy and Ruth Tuttle until October 1973, when it was conveyed to Percy Riker's two sons and their wives, Gerald H. and Helen M. Riker and Ellsworth R. and Jennie Riker, each couple receiving an undivided 1/2 interest (Official Records 1973:73-292458). It is currently owned by the descendents of Ellsworth Riker.



Figure 7: 1958 Aerial Photograph showing the four buildings currently on the project property (Aerial Photograph 1958).

ARCHITECTURAL ASSESSMENTS

Four buildings are located on the property. According to San Diego County Assessor's Office Real Property Records they were all built in 1922, although as discussed above, aerial photographs suggest some may have been built later. They include Building 1, a house and Building 2, an associated garage; Building 3, a second dwelling; and Building 4, a storage shed (Figure 8).

Building 1 - House

Building 1 is a house located at the southeast corner of the property (Figures 9-13). This irregular rectangular shaped single story, wood framed, clapboard sided house is built into the westerly trending slope of the hillside. It is supported by a post and beam foundation sitting on concrete piers. The moderately pitched side gabled roof is covered with asphalt shingles. An enclosed porch is located on the south (front) side. A porch addition on the back (north) side is also enclosed. The enclosed front porch exhibits continuous rows of solid pane wood framed sliding windows. On the west side of the building original windows have been replaced with modern plastic framed, multi light and aluminum sliding windows in original openings. On a portion of the east side of the building modern plywood paneling has replaced clapboard siding and an aluminum sliding window has been installed. The remaining sides of the house have original solid pane wood framed casemate windows. Most are placed in pairs with an occasional single window at some locations. A single wooden entry door with one upper light provides access at the south end of the east side of the building.

The rear porch is enclosed with continuous rows of apparently recycled 8 pane wood framed windows. Access is provided to this porch on the east side by a single wooden entry door with an upper double casemate window. The west side of this porch is built over a paved concrete basement serving as a foundation for this part of the house. Entry to the basement is via a screened doorway at the northwest corner.



Figure 8: Building locations.



Figure 9: Building 1 south (front) side.



Figure 10: Building 1 west side.



Figure 11: Building 1 north (back) side. Note the poured concrete basement at the northwest corner of the house supporting the back porch.



Figure 12: Building 1 east side of back porch.



Figure 13: Building 1 east side.

Building 2 - Garage

The single story, rectangular shaped garage is located approximately 30 yards to the northwest of Building 1 (Figures 14-15). It is a single story, wood framed building covered with clapboard siding and resting on a concrete slab foundation. The moderately pitched end gabled roof is covered with weathered asphalt shingles. Double wooden hanging garage doors are located on the south (front) side of the building. Two double paned wood framed casemate windows are located on the east side. A shed roofed addition on the back of the building has a single pane wood framed window on its west side.



Figure 14: Building 2, front (south side) of garage.



Figure 15: Rear (north) and west side of Building 2.

Building 3 - House

Building 3 is a dwelling located in a small hollow on the west side of the property approximately 100 yards northwest of Building 1 (Figures 16-18). This rectangular shaped, single story, wood framed house is supported by either a concrete slab foundation or a perimeter concrete footing. Which of the two types of foundations it might be could not be determined from exterior examination. The end gabled roof has a shallow pitch along the south side and a moderate pitch along the north side. It is covered with asphalt shingles. A false front on the west (front) end supports a shed roof covering a concrete slab front porch enclosed with lattice and screen on the north and west sides.

The building appears to have been built in two phases. The north side seems to have been built first with the false front and south side as later additions. The north side is covered in 4 inch wide vertically placed wooden siding. Windows consist of casemates in banks of three and four windows each. A chimney constructed of modern looking extruded bricks is located under a shed roof projection off this side of the house near the west end. This appears to be a later addition to the building.

In contrast the south side and false front portions of the dwelling are covered in shiplap siding and exhibit wood framed double pane casemate windows in sets of two along the south side. The front has the same style of windows. A pair is located on the south side and a set of three on the north side of the doorway which has a single wooden door covered with a wood framed screen door. In addition to these windows the south side also has a multipane wood framed picture window near its east end, which may be a later installation.

The back (east) side of the dwelling is also covered in ship lap siding and has a single entry door identical to the front door on the west end along with 2

casemate windows. In addition a small plastic framed double hung sash window in an original opening has been installed to replace an older window on the north side of this end of the building.



Figure 16: Building 3, west (front) side, showing false front and shed roof covered porch.



Figure 17: Building 3, north side, showing the vertically placed narrow wooden siding, moderately pitched roof, windows, and chimney.



Figure 18: Building 3, south side, showing shallow pitched roof, clapboard siding, and larger windows.

Building 4 - Shed

This single story irregular rectangle shaped storage shed is located approximately 10 yards to the west of Building 3 (Figures 19-21). It is a semi-open wood framed structure consisting of moderately pitched sheet metal and asphalt roofing material covered shed roofs over a concrete slab. The few existing walls consist of vertically placed wooden boards and pieces of sheet scrap metal. The building appears to be have been used as an equipment and tool shed.



Figure 19: Building 4 - shed overview showing the east side.



Figure 20: West side of Building 4 - shed.



Figure 21: Interior of Building 4 - shed, looking southeast.

Significance

The two houses, garage, and the storage shed were evaluated for significance using standards for listing on the California Register of Historic Resources, and San Diego County Local Register of Historical Resources. To qualify for listings on the California register a property must meet at least one of the following four criteria:

(A) That are associated with events that make a significant contribution to the broad patterns of our history; or

(B) That are associated with the lives of persons significant in our past; or

(C) That embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(D) That have yielded, or may be likely to yield, information important in prehistory or history (Office of Historic Preservation 1995).

Qualification for listing on the San Diego County Local Register requires significance under four similar criteria that include:

(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 (County of San Diego 2007).

In addition a property must retain sufficient integrity of its historic qualities to convey its significance. Integrity is assessed on seven distinct characteristics that include location, design, setting, materials, workmanship, feeling and association (National Park Service 1991).

The resource was also evaluated for significance under the County of San Diego Resource Protection Ordinance (RPO 2009). Under the RPO:

o). "Significant Prehistoric or Historic Sites:" Sites that 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:

(aa) Formally determined eligible or listed in the National Register of Historic Places by the Keeper of the National Register; or

(bb) 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 (RPO 2009).

Significance Statement

Due to a lack of important associations or design elements the four buildings on the study property do not qualify for listing on the California Register of Historic Resources, nor the San Diego County Local Register of Historical Resources. Their origins and original uses are ambiguous and they do not represent the early agricultural history of the Lakeview area. Although the property does have a long association with Percy Riker Tuttle, he and his wife Ruth appear to have resided in Pasadena during much of the period and his reputation as a singer, although of local significance, is not enough to qualify him as someone of local or regional historical importance. Consequently, these buildings are not associated with events that have made a significant contribution to the broad patterns of San Diego County’s history and cultural heritage, or with the lives of persons important to the history of San Diego County or its communities, and they do not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values. Finally, they do not contain information that will yield or may

be likely to yield, information important in prehistory or history. In addition they do not qualify as significant under the San Diego County RPO since they are not "one-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials" (RPO 2009).

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Confidential Attachment
(provided under separate cover)

1. **Figure 3, CA-SDI-21272 and P-37-033865-033867 Site Locations**

2. **Archaeological resource record forms (CA-SDI-21272 and P-37-033865-033867)**

3. **County of San Diego record of Native American consultation**

4. **Native American monitor memorandum**