

**CULTURAL RESOURCES SURVEY,  
ARCHAEOLOGICAL TESTING, AND  
HISTORIC BUILDING EVALUATION**  
*for the*  
**PROPOSED MEADOWOOD PROJECT,  
SAN DIEGO COUNTY, CALIFORNIA**

GPA04-002, SPA04-001, R04-004, TM 5343RPL, S04-005, S04-006, S04-007 and ER No. 04-02-004

**VOLUME I**

*Prepared for:*

Hugh Hewitt  
Hewitt and O'Neil, LLP  
and  
Amy Glad  
Pardee Homes  
10880 Wilshire Boulevard, Suite 1900  
Los Angeles, California 90024

*Prepared by:*

Susan M. Hector, Ph.D.  
Sinéad Ní Ghabhláin, Ph.D.  
David R. Iversen  
Ken Moslak  
John R. Cook, RPA

**ASM AFFILIATES, INC.**

2034 Corte Del Nopal  
Carlsbad, California 92011

April 2009

USGS 7.5-minute Topographic Quadrangle: Bonsall

Acres: 389.5

Keywords: CA-SDI-682, Tom-Kav, Backhoe Trenching, Shovel Test Pit, Midden Deposit, Debitage, Biface, Ground Stone, Tizon Brown Ware, Rancho Monserrate, Pankey, Cooper's Ranch, Horse Ranching



# TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
<b>MANAGEMENT SUMMARY</b> .....	v
<b>1. INTRODUCTION</b> .....	1
PROJECT PERSONNEL .....	4
NATIVE AMERICAN COORDINATION .....	4
REPORT ORGANIZATION .....	4
MEADOWOOD PROJECT DESCRIPTION .....	5
<b>2. SETTING</b> .....	7
ENVIRONMENTAL SETTING .....	7
CULTURAL SETTING .....	8
<b>3. RESEARCH DESIGN FOR CULTURAL RESOURCES ASSESSMENT</b> .....	31
PROBABILITY FOR CULTURAL RESOURCES .....	31
<b>4. METHODS</b> .....	35
CULTURAL RESOURCE SURVEY METHODS .....	35
ARCHAEOLOGICAL TESTING METHODS .....	36
LABORATORY METHODS .....	37
HISTORIC BUILDINGS EVALUATION METHODS .....	37
<b>5. REPORT OF FINDINGS</b> .....	39
CULTURAL RESOURCES ASSESSMENT RESULTS .....	39
ARCHAEOLOGICAL TESTING RESULTS .....	47
HISTORIC ARCHAEOLOGICAL RESOURCES .....	55
HISTORIC BUILDING DESCRIPTIONS .....	56
HISTORIC BUILDING EVALUATIONS .....	66
<b>6. INTERPRETATIONS OF THE FINDINGS</b> .....	71
ARCHAEOLOGICAL RESOURCES .....	71
HISTORIC BUILDINGS .....	73
<b>7. MANAGEMENT CONSIDERATIONS</b> .....	75
ARCHAEOLOGICAL RESOURCES .....	75
ARCHAEOLOGICAL OPEN SPACE EASEMENT DEDICATION .....	78
CURATION OF ARCHAEOLOGICAL COLLECTIONS ONLY .....	78
TEMPORARY FENCING FOR ARCHAEOLOGICAL SITES .....	79
GRADING MONITORING .....	79
HISTORIC BUILDINGS .....	84

# TABLE OF CONTENTS

(continued)

<b><u>Chapter</u></b>	<b><u>Page</u></b>
<b>REFERENCES</b> .....	85
<b>APPENDICES</b> .....	93
APPENDIX A. Confidential Records Search - <b>Removed to Confidential Volume II</b>	
APPENDIX B. Confidential Site Maps - <b>Removed to Confidential Volume II</b>	
APPENDIX C. Confidential Site Forms - <b>Removed to Confidential Volume II</b>	
APPENDIX D. Statement of Qualifications - <b>Removed to Confidential Volume II</b>	
APPENDIX E. Native American Consultation - <b>Removed to Confidential Volume II</b>	
APPENDIX F. Artifact Catalog - <b>Removed to Confidential Volume II</b>	
APPENDIX G. Addendum Survey Report on Off-Site Improvements	
APPENDIX H. Cultural Resources Preservation Plan	

## LIST OF FIGURES

<u>Number</u>	<u>Page</u>
1. Regional project location . . . . .	2
2. Project location depicted on USGS 7.5' Bonsall and Pala quadrangles . . . . .	3
3. 1932 aerial photograph of Rancho San Luis Rey (UCLA Department of Geography, Aerial Photo Archive.) . . . . .	22
4. Racing track at Rancho San Luis Rey in 1930s (Courtesy of William Pankey) . . . . .	23
5. Clark Gable visiting Rancho San Luis Rey . . . . .	25
6. Location of SDI-682 - <b>Removed to Confidential Volume II</b> . . . . .	40
7. Locations of historic structures identified during initial survey - <b>Removed to Confidential Volume II</b> . . . . .	42
8. Photograph of Structure 1 . . . . .	43
9. Photograph of Structure 3 . . . . .	43
10. Photograph of Structure 4 . . . . .	44
11. Photograph of Structure 5 . . . . .	44
12. Photograph of Structure 8 . . . . .	45
13. Photograph of Structure 9 . . . . .	45
14. Photograph of Structure 10 . . . . .	46
15. Photograph of Structure 11 . . . . .	46
16. Aerial photo showing location of STPs, trenches, surface artifacts, and intact midden deposits - <b>Removed to Confidential Volume II</b> . . . . .	48
17. Representative profile of Trench 1 . . . . .	50
18. Photo of STP 16 west wall . . . . .	51
19. Profile of STP 16 west wall . . . . .	52
20. Photo of Trench 10 showing lense of loose granitic sand within granitic clay . . . . .	53
21. Map showing the location of buildings discussed in the text - <b>Removed to Confidential Volume II</b> . . . . .	57
22. North wall of Building 1, former garage . . . . .	58
23. West wall of Building 3, showing the original workshop with sliding metal door and the bunkhouse bedroom windows . . . . .	59
24. Photograph of Building 3 taken in the 1930s (Courtesy of William Pankey) . . . . .	60
25. View of the east wall (front) of the Pankey house, showing addition on the north side . . . . .	61
26. View of the north wall of the Pankey house . . . . .	62
27. West wall of Pankey house . . . . .	62
28. 1930s photo of horse auction at the ranch with Building 3 in the background. The extension to the north of the house had been added at that time (Courtesy of William Pankey) . . . . .	63
29. Building 5, garage in state of collapse . . . . .	64
30. North and east walls of Building 8 . . . . .	65
31. South wall of Building 14 . . . . .	65

## LIST OF FIGURES

<u>Number</u>		<u>Page</u>
32.	The ranch cookhouse in the 1930s. Building 14, the refrigeration room, is shown attached to one side (Courtesy William Pankey) . . . . .	66
33.	CA-SDI-682 showing location of extended western boundary - <b>Removed to Confidential Volume II</b> . . . . .	72
34.	Location of Locus A and Locus B - <b>Removed to Confidential Volume II</b> . . . . .	76
35.	Map showing area to be monitored during construction . . . . .	81

## LIST OF TABLES

<u>Number</u>		<u>Page</u>
1.	Recorded Archaeological Sites within a One Mile Radius of the Project Area . . . . .	28
2.	Cultural Material Recovered During Testing of SDI-682 by Recovery Unit . . . . .	49
3.	Artifact Types Recovered During Testing of SDI-682 by Recovery Type . . . . .	54

---

## MANAGEMENT SUMMARY

Pardee Homes proposes development of a 389.5-acre parcel north of the San Luis Rey River, located in an unsectioned portion of Township 10 South, Range 3 West; Section 31 of Township 9 South, Range 2 West; and Section 36 of Township 9 South, Range 3 West on the Bonsall USGS 7.5-minute topographic quadrangle. The proposed development, Meadowood, includes construction of housing, a school, and park land as well as off-site improvements. ASM Affiliates, Inc. (ASM) conducted a cultural resource survey, archaeological testing, and historic building evaluation for the proposed project.

The cultural resource survey identified a portion of the significant and California Register of Historic Resources (CRHR) eligible prehistoric archaeological site, CA-SDI-682, within the Meadowood property. Based on the results of the survey and archival research, ASM then conducted subsurface testing of the southwestern portion of the project area containing the archaeological resources. The testing program consisted of a series of shovel test pits and backhoe trenches designed to identify the extent, integrity, and nature of archaeological resources. Three loci associated with the large SDI-682 Pankey Site, located off property to the east, were identified during archaeological testing. The loci consist of two midden deposits and one deeply buried archaeological deposit. Avoidance and preservation of the two midden loci is recommended, the specifics of which are addressed in the Cultural Resources Preservation Plan provided as Appendix H. As regards the deeply buried locus, grading monitoring is recommended. No evidence of the Rancho Monserrate adobe, which archival research suggested may potentially be present, was identified during testing.

Six buildings on the Meadowood property were evaluated for eligibility for the California Register of Historical Resources (California Register) and the San Diego County Local Register of Historical Resources (Local Register). Five of these buildings were constructed in the late 1920s or early 1930s. They were associated with Rancho San Luis Rey, a thoroughbred breeding and training facility, owned and operated by Charles E. Cooper between 1931 and 1943. Rancho San Luis Rey became one of the largest thoroughbred breeding farms in the state. The buildings evaluated include a bungalow, a bunkhouse, two small garages, a rustic barn, and a concrete refrigeration room. None of the buildings are recommended as being eligible for either the California or Local Register.

The off-site improvements were surveyed and are addressed in an addendum to this report contained in Appendix G. The results of the inventory indicate that no CRHR eligible resources will be impacted by the proposed improvement.



---

# 1. INTRODUCTION

ASM Affiliates, Inc. (ASM) conducted a cultural resource study of the Meadowood property for compliance with the County of San Diego CEQA guidelines. The property is located east of Interstate 15 on the north side of State Route (SR) 76 (Figures 1 and 2). Development is proposed on approximately 389.5 acres of the property, with the upper elevations remaining undeveloped. Proposed development of the project area includes construction of housing, a school, park land, and water retention facilities, as well as off-site improvements related to water and sewer facilities and various roads.

ASM conducted a cultural resource survey for the Meadowood property and determined that additional archaeological testing was required. A portion of prehistoric site SDI-682 was identified in an area proposed for development. This site meets the criteria of a significant prehistoric site under the County of San Diego's Resource Protection Ordinance (RPO), and also meets criteria for listing in the National Register of Historic Places and the California Register of Historical Resources. ASM conducted limited test trench excavations to determine whether subsurface cultural deposits associated with site SDI-682 were confined to the land east of the ranch road (off property). When the test trenches were unexpectedly positive for buried archaeological deposits, ASM recommended a supplemental testing to determine the extent of the site deposits within the project area.

This testing involved the excavation of shovel test pits throughout the area of subsurface potential. Three additional loci of SDI-682 were identified. Two of the loci represent midden deposits similar to those originally recorded for the site east of the ranch road, and the third is a deeply buried cultural deposit at the base of a steep slope. No evidence of structural or artifactual remains possibly associated with the Rancho Monserrate and no human remains were recovered during the supplemental testing.

The Pankey Ranch complex appears to be located on the site of the original adobe ranch house of Rancho Monserrate based on an examination of historic maps. The ranch house was occupied between 1846 and 1863. A second house, Morel's House, was also located within the Pankey Ranch complex. This building was in existence in 1869 and was occupied up to 1896 and possibly later. While there are no standing remains of the original Rancho Monserrate ranch house, remnants of this adobe and associated features such as trash pits and privies may survive subsurface. Such archaeological deposits may provide significant insights into life on a Mexican rancho during the waning years of Mexican rule and through the transition into the early American period. If present, this site would be a significant resource, and eligible for the California Register.

A complex of historic buildings was identified and recorded for the Meadowood property during the cultural resource survey, including six buildings more than 50 years old. This report presents an evaluation of eligibility for both the California and Local Registers for each of these buildings. This evaluation includes documentation of the buildings, as well as archival research to provide an historical context for the buildings and to explore any association they might have with events or people of significance in the history of San Diego and/or California.



Figure 1. Regional project location.

Map Source: USGS 7.5 minute topographic map series, BONSALL quadrangle, T9S R3W and Monserate Land Grant

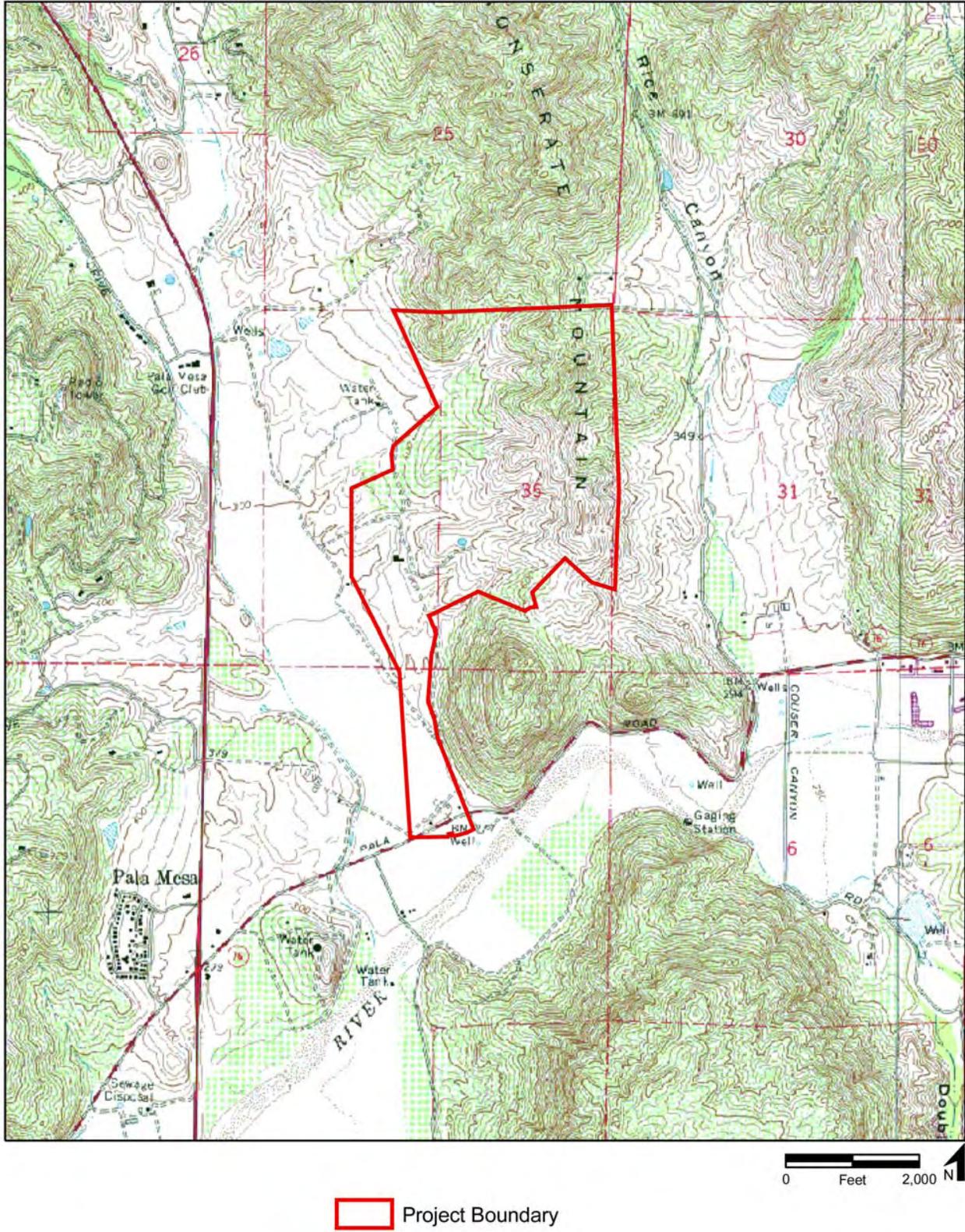


Figure 2. Project location depicted on USGS 7.5' Bonsall and Pala quadrangles.

## **PROJECT PERSONNEL**

The cultural resources assessment was conducted under the direction of ASM Principals Susan Hector, Ph.D., and John R. Cook, RPA, ASM Associate Archaeologists Sherri Andrews and Ken Moslak completed the cultural resource survey with the assistance of crew person Michelle Savala. ASM Associate Archaeologists Ken Moslak and Michelle Dalope conducted the initial backhoe trench tests of the Supplemental Testing Area. ASM Associate Archaeologist Micah Hale supervised limited test excavations for the Supplemental Testing Area executed by ASM Associate Archaeologists Catherine Wright and Dave Iversen and crew persons Michael Garnsey, Ivy Owens, Tina Perez, and Scott Wolf. ASM Associate Archaeologist Dave Iversen directed the completion of backhoe trench tests in the Supplemental Testing Area with crew member Jim Whitaker. Sinéad Ní Ghabhláin, Ph.D. conducted archival research for all phases of the assessment, evaluated historic buildings identified in the project area, and oversaw the completion of this technical report.

## **NATIVE AMERICAN COORDINATION**

ASM sent letters describing the proposed project along with maps of the project area to the cultural representatives of the Pauma-Yuima Band of Mission Indians, La Jolla Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Mission Indians, Rincon Band of Mission Indians, Soboba Band of Mission Indians, Twentynine Palms Band of Mission Indians, San Luis Rey Band of Mission Indians, the California Native American Heritage Commission, and Native Ground Monitoring Company. The results of tribal consultation are presented in Appendix E. Charles Devers of the Pauma-Yuima represented Native American concerns as Native American Monitor, and Mark Mojado represented the San Luis Rey Band of Mission Indians during fieldwork. Additionally, the Pauma, Pala, Pechanga, and San Luis Rey tribes were invited to review the project and discuss proposed mitigation and preservation of the significant archaeological resources on July 28, 2005.

## **REPORT ORGANIZATION**

This report is organized into seven chapters. Chapter 2 provides the background setting for the environmental conditions for the project area, including sections addressing geology and biota as well as information pertaining to the cultural setting of the project area, consisting of sections on regional prehistory, Native American ethnohistory, Euro-American history, and previous cultural resource studies. Chapter 3 defines the research design developed by ASM for the cultural resource study. Chapter 4 describes the methods used during the study. Chapter 5 presents the results of each phase of the cultural resource study, and Chapter 6 explores the implications of these results in the context of the research design. Chapter 7 discusses management recommendations, and finally, cited references are listed. Attached appendices include a statement of personnel qualifications, results of Native American consultation, and an artifact catalog, an addendum report addressing off-site findings, and the Cultural Resources Preservation Plan.

Attached confidential appendices consist of site records received from the South Coastal Information Center, site maps of SDI-682, and updated record forms for the Pankey Ranch and the Pankey Site (SDI-682).

## MEADOWOOD PROJECT DESCRIPTION

The Meadowood Project includes the following discretionary applications: a General Plan Amendment, a Specific Plan Amendment, a Rezone, a Vesting Tentative Map, a Major Use Permit for the on-site wastewater treatment facility, and three Site Plans. The site is 389.5 gross acres and located just north of SR-76, approximately one-quarter mile east of I-15 in the Fallbrook Community Planning Area. The main access will be taken via Horse Ranch Creek Road, which will extend north from SR-76 and connect to Pankey Road, which then connects to Stewart Canyon Road. The community will consist of a mix of single-family and multi-family home products totaling 844 units. Nearly half of the project will consist of natural and agricultural open space and parks. The plan preserves sensitive biological habitat and provides 5.9 miles of multi-use trails (hiking and horseback riding). In addition, land has been set aside for an elementary school. A paved secondary access road, extending northeasterly from Street E to Rice Canyon Road, will provide alternative access for emergency vehicles. The project, including grading, may be phased by recording several different final maps.

### Land Use Summary

Planning Area	Use	Proposed Zoning	Gross Acreage	Proposed Dwelling Units	* Actual Density
1	Multi-Family Detached/ Wastewater Treatment Facility	RV10	26.1	164	6.3
2	Elementary School Site	RV10	12.7	**42	3.3
3	Neighborhood Park	S80	10.1	---	---
4	Multi-Family Attached	RU20	24.0	325	13.5
5	Single-Family Detached	RS3	132.5	355	2.7
6	Agricultural Open Space	S80	47.6	---	---
7	Open Space (including 5.6 acre water tank site)	S80	128.5	---	---
	Roads, etc.	---	8.0	---	---
<b>Totals</b>			<b>389.5</b>	<b>886</b>	<b>2.3</b>

Land Use Summary	Without School	With School
Single-Family Dwelling Area	355	355
Multi-Family Attached Area	325	325
Multi-Family Detached	206 **	164 **
<b>Totals</b>	<b>886</b>	<b>844</b>

\* Density = dwelling units per acre

\*\* Note: The actual proposed dwelling unit number is  $886 - 42 = 844$ , because the elementary school is the included use for Planning Area 2. The 42 units are intended to designate a land use for the parcel if the school district decides not to utilize the land.

Pardee Homes is working with numerous public agencies to ensure appropriate infrastructure is provided to the new community. Pardee has been in close contact with the Local Agency Formation Commission, San Diego County Water Authority, the Metropolitan Water Authority, the San Luis Rey Municipal Water District, the Rainbow Municipal Water District and the Valley Center Municipal Water District to determine the best provider of water and sewer service to the development. Pardee has also met with the North County Fire Protection District to secure emergency services for the future residents of Meadowood. Finally, a cooperative relationship has been formed with the Fallbrook Union High School District and the Bonsall Union School District, and Pardee is working toward agreements with each District.

---

## 2. SETTING

### ENVIRONMENTAL SETTING

The project area is bordered by the San Luis Rey River Valley to the south, Rice Canyon and its intermittent drainage to the east, and by I-15 on the west (see Figure 2). The majority of the project area is characterized by the relatively rugged terrain of Monserrate Mountain, consisting of ridges, intermittent drainages, and steep slopes. North of the project area, Monserrate Mountain rises to an elevation of 1567 ft. (478 m). The southwestern corner of the Meadowood property is situated on the edge of the floodplains of the San Luis Rey River and the unnamed tributary. The western half of the property is relatively flat and historically used for agriculture. The highest point within the project area is 814 ft. (248 m) in elevation, while the southwestern corner of the project area in the river valley is approximately 280 ft. (83 m) above mean sea level. A rocky outcrop, known locally as Rosemary's Mountain, comprises the southern toe of Monserrate Mountain and abuts the south and eastern corner of the project area. The outcrop is a distinctive natural feature in the area, with a maximum elevation of 992 ft. (302 m).

Currently some 108.5 acres of native vegetation, 210.4 acres of agriculture/pasture, and 61.5 acres of annual grassland are mapped within the project property, which has seen agricultural use since the 1920s-1930s.

The geology of the area encompassing the project area is dominated by Mesozoic metamorphic and plutonic basement rocks (Deméré and Wagner 1997). These basement rocks are overlain by unconsolidated Quaternary age sediments (Deméré and Wagner 1997:2), deposits of which are also contained within the San Luis Rey River floodplain (Rogers 1965). The general geology of the project area can be subdivided into four lithologic units, including pre-batholithic metamorphic rocks, Mesozoic intrusive rocks, Quaternary alluvium, and Quaternary colluvium (Deméré and Wagner 1997).

The metamorphic rocks in the project area have been described as belonging to two different formations, the Bedford Canyon Formation and Santiago Peak Volcanics, but are highly metamorphosed and not typical of the Santiago Peak Volcanics (Deméré and Wagner 1997:3). Alluvial deposits occur in the San Luis Rey River channel and floodplain; bore log data indicate that these alluvial deposits are up to 50 feet in depth (GeoLogic Associates 1997). Quaternary alluvium is represented by weakly consolidated deposits on some slopes on the west side of Gregory Mountain and in the basin of Gregory Canyon, with one deposit of well-consolidated deposits (Deméré and Wagner 1997:4).

## CULTURAL SETTING

### Regional Prehistory

Malcolm Rogers was one of the first local archaeologists to synthesize his data into general culture history and chronological frameworks (Rogers 1929, 1945). Rogers' work was very influential in California archaeology and many of his theories and classifications remain popular in the literature. Although he revised his proposed chronologies several times over the years, he died before presenting a clear and substantive model for the region. The numerous regional chronologies and syntheses that have been formulated since that time cannot be adequately reviewed here (but see Bettinger and Taylor 1974, Chartkoff and Chartkoff 1984; McDonald n.d.; Moratto 1984; Warren et al. n.d.; Wilke (1978:Figure 15), and Warren (1984; Warren et al. 1993) for comparative discussions. The following synthesis represents the perspective of the authors on the basic themes of these models as they are most commonly set forth in the regional archaeological literature.

The prehistory of northern San Diego County is often divided into three very general temporal periods: Paleoindian, Archaic, and the Late Prehistoric or San Luis Rey. These divisions are based on both temporal and archaeological criteria and are thought to represent distinct regional trends in the economic and social organization of prehistoric groups. The Paleoindian period, dating from 12,000 to 8,000 years before the present (B.P.), is typified by artifact assemblages of the San Dieguito complex. This complex is represented almost entirely by flaked stone tools, including scrapers, choppers, and large projectile points. The near absence of a milling technology was, until recently, seen as the major difference between the San Dieguito period and the later Archaic period. This group is hypothesized to have been a band-level, generalized hunter-gatherer society that occupied the inland and coastal areas of San Diego during a period of somewhat cooler and moister climatic conditions than presently exist.

The Archaic period (also referred to as Early Milling) existed at least 7,000 years ago, possibly beginning as early as 9000 B.P. (Rogers 1966). Traditionally, the Archaic lifeway is generally considered to have differed from the earlier San Dieguito in two ways: their gathering activities predominated, with an emphasis upon shellfish and seed collecting, and they possessed a ground stone technology employing portable milling slabs. Early occupation in the San Diego area is most apparent along the coast and in major drainage systems extending inland. The coastal Archaic sites, characterized by cobble tools, basin milling stones, handstones, discoidals, a small number of Pinto and Elko series points, and flexed burials, represent the La Jolla complex. A shift from a mostly maritime subsistence focus to a land-based focus is seen in the transition from the Paleoindian period to the Archaic period (see Warren et al. [n.d.] for an excellent review).

In the inland area of northern San Diego County, True identified a number of Archaic period sites that appeared to exhibit an assemblage different from the coastal Archaic material (True 1958, 1980; True and Beemer 1982). These Pauma complex sites were typically located on small saddles and hills overlooking stream drainages and were characterized mainly by surface artifact scatters of basin and slab milling stones, handstones (rarely, discoidal and shaped), some scraper planes,

and debitage. Further analysis suggests that the Pauma complex is an inland counterpart of the coastal La Jolla complex (Gallegos 1987; True and Beemer 1982). Given that the distance between the two very different environments (coastal and inland) is only a few dozen kilometers and the sites appear to be contemporaneous, it seems likely that the different assemblages are seasonal manifestations of a typical single Archaic mobility strategy using both coastal and inland resources. Similar environmental variability exists in the Archaic in the Southwest and other regions, and all varying sites have been considered to be different aspects of the annual positioning strategies of the same hunter-gatherer groups (Bayham et al. 1986; Sayles and Antevs 1941, 1983).

In recent years, local archaeologists have questioned the traditional definition of the San Dieguito complex as consisting solely of flaked lithic tools and lacking milling technology. There is speculation that differences between artifact assemblages of “San Dieguito” and “La Jolla” sites reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987; Wade 1986). Gallegos (1987) has proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture. The differing site types can be “explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time” (Gallegos 1987:30).

The Late Prehistoric period in San Diego County, after around 2000 B.P., differs from the Archaic period in the occurrence of small, pressure flaked projectile points, the replacement of flexed inhumations with cremation, the introduction of ceramics and an emphasis on inland plant food collection, processing, and storage, especially with acorns. Inland semi-sedentary villages may have been established along major water courses, and montane areas were seasonally occupied to exploit acorns and piñon nuts, resulting in permanent milling stations on bedrock outcrops. Mortars for acorn processing increased in frequency relative to seed-grinding basins. However, recent research indicates that coastal environments of northern San Diego County continued to be heavily exploited and occupied throughout the Late Prehistoric period (Becker 2004; Byrd 2003; Byrd and Reddy 2002).

The Late Prehistoric period is represented in the northern part of San Diego County by the San Luis Rey complex (Meighan 1954; True et al. 1974) and by the Cuyamaca complex (True 1970) in the southern portion of the county. The San Luis Rey complex is the archaeological manifestation of the Shoshonean predecessors of the ethnohistoric Luiseño, and the Cuyamaca complex reflects the material culture of the Yuman ancestors of the Kumeyaay (also known as Diegueño).

The San Luis Rey Complex is divided into two phases. San Luis Rey I is a preceramic phase (True et al. 1974). The material culture of this phase includes small triangular pressure-flaked projectile points, manos, portable metates, *Olivella* spp. shell beads, drilled stone ornaments, mortars, and pestles. The San Luis Rey II phase differs only in the addition of ceramics and pictographs. Dates for the introduction of ceramics have not been satisfactorily documented, but is generally accepted as having occurred between about A.D. 800 and A.D. 1300 (see Griset 1996 for discussion). Evidence compiled by Griset (1996) indicated that the creation and/or diffusion of ceramic technology throughout San Diego was more complex than previously thought.

The Cuyamaca complex, according to True (1970), is similar to the San Luis Rey complex but is differentiated by having greater frequencies of side-notched points, flaked stone tools, ceramics, and milling stone implements, a wider range of ceramic forms, a steatite industry, and cremations placed in urns. Recent investigations in San Luis Rey complex sites, however, have suggested that milling stone implements in the two complexes are very similar and in similar frequencies. Gross et al. (1989) have suggested that these differences may not serve as indicators of cultural affiliation and some may also reflect differences in social organization. Differences in the frequencies of side-notched points have also been found to crosscut ethnic boundaries (Pigniolo 2004).

### **Native American Ethnohistory**

The following section is a short synopsis derived from various ethnographic and historic documents and publications. A more detailed overview of the Luiseño ethnohistory is presented in Ethnohistory and *Native American Consultation for the Proposed Gregory Canyon Landfill Project* (Baksh and Underwood 1998).

The Shoshonean inhabitants of northern San Diego County were called Luiseños by Franciscan friars who named the San Luis Rey River and established the San Luis Rey de Francia Mission in the heart of Luiseño territory. Their territory encompassed an area from roughly Agua Hedionda in the southwest, east to Lake Henshaw, north into western Riverside County, and west to the coast near San Juan Capistrano (Bean and Shipek 1978). In northern San Diego County, the southern boundary of the Luiseño extended in an east-northeasterly direction from Agua Hedionda Lagoon to the southern slopes of the Palomar Mountains above San Jose Valley. The Luiseño shared boundaries with the Gabrieliño to the northwest, the Cahuilla to the east, the Cupeño to the southeast, and the Kumeyaay (Ipai), to the south. All but the Kumeyaay are linguistically similar to the Luiseño, belonging to the Takic branch of Uto-Aztecan (Bean and Shipek 1978). The Yuman Kumeyaay have a different language but shared certain similarities in social structure and some northern Kumeyaay incorporated certain Luiseño religious practices.

The Luiseño were divided into autonomous lineages or kin groups. The lineage represented the basic political unit among many southern California Indians. According to Bean and Shipek (1978), each Luiseño lineage possessed one permanent base camp, or village, in the San Luis Rey Valley and another in the mountain region for the exploitation of acorns, although this mobility pattern may only apply to the ethnohistoric period. Nearly all resources of the environment were exploited by the Luiseño in a highly developed seasonal mobility system. Each lineage had exclusive hunting and gathering rights within its procurement range, and trespass was seriously punished (Bean and Shipek 1978).

Acorns were the most important single food source used by the Luiseño. Their villages were usually located near water, which was necessary for leaching acorn meal. Seeds from grasses, manzanita, sage, sunflowers, lemonadeberry, chia and other plants were also used, along with various wild greens and fruits. Deer, small game and birds were hunted, and fish and marine foods were eaten. Generally, women collected the plant resources and the men hunted, but there was no rigid sexual division of labor (Bean and Shipek 1978). Houses were arranged in the village without

apparent pattern. The houses in primary villages were conical structures covered with tule bundles, having excavated floors and central hearths. Houses constructed at the mountain camps generally lacked any excavation, probably due to their summer occupation. Other structures included sweathouses, ceremonial enclosures, ramadas and acorn granaries. Domestic implements included wooden utensils, baskets, and ceramic cooking and storage vessels.

Hunting implements consisted of bows and arrows, curved throwing sticks, nets, and snares. Shell and bone hooks as well as nets were used for fishing. Lithic resources of quartz, metavolcanics, and some cherts were available locally in some areas. Exotic materials, such as obsidian and steatite, were acquired through trade.

The traditional Luiseño religion is a complex and deeply philosophical belief system with powerful religious leaders, elaborate ceremonies, and a veil of secrecy (White 1963). Each ritual and ceremonial specialist maintained the knowledge of the full meaning of a ceremony in secrecy and passed on the knowledge to only one heir. The decimation of the population after European contact undoubtedly caused the loss of some religious specialists and brought about abbreviated versions of ceremonies (Winterrowd and Shipek 1986), many of which are still practiced today. Surviving ceremonies include initiation for cult candidates, installation of religious chiefs, funerals, and clothes burning (Bean and Shipek 1978).

Spanish explorers first encountered coastal Luiseño and Kumeyaay villages in 1769 with the establishment of Mission San Diego de Alcalá and later established Mission San Luis Rey in 1798, 4 mi. inland from the mouth of the river. The missions recruited the Native Americans to use as laborers and in order to convert them to Catholicism. The inland Luiseño groups were not heavily affected by Spanish influence until 1816, when an outpost (asistencia) of the mission was established 20 mi. further inland, at Pala (Sparkman 1908).

The Spanish explorer Grijalva recorded a series of ethnographic Luiseño villages or “rancherías” along the San Luis Rey River in 1795 (White 1963:Figure 1). Some of these villages, such as Pauma (Pauma), may have represented semipermanent residences. An additional village, Tomka’, was described by informants as a “way station for the people of Pauma during their periodic visits to the ocean for clams, fish, and other marine life. Supporting this last point is the fact that the site contains a much higher percentage of crustacean shell (presumably dropped or discarded on the homeward trip) than does Pauma itself” (White 1963:123). Pachito, a “captain” or “chief” of Pauma, also claimed that Tomka’ was “Pauma’s only good source of arrow stone” (White 1963:123). True et al. (1991:40) suggest that the ethnographic village of Tomka’ (Tom-Kav) is represented in the archaeological record by the Pankey Site (SDI-682). However, they argue that Pachito’s information, while important, is probably the result of a misunderstanding, “and suggest that there is little basis for a direct Pauma affiliation. Likewise, there is nothing in the local geology that suggests a source of stone in the vicinity of Tom-Kav suitable for flaking” (True et al. 1991:40).

Estimates of Luiseño population at the time of contact range from 5,000 to as many as 10,000 individuals. Missionization, along with the introduction of European diseases, greatly reduced the Luiseño population. Most villagers, however, continued to maintain many of their aboriginal

customs and simply adopted the agricultural and animal husbandry practices learned from Spaniards. Aboriginal Kumeyaay population was similar or probably somewhat higher.

In the early 1820s, California came under the rule of independent Mexico, and in 1834 the missions were secularized, resulting in Indian uprisings against the Mexican rancheros. Many of the Kumeyaay and Luiseños left the missions and ranchos and returned to their original village settlements (Cuero 1970).

When California became a U.S. state in 1850, the Luiseño and Kumeyaay experienced even harsher treatment. Conflicts between Indians and encroaching Anglos ultimately led to the establishment of reservations for some villages. Other Mission groups were displaced from their homes, moving to nearby towns or ranches. The reservation system interrupted the social organization and settlement patterns, yet many aspects of the original culture still persist today. Certain rituals and religious practices are maintained and traditional games, songs and dances continue as well as the use of foods such as acorns, yucca, and wild game.

## **Euro-American History**

### **Historic Period Overview (based on Van Wormer 1998)**

Located in the upper San Luis Rey River Valley, the Meadowood property lies approximately 3 mi. west of the historic mission settlement of Pala. Pala was founded in 1810 as an *asistencia*, or outpost, of Mission San Luis Rey (Pourade 1961:122).

The Meadowood property was part of the Mexican land-grant of Rancho Monserrate<sup>1</sup>. Monserrate consisted of 13,322 acres granted to Don Ysidro María Alvarado by Governor Pío Pico in 1846 (Rush 1965:86). Don Ysidro built a small adobe ranch house on the north side of the San Luis Rey River, in the vicinity of the southeastern corner of the Meadowood property. When Don Ysidro and his wife died of smallpox in an epidemic in 1863, their son Tomás inherited the property and built a ranch house on the south side of the river. Don Tomás and his wife María Ignacia Moreno also built an adobe chapel close to the ranch house (Pourade 1969). During Don Ysidro's life the rancho was not very successful. In 1860, Don Ysidro's land was appraised at \$3,000 and his personal property was valued at \$7,000, including 180 steers, 20 cows, 100 sheep, and 50 horses. A few years after he inherited the estate, however, Don Tomás had increased the rancho's herds to 3,000 cattle, 13,000 sheep, and 300 horses (Pourade 1969:100).

From the late 1870s through the 1920s, the study area was part of a rural farming community centered around Monserrate School. These kinds of settlements were the most prevalent type of community in San Diego County during that period. Development of the San Luis Rey River Valley during the late nineteenth century was typical of most nonurbanized portions of San Diego County on the west side of the Peninsular Ranges. The valley became the location of a farming

---

<sup>1</sup>The name of the rancho has been spelled both Monserrate and Monserate over the years. *Monserrate* has been used throughout this report for consistency. Direct quotes may contain the alternative spelling.

settlement tied together through geographical boundaries, a common schoolhouse, country store, and post office. 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.

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 mi. (Kiefer 1972). Between 1870 and 1890, numerous farming communities became firmly established in San Diego (Van Wormer 1986a, 1986b).

A pioneer farmer has been defined as any agricultural producer who established himself or herself 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 unsettled the less desirable mesa tops such as Otay and Linda Vista as well as the marginal mountain valleys east of El Cajon and Escondido (Van Wormer 1986a, 1986b). Farmers settled in rural school district communities that constituted the major type of social network developed by pioneer agriculturists during the nineteenth century. These communities were made up of an aggregate of people who lived within well-defined geographic boundaries 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). They were stable communities where "... men and women put down their roots, invested their money, and their lives ..." (Fuller 1981). The early twentieth century saw a decline in the number of farms in San Diego County's mountainous back country (Van Wormer 1986b).

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 bottom lands. The year 1882 saw the introduction of these strategies 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, and 102,013 orange trees, in addition to peach, quince, fig, plum, cherry, and apricot trees. 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 on the 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 wood 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 consisted of barns, granaries, other storage areas, shops, and spring houses. Also present were livestock pens, gardens, cow lots, cisterns, wells, and privies (Van Wormer 1986a, 1986b).

During the 1860s and 1870s, a small group of settlers gradually moved into the San Luis Rey River Valley, acquired government land through homesteading or purchase, established farmsteads, and over the years increased their personal wealth. Attracted to California as a result of promotional publicity, prospective farmers found virgin agricultural lands on which they could establish farming communities in Mission, Otay, San Dieguito, San Pasqual, Tijuana, Sweetwater, El Cajon, Jamacha, Santa Margarita, San Luis Rey, and other well watered river valleys in the county. Settlement of the agricultural hinterland was critical to the success of the infant city of San Diego. Farmers were desperately needed to feed the expanding urban population and provide markets for local businesses (Van Wormer 1986a:33, 1986b).

The early residents of the study area were members of the larger rural settlement of farmsteads centered around Monserrate School. Rural school district communities formed as pioneer farmers living within well-defined geographic boundaries shared common goals and worked together to solve mutual problems. Another example of community cooperation at Monserrate was reported in 1884 when the San Diego Union (4/20/1884) noted that “Dal Higgins and some others are selecting a new road to run from Pala through Smith’s, Buck Higgin’s, and Wright’s Place to the Monserrate neighborhood. Monserrate is at present isolated.”

One of the main forces that bonded neighboring pioneer farmers into formal community relationships was establishment of a school district. Construction of a new school produced a catalyst for community interaction and development (Fuller 1981; Van Wormer 1986a, 1986b). The Monserrate district was established by the early 1870s (Enterprise 1985). Farmers came together to labor and donate their time, land, and money to build a schoolhouse. Children of different farming families attended the school and developed friendships. Parents served together on the school board and as School Census Marshals. Activities to build, maintain, and support the school created a need for neighbors to work together for the community’s benefit. In addition, the school was often the only public building available for use by the community and provided a location for gatherings, socials, church services, and holiday celebrations (Fuller 1981).

Farmers in the San Luis Rey River Valley found various ways to support themselves. One of the more important was beekeeping. As indicated on tax records previously presented, almost all pioneer farmers in the Monserrate district kept bees. During the late nineteenth century, San Diego County gained prominence as a honey producing region, and apiaries became an important cash producing element of many family farms. Commercial bee culture in San Diego County began in 1871 when the firm of Harbison and Clark imported 100 stands from the Sacramento area where there were large apiaries. So successful were their endeavors and their promotion of bee culture that by 1878 San Diego County had more than 20,000 stands of bees and the export of honey exceeded two million pounds. By 1880, beekeepers in the region numbered 331 and produced the largest amount of honey of any county in the state (San Diego Union 11-21-1880). Beeswax was also an important product of the apiaries. The newspaper noted in 1895 that: “The supply of beeswax has never been equal to the demand, nor would it be it were ten times as much produced

---

. . . “ (San Diego Union 3-31-1895). At Monserrate, farmers often sold the product of their apiaries to local storekeeper Simon Goldbaum, who would exchange honey for merchandise. In the 1870s, he reportedly sold thousands of pounds of local honey to San Diego merchants (Enterprise 1985).

In addition to keeping bees, Monserrate agriculturists raised livestock and cultivated a number of diverse crops. Water taken from the San Luis Rey River in small ditches irrigated farmstead fields (San Diego Union 9-9-1874, 3:2). The area was known for a variety of agricultural products. In 1881 the San Diego Union noted that in the San Luis Rey Valley “the grain generally is strong and full headed but not very tall” (San Diego Union 4-22-1881, 4:2). A reporter in 1886 noted that farmsteads in the valley below Pala grew “corn, pumpkins, alfalfa, sweet potatoes and truck products in abundance. . . . The people of this and adjoining districts are mostly well to do and are composed of the better class of enterprising go-ahead Americans” (San Diego Union 11-11-1886, 3:3-4). Three years later an observer commented that farmers in the upper San Luis Rey Valley engaged in stock raising, while their chief crops consisted of cereals including corn, barley, wheat, and alfalfa, as well as truck produce including potatoes, sweet potatoes, onions, and watermelon (San Diego Union 9-7-1889, 2:1). By the 1890s a creamery had been established near San Luis Rey Mission and many farmers were beginning to raise dairy cattle and hogs (San Diego Union 1-1-1896, 19:1-2).

## History of the Pankey Ranch

### The McComber Ranch 1885-1895

Over the years, Rancho Monserrate was subdivided many times, and as the acreage decreased, general farming, including dairy farming, citrus farming and flower growing, was practiced. In January 1885, Freeman McComber purchased 2,000 acres in the eastern portion of Rancho Monserrate, including the Pankey property (Deed Book 48: 326; Plat Books 1895, 1896; Harris 1896). McComber, a prominent land developer, was the founder of Murrieta, a president of the Temecula Land and Water Company and superintendent of the Paula Land and Water Company (San Diego Union 3/11/1890: 8,2). When he purchased the Monserrate land he agreed to pay off debt owed on the land by Tomás Alvarado and his wife (San Diego Union 10-23-1885, 3:1). There appears to have been a dispute regarding the title of the land that took some time to settle. In 1887, the San Diego Union recorded that, “F. McComber and H. H. Gurd (sic), of Santa Barbara have entered suit against Tomas Alvarado and wife Lugardo A. Palomares, etc., the heirs of Ysidro Alvarado, deceased to quiet title to 6,591 acres of land lying in the Rancho Monserrate, on the San Luis Rey river. Tomas Alvarado was appointed executor of the will of Ysidro Alvarado, and through his carelessness in settling up the estate, a cloud was left upon the tile of the plaintiff’s lands” (San Diego Union 10-6-1887, 3:5). Freeman McComber died in Santa Barbara in March 1890, and his two sons, George and Charles, inherited his Monserrate property (San Diego Union 3-11-1890, 8:2).

The suit regarding title to the Monserrate land was finally settled, and in a decree of distribution, dated July 8, 1891, the former Rancho Monserrate lands were divided between the heirs of Freeman McComber, María Ygnacio Alvarado and H. H. Gird (Deed Book 185:328-335). Three years later, however, the People’s Home Savings Bank brought a foreclosure suit against the McComber estate: “Judgment was rendered for the plaintiff in the big foreclosure suit of the People’s Home Savings bank vs. C.L. McComber, administrator of the estate of Freeman McComber. The action was brought to recover \$30,000 loaned to the defendants by the plaintiff and to secure the payment of which mortgage was given on 2,872 ½ acres of the Monserrate Ranch. The judgment amounts to \$39,428.50, and the sheriff is directed to foreclose on the property” (San Diego Union 3-1-1894, 5:3).

McComber continued to work the ranch, and in March 1895 the *San Diego Union* reported that, “C.L. McComber has appropriated 500 inches of water flowing in the San Luis Rey River at a point about 25 feet below where the river crosses the eastern line of Tract A of the Monserrate Ranch” (San Diego Union 3-27-1895. 5:1).

In July 1895, McComber’s lands were sold in foreclosure to James E. Wadham and immediately transferred to S. A. Garrettson (Deed Book 238:288). It was reported that the purchase price was about \$40,000, part cash and the balance eastern property, and that the new owners planned to develop water and plant alfalfa extensively. Charles L. McComber, Freeman McComber’s son, was retained as manager (San Diego Union 3/14/1895:5,1). In August of the same year, Charles McComber purchased the ranch back from Garrettson for \$25,000 (Deed Book 243:55; San Diego Union 8-11-1895, 5:1).

---

Dr. G. W. Robinson 1898-1903

In 1895, the Monserrate Syndicate, with owners Arthur Granville Bradley, Edward Gordon, Henry William Thomas, and Hamlet Stanley Philpot, began to purchase former Rancho Monserrate lands. The syndicate later changed its name to Monserrate Ranch Limited (San Diego Union 1-22-1896:5:1). In 1898, the McComber brothers won a suit against the estate of Ysidro Alvarado regarding the title to their lands: "Judgment was rendered in favor of the plaintiff yesterday in the case of Charles L. McComber and George W. McComber vs. W. R. Rogers, administrator of the estate of Ysidro Alvarado, et al. Plaintiffs were declared to be owners of 2,000 acres of Tract A and all of Tract C, of the Monserrate Ranch" (San Diego Union 8-16-1898, 5:1). The McComber brothers then sold part of Tract A and all of Tract C in addition to other parcels to George W. Robinson (Deed Book 272:282; San Diego Union 8-28-1898, 5:1).

One of the most important deals in country property that has been made for some time in S. California was the purchase a few days ago of the Monserrate Ranch in this county by Dr. G. W. Robinson for the sum of \$85,000. This price included \$12,000 worth of personal property in the way of cattle, horses, hogs etc.; \$35,000 worth of clear New York property being also turned in on the deal. The ranch is located on the San Luis Rey river and contains about 2,500 acres of land. It is considered one of the finest dairy ranches in Southern California adapted to alfalfa, the balance being fine fruit and grain land. Dr. Robinson is going ahead stocking up the ranch and making improvements and without doubt in another year will have a ranch equal for beauty and profit to any place in Southern California. The property formerly belonged to McComber Bros (San Diego Union 9-24-1898, 5:3).

While Robinson held the land, the federal government considered it as a potential site for a reservation for the Warner's Ranch Cupeño Indians. Plans for the reservation were stymied by local land owners and the reservation was eventually located at Pala, 3 mi. to the east.

In 1903, Robinson sold the ranch to Percy Johnson and Victor Magee, successful ranchers from Fallbrook.

Deed of conveyance of Tract A of Rancho Monserrate from George W. Robinson to Percy A. Johnson was filed, the consideration being \$50,000. This fine tract of land was looked at very favorably by the government for the site for the reservation for the Warner's Ranch Indians. The price then placed on the property was \$70,000 (San Diego Union 3-29-1903, 2:5).

That tract of the old Monserrate Ranch, which has been known as the McComber Ranch, has been sold by the Monserrate Cattle Co. to Percy Johnson and Victor M. Magee, Fallbrook's big ranchers. This tract of land lies in the San Luis Rey valley, on the north side of the river. It is several miles below the new Pala reservation, and it was at one time about to be purchased by the government as a home for the Warner Indians. The price to be paid was \$70,000, and the protest that followed the announcement of this contemplated purchase was the cause of the appointment

of the commission, which afterward located the Indians on the Pala lands. The McComber Ranch has never been a revenue producer for any of its owners, but the feeling here is that it has never been properly managed. In the hands of Johnson & Magee, however, the ranch will probably prove a good investment. Mr. Magee is now tearing up a lot of the bottom land for corn planting (San Diego Union 3-30-1903, 5:2).

### The Henshaw Water Development 1906-1913 and Culver Ranch 1913-1932

The former Rancho Monserrate lands, being adjacent to the San Luis Rey River, had riparian water rights, which were to become important to the development of the Henshaw Water Development project, proposed by William H. Henshaw and Ed Fletcher. As Ed Fletcher describes in his memoirs, the water rights to the San Luis Rey River were essential to the project:

“I was also informed that on the advice of O’Melveney & Milliken, the attorneys for the Pacific Light and Power Company, it would be necessary to acquire all the lands or riparian rights of the San Luis Rey River below Warner Ranch to the ocean, a distance of over fifty miles, as that was California law when it came to impounding water and its diversion from one watershed to another” (Fletcher 1952:103).

In 1906, Fletcher commenced buying water diversion rights along the San Luis Rey River, including in Rancho Monserrate, “Salmons (a shopkeeper from Pala) and I had purchased practically all the ranches for thirty miles from Henshaw Dam to and including the Monserrate Ranch down the San Luis Rey” (Fletcher 1952:107).

In January 1906, the Johnson property was transferred to Charles Foreman from Ed Fletcher who had agreed to buy it from Johnson (Deed Book 506:96). This transfer included water rights and a pumping plant on the Johnson and Magee Ranch and was part of the Henshaw Water Development project. Foreman also purchased lands and water rights in the former Rancho Monserrate from Mary Fenton (Deed Book 431: 122). Foreman then transferred all of his properties, without water rights, to Charles Culver in October 1913 (Deed Book 613:396). Charles Culver was declared by consent decree the owner of land in the eastern half of Tract A, the western half of Tract A and portions of Sections 22 and 23, Sections, 6, 12 and 13 in October 1918 (Deed Book 766:11). Culver sold his lands to the Huntington Land and Development Company on December 9, 1929.

### Rancho San Luis Rey 1932-1942

On January 15, 1932 Charles E. Cooper purchased the 3,000-acre property owned by Huntington Land and Improvement with the intention of creating a stock ranch to breed race horses. He called his ranch Rancho San Luis Rey. Charles E. Cooper was a real estate developer and builder based in Los Angeles. He was born circa 1881 in West Virginia where his father worked in the coal mines. The family moved in 1887 to Holton, Kansas, where his father purchased a ranch of 160 acres. Charles ran away from home at the age of 14, and eventually settled in San Francisco,

where he founded the West Coast Engraving Company at the age of 20. He subsequently worked in real estate and building trades in Los Angeles from 1902 to 1918. In 1918, he moved to Texas, where he became involved in oil exploration. From 1918 to 1923, he was head of the Cooper-Henderson Oil Company Consolidated of Breckinridge, Texas. He returned to Los Angeles in 1923. He was a key figure in the development of Wilshire Boulevard's Miracle Mile in Los Angeles between 1923 and 1926. By 1925, Cooper was interested in opening a thoroughbred breeding farm, a childhood dream of his. He investigated a 12,000-acre ranch in Perris Valley, Riverside, but at that time there was little incentive for investing in thoroughbred horses, as horse racing was illegal in California. In 1930, Cooper and his new wife Amie began the search for a suitable ranch, and they finally selected the 5,000-acre San Luis Rey property. They sold their Beverly Hills home and moved to the ranch (Cooper n.d.).

When they purchased the ranch it was well improved and was operated as a truck gardening farm. There were more than 1,000 acres irrigated by four electric pumping plants. The ranch included several buildings: "Modern buildings had been erected, consisting of one large nine-room, two-story dwelling, one six-room master's home, one six-room foreman's bungalow, and several other small cottages for the ranch help: also two very large barns, corrals etc., and the ranch was completely equipped with farming machinery, tractors etc., and fourteen head of work mules" (Cooper n.d.: 135).

Cooper immediately set about investing large sums of money in developing Rancho San Luis Rey, and within less than a year the stock ranch was fully developed. The new development received extensive coverage in the newspapers at the time, with a full-page spread in the local section of the San Diego Union, complete with photographs of the facilities and horses.

#### San Luis Rey Development of Big Tract is Extensive

##### Cooper Brothers Invest Huge Sum in Mounts, Breeding, Corals, Tracks, Quarters for Trainers and Riders

As Don Ysidro Maria Alvarado rode the cattle trails of his Rancho Monserrate a century ago, did he dream and ponder of years to come and wonder what changes time and the Americano would bring to his broad expanse of acres in this beautiful valley?

If we could only bring the old Don back to life from his resting place down by the Mission to look over his favorite acres as he did in days gone by his heart would thrill at the changes time has wrought. Mexican cattle, brown hills and dry feed, water holes sometimes wet, sometimes dry, have given way to thoroughbred horses, acres of grain, alfalfa hay, irrigated pasture and modern pumping equipment.

The evolution from cattle to horses has been a slow one. There have been several owners of the grant since the Don Alvarado died. Dry farming, sheep raising and vegetable gardening have had their day. Now, even the name of the old place has been changed...

Two brothers, C. E. Cooper and R. E. Cooper as manager, had visions of such development and are responsible for it. The Coopers are pioneers as was the original owner of the vast grant. They started by pioneering the discovery well of the Breckenridge oil field in Texas. Indications are that they did a good job, for in less than a year after purchasing the Rancho San Luis Rey, C. E. Cooper estimated that between the ranch, horses, pipe lines, fences and other equipment they have spent about \$750,000.

An impressive list of stallions and mares already calls this ranch home - Easter Bells, by Black Tony of Mission Bells, leads the list of famous sires. His two-year-old stands sixth in a list of 285 American sires in the number of races won up to Nov. 12. Other great stallions to be seen at the rancho are Bon Homme, by Sweep and Bistouri by Tracery. Bistouri is the sire of Loversall.

Loversall, winner of the Agua Caliente Futurity and holder of the track record there, is a boarder guest. She is owned by the Meadowbrook stables. Peggy Martin, by Martinet; Overshot by Warshot; Napa Girl by Solitaire 2nd and many other well-known mares can be seen in the pastures. In all there are about 100 stallions, mares, colts and fillies on the ranch.

Development has been progressing swiftly. Two half-mile tracks, each with a two-eighth chute, have been constructed. One is for exercise and the other for training. The exercise track has been built up from a mixture of 75 percent soil and peat, and 25 percent sand. The training track is 70 feet wide with well-backed turns and is composed of fine loam and silt.

Where cattle used to range unobstructed, eight miles of board fence has been constructed. This surrounds the paddock, pasture, and tracks. The San Luis Rey river which bisects the ranch, yields 1000 inches of water for domestic irrigation and stable purposes. More than 10 miles of steel and concrete pipeline have been laid to convert the water from seven electrically-driven wells in the river bottom.

Nearly 3,000 acres is farmed to oat, grain and alfalfa hay. Of this, about 400 acres is in alfalfa which yields about 3000 tons annually. Milling facilities have been installed to process the grains produced on the ranch.

Last year, when the new owners took possession of the ranch, there were two antiquated barns that served all purposes. Today as old Don Ysidro drops in for his call, he will chuckle appreciatively over a new concrete and steel grainery.

A stud barn with four circular corrals for breeding purposes has been constructed. Up near the training track stands the box-stall barn. It is of cement and wood construction and now houses many of the well known horses of today's tracks. Some of the inhabitants are boarders, but the majority look proudly around as if to say, "This is my home and I am proud of it." Quarters for riders, trainers and other employees are provided as well as quarters for visiting horse-men.

The Rancho San Luis Rey bustles with activity. There is hardly an acre of the 4360 that does not show the touch of human hand. Modern farming equipment is preparing the rolling hillsides for crops of grain and hays. A bailer is busy in one of the alfalfa fields.

Workmen are rapidly completing a board fence around another field to make room for new arrivals. A trainer passes, astride an old-time buckskin cowpony, leading a beautiful thoroughbred filly that soon may be a heavy odds favorite on the track. The gong announces the lunch hour. The owners, the Don, the trainers, the riders, and the workmen sit down at the common board and talk of things horsey - Thoroughbred horsey.

Don Ysidro Maria Alvarados' dreams of yesteryear have passed far beyond his wildest imagination. Happy and satisfied with changes time has wrought he motors down to his resting place at the Old Mission. (San Diego Union 12-4-1932, II:1,8)

An aerial photograph that accompanies the article shows the complex of farm buildings, stables, paddocks, and race tracks of Cooper's Rancho San Luis Rey (Figure 3) (Spence 1932). This photo is a testament to the zeal with which Charles Cooper established his ranch, and the investment he was willing to make in it. The many new buildings, stables, barns, corrals, paddocks, and racing tracks described in the article can be seen clearly, the whole property enclosed by miles of new white fencing. Several of the buildings evaluated by this study are present in the 1932 photo: the Pankey Ranch house and garage (Buildings 4 and 5) and the bunkhouse (Building 3) are clearly visible, as is the cook house, the refrigeration room of which is still standing (Building 14). Not visible but present is the garage (Building 1), likely hidden in trees. The ranch facilities extend into what is now an adjacent property, the Pappas property. Here, several other buildings, including a bungalow, two large training stables, and miscellaneous buildings are visible. As Cooper believed that the thoroughbreds should be kept at a distance from activity, it is likely that the horses were stabled in this area (Cooper n.d.:136).



Figure 3. 1932 aerial photograph of Rancho San Luis Rey (UCLA Department of Geography, Aerial Photo Archive.)

Cooper's memoirs describe in detail the many improvements he had installed on the ranch, the first of which were to the infrastructure. A series of wide roads was graded and surfaced with decomposing granite, and Cooper had 8 mi. of telephone line built connecting the ranch to the nearest town. Every building, including barns and stables, was provided with a phone line and each was connected to Cooper's office. The existing big barns were converted into training barns, but Cooper had new stables built for the horses. The new stables were located to the west of the Pankey property. These included a stallion barn with four stalls, a visiting room, quarters for the studmaster and adjoining paddocks. A broodmare barn was also constructed with 11 stalls on each side of a central aisle with a trussed roof. This also contained quarters for the keeper. A foaling barn contained four stalls. A circular breeding pen, 50 ft. in diameter was constructed 1,000 ft. away from the brood mare barn. A bug-proof granary with a capacity of 300 tons of grain and a grinding mill with a steam boiler for cooking grain were also constructed. A regulation training barn with two stalls was constructed adjacent to the half-mile training track. To the east of these buildings was a seven-furlong racetrack with a  $\frac{1}{8}$  mi. chute with an electric starting gate (Cooper n.d.:135-140) (Figure 4).



Figure 4. Racing track at Rancho San Luis Rey in 1930s (Courtesy of William Pankey).

On the Pankey property, two pre-existing barns were converted into training barns, with room left for storage of hay and feed. The existing nine-room residence was converted into a cook house with quarters for the kitchen help. Interestingly, Cooper mentions in his memoirs that “a locomotive bell was installed on the roof of the big concrete refrigeration house which was part

of the kitchen, which could be heard all over the ranch” (Cooper n.d.:140). Only the refrigeration room of this building still exists (Building 14), with its attachment for the bell. Cooper also mentions that view windows were installed in the ranch bungalow to provide good views of the race tracks. This addition to the Pankey residence (Building 4) is clearly visible today. A second training track was located on the Pankey property.

Rancho San Luis Rey developed into a highly successful stock ranch, producing a number of stakes winners over the years. When Cooper first bought the ranch, horse racing was illegal in California as a result of the Walker-Otis Anti-Racetrack Gambling Bill, which was passed in 1909. Cooper was instrumental in getting horse racing legalized in the State. He “began a systematic campaign throughout the state to enliven new interest in the sport, and soon had the cooperation of many influential persons in his endeavor” (Cooper n.d.:151). In doing, so he intended to create a good market for his horses. The first bill passed the legislature but was vetoed by the governor. Cooper traveled to Sacramento in an attempt to persuade the Governor to sign the bill, but to no avail. Subsequently, a bill was placed on the ballot to establish a pari-mutuel system of wagering. Under this system, the race track would receive 8 percent and the State would receive 4 percent of the total wagering. The State’s share was to go into a special fund to be distributed to the State Colleges and County Fairs. The voters voted for the bill by a majority of more than two to one. With the passing of the Woolwine-Moloney Bill in 1933, racing returned in full force to California.

The first meeting under the new legislation was the San Joaquin County Fair in Stockton in 1933. Santa Anita opened in December 1934, and on January 27, 1937, the California Horse Racing Board granted the Del Mar Turf Club a license for a 25-day meeting to be held at a new racetrack on the grounds of the 22<sup>nd</sup> District Agricultural Association Fairgrounds. Del Mar opened its gates on July 3, 1937, with Bing Crosby, one of the track founders, on hand to greet customers. California horse racing quickly became a booming industry. In 1938, Seabiscuit put Del Mar on the map with his exciting win over Ligaroti in a special match race (Hovdey 1987). The Hollywood elite was actively involved in horse racing in California, and Del Mar became a playground for the stars. In the late 1930s and early 1940s, stars such as Dorothy Lamour, W. C. Fields, Ava Gardner, Red Skelton, Pat O’Brien, and Bing Crosby were frequent attendees at the summer meetings. Many of the stars owned race horses themselves. Clark Gable was photographed visiting Rancho San Luis Rey in the late 1930s (Figure 5).

Charles Cooper was active in all aspects of thoroughbred breeding in the State. He was a director of the California Breeders Association, and a member of the California Horse Racing Commission (Cooper n.d.). While Cooper believed that California had the ideal climate for breeding thoroughbreds, he soon discovered that breeders in California were somewhat isolated and at a disadvantage over those to the east of the Rockies. He lobbied for subsidies for California breeders, and he was instrumental in passing a bill that all racing associations would have to reserve one race each race day exclusively for California-bred horses.



Figure 5. Clark Gable visiting Rancho San Luis Rey. His female companion is not identified (Courtesy of William Pankey). With the boom in the racing industry, Rancho San Luis Rey became firmly established as a leading thoroughbred farm. According to Charles Cooper's memoirs, Rancho San Luis Rey was named "The Valley of the Thoroughbred" by *Country Life* and later called the "Cradle of Champions" (Cooper n.d.:139).

Cooper's success with Rancho San Luis Rey was not without its obstacles. In 1937, he was sued by client Mark Cox III who had boarded horses at the Cooper Ranch. Cox's horses became ill while at the ranch, and Cox sued for damages. Cooper countersued, alleging that Cox had boarded the horses with him, knowing that they suffered from distemper, and that they had infected his horses. Articles describing the suit provide an insight into the scale of the facilities at Rancho San Luis Rey:

Mark T. Cox III, horseman who recently sued Charles E. Cooper, owner of San Luis Rey, near Bonsall, for declaratory relief, asking that his rights under an agreement for boarding horses at the ranch be determined, yesterday was defendant in a \$5000,000 counter suit brought by Cooper.

The ranch owner alleged that when Cox contracted with him last January to board four stallions, 100 brood mares, 30 yearlings, and 45 colts, Cox knew and

concealed from him that the animals were suffering from an aggravated and malignant form of distemper.

Soon after arrival of the Cox horses from Cheyenne, Wyoming, Cooper alleged, the infection began to spread to other horses boarded at the ranch. Now, he alleges, more than 100 horses have become infected, six of his own have died, and three owned by others have died and on June 11, two days after Cox brought his original suit, the ranch was quarantined by the county health department.

Cooper asks \$400,000 actual damages and \$100,000 punitive damages for loss of his horses, expense of treating ailing animals, and because the ranch has become, he alleges, so infected that it cannot be used for boarding purposes until the disease has run its course (San Diego Union 7/10/1937, 1:6).

The judgment in the case was not reported in the local papers, and it is unknown if Cooper was awarded damages.

Cooper was not put out of business by the lawsuit, as Rancho San Luis Rey continued to operate into the early 1940s. With the entry of the U.S. into World War II, however, horse racing was put on hold for the duration of the war. The Del Mar Fairgrounds was used as a training grounds for U.S. Marines, and then as a manufacturing site for parts to B-17 bombers. With no outlet for his thoroughbreds, Cooper's ranch began to lose money and he was forced to sell in 1943.

Big Ranch Sold to L.A. Man  
Fallbrook, March 21 (Special)

Rancho San Luis Rey, one of the west's largest thoroughbred breeding farms, acquired by Fred T. Glick of Los Angeles, from Charles E. Cooper, will be utilized by its new owner for livestock and agricultural purposes.

Only a few of the thoroughbreds on the 5000-acre ranch were sold by Cooper to Glick, and they will be used for riding. Mrs Glick said the land will be used for agricultural purposes, and that livestock, including hogs and cattle, would be raised.

Cooper, a member of the state racing board, had many stakes winners from the rancho. Bon Fume was one of the best known thoroughbreds to represent Cooper on the turf.

When racing was curtailed after the start of the war, Cooper cut down the size of his stock. The stallions, yearlings, brood mares and weanlings which Cooper retained in the rancho deal will be dispersed at public auction.

Terms of the transaction were not announced. (San Diego Union 3/22/1943:6,3)

---

Following the sale of the ranch, Cooper and his wife Amie moved back to Beverly Hills to live.

Glick did not hold onto the land for very long, selling off 4,200 acres to brothers Robert and Edgar Pankey in 1946. In 1950, Vern K. Wilt purchased approximately 2,500 acres from the Pankey brothers for the construction of the suburban development called Pala Mesa. Edgar Pankey moved to Tustin with his wife Libby, but maintained a weekend home on 325 acres known as Pankey Pastures into the 1960s. Richard Pankey operated a highly successful diversified ranch on his acreage (Rush 1965:9; San Diego Union Tribune 6-16-1968, G-1).

## **Previous Cultural Resources Studies**

At least 16 cultural resources studies have been conducted within a 1 mi. radius of the Meadowood Property Project. Three of the studies overlapped portions of the current project area (RECON 1982; Rosenthal et al. 1987; WESTEC 1980). Two studies included archaeological survey of the western edge of the Meadowood Project (RECON 1982; WESTEC 1980). Rosenthal et al. (1987) conducted an archaeological survey of Rosemary's Mountain for proposed rock mining operations. The northern portion of the Rosenthal et al. (1987) survey intersected a portion of the Meadowood Property Project area at the northern base of Rosemary's Mountain. One isolated find, a Tizon Brown Ware pottery sherd, was identified on the southwestern edge of the mountain during the survey (Rosenthal et al. 1987). The isolate is recorded approximately 100 m east of the Meadowood project area. None of the studies identified cultural resources within the present project area. The results of a records search conducted at the South Coastal Information Center (SCIC) are presented in Appendix A.

The SCIC records search revealed a total of 12 hunter-gatherer archaeological sites and one historic period archaeological site within a 1 mi. radius of the project area (Table 1). The lone historic period archaeological site is the Higgens Family Cemetery recorded on a ridge above the San Luis Rey River floodplain approximately 1 mi. east of the project area. The majority of the archaeological resources in the project vicinity consisted of bedrock milling sites recorded at the base of mountains along the San Luis Rey River. Cultural remains at these sites typically consisted of bedrock mortars and slicks, Tizon Brown Ware ceramics, ground stone implements, flaked stone tools and debitage, fire-affected rock (FAR), vertebrate and invertebrate faunal remains, and midden soils. Based on the artifact assemblage, these sites probably date to either the San Luis Rey I or San Luis Rey II period. Three typical bedrock milling sites (SDI-10,861, SDI-8871, and SDI-773) are recorded at the toe of Monserrate Mountain within approximately 600 m of the project area. Pictographs were also recorded at two of the sites (SDI-314 and SDI-14,609). The pictographs of SDI-314 are recorded at the base of Rosemary's Mountain, approximately 300 m east of the project area. The pictographs at SDI-314 and the bedrock milling site SDI-10,861 may have been associated with the Pankey Site (SDI-682).

The Pankey Site is recorded within the southernmost portion of the project area on the east side of an existing ranch road. The original maps of the site indicate an approximate boundary extending west of the ranch road, although no cultural materials were recorded west of the road. A handwritten note dated June 1981 on a USGS topographic map attached to a site update form

## 2. Setting

for SDI-682 states that the “site probably extends further to the north and west” (Crotteau 1981). This site is a significant resource under the County of San Diego’s Resource Protection Ordinance (RPO) based on the presence of both pictographs and burials. The site also appears to be eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. A summary of the history of research at the Pankey Site is given below.

Table 1. Recorded Archaeological Sites within a One Mile Radius of the Project Area

Resource # CA-SDI-	Description	NRHP Status
314	Pictographs	Indeterminate
682 (Pankey Site)	Large Habitation Site, Ethnographic Village	Eligible
683	Bedrock Milling and Artifact Scatter	Indeterminate
684	Bedrock Milling and Artifact Scatter	Indeterminate
744/12584	Bedrock Milling and Artifact Scatter	Not Evaluated
773	Bedrock Milling	Indeterminate
8871	Bedrock Milling and Artifact Scatter	No Determination
9854	Bedrock Milling and Artifact Scatter	Indeterminate
10861	Bedrock Milling and Artifact Scatter	Indeterminate
12585	Bedrock Milling and Artifact Scatter	Not Evaluated
14585	Bedrock Milling and Artifact Scatter	Indeterminate
14607	Historic Cemetery	Indeterminate
14609	Bedrock Milling and Pictographs	Not Evaluated

### The Pankey Site (CA-SDI-682)

Site SDI-682, known in the archaeological literature as the Pankey Site and also as the ethnographic Luiseño village of Tom-Kav, was recorded by D. L. True in 1947 during his survey of the San Luis Rey River drainage. In 1958 and 1959, a portion of the site was excavated to conduct research on the San Luis Rey complex (True 1966:71). The portion of the site recorded by True is located immediately to the east of the Pankey property and outside the boundaries of the project (see Figure 3). Additional excavations were accomplished by True in the early 1960s, and by the property owner in the mid-1960s. A human burial was found in Test Pit 3 at approximately 60 in. (150 cm) below the surface (True and Pankey 1985:242).

True identified two cultural components during his excavation: an early Pauma complex deposit, and a later San Luis Rey II complex deposit. He classified all of the work done in 1958 and 1959 as San Luis Rey II, as well as the upper 24 in. (60 cm) of the test units excavated in 1960 (True 1966:71). Later, True reconsidered the chronology of the Pankey Site, and noted that several loci of the site contain a “full range of San Luis Rey I and San Luis Rey II activities” (True 1993:20).

True continued his work on the Pankey Site during the following decades, refining the cultural chronology and continuing with special studies. In 1978, True (1980) reexamined his earlier work on the Pauma complex (True 1958), adding an evaluation of more than 20 additional sites to his

definition of this pattern. He noted that the Pankey Site contained a Pauma complex component at the edge of the primarily Late Prehistoric deposit (True 1980:7-8). The relationship between the Late Prehistoric component and the early component was best illustrated in Test Pit 3. In an unfortunate turn of events, the archaeological materials, including notes, were turned over to a graduate student who was killed in an accident; very little of the data from the test pit survived (True 1980:8). Mrs. Rosemary Pankey subsequently excavated another test pit near Test Pit 3.

A significant result of True's reconsideration of the Pauma complex, based on materials from SDI-682 and other sites, was the differentiation between Pauma and San Dieguito sites (True 1980:34-37). He pointed out, elaborating on his earlier study (True 1958), that Pauma sites contain the following attributes: crescents, leaf-shaped points, felsite chipping waste, shallow cultural deposits, and site locations on knolls or hills that are currently not near water sources. No pottery, bedrock milling, or developed midden is present at Pauma complex sites. He further added that the Pauma complex appeared to be affiliated with the coastal La Jolla complex, and had little evidence of San Dieguito cultural components (True 1980:37).

A focus of his ongoing research during the next several years was evaluating whether the Pauma complex is an inland manifestation of the coastal La Jolla complex. While it might seem obvious that archaic use of the San Luis Rey River drainage would be continued from the coast to the inland areas, there continues to be little chronological evidence for inland occupation as early as sites occupied on the coast. Previous work on Pauma sites had suggested that interior Early Milling/Archaic occupations were much later than Early Milling/Archaic occupation along the coast (ca. 2500 B.P. vs. 5-7000 B.P.).

Working with Mrs. Pankey, True evaluated three radiocarbon dates from Test Pit 3, excavated in 1960 (True and Pankey 1985). Two of the dates, from the lowest levels of the Pankey Site (60-72 in. (150-180 cm) were older than 5500 B.P. The third date, 3000 B.P., was proposed to represent an intrusive burial excavated into the deposit. True and Pankey (1985:242) proposed that these radiocarbon data indicated that early Pauma complex occupation "represented seasonal use of the interior areas by coastal (La Jolla) populations." The radiocarbon dates were the smoking gun that True had been seeking to connect the Pauma complex with the coastal La Jolla sites.

The late prehistoric, or San Luis Rey, component at SDI-682 was identified by True (1993:4) as the most likely location of the ethnographic village of Tom-Kav (Oxendine 1983:119).

Site SDI-682 was included in a study by True (1993) comparing San Luis Rey I and San Luis Rey II sites. The study proposed that, during the late prehistoric period, there was an intensification of acorn-based subsistence activities. True compared data from a series of sites, including SDI-682, to look for increased specialization in acorn processing, focused on the upland interior of northern San Diego County. He found that combinations of types of bedrock milling were associated with certain sites. Bedrock mortars were associated with San Luis Rey II sites, while small mortars combined with metate and slicks were associated with San Luis Rey I sites. Evidence of specialized acorn processing at Locus 6AB of the Pankey Site is an exception to the proposition that this activity was focused primarily at higher elevations camps (True 1993:20).

## 2. Setting

---

The entire site of SDI-682, including related features, was mapped by True (True et al. 1991). All milling features were measured and mapped, as were other features such as pitted rocks, rock rings, and a pictograph. The locations of these features are included in this report as Appendix B. In site maps prepared by True, artifacts and features associated with the site were not shown as extending west of the existing ranch road. However, the approximate site boundary as defined by True does extend west of the ranch road (True et al. 1991:Figure 3).

### **3. RESEARCH DESIGN FOR CULTURAL RESOURCES ASSESSMENT**

#### **PROBABILITY FOR CULTURAL RESOURCES**

Prior research indicated a high potential for significant cultural resources within the Meadowood property based on informal probability models that take into account landform characteristics, environmental conditions, ethnographic and historic documentation, and the results of previous cultural resource studies. The probability models consider the proximity of fresh water to project area landforms, prehistoric vegetation patterns, recorded ethnographic and historic period land use, archaeological fieldwork conducted in the vicinity of the project area, and recorded archaeological sites in the surrounding region.

#### **Hunter-Gatherer Archaeological Resources**

Based on ethnographic data, environmental conditions, and previously recorded archaeological sites in the project vicinity, the most probable site types expected were bedrock milling sites and habitation locales. A series of bedrock milling sites have been recorded along the San Luis Rey River, including three sites at the southern toe of Monserrate Mountain. Ethnographic data also indicate extensive Luiseño use of the San Luis Rey River Valley for resource procurement. Oaks occur in the project vicinity, and were probably more abundant prehistorically before extensive historic and modern development and brush clearing. Acorns would have been an important resource for prehistoric populations, and they could have been processed on locally occurring bedrock outcrops. These sites would probably date to either the San Luis Rey I or San Luis Rey II periods, but could also represent ethnohistoric occupations. In addition to bedrock milling, artifacts associated with these sites would most likely include small triangular projectile points, ground stone implements, vertebrate and invertebrate faunal remains, shell and stone ornaments, and FAR, with ceramics in sites dating to the San Luis Rey II period and later.

It is also possible that earlier Archaic or Pauma complex sites exist within the project area. These sites are typically recorded on small saddles, knolls, and hills overlooking streams or water sources, and may represent short-term plant processing stations. Cultural material associated with these earlier sites would most likely include low density, shallow deposits of stone and flaked stone artifacts. Ground stone implements associated with Pauma sites typically consist of basin and slab milling stones and handstones, including “discoidals.” Flaked stone artifacts from these sites are characterized by large cobble scrapers, crescents, leaf-shaped points, and felsite chipping waste.

The higher elevations within the project area have lower probabilities for significant hunter-gatherer archaeological resources. Significant archaeological sites are rarely recorded on steep rugged terrain in the region. One isolated ceramic artifact was recorded on the western slope of Rosemary’s Mountain at an elevation of between approximately 500 and 600 ft. (150-180 m). Isolated finds such as ceramic fragments and possibly ground stone or flaked stone artifacts could

be expected on relatively rugged terrain on upper portions of the Pankey property. However, such resources would rarely provide information important to prehistory and as such would probably not be significant.

Finally, the Pankey Site (SDI-682) is recorded in the south end of the project area east of the ranch road. The site is a significant resource, including Archaic and Late Prehistoric components, human burials, and pictographs. It is possible that subsurface archaeological deposits associated with the Pankey Site extend west into the project area. Archaeological resources in the project area associated with the Pankey Site could include small triangular projectile points, ground stone implements, vertebrate and invertebrate faunal remains, shell and stone ornaments, bone tools, FAR, and ceramics. Intact archaeological deposits associated with SDI-682 would probably be within midden soils.

### **Historic Period Archaeological Resources**

There is also a high probability for historic period archaeological resources within the project area. Archival research indicates that the Rancho Monserrate ranch house probably existed in the southeastern corner of the project area. The adobe ranch house may be significant based on its association with early land use in the region. While the adobe structure itself is no longer extant, subsurface deposits associated with the use or construction of the structure could be expected in the project area. Historic period artifacts associated with the ranch house may include glass, metal, and ceramic items dating from 1846 or earlier. Structural remains from the time period may include square nails, window glass, adobe bricks, and boulder foundations.

It is also likely that archaeological deposits associated with late nineteenth-century and early twentieth-century farming and ranching exist within the project area. The Morel or Moore House was located in the project area between approximately 1869 and 1896. The Pankey property was intensively developed for growing agricultural products and raising livestock between 1891 and the early 1940s, including a prominent thoroughbred breeding and training facility in the 1930s and 1940s. Diagnostic artifacts associated with these time periods could include household items such as bottle glass, earthenware, whiteware, and porcelain; artifacts connected with farming and ranching functions, including metal and wooden tools, plow, tractor, and other machinery parts, and fencing or corral remains; and structural remains of residences or outbuildings such as window glass, square and wire nails, brick and stone building materials, and boulder and concrete foundations.

An historic cemetery is recorded on the San Luis Rey River approximately one mile east of the project area. Although it is unlikely that such resources exist within the project area, the possibility must be considered. Family cemeteries or individual grave markers could be significant resources if the person or persons represented by the marker were important characters in the early development of the Monserrate region.

## **Historic Buildings**

Historic buildings associated with early farming and ranching were identified in the project area through archival review. Buildings connected with farming and ranching were common in the Monserrate area as early as the 1890s, and by 1932 a significant complex of domiciles and outbuildings associated with ranching activities existed in the project area and its vicinity. The property was further developed as a thoroughbred ranch by Cooper after 1932. Comparisons of historic and recent maps suggest that buildings associated with these activities could still be extant within the project area.



## 4. METHODS

### CULTURAL RESOURCE SURVEY METHODS

ASM staff personnel conducted a cultural resource survey of the Meadowood property consisting of archival and field studies. Prior to beginning field work, a records search was obtained from the South Coastal Information Center (Appendix A). The records of the San Diego Museum of Man have been consolidated with the Information Center, so no separate records search of that institution was needed.

Archival research was conducted by Dr. Sinéad Ní Ghabhláin at the San Diego County Operations Annex and at the San Diego Historical Society Archives. Sources consulted included an 1869 survey of Rancho Monserrate (Pascoe 1869); an 1896 survey of a portion of Rancho Monserrate (Harris 1896); a 1908 road survey for the Oceanside to Pala Road (Butler 1908); the 1895 and 1896 Plat Books (Plat Books 1895, 1896); the 1903 and 1949 USGS maps; 1928 aerial photographs (Tax Factor 1928); and newspaper articles relating to Rancho Monserrate filed at the San Diego Historical Society Archives vertical files.

A pedestrian field survey was conducted on September 29 and 30 and October 1, 2003, by two- or three-person survey teams comprised of ASM Associate Archaeologists Sherri Andrews and Ken Moslak, and crew person Michelle Savala, under the direction of Susan Hector. Dr. Hector was in the field on October 1 to review the results of the survey.

Prior to fieldwork, project area maps were studied to facilitate efficient, accurate and systematic survey coverage. Surveyors walked parallel transects with a maximum spacing of 20 m. Alignment was maintained by compass and field sighting to distant objects and marked on field maps. All alluvial cut banks were examined for buried sites. The orientation of the survey transects varied, depending on the topography, shape of the project parcel, and orientation of orchard rows. Prominent ridges and drainages were surveyed by orienting transects parallel to natural contours in order to reduce the number of ridges and drainages that needed to be crossed and to concentrate survey effort on those land forms where sites were most likely to occur. Survey transects in the relatively flat to gently sloping areas were oriented either parallel to the long axis of the survey parcel or to the rows of the orchard. Slopes exceeding 25 percent were not systematically surveyed; survey transects in such locations focused on the ridge crests, hilltops, and benches occurring within the moderately to very steeply sloping terrain. In these situations, the actual survey transects were marked on the topographic maps to document which portions of the sloping terrain were actually surveyed.

The ground surface was inspected for the presence of artifacts and cultural features, and surveyors were free to meander within about 7.5 m on either side of the center point of their transect to inspect those areas with the highest potential for archaeological sites. These high probability areas include ridge crests, hilltops, rocky outcrops, shoulder and foot slopes, benches, terrace edges, and stream margins. A concerted effort was made to examine subsurface exposures such as animal

burrows, eroded areas, stream banks, road cuts, and areas disturbed by agricultural activity for indications of buried cultural deposits.

This project was designed as a non-collection survey. All prehistoric and historic cultural resources were targeted for recording. Had such resources been found, only diagnostic artifacts potentially subject to future illicit collecting if left in place would have been collected. Such diagnostic artifacts include projectile points, beads, and ceramics with diagnostic rims. Field recording of artifacts not collected would have been done to facilitate interpretations of site character.

Several historic buildings are located within the project area. Archival research was conducted to determine the age of the buildings.

## **ARCHAEOLOGICAL TESTING METHODS**

Limited trenching was conducted on the west side of the ranch road to determine if subsurface deposits related to the Pankey Site extended west of the road. Archaeological deposits, including ceramics, debitage, ground stone, vertebrate faunal remains, and worked bone, were identified in seven of eight initial backhoe trenches. Subsurface archaeological testing of the Pankey property was conducted between September 20, 2004 and January 6, 2005, by ASM Associate Archaeologists Micah Hale, Ken Moslak, Michelle Dalope, and Dave Iversen, and crew persons Ivy Owens, Tina Perez, Michael Garnsey, Scott Wolf, and Jim Whitaker, under the direction of John Cook.

Additional testing consisted of a series of shovel test pits (STPs). A grid was laid out running north-south and east-west across the study area. STPs were excavated along the grid at 20-m intervals. STPs were excavated off-grid in order to explore specific landforms and to avoid modern structures and vegetation. STPs were 50 x 25 cm in area, and excavated to a maximum depth of 100 cm below surface (cmbs). All soil from STPs was screened through 1/8-in. mesh. Additional backhoe trenches were excavated to record the presence or absence of midden deposits and to determine if subsurface archaeological deposits existed below sterile sediments identified in STPs. Employees of Robert Walters Equipment Rental, Inc. excavated the trenches using a backhoe with a 24-in. bucket. Trenches were 5 m long and excavated to a maximum depth of 300 cmbs. A bucket with a straight edge was utilized when excavating the top 30-50 cm of trenches or in areas where dense archaeological deposits were identified to enhance the trench profiles and reduce intermixing of different strata. Buckets with teeth were used to excavate through compact sediments below known cultural deposits. Archaeologists monitored the backhoe excavations, and screened matrices known to contain archaeological deposits through 1/8-in. mesh. All artifacts were collected and labeled by provenance in the field. Notes concerning artifacts and sediment types were recorded on ASM STP and Backhoe Trench forms, and photographs were taken to document the results of testing.

---

## LABORATORY METHODS

The procedures used in the initial processing of recovered material include the cleaning (as appropriate), sorting, and cataloging of all items. All items were individually examined and cataloged according to class, type, and material; counted; and weighed on a digital scale. All coded data were entered into a Microsoft Access 2000 database. Data manipulation of a coded master catalog was performed in Microsoft Excel. The cultural material was sorted during cataloging into the following categories: five classes of prehistoric artifacts including debitage, bifaces, ground stone, ceramics, and bone artifacts; one class of ecofacts; and a single class of historic artifacts.

All flaked stone was separated by lithic material types. Debitage, including both flakes and angular debris, was sorted by subclass and by cortex (primary, secondary, and interior). Flakes with more than 50 percent dorsal cortex were classified as primary, those with less than 50 percent as secondary, and flakes with no cortex were labeled as interior. Angular debris that could not be oriented as to proximal/distal ends or ventral/dorsal side was classified as shatter. The classification of flaked stone tools was determined by the type and technology of modification. Ground stone artifacts were classified as to type, including bifacial and unifacial manos and milling tool fragments. Length, width, and thickness measurements were taken on all modified stone using a digital calipers. Ceramics were sorted by ware, type, and vessel fragment type (i.e., rim or body). The ecofact class consisted of unmodified vertebrate faunal remains. Modified bone was separated from the unmodified bone assemblage. Historic items were cataloged and identified as specifically as possible, but further analyses of them was not undertaken.

## HISTORIC BUILDINGS EVALUATION METHODS

Archival research was conducted by Dr. Sinéad Ní Ghabhláin at the San Diego County Operations Annex; the San Diego Historical Society Archives; the California Room in the City of San Diego Central Library; and in the Special Collections archives in the Malcolm A. Love Library, San Diego State University.

Mr. William Pankey, the current owner of the property, was interviewed. He provided details regarding buildings in existence in 1946 when his family bought the property and years later. He also provided copies of a book of photographs of Rancho San Luis Rey kept by his mother, Rosemary Pankey. These photographs constitute an excellent record of Charles Cooper's thoroughbred breeding and training farm. A number of these photographs are used in this report. Mr. Pankey also provided a chain of title summary report for the Pankey property covering the years between 1846 and 1943.

The Special Collections and Archives in the Love Library, San Diego State University, has the Rancho San Luis Rey archives, consisting of 25 linear feet of papers. These papers include Charles Cooper's memoirs, which were consulted for this study (Cooper n.d.).

The San Diego Union index was consulted in the California Room, City of San Diego Central Library, for articles relating to Rancho Monserrate, Rancho San Luis Rey, and all previous owners of the property.

Map sources consulted included an 1869 survey of Rancho Monserrate (Pascoe 1869); an 1896 survey of a portion of Rancho Monserrate (Harris 1896); a 1908 road survey for the Oceanside to Pala Road (Butler 1908); the 1895 and 1896 Plat Books; the 1901 and 1948 USGS maps; a 1942 U.S. Army Corps of Engineers map; and 1928 vertical aerial photographs (Tax Factor 1928). The San Luis Rey vertical files at the San Diego Historical Society Archives were also consulted. A 1960 County survey map documents buildings in existence on the Pankey property at that time (County of San Diego 1960).

A copy of a 1932 oblique aerial photograph of Rancho San Luis Rey was obtained from the Aerial Photo Archive in the Department of Geography, University of California, Los Angeles (Spence 1932), and copies of vertical photographs of the ranch taken in 1939 were obtained on-line from the Water Resources Institute, California State University, San Bernardino (Water Resources Institute 1939).

---

## 5. REPORT OF FINDINGS

### CULTURAL RESOURCES ASSESSMENT RESULTS

#### Prehistoric Archaeological Resources

One previously recorded prehistoric archaeological site was found within the project area (Figure 6). Site SDI-682, known in the archaeological literature as the Pankey Site, was recorded by D. L. True in 1947. The ASM survey team found the site to be as described by True. Cultural materials, including a clear quartz projectile point tip and pottery, were found throughout the orange orchard east of the ranch road. The milling feature loci recorded by True are still present and in the locations shown on his maps (see Appendix B and Figure 4). Midden soils are distributed throughout the site area. The vast majority of CA-SDI-682 is, however, located on the adjacent property to the east.

#### Historic Archaeological Resources

##### Site of Monserrate Ranch House

The original adobe ranch house for Rancho Monserrate appears to have been located in the vicinity of the current Pankey ranch houses. An 1869 survey of Rancho Monserrate, completed by James Pascoe, shows two buildings in the southeast corner of the project property. One is labeled “Morels House” while the other is labeled “Ruins of ranch house, the Monserrate” (Pascoe 1869). Field notes from the survey also record the existence of the ruins of the ranch house and of another house, this time labeled “Moore’s House.” An 1896 survey also recorded the ruins of the old ranch house (Harris 1896). This survey, completed by Lew B. Harris, records the location of both “Morels” and “Monserrate House ruins” within the estate of F. McComber.

A 1908 road survey records the existence of three buildings, a house, two barns, and a water well, on the Pankey property in the vicinity of the present ranch houses (Butler 1908). These were the buildings in existence when Cooper purchased the property. The house became the cookhouse and the barns were converted into training stables. None of these buildings are still standing.

The original Rancho Monserrate adobe ranch house was built by Ysidro Alvarado in 1846. The Alvarado family lived there between 1846 and 1863 until a smallpox epidemic killed both don Ysidro and his wife in addition to more than a dozen members of the rancho community. When don Tomás inherited the rancho, he built another adobe on the south side of the San Luis Rey River. This later adobe and an adjoining chapel survived into the late 1960s (Pourade 1969). Based on the early survey maps, it appears that both the site of the original Rancho Monserrate ranch house and a later house (Morel’s or Moore’s house) were located in the vicinity of the present Pankey Ranch complex.

**CONFIDENTIAL FIGURE**  
**Removed to Volume II**

Figure 6. Location of SDI-682 in relation to project property (cross-hatched area).

## Historic Buildings

Thirteen historic structures, either presently existing or no longer extant, were identified on the property based on the field survey and archival research (Figure 7). The structures are described below. A site record form for the ranch complex is included in Appendix C.

1. This building is a single car garage with board sides (Figure 8). It is shown on the 1949 USGS topographic quadrangle and 1953 aerial photograph.
2. This building no longer exists, and a lawn currently exists at its location. It is shown on the 1901 USGS topographic quadrangle, the 1908 road survey, the 1928 aerial, and the 1948 USGS topographic quadrangle. It does not show clearly on the 1953 aerial but does show up on the County of San Diego 1960 map.
3. This cinder block and plywood building used as worker housing is shown on the 1948 USGS 7.5' quadrangle, the 1953 aerial, and the 1960 County map (Figure 9). A building is also shown on the 1928 aerial in this location, although it is not known if this is the same building.
4. This building is a Craftsman Style residence with board siding. It first appears on the 1948 USGS 7.5' quadrangle. It is also present on the 1953 aerial photograph. On the 1960 aerial and County map it appears to have an addition (Figure 10).
5. The building is a shed associated with Building #4. The roof is caved in, and it is no longer in use (Figure 11). It may be present on the 1953 aerial, although it is not very clearly shown. It is present on the 1960 and later maps and aerials.
6. This building is gone. It is shown on the 1953 aerial photo and 1960 County map. It appears to have been demolished by 1968 as it is not depicted on the USGS map that year. There are no foundation or other remains.
7. This building is gone. It is shown on the 1953 aerial and on the 1960 County map. There are no foundation or other remains.
8. This structure is not shown on 1960 or 1968 USGS 7.5' maps; it is a wooden shed-roofed 20-x-12 ft. garage (Figure 12). It is still in use but is in poor condition.
9. This home is the Paggett residence (Figure 13). It is not shown on the 1960 map. The modern building has a composition roof and shingle siding.
10. This home is the residence of R. H. Pankey (Figure 14). It is shown on 1960 topo map, but is not on the 1953 aerial or 1948 USGS topographic quadrangle.
11. This home is not on any maps. It is the Folin House (Figure 15), and is shown on the 1994 aerial.
12. This structure is a metal-sided shed. It is not on the 1949 USGS topographic quadrangle, but is shown on the 1960 County map. A small work shed is shown on the 1953 aerial photograph in this location, but it is not the same building. No photograph was taken of this structure.
13. This home is the W. H. Pankey house. It is a recent structure shown on the 1994 aerial. As such, no photograph was taken of this new structure, nor is it mapped on Figure 7.

**CONFIDENTIAL FIGURE**  
**Removed to Volume II**

Figure 7. Locations of historic structures identified during initial survey.



Figure 8. Photograph of Structure 1.



Figure 9. Photograph of Structure 3.



Figure 10. Photograph of Structure 4.



Figure 11. Photograph of Structure 5.



Figure 12. Photograph of Structure 8.



Figure 13. Photograph of Structure 9.



Figure 14. Photograph of Structure 10.



Figure 15. Photograph of Structure 11.

## ARCHAEOLOGICAL TESTING RESULTS

### Field Results

Subsurface testing involved the excavation of 13 backhoe trenches and 35 shovel test pits (STPs). Intact midden deposits were identified in the southeastern corner and the south-central portion of the project area, herein designated Locus A and Locus B, respectively (Figure 16). The midden deposits were characterized by dark organic silty sand matrices with charcoal fragments and high artifact densities. Cultural materials associated with the midden deposits included aboriginal ceramics, ground stone, bone tools, animal bones, historic glass, FAR, lithic debitage, bifaces, and one core. Limited surface artifacts, consisting of four ground stone tools, one Cottonwood Triangular projectile point, and one aboriginal ceramic fragment, were recovered from the site (Table 2). Only one of the surface artifacts, a handstone from immediately north of STP 4, was recovered in the vicinity of intact midden deposits. A site update form was prepared for SDI-682 based on the results of archaeological testing (Appendix C).

The southeastern corner of the project area is located on a relatively level landform at the base of a steep slope. Dark grayish-brown midden soils with dense artifact deposits were identified in STPs 33 and 34 from approximately 20-80 cmbs. The midden deposits were overlain by a dark brown silty sand disturbed by modern activities. A compact, orange-brown granitic clay was identified below the midden soils. Trenches 1 and 2 also contained dense artifact and animal bone deposits within dark grayish-brown midden deposits. The upper 24 cm of sediments of Trench 1 were disturbed by modern/historic activities probably associated with farming. The disturbed deposit contains both modern debris and prehistoric artifacts. Cultural deposits in Trench 1 were recovered from between 24 and 92 cm deep. The midden soils were present from 24-62 cmbs. A compact, orange-brown granitic clay was present from 92-150 cmbs, with a transition zone of mixed midden soils and granitic clay at 62-92 cm deep (Figure 17). Trench 2 contained disturbed deposits extending to a depth of 30 cmbs, and included a layer of imported gravel covered by a layer of topsoil, on which a grass lawn had been planted. Dark midden deposits with abundant artifacts and animal bone were recorded at 30-60 cmbs in Trench 2, disturbed by bioturbation. Trench 2 excavation was terminated at 60 cmbs, within the midden deposit.

Shallower midden deposits, approximately 10-25 cm thick, were identified in the central portion of the project area in STPs 4 and 16 and in Trench 10. This portion of the Pankey property is located on the eastern edge of a slight rise trending east-west. Midden deposits in STP 4 were overlain by approximately 5 cm of compact road gravels. The midden deposit in STP 16 was below 10-15 cm of road gravels, and was approximately 10-cm-thick (Figures 18 and 19). A compact orange-brown granitic clay underlay the midden soils in both STP 4 and STP 16, with a 10-30-cm-thick transition zone of mixed grayish-brown and orange-brown deposits between the two. Trench 10 revealed a 20-25-cm-thick midden deposit below 5 cm of compact road gravels. The compact orange-brown granitic clay extended from below the midden deposit to 300 cmbs. A 1-m lens of loose granitic sand was observed in Trench 10 from 180-280 cmbs (Figure 20). The midden soils from the central area were similar to those in the southeastern portion of the project area but were darker in color and contained lower densities of artifacts. Modern debris was associated with midden soils in STPs 4 and 16, suggesting at least some disturbance to or mixing of these midden deposits.

**CONFIDENTIAL FIGURE**  
**Removed to Volume II**

Figure 16. Aerial photo showing location of STPs, trenches, surface artifacts, and intact midden deposits.

Table 2. Cultural Material Recovered During Testing of SDI-682 by Recovery Unit

Unit #	Midden Deposit	Modern Debris	Artifacts and Ecofacts Recovered
Surface	N/A	N/A	1 biface, 1 ceramic, 4 ground stone
STP 1	No	Yes	2 debitage, 1 vertebrate
STP 2	No	No	1 debitage, 3 historic
STP 3	No	No	1 ground stone, 1 historic
STP 4	Yes	No	11 ceramic, 8 debitage, 1 historic, 48 vertebrate
STP5	No	Yes	5 debitage, 4 vertebrate
STP 6	No	Yes	1 biface, 3 debitage, 1 historic, 1 vertebrate
STP 7	No	Yes	None
STP 8	No	Yes	None
STP 9	No	Yes	1 biface, 1 ground stone
STP 10	No	No	None
STP 11	No	Yes	None
STP 12	No	Yes	None
STP 13	No	Yes	2 historic
STP 14	No	Yes	None
STP 15	No	No	None
STP 16	Yes	Yes	1 biface, 2 ceramic, 18 debitage, 32 vertebrate
STP 17	No	No	1 ceramic, 1 debitage, 1 ground stone
STP 18	No	No	2 debitage, 1 ground stone, 1 vertebrate
STP 19	No	No	None
STP 20	No	No	1 historic
STP 21	No	No	1 ceramic, 10 debitage, 1 ground stone, 1 historic
STP 22	No	No	2 ceramic, 4 debitage, 3 vertebrate
STP 23	No	Yes	11 ceramic, 20 debitage, 1 historic, 34 vertebrate
STP 24	No	Yes	None
STP 25	No	Yes	1 debitage
STP 26	No	Yes	None
STP 27	No	Yes	None
STP 28	No	Yes	None
STP 29	No	Yes	1 historic, 1 vertebrate
STP 30	No	Yes	1 debitage, 2 historic, 2 vertebrate
STP 31	No	Yes	None
STP 32	No	No	None
STP 33	Yes	Yes	4 ceramic, 10 debitage, 1 ground stone, 19 vertebrate
STP 34	Yes	Yes	6 ceramic, 21 debitage, 45 vertebrate
STP 35	No	No	1 ceramic, 1 historic
Trench 1	Yes	No	1 ceramic, 20 debitage, 2 ground stone, 8 historic, 63 vertebrate
Trench 2	Yes	No	4 worked bone, 4 ceramic, 27 debitage, 1 ground stone, 5 historic, 85 vertebrate
Trench 3	No	No	4 debitage, 21 vertebrate
Trench 4	No	No	2 debitage
Trench 5	No	Yes	1 debitage, 3 vertebrate
Trench 6	No	Yes	5 debitage, 21 vertebrate
Trench 7	No	No	2 debitage, 50 vertebrate
Trench 8	No	Yes	5 debitage, 3 vertebrate
Trench 9	No	No	1 vertebrate
Trench 10	Yes	No	10 ceramic, 14 debitage, 5 ground stone, 6 vertebrate
Trench 11	No	Yes	1 ground stone, 1 historic, 2 vertebrate
Trench 12	No	Yes	2 ceramic, 3 debitage
Trench 13	No	No	None

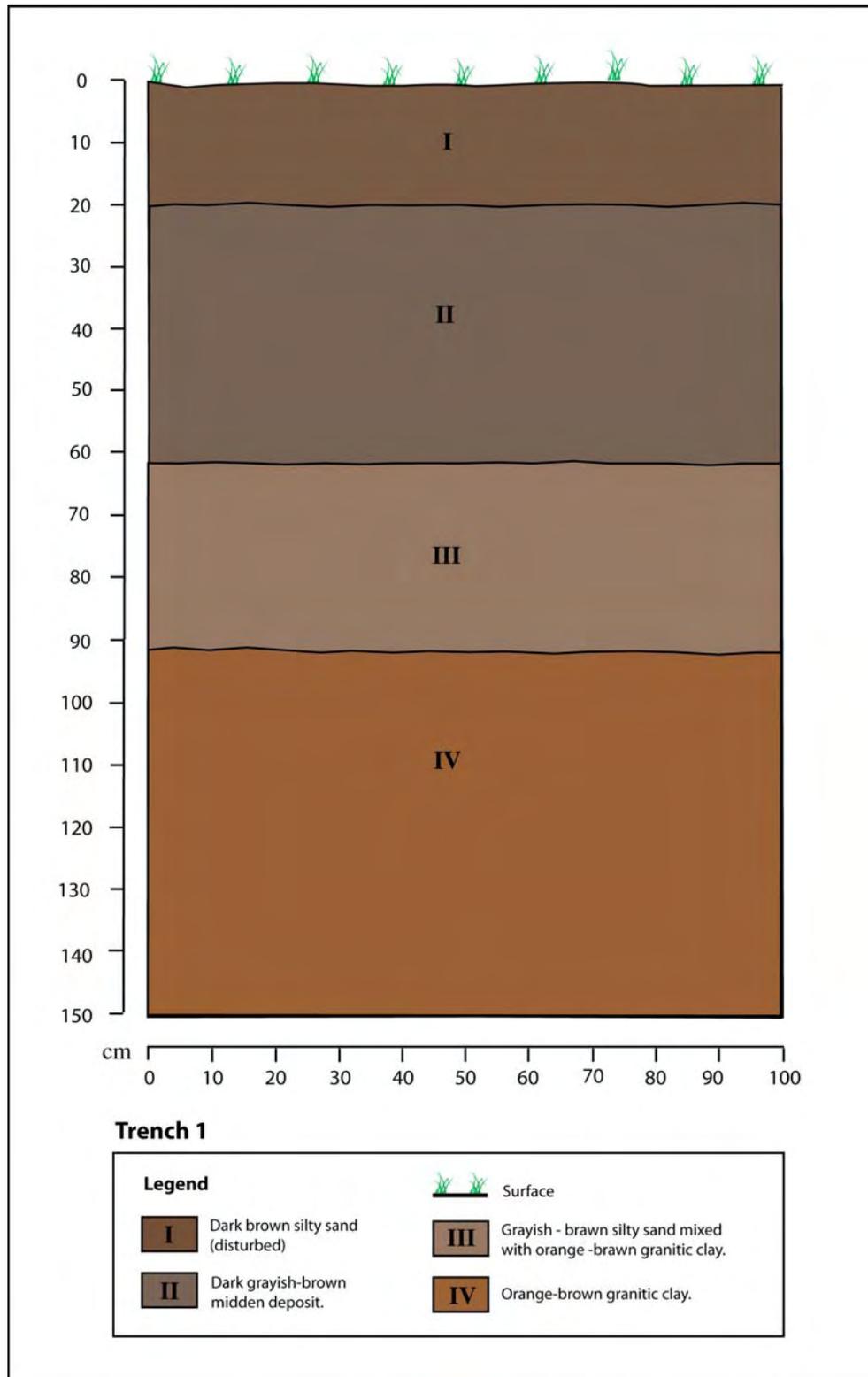


Figure 17. Representative profile of Trench 1.

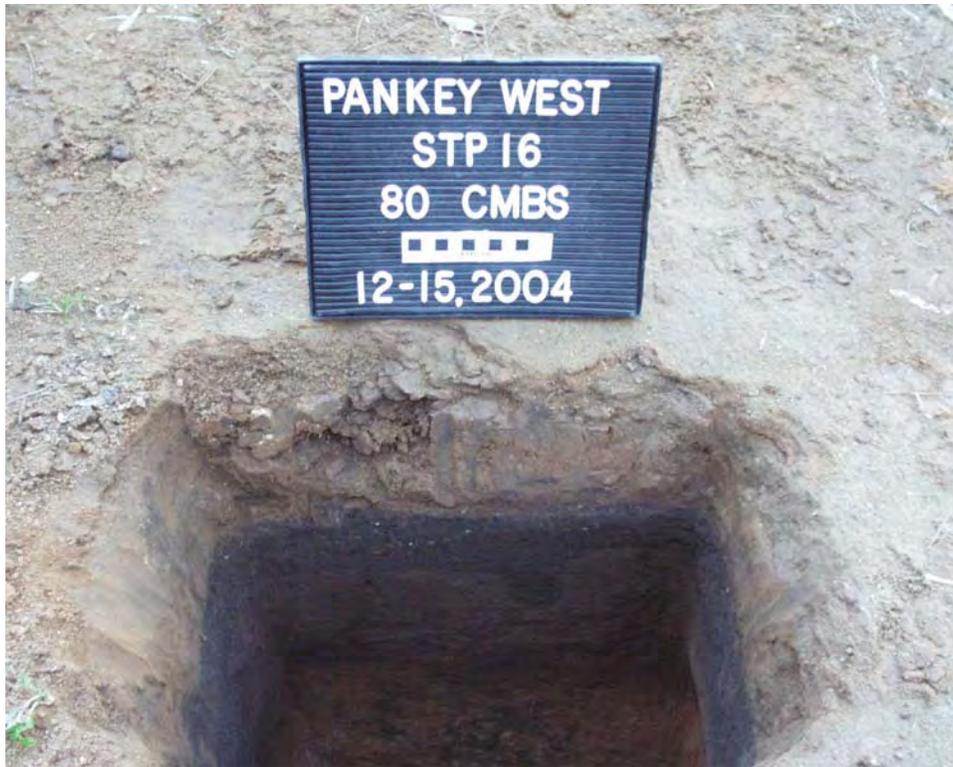


Figure 18. Photo of STP 16 west wall.

The remaining STPs and trenches excavated at the site contained sparse or no cultural materials, and no additional intact cultural deposits were identified (see Table 2). Sediments examined in the western portion of the project area typically consisted of poorly drained, dark brown silty sand overlying an orange-brown granitic clay. The eastern area, located at a slightly higher elevation, contained better drained and thus drier brown silty sand. This area is primarily a graded landform and includes existing structures and gravel roads. These soils typically overlie a compact orange-brown granitic clay at approximately 40-50 cm deep. Trenches 11 and 12 on this landform revealed compact granitic clay deposits down to 200 cmbs. The undulating ground surface on the eastern end of the site, beginning in the vicinity of STP 13, may represent an original landform that has not been graded. However, no cultural materials were found in the STPs excavated in this area, and additional backhoe trenches were not conducted due to access limitations caused by existing structures and vegetation. Soils from STPs on the east edge of the area consisted of a dark brown loam with dense roots. The orange-brown granitic clay typical of the site was encountered at approximately 60-70 cm deep but was as shallow as 20 cmbs in STP 15.

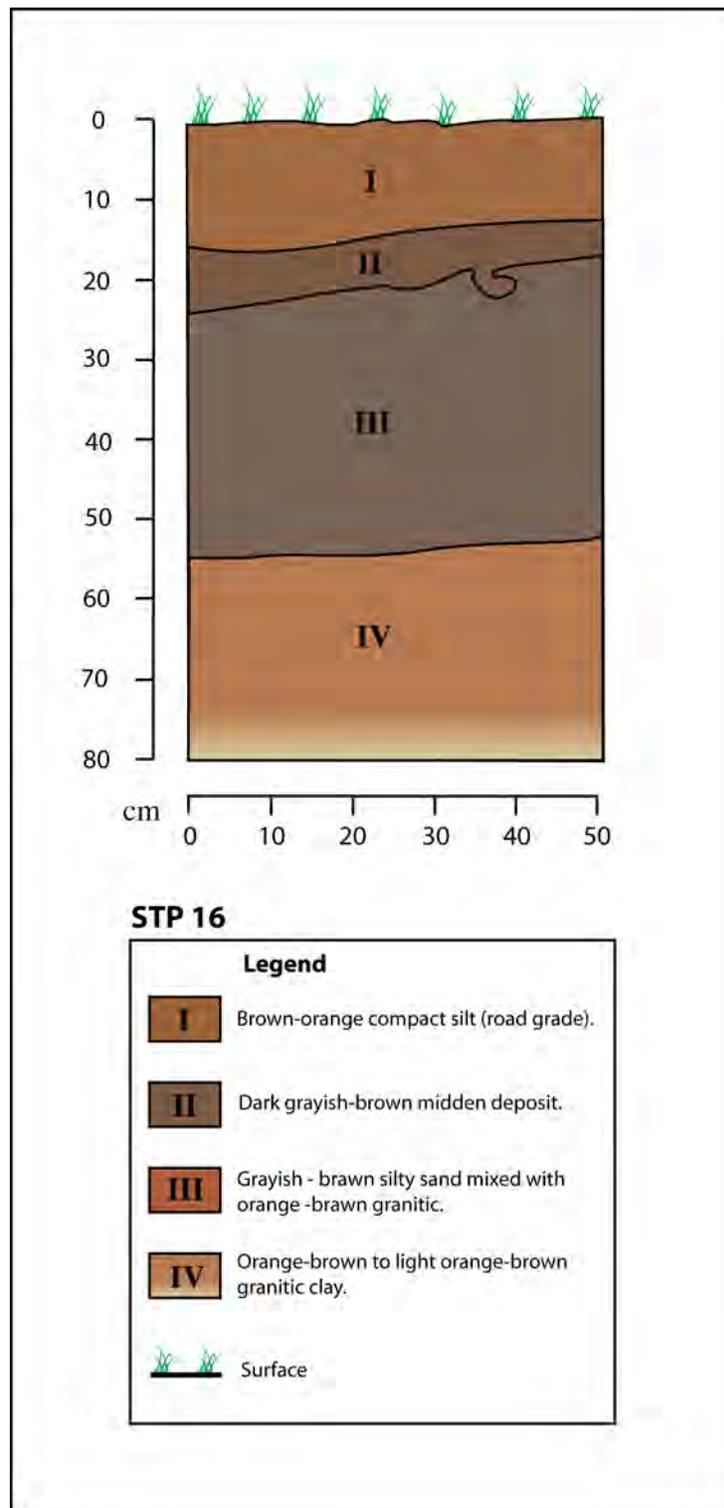


Figure 19. Profile of STP 16 west wall.



Figure 20. Photo of Trench 10 showing lense of loose granitic sand within granitic clay.

Trenches 3, 4, 6, and 7 produced small numbers of artifacts and animal bones from similar sediment profiles consisting of thick silty loam. The upper 30 cm has been disturbed by recent plowing, but otherwise there are few distinctions or changes within the sediment profiles. Deeper sediments tend to be slightly lighter in color, harder, and sandier. No midden development is evident, although rare pieces of charcoal are noted. All sediments to approximately a depth of 180 cm probably date to the Holocene. Trenches 3-9 in the northeastern portion of the project area typically contained brown loam matrices within a plow zone, underlain by fill materials. An orange-brown granitic clay underlay the fill and in some cases was directly below the loam, typically between 50 and 100 cmbs, but as deep as 120 cmbs. Trenches 3-7 are located at the base of the steep slope, and thus probably contain deeply buried slopewash deposits. Deeply buried and possibly intact deposits in Trenches 3, 4, and 5 were designated as Locus C. While only sparse artifacts were recovered from the three trenches in Locus C, they were found as deep as 90-120 cmbs.

## Laboratory Results

Debitage was the most abundant artifact type recovered during testing, with a total of 190 pieces recovered during subsurface excavation. Interior flakes were the most common debitage type, comprising 92 percent ( $n = 175$ ) of the assemblage, followed by shatter ( $n = 8$ ), secondary flakes ( $n = 6$ ), and one primary flake (Table 3). The majority of the debitage was made of volcanic raw material (39 percent), with slightly lesser amounts of quartz (31 percent) and Piedra del Lumbre (PDL) chert (26 percent). Volcanic and quartz materials are relatively abundant locally, while PDL

is found approximately 16 km west of SDI-682 on Marine Corps Base Camp Pendleton. Four obsidian interior flakes and three pieces of non-PDL chert debitage were also recovered during subsurface excavation. One coarse-grained basaltic interior flake from the site may represent trimming or shaping of a ground stone artifact.

Table 3. Artifact Types Recovered During Testing of SDI-682 by Recovery Type

Class	Subclass	Surface	STP	Trench	Total
Debitage	Interior		97	78	175
	Primary		1		1
	Secondary		5	1	6
	Shatter		4	4	8
<b>Subtotal</b>			<b>107</b>	<b>83</b>	<b>190</b>
Biface	Early/Middle Stage		2		2
	Mid-section		1		1
	Projectile Point	1			1
<b>Subtotal</b>		<b>1</b>	<b>3</b>		<b>4</b>
Ground Stone	Handstone	3	3	7	13
	Milling Slab		1		1
	Milling Tool Fragment	1	2	2	5
<b>Subtotal</b>		<b>4</b>	<b>6</b>	<b>9</b>	<b>19</b>
Ceramic (Aboriginal)	Body Sherd	1	39	17	57
Bone Artifact	Worked Bone			4	4
Historic Artifact	Ceramics		4	2	6
	Glass		4	8	12
	Metal		7	4	11
<b>Subtotal</b>			<b>15</b>	<b>14</b>	<b>29</b>
<b>Total</b>		<b>6</b>	<b>364</b>	<b>384</b>	<b>754</b>

Four chipped stone tools, all represented by bifaces, were identified during testing of the site (see Table 3). A Cottonwood Triangular projectile point was recovered from the site's surface (see Figure 4). The projectile point is made of a fine-grained, black volcanic material, and has a concave base and a broken tip. An early/middle stage biface was recovered from 0-20 cmbs in STP 6. The biface is made from a fine-grained, green metavolcanic flake, and it probably represents a failed attempt at projectile point manufacture. A biface midsection made of PDL was found at a depth of 40-60 cm in STP 9. The midsection is too fragmented to accurately assign a manufacture stage. Only one of the bifaces, an early/middle stage quartz tip fragment, was associated with the midden deposit. The quartz biface tip was recovered from STP 16 at 0-20 cmbs.

A total of 19 ground stone artifacts, including 13 handstones, one milling slab, and five milling tool fragments, was recovered from surface and subsurface contexts (see Table 3). Six of the handstones displayed bifacial use and five contained multiple utilized facets, while two were indeterminate fragments. Seven of the handstones represent complete specimens. The milling slab fragment from the site has one slightly concave surface and measures approximately 19 cm in

length. The milling slab is made of a coarse-grained basaltic rock. All but one of the handstones are made of granite, with the exception made of a volcanic material. Three of the milling tool fragments were made of volcanic materials, and two of granite. Six of the handstones and three of the milling tool fragments were found associated with midden deposits, and the remaining ground stone artifacts were recovered from non-midden contexts.

Archaeological testing resulted in the identification of 57 aboriginal ceramic artifacts, all of which are body sherds (see Table 3). The majority of the ceramics ( $n = 38$ ) were recovered from midden contexts. The ceramics are typically characterized as Tizon Brown Ware, but one possible Lower Colorado Buff Ware fragment was recovered from the midden deposit in STP 16. Four pieces of worked bone were also recovered from the site (see Table 3). The bone artifacts are all relatively small (weighing 1 g or less) and fragmented, and may represent tools such as awls or punches. All of the bone artifacts were recovered from the midden deposit in Trench 2. A total of 449 unmodified vertebrate remains was recovered from the site, including both cultural refuse (i.e., food remains) and natural bone (e.g., intrusive rodent remains). More than half of the vertebrate remains ( $n = 298$ ) were associated with midden soils. While no in-depth analysis of the vertebrate remains was conducted, the initial field identification and cataloging efforts suggest that the majority of the specimens represent small to medium-sized mammals. No human remains were found at the site.

## **HISTORIC ARCHAEOLOGICAL RESOURCES**

### **Site of the Original Rancho Monserrate Adobe**

No evidence of the Monserrate adobe or any of the later buildings was detected during testing to determine the boundaries of SDI-682.

Historic artifacts recovered from the site consisted of glass, metal, and ceramics (see Table 3). Glass artifacts included window glass and clear, brown, and aqua bottle glass fragments. Metal artifacts from the site were comprised of a clothing tack, a corroded nail, a spike, copper wire, a melted lead fragment, a lug wrench, a shotgun shell base, and miscellaneous fragments. Whiteware, earthenware, and ironstone make up the historic ceramic assemblage. One of the earthenware fragments is painted with a blue floral pattern, while all of the historic ceramics appear to represent kitchen utensils. Nine historic artifacts, including window glass, clear and aqua bottle glass, a painted ironstone ceramic fragment, and the clothing tack were recovered from the upper 30 cm of Trenches 1 and 2. One aqua glass bottle base and three clear glass bottle fragments were associated with the midden deposit in Trench 2. All historic artifacts recovered during the supplemental testing appear to date to the early twentieth century, and therefore, are not to be associated with the adobe ranch house of Rancho Monserrate.

## **HISTORIC BUILDING DESCRIPTIONS**

Six buildings within the Pankey Ranch complex are more than 50 years old, and therefore, their potential eligibility to the California Register and the Local Register needs to be assessed. The remaining buildings identified during the initial cultural resources survey of the property were either determined to be less than 50 years old or no longer extant, and therefore were not evaluated for significance. Numbers assigned to the evaluated buildings are those assigned during the initial survey, and are therefore, not sequential. These buildings include: Building #1, a wood-framed garage; Building #3, a corrugated metal bunkhouse; Building #4, the former Pankey family residence; Building #5, a wood-framed garage at the rear of the Pankey residence; Building #8, a large wooden garage; and Building #14, a small concrete storage building. At the time of the survey, Building #8 was not considered to be older than 50 years old. However, conversations with Mr. William Pankey confirmed that this building was constructed during the 1950s by Mr. Pankey's father. Building #14 was not identified as a result of the original survey, as it was hidden in heavy bushes that have since been cut back. Figure 21 shows the location of the buildings.

### **Building #1**

Building #1 is a small squarish wood-frame garage with hipped roof, measuring approximately 19 x 15 ft. The siding consists of horizontal overlapping boards. The corners are sealed with metal flashing strips. The hipped roof has widely overhanging eaves with exposed rafters. It is roofed with wooden shingles. The garage opens on the north side. On this side the garage door has been removed, leaving the inside of the building exposed (Figure 22). There is one small casement window high up on the north wall, to the west of the missing garage door. The south wall of the buildings has no openings, while the east and west walls have one large wooden window now boarded up, one smaller casement window high up on the wall, and a narrow door close to the north wall. The windows and doors have plain wooden casings. The siding has been patched in several places. A lean-to carport has been added to the west side of the garage. This building retains little structural integrity.

According to Mr. Pankey, this building was present in the 1940s when he was a child and it was at one time a service station with a large Texaco sign out front. The gas pumps were located adjacent to the road. The building does not appear to be present in the 1928 aerial photograph, but it may be concealed under trees, nor is it clearly visible in the 1932 aerial photo of Rancho San Luis Rey.

### **Building #3**

Building #3 is currently used to house farm workers, and it served a similar function in the past. It is a long rectangular building that measures approximately 20 x 70 ft. There is a monitor, a raised construction straddling the ridge of the roof that provided ventilation to the building. A kitchen on the south side is constructed of concrete blocks, and it has aluminum windows, but the remainder of the building is wood-framed with galvanized metal walls and roof and wood-framed windows (Figure 23). There is a fieldstone foundation under the east wall of the building that

**CONFIDENTIAL FIGURE**  
**Removed to Volume II**

Figure 21. Map showing the location of buildings discussed in the text.

extends beyond the north, suggesting that the building was originally longer, or that the foundation was constructed for an earlier building. There is no visible foundation under the west wall. The windows of the bedrooms are wood-framed, twin awnings. Each awning appears to have been composed of 2-x-2 panes originally. There is a row of six wood awning windows toward the north end of the east wall in what was a workshop. At the north end of the building is a lean-to with a shed roof. It opens on the west side with a double-hinged door. Inside the building is a central corridor with small bedrooms on either side. A sliding metal door is located in the northern portion of the west wall where the workshop was located. A wooden door has been inserted in this door. The windows on the west wall are the same as those on the east side. This building has been altered over the years, with the removal of one wing and the adding of the kitchen. In addition, the workshop has been converted into further housing units. The original galvanized roofing and walls are intact, as are the wood-framed windows. In the interior, the original flooring and doors are still in use.



Figure 22. North wall of Building 1, former garage.



Figure 23. West wall of Building 3, showing the original workshop with sliding metal door and the bunkhouse bedroom windows.

This building may have been in existence when Charles Cooper purchased Rancho San Luis Rey. There is a building in this location of similar size and orientation on a 1928 vertical aerial photo (Tax Factor 1928). It was certainly present in the 1932 oblique aerial photograph of the ranch (see Figure 3). It is distinguishable by the ventilation monitor straddling the ridge of its roof. Figure 24 shows how it appeared in the 1930s. Mr. Pankey remembers that when he was a child in the 1940s and 1950s, the south half of this building housed ranch hands, while the north half was a workshop filled with tools where machinery was repaired and horseshoes were made. This half of the building has a concrete floor, while the residential portion has wood floors. The entire building now houses farm workers, with the exception of a small shed at the north end. A kitchen constructed of concrete blocks was added to the building by the Pankey family. Mr. Pankey remembers that at one time the building was L-shaped with a wing on the south side. This was removed when the kitchen was constructed. In the 1940s and 1950s, there were a large barn and stables adjacent to this building, according to Mr. Pankey. These were the barns in existence when Cooper bought the ranch in 1932, and which are visible in the 1932 aerial photo of the ranch (see Figure 3). The barn blew down in a storm in the 1960s.

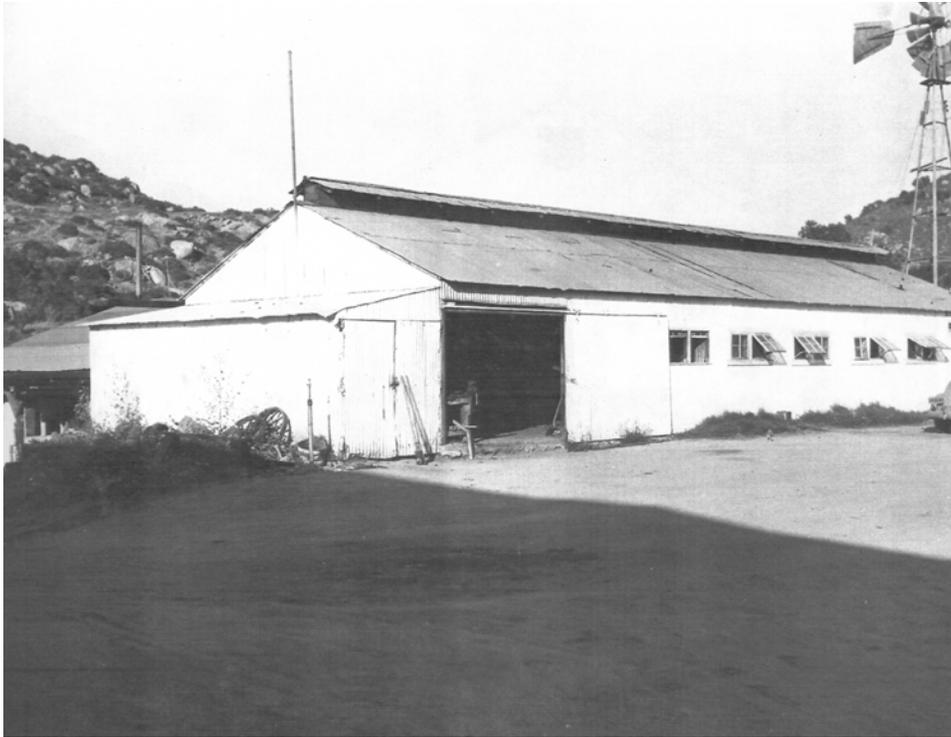


Figure 24. Photograph of Building 3 taken in the 1930s (Courtesy of William Pankey).

### **Building #4**

Building #4, the Pankey House, is a front-gabled California bungalow. This building has several additions. The most obvious is an addition along the length of the house on the north side, evident in the front gable at the junction of the original roof and the roof of the addition (Figure 25). Concrete paving slabs that run around the house extend under the house approximately midway along the south wall, indicating that the house was enlarged at some point. According to Mr. Pankey, a bedroom and bathroom were added at some stage at the southeast corner of the house.

The wooden siding consists of horizontal overlapping boards. There appears to be metal flashing along the corners of the building. The roof of the original house has a wide overhang with enclosed rafters, while the rafters of the roof of the addition are exposed. There is a centrally placed front door with narrow vertical lights on either side. On either side of the door are original wood-framed double-hung sashes with wooden casements. In the addition is a narrow paneled door with a window on the north side. This window has a large fixed sash on the bottom and a narrow awning window above. It is framed with wooden casing similar to that used on the other windows. Under the eaves is a large vent with wooden grille. Unlike many California bungalows of the time, the Pankey house does not have a front porch. It is possible that the original house had a porch that was later enclosed when the house was enlarged.



Figure 25. View of the east wall (front) of the Pankey house, showing addition on the north side.

The north wall, facing onto the location of the race track, has picture windows with large fixed panes on the bottom and small awning windows on top (Figure 26). The fixed panes have been replaced with aluminum sliders. Mr. Pankey reports that a door in the north wall was inserted when the house was converted to a duplex. One original double-hung, wood-framed window is located close to the northwest corner.

The west wall (rear) of the house has a number of large windows, some with replacement aluminum sashes (Figure 27). The window in the south corner is a large twin double-hung window, which may originally have been a triplet, as one is now boarded over but the casement is visible. This window was inserted at some point, as the siding was cut away and the casing is recessed, rather than overlaying the siding. A door with wooden stairs leads into the northern addition. There is a jumble of three contiguous windows with wooden casing in the west wall of the addition. The central window was probably added. These windows were likely double-hung wooden sashes, but they have been replaced with aluminum sashes. The roof of the original house has enclosed rafters and is supported on four wooden brackets. A fireplace with an external chimney on the west wall was inserted by Mr. Pankey's father.

The south wall does not have any doors, and the windows are different to those in the other walls. There are two large wooden casement windows opening in the center in the western end of the wall and two tall, narrow, double-hung windows toward the eastern side. All of the windows have wooden casings and small sills.



Figure 26. View of the north wall of the Pankey house.



Figure 27. West wall of Pankey house.

The Pankey house and the garage at the rear are clearly visible on the 1932 aerial photo of the ranch. Charles Cooper states that this house was present when he bought the ranch in 1932 and he mentions that the addition to the north was added to provide a good view of the race course below (Cooper n.d.). It is possible that the bedroom and bathroom were also added at that time. This house is not visible on the 1928 aerial, but a driveway is shown extending from the large barn-like buildings west to the location of the Pankey house (Tax Factor 1928). It may have been constructed shortly after the photo was taken. An undated photo (1930s) of a horse auction at Rancho San Luis Rey shows Building #3 in the background. At this time the addition to the rear of the house was present (Figure 28).



Figure 28. 1930s photo of horse auction at the ranch with Building 3 in the background. The extension to the north of the house had been added at that time (Courtesy of William Pankey).

## Building #5

To the west of Building #4 is a small garage, which is in a state of collapse (Figure 29). Originally it had an off-center paneled door in the east wall and two casement windows in the north wall. There was a wooden sliding garage door in the west wall. Mr. Pankey says that it was never used as a garage in his day, as there was no access to it from the east.



Figure 29. Building 5, garage in state of collapse.

### **Building #8**

Building #8 is a rustic wooden shed with shed roof (Figure 30). According to Mr. Pankey, it was constructed by his father with materials salvaged from other buildings on the property. It has a sliding galvanized sheet metal door on rails on the east side and a window on the north wall, and it had a garage door on the south side that is now missing, leaving the building open on one side. This building is not visible on the 1960 aerial photograph, nor is it shown on the County survey of that year.

### **Building #14**

This poured concrete building was not identified during the initial survey of the property as it was hidden behind bushes. This building foundation, walls and roof are constructed entirely of concrete (Figure 31). It measures approximately 8-9 square ft. and the walls are approximately 6 in. thick. The impressions of the wooden boards used in the form are visible on the surface of the concrete. The exterior surface appears to have been plastered and painted at one time. The roof is flat and is reinforced on the interior by concrete “rafters.” The single opening is a door in the center of the south wall. A concrete pier is located on the west side of the roof.



Figure 30. North and east walls of Building 8.



Figure 31. South wall of Building 14.

This building was originally the refrigeration room attached to the kitchen of the cookhouse (Figure 32). Constructed entirely of concrete, it is cool inside, even on the hottest day. Charles Cooper mentions in his memoirs how a locomotive bell was attached to the roof of this building and was used to summon workers to the table at meal times (Cooper n.d.:140). The two-story cookhouse had been the ranch house when Cooper bought Rancho San Luis Rey, but it was converted into a cookhouse with quarters for the kitchen help. Field hands, trainers, and other workers assembled at meal times, eating at a table that could seat 40 people (Cooper n.d.:140). Mr. Pankey remembers the cookhouse in use when he was a child in the 1940s. He stated that Building #14 was used for storage at that time.



Figure 32. The ranch cookhouse in the 1930s. Building 14, the refrigeration room, is shown attached to one side (Courtesy William Pankey).

## **HISTORIC BUILDING EVALUATIONS**

As of October 26, 1998, revised guidelines for the evaluation of archaeological and historical resources under the California Environmental Quality Act (CEQA) have been finalized by the State of California. They replace the old Appendix K and now more closely parallel the evaluation criteria of the National Historic Preservation Act (36 CFR 800). Under these new state guidelines, recommendations are provided below for significance and eligibility for the California Register of Historical Resources (California Register).

These significance assessments are made for compliance with the California Environmental Quality Act (CEQA) final guidelines:

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 CCR, Section 4852) including the following:

- A Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B Is associated with the lives of persons important in our past;
- C Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D Has yielded, or may be likely to yield, information important in prehistory or history [California Environmental Quality Act, as amended 1998, Section 15064.5.a3].

The basic age criterion for historical resources under Public Resource Code 5024 of the CEQA is that they must be at least 50-years-old. In addition to meeting one of the significance criteria, the historic resource must retain sufficient integrity to convey its significance, in order to be eligible for listing in the California Register. The California Register recognizes seven elements of integrity: location, design, setting, materials, workmanship, feeling and association.

The County of San Diego criteria for listing historical resources in the Local Register are consistent with those developed by the Office of Historic Preservation (OHP) for listing resources on the California Register, but they have been modified for local use in order to include a range of historical resources, which specifically reflect the history and prehistory of San Diego County (County of San Diego 2002). The types of resources eligible for listing on the Local Register include buildings, prehistoric and historic archaeological sites, structures, objects, and historic districts.

To be eligible for listing on the Local Register, an historical resource must be significant at the local level under one or more of the following four criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of 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.

Resources eligible for listing on the Local Register must also possess integrity. Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the Local Register must meet one of the criteria of significance described, above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been preserved, rehabilitated, or restored according to the guidelines approved by the Secretary of Interior may also be evaluated for listing. Integrity is eligible with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria, under which a resource is proposed for eligibility. Alterations over time to a resource or changes in its use may themselves have historical, cultural, or architectural significance.

### **Building #1**

Building #1, a small wood-framed garage, was constructed in the 1920s or early 1930s. This building retains little structural integrity. The garage door has been removed, and most of the windows have been boarded up. As a result of its lack of integrity, it is recommended as not eligible to either the California or the Local Register.

### **Building #3**

Building #3, currently in use as a bunkhouse for farm workers, was likely constructed in the 1920s. It has been altered over the years. A kitchen and bathroom were added to one end in the 1960s and the other end of the building, originally used as a workshop, has been converted into bunk rooms. While it has been altered, it does retain integrity of location, setting, materials, workmanship, feeling, and association. However, as this simple galvanized metal bunkhouse fails to meet any of the criteria for listing, it is recommended not eligible to either the California Register or the Local Register. It is not associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage, nor is it associated with the lives of persons important to the history of San Diego County or its communities. While it is representative of the spartan accommodation provided to ranch hands, it cannot be said to embody the distinctive characteristics of the period, architectural style, or method of construction.

---

## **Building #4**

Building #4 is an example of the California Bungalow, ubiquitous in San Diego County in the 1930s and 1940s. It appears to have been constructed in the late 1920s and was present on the property when it was purchased by Charles Cooper in 1931. Cooper had a wing added to the north side in the early 1930s to provide a viewing room overlooking the training racetrack in the fields below. Other additions were also made, including the addition of a bathroom and bedroom. In recent years, the building was further modified to convert it into a duplex. Building #4, while typical of the California Bungalow, does not embody characteristics of the style or the period. The many alterations to this building have lessened its integrity.

Building #4 is associated with Charles Cooper and Rancho San Luis Rey. Charles Cooper was a leading figure in thoroughbred breeding and training in southern California, and Rancho San Luis Rey was one of the largest horse-breeding farms in existence in southern California at the time. It appears that Cooper and his wife lived here during their years as owners of the ranch. It was constructed prior to Cooper's ownership, however, and when Cooper sold the ranch it was passed into the hands of Fred T. Glick. It later became the Pankey residence. This was just one of many buildings present on Rancho San Luis Rey during the 1930s. Of greater interest historically would be the many facilities constructed for the breeding, feeding, and training of the horses including stables, training barns, and racetracks. Unfortunately, these facilities have not survived. Building #4, while associated with Cooper and the ranch, is a poor representative of the many expensive and specialized facilities once present at Rancho San Luis Rey. Building #4 is typical of 1920s-1930s bungalows in San Diego County. It has no distinguishing characteristics and has poor integrity. It is, therefore, recommended as not eligible to either the California or the Local Register.

## **Building #5**

Building #5, the small garage to the rear of the Pankey house, is in a state of collapse and therefore, has no integrity. It is recommended as not eligible to either the California or the Local Register.

## **Building #8**

Building #8, a wooden barn, was constructed by William Pankey's father in the 1950s. It is in poor condition and has no distinguishing characteristics. It is recommended as not eligible to either the California or the Local Register.

## **Building #14**

Building #14 was originally a refrigeration room attached to the Rancho San Luis Rey cookhouse. The cookhouse was demolished by the Pankey family and Building #14 was used for storage. As a portion of a building that has been demolished, it retains little integrity. It is recommended as not eligible to either the California or the Local Register.



## 6. INTERPRETATIONS OF THE FINDINGS

### ARCHAEOLOGICAL RESOURCES

Based on the results of subsurface testing, the boundaries of SDI-682 were extended west of the ranch road to encompass the new archaeological deposits identified by ASM (Figure 33). Overall, artifacts recovered from the testing area conform to those originally recorded by True et al. (1991). True et al. (1991:12-15) also recorded the same stratigraphy, noting a “clay-soil formation” underlying dark gray midden deposits, referring to the granitic clay as a “caliche-like deposit.” Bifaces, typically Cottonwood Series projectile points, were the most common flaked stone tool recovered from SDI-682 by True et al. (1991) and the only chipped stone tool type recorded during the current testing project. Lithic raw material was also consistent between the original site and the current area, consisting mainly of quartz and volcanic materials, with limited amounts of obsidian and chert. While True et al. (1991) did not identify any PDL, it is likely that the material existed at the original site and was classified as either a volcanic or chert. Granitic handstones dominate the ground stone assemblages of both excavation projects. Ceramics recorded by True et al. (1991) consisted mainly of Tizon Brown Ware, with limited amounts of buff ware, comparable to the aboriginal ceramics recovered during the present study. Bone artifacts were recorded in relatively equal frequencies during both series of excavations. The portion of the site recorded in the Supplemental Testing Area probably represents disturbed and redeposited portions of SDI-682, with possibly two to three previously unidentified intact portions of the site (Loci A, B, and C) remaining west of the ranch road. The association of ceramics with intact midden deposits suggests the portion of SDI-682 identified west of the ranch road dates, at least in part, to the San Luis Rey II phase.

In summation, only three small areas of intact cultural deposits were identified through archaeological testing of the Meadowood project property, one in the south-central portion (Locus A), a second one in the southeastern corner (Locus B), and the third (Locus C) north along the base of Rosemary’s Mountain. Loci A and B are both pockets of midden deposit that appear to be less than 300 m<sup>2</sup> in size. The deposit in Locus B as evidenced in Trenches 1-2 and STPs 33-34 is bounded by a gravel road to the east and SR 76 to the south; no midden deposits were identified in STPs excavated to the north or west. The Locus A deposit is delineated by STPs that contained no midden soils to the east, west, and north; STPs excavated in the artificial, landscaped embankment directly south also failed to reveal any intact midden soil.

Additionally, cultural deposits on the Meadowood project property are limited vertically. The orange-brown granitic clay found across the site probably represents a decomposing granite bedrock dating. The material was observed as deep as 3 m below ground surfaces, and it is unlikely that archaeological materials would exist under it.

**CONFIDENTIAL FIGURE**  
**Removed to Volume II**

Figure 33. CA-SDI-682 showing location of extended western boundary.

Historic period artifacts recovered from the limited testing probably represent household, construction, and maintenance activities associated with early twentieth-century farming and ranching. Some of the artifacts may have been associated with the existing structures evaluated for this study. However, the artifacts were found in disturbed contexts and probably cannot provide historical information beyond that provided by the historic buildings on the property.

## **HISTORIC BUILDINGS**

A total of 13 historical buildings was identified as present or previously recorded on the Pankey property. Six buildings were evaluated for eligibility for the California Register and the Local Register. Five of these buildings were constructed in the late 1920s or early 1930s. They were associated with Rancho San Luis Rey, a thoroughbred breeding and training facility, owned and operated by Charles E. Cooper between 1931 and 1943. Rancho San Luis Rey became one of the largest thoroughbred breeding farms in the state. The buildings evaluated include a bungalow, a bunkhouse, two small garages, a rustic barn, and a concrete refrigeration room. Based on the results of the evaluations, none of these historic buildings appear to be eligible for listing on the California Register or the Local Register.



## 7. MANAGEMENT CONSIDERATIONS

### ARCHAEOLOGICAL RESOURCES

Subsurface testing indicates that SDI-682, a Late Prehistoric village site also known as the Pankey Site, extends from the slopes of Rosemary's Mountain west onto the more level terrain of the project property. Specifically, archaeological midden deposits associated with SDI-682 are located within the slightly elevated, triangular-shaped area bounded by Pala Road on the south, the Pankey Ranch dirt access road on the east, and an agricultural field on the north. This area has been impacted over the years by construction of numerous buildings (some of which are now evidenced only by foundations), interconnecting roads, water lines, septic systems, and other facilities. As a consequence, though surface artifacts are observed throughout this area, there are only two relatively small portions of intact midden that were identified by subsurface testing. One of these is confined to the high point roughly midway between the eastern and western property boundaries, referred to as Locus A, and the other is Locus B, just west of the ranch access road (Figure 34).

The Pankey Site has been determined to be eligible for listing on both the California Register of Historical Resources (CRHP) and National Register of Historic Places (NRHP). It is also considered a Resource Protection Ordinance (RPO) resource by the County of San Diego. Because of the latter status, impacts to the site cannot be mitigated through data recovery, and the site must be protected or avoided. Loci A and B are probably contributory to the significance of the Pankey Site, and therefore, fall under the protection of the RPO. The following recommendations concerning these archaeological resources are intended to be consistent with the RPO.

Locus A was detected by the systematic STP program and appears to be covered with some 10-20 cm of modern fill. The deposit has a maximum depth of 90 cm, excluding the fill cap, and terminates in sterile orange-brown clay. Though not evident from surface manifestations, subsurface testing indicates the area shown in Figure 34 to be the maximum extent of the deposit, outside of which area it tapers off or is heavily impacted from modern and historic disturbances. It is recommended that this area be excluded from project impacts and preserved within a dedicated open space easement. It is also recommended that the site be capped with clean fill, after which it can be landscaped as part of the overall development. The Preservation Plan provided as Appendix H describes the methods and ultimate disposition of the capped site area.

Locus B consists of a rather narrow north-south trending deposit abutting the ranch road between Locus A and the main site area off the present property. It is a limited deposit that has been bisected by the access road, effectively isolating this fragment from the main portion of the Pankey Site. Subsurface testing indicates this remnant midden has a maximum depth of 80 cm.

**CONFIDENTIAL FIGURE**  
**Removed to Volume II**

Figure 34. Location of Locus A and Locus B.

It is recommended that this locus be preserved via avoidance, preserved within a dedicated open space easement, and capped with the placement of clean fill to raise the elevation of the roadbed. Again, the Preservation Plan describes the methods and ultimate disposition of the capped site area.

Additionally, as per County specifications, implementation of the capping plan shall include:

- Prior to placing the cap, submit a letter to the Director of Planning and Land Use that a County certified archaeologist has been retained to supervise and monitor capping of the archaeological site.
- Capping of the archaeological site shall be conducted by first placing construction fabric (e.g. Amoco) or a minimum of six inches of sterile sand over the entire area of the archaeological site area to be capped. Cover the sand layer with 1.5 to 2.0 feet of clean fill dirt. This layer shall be “feathered” out to ten feet beyond the defined boundary of the capping area to create a buffer. The materials to be used for capping shall be stockpiled and spread by hand.
- After capping, the soil cap shall be landscaped with drought-resistant shallow rooted species. Selection of Species shall be made in consultation with a landscape architect. Temporary irrigation shall be a drip system and shall be removed as soon as the vegetation has been established.
- After the cap has been completed and the landscaping installed, the archaeologist shall prepare a final letter report that details how the capping procedure and landscaping was completed.
- After capping, all of the following activities are prohibited from taking place on the capped archaeological site: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space.

The sole exception(s) to the prohibition is:

- The planting of shallow rooted plants, irrigation lines, or utility lines in the sterile cap above the archaeological deposits, according to a plan approved by the Director of Planning and Land Use.

Moreover, recommendations per County directives include:

## **ARCHAEOLOGICAL OPEN SPACE EASEMENT DEDICATION**

Grant to the County of San Diego an open space easement over portions of Lot(s) \_\_\_\_\_ as shown on \_\_\_\_\_. This easement is for the protection of archaeological site CA-SDI-682, loci A and B and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than open space.

The sole exception(s) to the prohibition is:

- Scientific investigations conducted pursuant to a research design prepared by an archaeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.
- Implementation of a site capping plan approved by the Director of Planning and Land Use.
- Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
- Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.
- Activities required to be conducted pursuant to a revegetation, habitat management or landscaping plan approved by the Director of Planning and Land Use.
- Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

## **CURATION OF ARCHAEOLOGICAL COLLECTIONS ONLY**

Provide evidence to the satisfaction of the Director of Planning and Land Use that all archaeological materials recovered during the ASM Affiliates, Inc. Archaeological investigations of the property, including all significance testing and grading monitoring activities, have been curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility with San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

## TEMPORARY FENCING FOR ARCHAEOLOGICAL SITES

Prepare and implement a temporary fencing plan for the protection of archaeological site CA-SDI-682, Loci A and Loci B during any grading activities with one hundred feet (100') of open space easement "A", as shown on the open space exhibit plot plan dated \_\_\_\_\_. The fencing plan shall be prepared in consultation with a qualified archaeologist to the satisfaction of the Director of the Department of Planning and Land Use. The fenced area should include a buffer sufficient to protect the archaeological site. The fence shall be installed under the supervision of the qualified archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed.

Locus C consists of sparse, deeply buried deposits, probably covered by extensive colluvial deposition. It is unlikely that this deposit represents an intact portion of SDI-682 and as such is considered not significant. However, due to the deeply buried nature of the deposit, it is possible that undetected, intact archaeological deposits exist below the ground surface. ASM recommends that a professional archaeologist monitor all construction activity in Locus C.

Although the archaeological survey of the south side of SR 76 was negative, the ground surface in this area approximates the original landform slope that tapered down from the granite hill. Based on the landform configuration and the proximity of the area to SDI-682 and intact deposits associated with the site, ASM recommends that a professional archaeologist monitor all ground-disturbing activity on the south side of SR 76 to ensure that no unidentified subsurface archaeological deposits are impacted.

The areas within the site not bounded by the above described loci were found to be highly disturbed with poor integrity, and thus clearly not significant components of the Pankey Site. There remains the issue of the possible presence of the Rancho Monserrate adobe remains. As these would be difficult to detect using standard testing methods, or even more specialized geophysical sensing technologies such as ground penetrating radar, proton magnetometry, and electric resistivity, detection must await grading monitoring. It is therefore recommended a professional archaeologist monitor all ground-disturbing activity in the area between Loci A and B where archival research indicates the possible location of the adobe. A Monitoring Discovery Plan should also be prepared prior to commencement of construction activity in all areas recommended for monitoring within the project area.

## GRADING MONITORING

Given the potential for buried archaeological deposits and the purported occurrence of the Rancho Monserate adobe house, grading monitoring is recommended within those areas of the project property containing Holocene and Quaternary alluvium (Figure 35). This will involve the presence of a qualified archaeologist and Native American to observe all grading and other earth moving activities to ensure that no potentially CRHR eligible resources or human remains are discovered and inadvertently impacted. In accordance with the CEQA, the "lead agency should make

provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue in other parts of the building site while historical or unique archaeological resource mitigation takes place.

Further, per County guidelines, the following describes the measures that should be implemented for compliance with the requirement for grading monitoring:

The program shall include, but shall not be limited to, the following actions:

- a. Provide evidence to the Department of Planning and Land Use that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use (DPLU). A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines:
  - (1) The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
  - (2) The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
  - (3) The project archaeologist shall monitor all areas identified for development including off-site improvements.
  - (4) An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
  - (5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite \_\_\_\_ (select one: full-time to perform full-time monitoring, as determined by the Project Archaeologist of the excavations). Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
  - (6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
  - (7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow

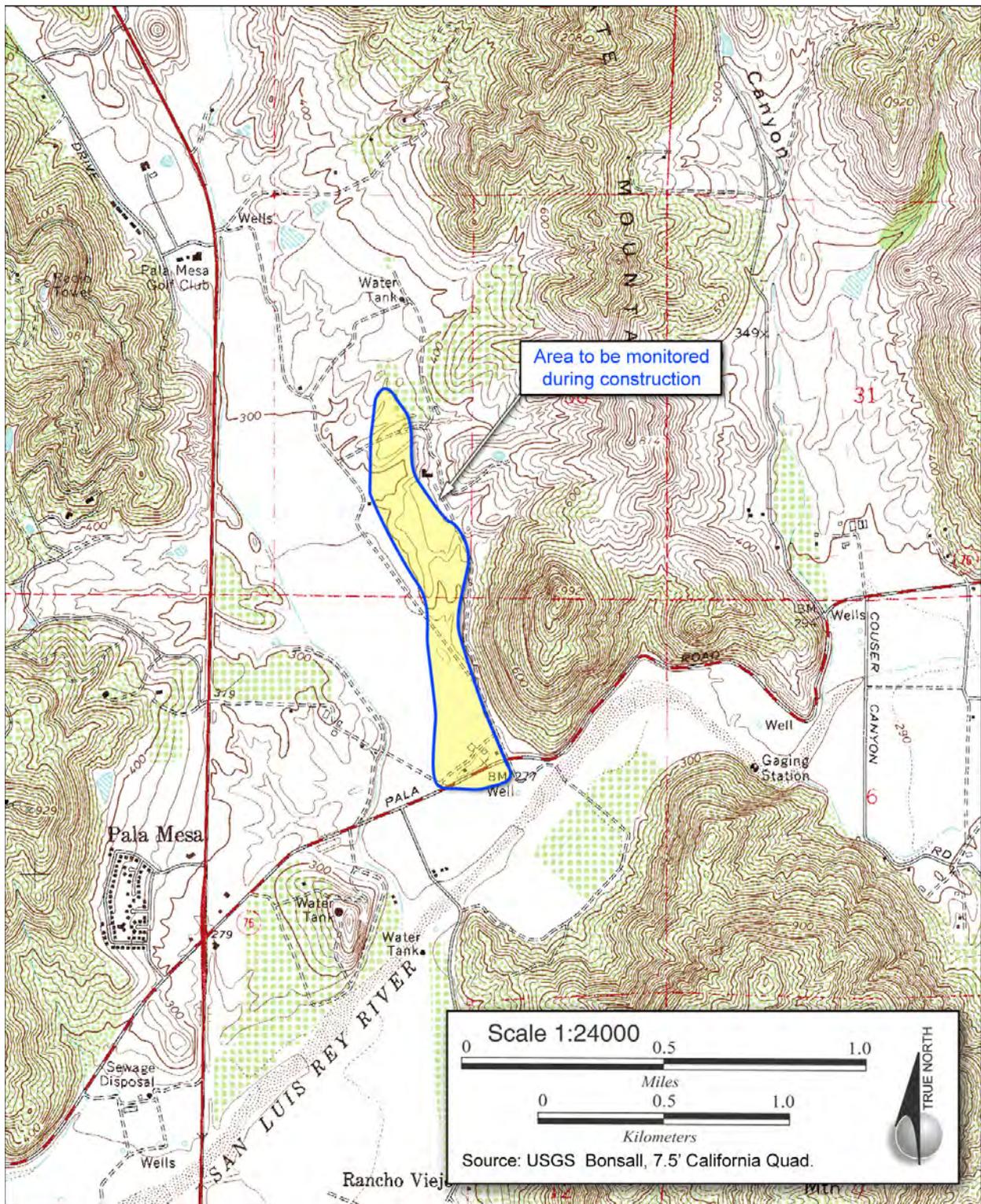


Figure 35. Map showing area to be monitored during construction.

evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.

- (8) If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
- (9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- (10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- (11) Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. (Note: use this condition only if grading will take more than 1 month).
- (12) In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms.

- 
- (13) In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
- b. Provide Evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:
- (1) The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
  - (2) The project archaeologist shall monitor all areas identified for development including off-site improvements.
  - (3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite \_\_\_\_ (select one: full-time to perform full-time monitoring, as determined by the Principal Investigator of the excavations). Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
  - (4) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.
  - (5) The archaeological monitor(s) and Native American monitor shall monitor all areas identified for development.
  - (6) If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
  - (7) The Principal Investigator shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall

be submitted describing the plan compliance procedures and site conditions before and after construction. (Note: use this condition only if grading will take more than 1 month).

- (8) Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator.
- (9) Prior to Final Grading Release, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following:
  - Department of Parks and Recreation Primary and Archaeological Site forms.
  - Evidence that all cultural collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Or

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

## **HISTORIC BUILDINGS**

None of the historic buildings located within the Meadowood property project area appear to be eligible for the California Register or the Local Register. Therefore, no further recommendations concerning recordation or preservation are proposed for the historic buildings.

---

## REFERENCES

Baksh, Michael, and Jackson Underwood

- 1998 *Ethnohistory and Native American Consultation for the Proposed Gregory Canyon Landfill Project*. Prepared by Tierra Environmental Services, El Cajon, California. Prepared for ASM Affiliates, Encinitas, California.

Bayham, Frank E., Donald H. Morris, and M. Steven Shackley

- 1986 *Prehistoric Hunter-Gatherers of South Central Arizona: The Picacho Reservoir Archaic Project*. Anthropological Field Studies No. 13, Arizona State University, Tempe.

Bean, Lowell John, and Florence Shippek

- 1978 Luiseño. In *California*, edited by Robert F. Heizer, pp. 550-563. Handbook of North American Indians, Vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Becker, Mark S.

- 2004 Flaked Stone Artifacts, Percussing Tools, and Groundstone: Descriptions and Analysis. In *Testing and Evaluation of 10 Sites in Papa Three and Papa Two Training Areas, Camp Pendleton Marine Corps Base, California*, edited by Brian F. Byrd, Sherri Andrews, and Mark S. Becker. Prepared for Department of the Navy SWDIV.

Bull, Charles S.

- 1987 A New Proposal: Some Suggestions for San Diego Prehistory. In *San Dieguito-La Jolla: Chronology and Controversy*, edited by Dennis Gallegos, pp. 35-42. San Diego County Archaeological Society Research Paper No. 1.

Butler, George

- 1908 Survey number 262, resurvey road survey 244. On file at County of San Diego Operations Annex, Survey Records Department, San Diego.

Byrd, Brian F.

- 2003 *Coastal Views of Prehistoric Middens: Archaeological Investigations and Paleoeological Reconstructions along Las Flores Creek, Camp Pendleton, California*. Prepared by ASM Affiliates, Encinitas, California for U.S. Department of the Navy, San Diego.

Byrd, Brian F., and Seetha N. Reddy

- 2002 Late Holocene Adaptations along the Northern San Diego Coastline: New Perspectives on Old Paradigms. In *Catalysts to Complexity: Late Holocene of the California Coast*, edited by J. Erlandson and Terry L. Jones, pp. 41-62. Perspectives in California Archaeology, Vol. 6. University of California, Los Angeles.

Chartkoff, Joseph L., and Kerry K. Chartkoff

- 1984 *The Archaeology of California*. Stanford University Press, Menlo Park.

Cooper, Charles, E.

- n.d. C. E. Cooper's Story. Typescript. Rancho San Luis Rey Collection, Box 5. Special Collections and University Archives, Malcolm A. Love Library, San Diego State University, San Diego.

County of San Diego

- 1960 County of San Diego 1:2400 scale topographical map 426-1719. Surveyed 1960.  
2002 Ordinance Number 9493, adding Section 396.7 to the San Diego County Administrative Code relating to the San Diego County Local Register of Historical Resources.

Crotteau, Karen

- 1981 SDI-682. Department of Parks and Recreation Archaeological site survey record (update). On file at South Coastal Information Center, San Diego State University.

Cuero, Delfina

- 1970 *The Autobiography of Delfina Cuero*. As told to Florence Shipek. Malki Museum Press.

Deed Books

- various County Assessor's Office, San Diego.

Deméré, Thomas A., and Hugh M. Wagner

- 1997 *Paleontological Resource Assessment, Gregory Canyon Landfill Site, San Diego County, California*. Prepared by the Department of Paleontological Services, San Diego Natural History Museum, for Gregory Canyon Ltd.

Fite, Gilbert C.

- 1976 The Pioneer Farmer: A View Over Three Centuries. *Agricultural History* 50:275-289.

Fletcher, Ed

- 1952 *Memoirs of Ed Fletcher*. Pioneer Printers, San Diego.

Fuller, Wayne E.

- 1981 School District 37: Prairie Community. *The Western Historical Quarterly* 12:412-432.

Gallegos, Dennis

- 1987 A Review and Synthesis of Environmental and Cultural Material for the Batiqitos Lagoon Region. In *San Dieguito-La Jolla: Chronology and Controversy*, edited by Dennis Gallegos, pp. 23-24. San Diego County Archaeological Society Research Paper No. 1.

GeoLogic Associates

- 1997 *Geologic Report - Gregory Canyon Landfill*. Report prepared by GeoLogic Associates, for Gregory Canyon Ltd.

Griset, Suzanne

- 1996 *Southern California Brown Ware*. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Davis.

Gross, G. Timothy, M. Steven Shackley, and Constance Cameron

- 1989 *Archaeological Investigations at CA-Ora-910A: A Late Prehistoric Hunting Field Camp in Southern Orange County, California*. Prepared by Brian F. Mooney Associates, San Diego.

Harris, Lew B.

- 1896 Map of a Portion of Rancho Monserrate San Diego County, California. Map No. 827. On file at County of San Diego Operations Annex, Survey Records Department, San Diego.

Hovdey, Jay

- 1987 *Feast or Famine, 1937-1944*. Online article: [www.secondrunning.com](http://www.secondrunning.com)

Kiefer, Wayne E.

- 1972 An Agricultural Settlement Complex in Indiana. *Annals of the Association of American Geographers* 62:487-506.

McDonald, Meg, and James D. Eighmey

- n.d. Late Period Prehistory in the San Diego. In *Historic Properties Background Study for the City of San Diego Clean Water Program*, Ch. III. Draft report prepared by Brian F. Mooney Associates, San Diego, for the City of San Diego Clean Water Program.

Meighan, Clement W.

- 1954 A Late Complex in Southern California Prehistory. *Southwestern Journal of Anthropology* 10:215-227.

Moratto, Michael J.

- 1984 *California Archaeology* Academic Press, Orlando, Florida.

Oxendine, Joan

- 1983 *The Luiseno Village during the Late Prehistoric Era*. Unpublished Ph.D. dissertation, Department of Anthropology, University of California, Riverside.

Pascoe, James

- 1869 *Survey of Rancho Monserrate*. On file at County of San Diego Operations Annex, Survey Records Department, San Diego.

Pigniolo, Andrew R.

- 2004 Points, Patterns, and People: Distribution of the Site-Notched Point in San Diego County, *Proceedings of the Society for California Archaeology* 18:247-254.

Plat Books

- 1895 Township and range plat book. One file at the San Diego Historical Society Research Archives.
- 1896 Township and range plat book. One file at the San Diego Historical Society Research Archives.

Pourade, Richard F.

- 1961 *The History of San Diego: Time of the Bells*. Union-Tribune Publishing, San Diego.
- 1969 *Historic Ranchos of San Diego*. Union Tribune Publishing Company, San Diego.

## RECON

- 1982 *Draft Environmental Report for Campus Park Specific Plan*. Submitted to Hewlett-Packard. On file at South Coastal Information Center, San Diego State University.

## Rogers, Malcolm J.

- 1929 *Report of an Archaeological Reconnaissance in the Mohave Sink Region*. *Archaeology* 1(1), San Diego Museum. [This paper is often cited as San Diego Museum Papers No. 1.]
- 1945 *An Outline of Yuman Prehistory*. *Southwestern Journal of Anthropology* 1(2):157-198.
- 1966 *Ancient Hunters of the Far West*. Union-Tribune Publishing, San Diego.

## Rogers, Thomas H.

- 1965 *Geologic Map of California: Santa Ana Sheet*. California Division of Mines and Geology, Sacramento.

## Rosenthal, Jan, William Breece, and Beth Padon

- 1987 *Archaeological Survey of the Proposed Hard Rock Mining Site San Diego County*. Prepared by LSA Associates, Irvine, California, for Simons, Li and Associates, Inc. On file at South Coastal Information Center, San Diego State University.

## Rush, Philip S.

- 1965 *Some Old Ranchos and Adobes*. Neyenesch Printers, San Diego.

## Sayles, E. B., and Ernst Antevs

- 1941 *The Cochise Culture*. Medallion Papers No. 29, Gila Pueblo, Globe, Arizona.
- 1983 *The Cochise Cultural Sequence in Southeastern Arizona*. *Anthropological Papers of the University of Arizona* No. 42.

## Sparkman, Phillip S.

- 1908 *The Culture of the Luiseño Indians*. University of California Publications in *American Archaeology and Ethnology* 8: 187-234.

## Spence

- 1932 *Aerial photograph of Cooper's Ranch, twenty miles east of Oceanside*. September 18, 1932. UCLA Department of Geography, Aerial Photo Archive.

Tax Factor

- 1928 Vertical aerial photographs of San Diego County. San Diego Historical Society Research Society Archives.

True, Delbert L.

- 1958 An Early Complex in San Diego County, California. *American Antiquity* 23:255-263.
- 1966 *Archaeological Differentiation of Shoshonean and Yuman Speaking Groups in Southern California*. Unpublished Ph.D. dissertation, Department of Anthropology, University of California at Los Angeles, Department of Anthropology.
- 1970 *Investigation of a Late Prehistoric Complex in Cuyamaca Rancho State Park, San Diego County, California*. Archaeological Survey Monograph, Department of Anthropology, University of California, Los Angeles.
- 1980 The Pauma Complex in Northern San Diego County:1978. *Journal of New World Archaeology* 3(4):1-39.
- 1993 Bedrock Milling Elements as Indicators of Subsistence and Settlement Patterns in Northern San Diego County, California. *Pacific Coast Archaeological Society Quarterly* 29(2):1-26.

True, Delbert L., and Eleanor Beemer

- 1982 Two Milling Stone Inventories from Northern San Diego County, California. *Journal of California and Great Basin Anthropology* 4:233-261.

True, Delbert L., Clement W. Meighan, and Harvey Crew

- 1974 *Archaeological Investigations at Molpa, San Diego, California*. University of California Publications in Anthropology No. 11. Berkeley.

True, Delbert L. and Rosemary Pankey

- 1985 Radiocarbon Dates for the Pauma Complex Component at the Pankey Site, Northern San Diego County, California. *Journal of California and Great Basin Anthropology* 7:240-244.

True, Delbert L., Rosemary Pankey, and Claude N. Warren

- 1991 *Tom-Kav, a Late Village Site in Northern San Diego County, California, and Its Place in the San Luis Rey Complex*. University of California Anthropological Records No. 30. Berkeley.

U.S. Army Corps of Engineers

- 1942 15-minute Temecula quadrangle. Surveyed in 1939, published 1942.

## United States Geological Survey

- 1901 San Luis Rey 30-minute quadrangle. Surveyed 1897-1899.  
1948 Bonsall 7.5-minute quadrangle. Surveyed in 1946.

## Van Wormer, Stephen R.

- 1986a *A History of Jamacha Valley: Agricultural and Community Development in Southern California*. Unpublished Master's thesis, Department of History San Diego State University.  
1986b Beeves and Bees: A History of the Settlement of Pamo Valley, San Diego County. *Southern California Quarterly* 68:37-64.  
1998 The Pala-Monserrate Community. In *Significance Evaluation of Cultural Resources within the Proposed Gregory Canyon Landfill Project, San Diego County, California*, Vol.1, pp. 10-21. Prepared by ASM Affiliates.

## Wade, Sue A.

- 1986 *Archaeological Testing Program at SDI-10185, Loci A-C, and SDI-10186. Otay Mesa, City of San Diego, California*. RECON.

## Warren, Claude N., Gretchen Siegler, and Frank Dittmer

- n.d. PaleoIndian and Archaic Periods. In *Historic Properties Background Study for the City of San Diego Clean Water Program*, Ch. II. Draft report prepared by Brian F. Mooney Associates, San Diego, for the City of San Diego Clean Water Program.

## Water Resources Institute

- 1939 Vertical Aerial Photographs of San Luis Rey Valley. Water Resources Institute, California State University, San Bernardino. <http://wri.csusb.edu/web-pages/archives/hist-aerial-photos/index.asp>.

## WESTEC Services, Inc.

- 1980 *Draft Environmental Impact Report for Sycamore Springs Specific Plan, Tentative Map and Use Permit*. Prepared for Daon Southwest. On file at South Coastal Information Center, San Diego State University.

## White, Raymond C.

- 1963 *Luiseño Social Organization*. *University of California Publications in American Archaeology and Ethnology* 48:1-194.

## Winterrowd, Cathy L., and Florence C. Shipek

- 1986 *Ethnographic Investigation: Pala Sand and Gravel Extraction Project*. RBR and Associates, San Diego.



# APPENDICES



## **APPENDIX A**

**Confidential Record Search**  
**Removed to Confidential Volume II**



## **APPENDIX B**

**Confidential Site Maps**  
**Removed to Confidential Volume II**



## **APPENDIX C**

**Confidential Site Forms**  
**Removed to Confidential Volume II**



## **APPENDIX D**

**Statement of Qualifications**  
**Removed to Confidential Volume II**



## **APPENDIX E**

**Native American Consultation**  
**Removed to Confidential Volume II**



## **APPENDIX F**

### **Artifact Catalog**

**Removed to Confidential Volume II**

