

# CAMPUS PARK PROJECT

## APPENDIX H

### CULTURAL RESOURCE SURVEYS

SPA 03-008, GPA 03-004, R03-014, VTM 5338 RPL7,  
S 07-030, S 07-031, LOG No. 03-02-059  
State Clearinghouse No. 2005011092

*for the*

DRAFT FINAL SUBSEQUENT  
ENVIRONMENTAL IMPACT REPORT

DECEMBER 3, 2010

## **FINAL ENVIRONMENTAL IMPACT REPORT CULTURAL RESOURCES SURVEY INFORMATION FOR THE READER**

This document consists of the Cultural Resources Survey for the Campus Park Project (Proposed Project or Project) and analyzes cultural-related elements associated with construction and operation of the Project. Since circulation of the Project Draft Environmental Impact Report (EIR) and associated technical reports, refinements in Project description have been implemented in response to comments received.

The majority of Project refinements occur west of future Horse Ranch Creek Road and all of them would be south of proposed Harvest Glen Lane. The majority of the developed uses and their construction footprints (residential, office professional, recreational and commercial) remain the same as previously analyzed.

South of future Harvest Glen Lane and west of future Horse Ranch Creek Road, the Proposed Project has been refined to: (1) eliminate some development areas, (2) modify specifics of development detail in some areas, and (3) eliminate the potential for connection to an off-site future wastewater treatment plant (WTP) to be constructed by others. Specifics of road design improvements also vary.

Overall, primary design changes result in 325 fewer multi-family homes (a reduction of 41 percent), and an increase in the biological open space preserve of 20.7 acres (or 11 percent). See Figure A for a comparison of the Project evaluated in the Draft EIR with the current plan.

Project refinements relevant to this technical report are addressed below.

### **Relevant Refinements to Project Description**

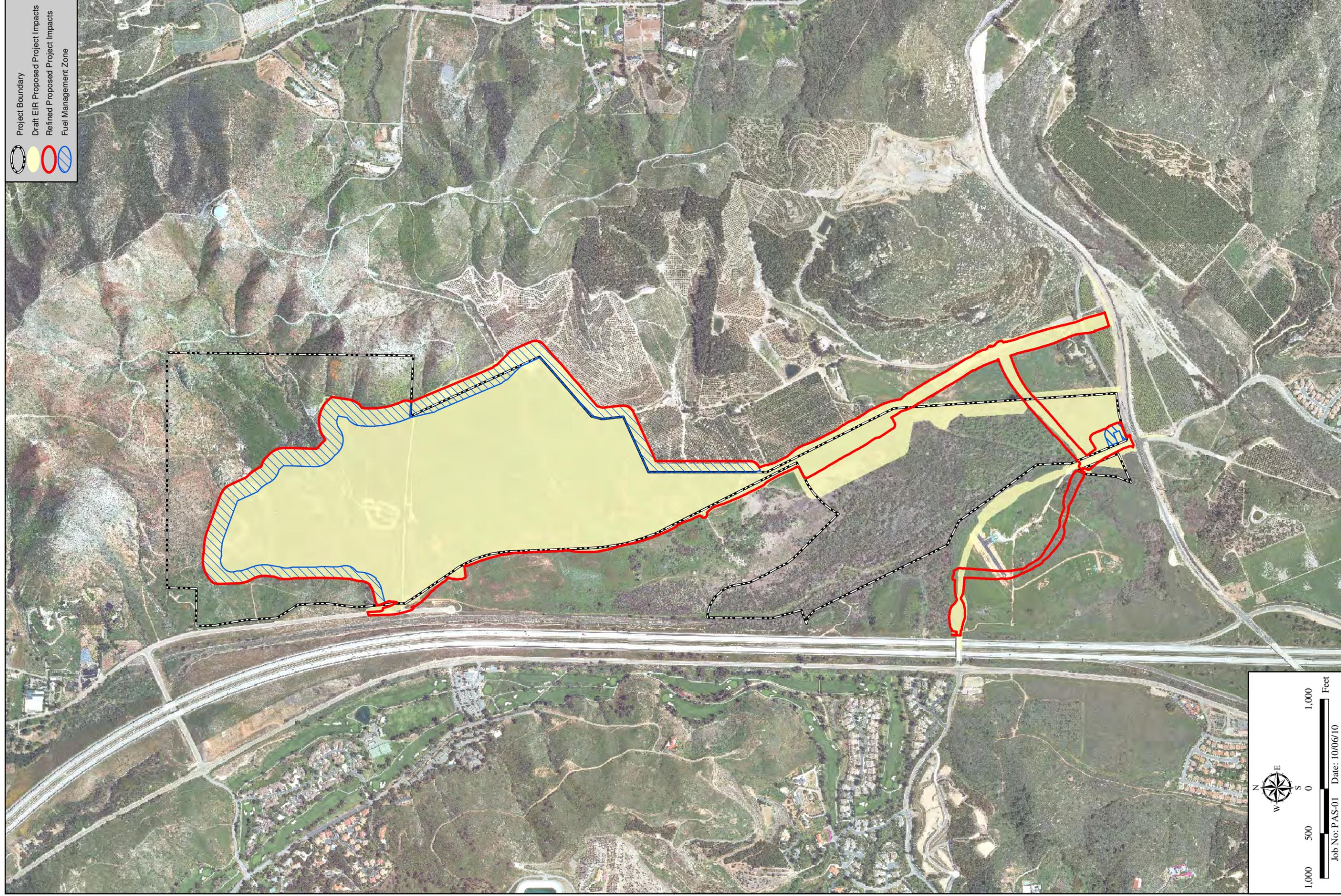
The analyzed Project footprint included development west of future Horse Ranch Creek Road and north of SR 76 that has now been eliminated or slightly relocated. In addition, changes have been made to specific design of an off-site portion of future Pala Mesa Drive, Pankey Road and on-site Pankey Place. With regard to Pala Mesa Drive/Pankey Road, modifications resulted from a request by the abutting Campus Park West Project to shift a portion of the alignment, and this shift has been worked out in coordination with the Department of Public Works. For on-site Pankey Place, modifications are related to deletion of MF-4 multi-family residential area on the south side of the road, and retention of open space.

The Draft EIR included two multi-family residential areas (MF-1 and MF-4) west of future Horse Ranch Creek Road and north of SR 76. These areas were proposed to contain a total of 300 residential units sited on a total of 21.1 acres. Both have been eliminated and now would largely be in open space.

### **Technical Analysis Modifications Based on Project Description Refinements**

The described changes to the Project would result in an overall reduction in the potential extent of Project-related impacts associated with cultural resources. The described reduction is associated with reduction in proposed excavation and construction, which would reduce the likelihood of disturbance of previously unrecorded, potentially significant, archaeological resources and/or human remains. The Project incorporates identified and committed measures to address potential cultural impacts, and to ensure conformance with applicable regulatory requirements. No change to significance conclusions reached in conformance with the California Environmental Quality Act would occur and no change is required to the attached cultural resources survey technical analysis.

Each of the above-cited and additional specific revisions are now included as part of the public record and will be before the Board of Supervisors during their consideration of the Project.



- Project Boundary
- Draft EIR Proposed Project Impacts
- Refined Proposed Project Impacts
- Fuel Management Zone

  
 1,000 500 0 1,000 Feet  
 Job No: PAS-01 Date: 10/06/10

L:\ArcGIS\PAS-01 Passarelli\Map\BDDM\FigA\_Comparison.mxd -SNM

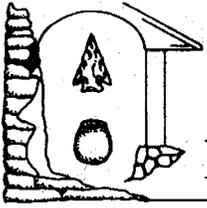
# Impact Comparison

CAMPUS PARK

Figure A



# 2007 CULTURAL RESOURCE SURVEY



## Heritage Resources

P.O. Box 8 ♦ Ramona, CA 92065 ♦ (760) 789-8509

April 24, 2007

Dr. Glenn Russell  
County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Reference: Campus Park/Passerelle Property (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059) : cultural resource survey

Dear Dr. Russell:

This letter describes the research and field survey performed for the Campus Park/Passerelle Property (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059) property (Figures 1 and 2). The archaeological tasks are those required by the California Environmental Quality Act (CEQA), Sections 21083.2 of the Statutes and 15064.5 of the Guidelines, and the County's Resource Protection Ordinance and Draft Report Format and Content Requirements, Cultural Resources Archaeological and Historical Resources. Tasks included record searches, a review of historic maps and the 1928 aerial photograph of the property, a field survey of the northern (previously unsurveyed) portion of the property, and a field update for the southern (previously surveyed) portion of the property (Figure 3). The County of San Diego consulted with the local Native American Groups pursuant to Government Code 65352.3 (Senate Bill 18) and that consultation documentation is attached to this letter as Attachment 1. The research, including a review of the 1979 and 1982 surveys of the southern portion of the property, identified no previously known prehistoric sites on the property. Historically, most areas of the property have been in agriculture for at least a century and several farmsteads were present in the early twentieth century. The current field survey of the northern portion of the property (old agricultural fields) was seriously hampered by a dense weedy growth and the heavily eroded land surface, resulting in poor visibility and access across the majority of the area. No prehistoric resources were discovered. The archaeological remains of one circa-1920s farmstead complex were observed on the northern portion of the property. However, because the poor surface visibility and access precluded satisfactory inspection of the land surface, it is possible that additional

cultural resources could remain undiscovered on the property. In addition, given the depositional environment on the southwestern portion of the property, it is also possible that prehistoric archaeological deposits could lie buried below the alluvium. The following paragraphs provide details regarding the research and fieldwork as well as recommendations for further measures related to cultural resources given the poor survey conditions.

### Natural and Cultural Background

The property lies northeast of the intersection of Pala Road and Interstate 15, extending nearly two miles north along the east side of the highway. The property ranges in elevation between approximately 280 feet above mean sea level (AMSL) in the southwest valley bottom area to approximately 620 feet AMSL at the northeastern corner. The property lies on the east slopes and in the bottomland of a wide south-flowing drainage that merges with the San Luis Rey River immediately to the south. The northeastern portion of the property rises sharply to Monserat Mountain on the east. The granitic boulders that occur on the northeastern slopes are erosion-exposed outcrops of the California Batholith. The extreme eastern steep-sloped portions of the property are densely covered in coastal sage scrub and chaparral species. The central and southern portions of the property lie within the tributary valley bottom and are either in active agriculture or are fallow fields. The southwestern portion of the property lies in an alluvial depositional environment where soil deposition could reach substantial depths. The major drainage areas undoubtedly once contained oaks and other riparian species as well as seasonal water.

The property lies between the Santa Margarita River/Temecula Valley region to the north and the San Luis Rey River Valley region to the south. Little archaeological information has been gathered for the areas surrounding the property, although one rock art site, RIV-116, is documented on the boulder slopes near Rainbow. A large village site has been identified in the San Luis Rey River Valley to the southeast (known as *Tomka*). Surrounding sites are located on low knolls overlooking the drainage and contain midden soils, a variety of artifacts, and rock art (Wade 1988). Similarly, a village complex (*Temeku*) has been identified at the opening of the Santa Margarita River in the Temecula Valley (McCown 1955, Wade 1989). The archaeological information known about these site complexes suggests that concentrations of occupation focused near major drainage confluences. Surrounding special use sites were sited near natural resources and occupied for short periods during food collecting and processing activities.

The natural grasslands, fertile soils, and reliable water in the surrounding area were not only attractive resource areas for the prehistoric inhabitants, but also for the later Spanish, Mexican, and American ranchers and farmers. As early as 1810, the mission established grain fields and orchards at San Antonio

de Pala, six miles to the east, and in the Temecula Valley, nine miles to the north (Brigandi 1999). After the Mexican revolution and subsequent secularization of the missions, ranchos were established to the north in Temecula Valley and to the east at Pauma. The project property itself was part of Rancho Monserate, granted to Ysidro Maria Alvarado in 1846. Alvarado, followed by his son Tomas, grazed sheep, cattle, and horses and maintained a lavish household (Rush 1965). The ranch house was located approximately one-half mile downstream from the project property on the north bank at a bend in the San Luis Rey River. In the late nineteenth century, American-period farming settlement focused on the fertile valleys to the south in Bonsall, to the east in Pala, and to the north in Temecula. By the beginning of the twentieth century, the tributary valley, within which the project property is located, was developed in grain fields and orchards (Photographs 1928). A ranch complex was located along Pala Road east of the project property (Maps 1901) and two ranch complexes were located in the central and northern portions of the project property. Large ranches, developed out of the old Monserate Rancho lands, operated through the mid-twentieth century (Photos 1953, Maps 1942). These include Rancho San Luis Rey, including a portion of the current project property, where Charles Cooper raised race horses; Pankey Bros. where Edgar and Robert Pankey established a diversified farm enterprise including citrus, avocado, and lima beans; and Duffy Ranch to the northwest (Rush 1965:86-88, Maps 1942). In the 1950s, a large portion of the Pankey acreage was bought to create the Pala Mesa suburban development to the west (Rush 1965). Today, portions of the agricultural valley have been developed into a golf course, Duffy Ranch is a trailer park, and residential development is moving into the previously vacant rugged hills. Currently, the Passerelle property is divided between active agriculture and fallow fields.

Record searches were completed at the San Diego State University-South Coastal Information Center and San Diego Museum of Man. Although multiple archaeological surveys have been conducted within a one-mile radius of the property, only five archaeological sites and two isolates have been recorded. Surveyed areas include portions of the tributary valley, Caltrans investigations close to I-15 and Pala Road, and a few low knoll areas to southeast, southwest, and northwest. Four of the sites and one isolate are recorded on the southern lower slopes of the prominent knoll 300-1000 meters east of the southeast corner of the project property and north of Pala Road. These consist of two pictograph boulders, a probable village site, bedrock milling, and isolated flakes. D. L. True conducted an excavation at SDI-682 in 1959 (True 1958) and a later surveyor suggested this site complex is the ethnographic village of *Tomka* (Crotteau 1981). One site and one isolate are recorded 300-700 meters to the northwest of the project corner. These consist of two flakes and one mano (Wade 2000). All of these sites have been recorded on low slopes above the alluvial valley bottoms and notes on the site record forms consistently note poor visibility due to vegetation.

Historic maps (County Map 1872, U. S. G. S. San Luis Rey quadrangle 30-minute 1901 edition, Temecula quadrangle 15-minute 1942 edition, and Bonsall quadrangles 7.5 minute 1948 editions) and the 1928 and 1953 aerial photographs on file at the County of San Diego Cartographic Services Department were reviewed. By the turn of the twentieth century widespread roads accessed the agricultural areas in the valley. By 1901, roads are shown along the western edge of the property and across the northern portion. A structure is shown at the later Rancho San Luis Rey east of the project property. Although it is unclear from the 1901 map whether there is a structure accessed by the northern roads, by 1928 two farmsteads are shown on the property (one in the north and one in the center) as well as Rancho San Luis Rey adjacent to the southeast. By this time as well, the southern two-thirds and the majority of the northern one-third of the property were developed intensively in hayfields. By the 1940s, agricultural use had expanded to include orchards on the eastern slopes with hay fields remaining in the bottomlands. In the 1950s, several reservoirs were added to the one present in the 1920s as well as two more residential complexes on the north and one more in the south. With the exception of one of the northern 1950s houses, the structures from the early and mid twentieth-century have been razed and the northern orchards and fields left fallow. Only domestic trees and some archaeological materials remain to identify their former locations.

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

The second inspection of the southern portion of the property was conducted by RECON archaeologists in 1982. Because the valley bottom areas had been comprehensively surveyed, the RECON re-survey concentrated on the low ridges above the main drainage. Again, no resources were found and Hector

concluded that "the lack of sites in this area may be due to dense occupation of the San Luis Rey River drainage, scarcity of resources other than water, or steepness of slope above the drainage. The topographically rugged area may have been used for hunting and could not support a more extensive use" (Hector 1982).

In summary, the project property lies within an area of the San Luis Rey River Valley that contains scant, but some important, archaeological remains of the prehistoric inhabitants. Undoubtedly in prehistoric times the area contained abundant water, oaks and chaparral plant resources, game, and hospitable terrain. However, the area was early the focus of historic settlement and the former Rancho Monserate was heavily developed in agriculture by the turn of the twentieth century. The few archaeological surveys completed within a one-mile radius have discovered few remains of the prehistoric inhabitants, undoubtedly partially due to over a century of agricultural disturbance. Historically, few remnants of the late nineteenth century and early twentieth-century agriculture activities have survived to the present day.

### Field Survey

The archaeological fieldwork was completed on May 25, 2003. Because the southern two-thirds of the property had been surveyed twice previously, this area was driven through to assess any changes in status. In contrast to the 1979 survey conditions when the fields were freshly disked, the bottomlands are currently covered in grass fields. Orchards are still present on the eastern slopes. The property is crossed by roads, some severely cut into the steep eastern slopes. Given the excellent survey conditions and thorough field surveys conducted in 1979 and 1982 and the current weedy conditions, no re-survey of the southern two-thirds of the property was deemed warranted. The northern one-third of the property had not been previously surveyed and the survey effort focused on this portion of the property.

Three survey transects began on the hills at the north-central portion of the property and progressed south to a dirt road that divides the northern and southern portions of the property. As illustrated by the 1928 and 1953 aerial photographs this area has been in agriculture—hayfields and orchards—for at least eight decades. The topography is rocky and characterized by old furrows. Heavily eroded gullies run east to west wherever water has found a way downslope. Most problematic, however, was the extreme growth of weeds and brush that have taken over the fallow lands. A dense thicket of thistle, mustard, oats, and other weeds are three-to-five feet tall across the dry areas, and anise, vines, poison oak, and dead trees and brush are present in the gullies. A few native sumac and regrowth species such as buckwheat and bacharis, as well as grassy weeds, are present on the rocky slopes and knolls.

Discovered on the eastern slopes, south of the southernmost and largest drainage, are the archaeological remains of the upper two structure complexes identified on the historic maps and aerial photographs. The lower third structure location is the site of a standing and occupied building. At the middle complex, the remains of a well, building debris, a power pole, and pepper and eucalyptus trees were discovered across several graded and overgrown pads where indicated by the 1928 aerial photograph. Much building debris, such as plaster, roofing material, tiles, concrete, and wood, had been pushed into the adjacent gully. Remains of the upper structure complexes and the pad at the lower complex reflect locations shown on the 1953 aerial photograph. A building on the lower third pad was occupied at the time of the survey, and several small sheds and storage structures have been added. None of the current structures appear to be the original structures shown on the 1953 aerial photograph (one is reportedly a modular structure); they are of no architectural distinction or significance. A graded pad northeast of the structures probably reflects the former locations of circa- 1953 structures or outbuildings.

The return transects to the north employed wider spaced intervals due to the difficult topography and dense vegetation cover. One trash dump was discovered in a wide gully just north of the existing building on the lower third pad noted above. Screw top bottles and plastic containers demonstrate the recent origins of this trash. At the completion of the north bound transects, the remainder of the survey focused on inspection of the ridge and knoll tops at the northwestern portion of the survey area. These areas were also extensively covered in weeds with occasional stands of sumac and other shrubs; however, some surface visibility was possible. Bedrock outcrops were inspected with no results and sufficient visibility was present on these ridge tops to conclude that no prehistoric materials are present.

In summary, because of the comprehensive surveys conducted in 1979 and 1982 on the southern two-thirds of the property and because of the extensive vegetation cover currently, no re-survey of this area was deemed necessary. The previously conducted surveys discovered only two isolated artifacts and no archaeological sites. Historic research and review of maps suggest that archaeological remains of the early structure complex in the central portion of the property could still be present. The current survey undertaken for the northern one-third of the property was hampered by the extreme agricultural disturbance that has disrupted nearly all areas of the property. Surveyors encountered an eroded and furrowed ground surface with deep water-eroded gullies and a dense weed cover that severely restricted surface visibility. No prehistoric sites were discovered on this portion of the property. However, the demolition remains of one structural area shown on the 1928 aerial photograph were relocated, as well as recent structures and a pad shown on the 1953 aerial photograph. One standing structure is in the lowest location where structures are shown on the 1953 aerial photograph. The standing structure is reportedly a modular building and has no architectural significance. The only historic trash deposits located date to the post- 1940s occupation of the

property. The post-1940s structural-demolition debris and recent structures and trash deposits contain no architectural or informational value to qualify as significant under CEQA or County criteria.

### Conclusions

The research and field studies have demonstrated that, although important prehistoric resources have been documented in the project vicinity, discovery of sites has been hampered by historic land alterations and dense vegetation. As well, it is possible that archaeological deposits could be buried in alluvial depositional situations in the valley bottomlands. The historic research revealed the early-twentieth-century agricultural use of the property. The field surveys previously conducted on the southern two-thirds of the property employed ample survey transect coverage and encountered excellent surface visibility. Only two isolates were discovered; however, the project archaeologist recommended monitoring of grading activities to ensure that additional site deposits were not present. Unfortunately, the current survey of the northern portion of the property encountered poor surface visibility conditions because of dense weedy vegetation and steep eroded topography. Although no prehistoric sites and no potentially significant historic artifact deposits were located, it is possible that these could be present but undiscoverable due to poor survey conditions or alluvial deposition.

The California Environmental Quality Act (CEQA), Sections 21083.2 of the statutes and 15064 of the Guidelines, and the County's Resource Protection Ordinance and Draft Report Format and Content Requirements-Cultural Resources Archaeological and Historical Resources, require identification of potentially significant cultural resources, evaluation according to CEQA and County significance criteria, and preservation or mitigation in the form of data recovery. Because the possibility remains for the presence of obscured or buried potentially significant cultural resources, an archaeological monitoring program is recommended to ensure compliance with these requirements. Archaeological monitoring would be most important for the northern one-third portion of the property as well as the southwestern alluvial areas. In response to County-consultation with local Native American groups pursuant to Government Code 65352.3 (Senate Bill 18), the San Luis Rey Band of Luiseño Indians has requested that all ground-disturbing activities be monitored for cultural resources. Therefore, during initial brushing, debris clearing, and grading of all areas of the project property, an archaeologist and Native American monitor should be present to ensure that if potentially significant deposits are uncovered, they are evaluated for significance and adequate preservation or data recovery tasks are implemented.

The grading monitoring plan shall consist of the following:

Prior to Approval of Grading or Improvement plans, the subdivider shall:

A. Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Campus Park/Passerelle Project (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059) to the satisfaction of the Planning Director. This program shall include, but shall not be limited to, the following actions:

1. 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 Project Archaeologist shall be submitted to the Director of Planning and Land Use. The contract shall include the following guidelines:

a. The consulting archaeologist shall ensure that a Native American monitor will be involved with the grading monitoring program.

b. 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.

c. The consulting archaeologist shall monitor all areas identified for development.

d. 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.

e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency of inspections will be determined by the Principal Investigator in consultation with the Native American monitor.

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

g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist 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 archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with 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 consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.

h. If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin,

the County Coroner shall contact the Native American Heritage Commission. The Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. The Principal Investigator shall follow up with the County Coroner and the Native American Heritage Commission to ensure that these steps have been completed.

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

j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. 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.

k. 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 will include Department of Parks and Recreation Primary and Archaeological Site forms.

l. 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 Planning and Land Use 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. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency of inspections will be determined by the Principal Investigator in consultation with the Native American monitor.

3. 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 operation in the area of discovery to allow evaluation of potentially significant cultural resources. The Principle Investigator shall contact the County Archaeologist at the time of discovery. The Principle Investigator, in consultation with 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 consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.

4. The consulting archaeologist and Native American monitor shall monitor all areas identified for development.

5. If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the County Coroner shall contact the Native American Heritage Commission. The Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. The Principal Investigator shall follow up with the County Coroner and the Native American Heritage Commission to ensure that these steps have been completed.

6. 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 Project Archaeologist.

7. 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 also include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.

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.

Or

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring Report that includes artifact analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating as determined by the Project Archaeologist in consultation with County Staff Archaeologist.

C. Prior to recordation of the Final Map, the applicant shall:

1. Complete and submit a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program to the satisfaction of the Director of Planning and Land Use. The report shall also include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.

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.

Or

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring that includes artifact analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating as determined by the Project Archaeologist in consultation with County Staff Archaeologist.

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

I hope this letter provides you with the information needed to complete the cultural resources review for this project. Please call me if you have any questions regarding the work completed or our findings.

Sincerely,



Sue A. Wade  
Archaeologist-Historian

cc: Mr. David Davis, Passerelle LLC  
Ms. Karen Brand, Helix Environmental

**References Cited**

Breece, William H.

- 1979 An Archaeological Survey of Sycamore Springs, Fallbrook, California. Unpublished manuscript prepared by WESTEC Services, for Daon Southwest, on file with the author.

Brigandi, Phil

- 1999 "The Outposts of Mission San Luis Rey." *The Journal of San Diego History*. 45(2):107-112.

Crotteau, Karen

- 1981 Archaeological Site Form for SDI-682 on file at San Diego State University-South Coastal Information Center.

Hector, Susan M.

- 1982 Addendum to an Archaeological Survey of Sycamore Springs. Unpublished manuscript prepared by WESTEC Services, on file with the author.

Maps

- 1901 U. S. G. S. Temecula 30-minute quadrangle  
1942 U. S. G. S. Temecula 15-minute quadrangle.

McCown, B. E.

- 1955 "Temeku: A Page from the History of the Luiseno Indians." *Archaeological Survey Association of Southern California*, Paper No. 3.

Photographs

- 1928 Cartographic Services Department, San Diego County.  
1953 Cartographic Services Department, San Diego County.

Rush, Philip

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

True, Delbert L.

- 1958 "An Early Complex in San Diego County, California." *American Antiquity* 23(3):255-263.

Wade, Sue A. Wade

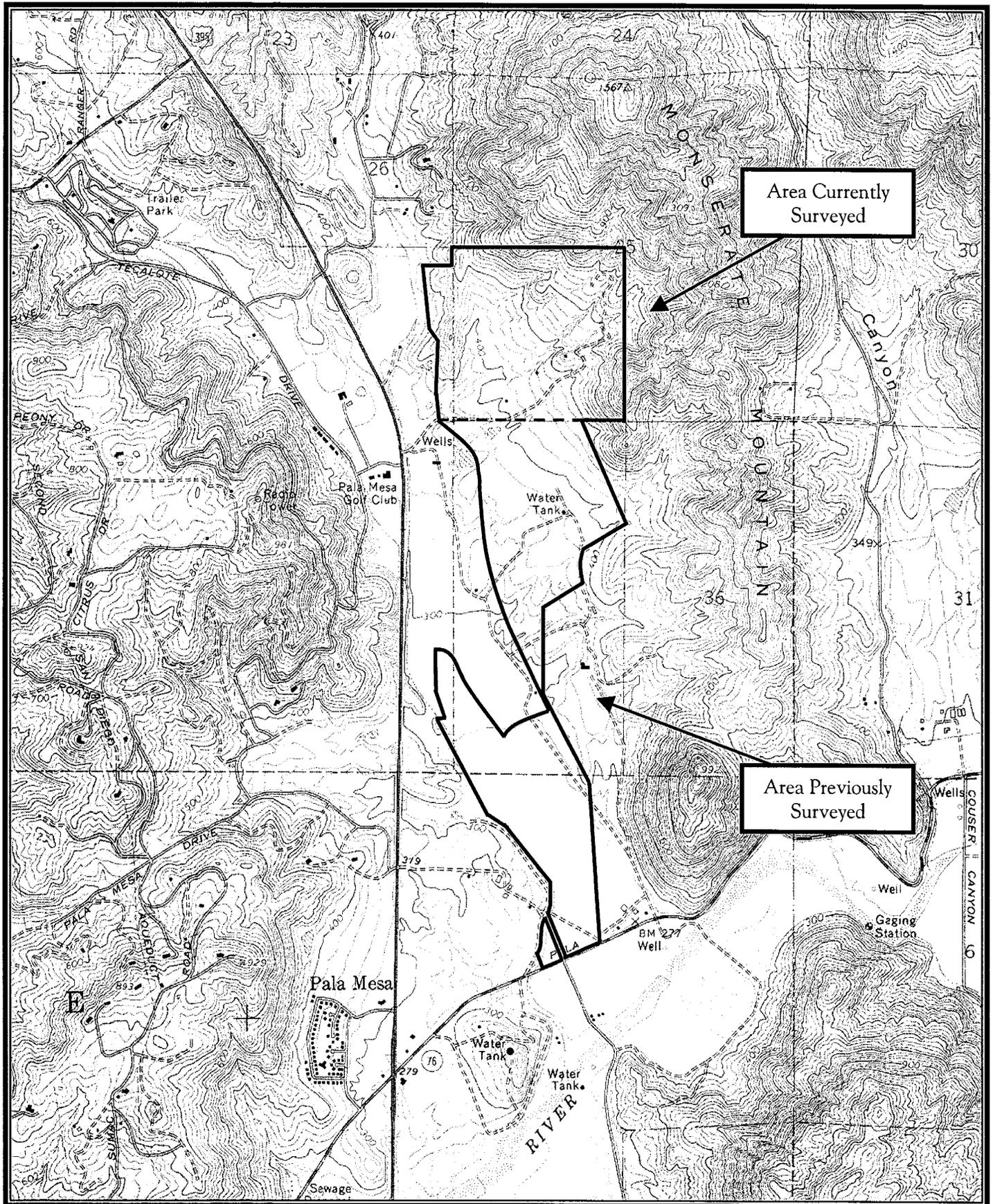
- 1988 An Archival and Limited Field Survey of the Temescal Wash and Rice Canyon Pipeline Alternatives for the Regional Water Reclamation Facility at Rancho California. Unpublished manuscript prepared for J. M. Montgomery, Consulting Engineers, Inc. by RECON, on file with the author.  
1989 A Cultural Resource Survey of the Santa Margarita River from Temecula to the Pacific Ocean. Unpublished manuscript prepared for J. M. Montgomery, Consulting Engineers, Inc. by RECON, on file with the author.  
2000 White/Fallbrook Parcel Map Cultural Resource Inventory (County TPM 20451), Fallbrook, California. Unpublished manuscript prepared by Heritage Resources on file with the author.



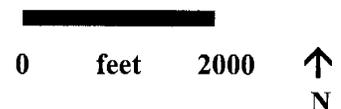
**FIGURE 1: PROJECT LOCATION  
SOUTHERN CALIFORNIA U.S.G.S. MAP**

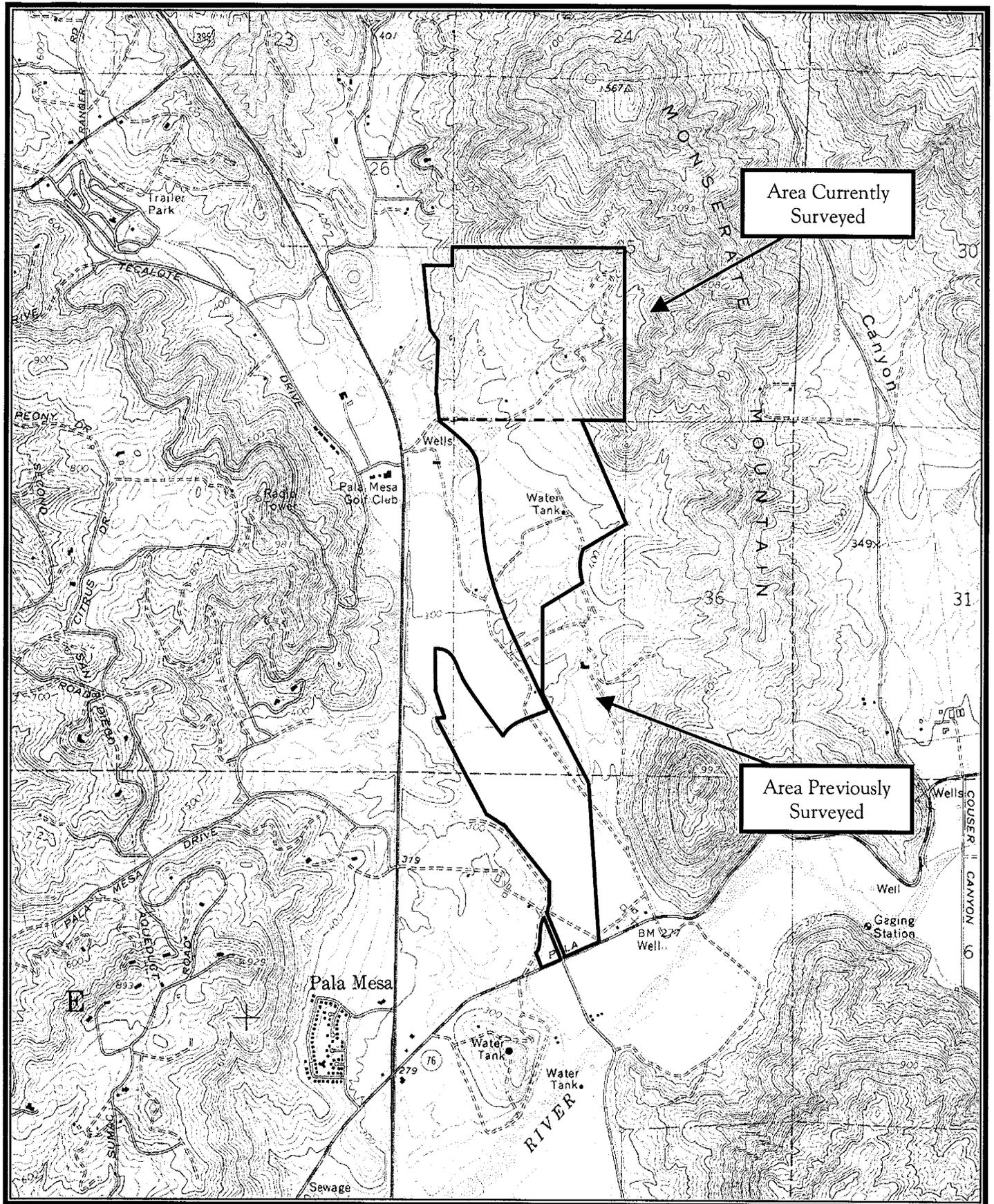
0 miles 8.5



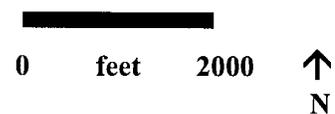


**FIGURE 2: PROJECT LOCATION:  
TEMECULA and BONSTALL  
U.S.G.S. 7.5-MINUTE MAPS**





**FIGURE 3: PROJECT SURVEY AREAS:  
TEMECULA and BONSA  
U.S.G.S. 7.5-MINUTE MAPS**



**Attachment**  
**Native American consultation correspondence**



GARY L. PRYOR  
DIRECTOR

# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE  
338 VIA VERA CRUZ • SUITE 201  
SAN MARCOS, CA 92069-2620  
(760) 471-0730

EL CAJON OFFICE  
200 EAST MAIN ST. • SIXTH FLOOR  
EL CAJON, CA 92020-3912  
(619) 441-4030

March 18, 2005

Ms. Carol Gaubatz  
Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

RE: Sacred Lands Check; Campus Park/Passerelle; GPA03-004/REZ03-014/  
SPA03-008/TM5338/Log No. 03-02-059;  
APN 108-120-47, 108-120-49, 108-120-50, 108-120-51, 108-121-12, 108-121-13,  
108-421-03, 108-421-04, 125-061-02, 125-061-03;  
Section: Monserate Land Grant; Township; 9S, Range: 03W

Dear Ms. Gaubatz:

The County of San Diego requests your participation in the environmental review process of the proposed development project for Campus Park/Passerelle (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059), located approximately ½ mile east of Interstate 15 and is north of Pala Road, San Diego, CA. Pankey Road runs through the southern portion of the project. This project proposes a major subdivision of 500 acres into 950 homesites ranging in size from 3000 to 5500 square feet that will include both equestrian and pedestrian trails. In addition, a commercial component consisting of a professional office park and town center are also proposed. The project is subject to the California Environmental Quality Act (CEQA), the County of San Diego Resource Protection Ordinance (RPO), and Section 65352.3 of the Government Code (Senate Bill 18 [2004]). The County of San Diego is seeking information about tribes that are on the "SB 18 Consultation List", and we are requesting your assistance in identifying cultural resources including sacred lands that may be present on site.

As part of the environmental review for this project, an institutional records search and a cultural resources survey has been required. If resources are present, testing will be requested to determine significance pursuant to the California Environmental Quality Act and the County of San Diego Resource Protection Ordinance (RPO). If the cultural resources are determined significant, mitigation must be proposed which may include

March 18, 2005

the placement of the resources in an open space easement, or in some cases, data recovery excavations may be conducted as an alternative.

The County will forward a copy of the environmental document and cultural resources report for your comment during the public review period. We feel that your comments regarding decisions that may affect ancestral tribal sites are very important, and welcome input that you may have regarding consultation with affected tribes.

If you have any questions, I can be reached at (858) 694-3656.

Sincerely,

*Donna Beddow*

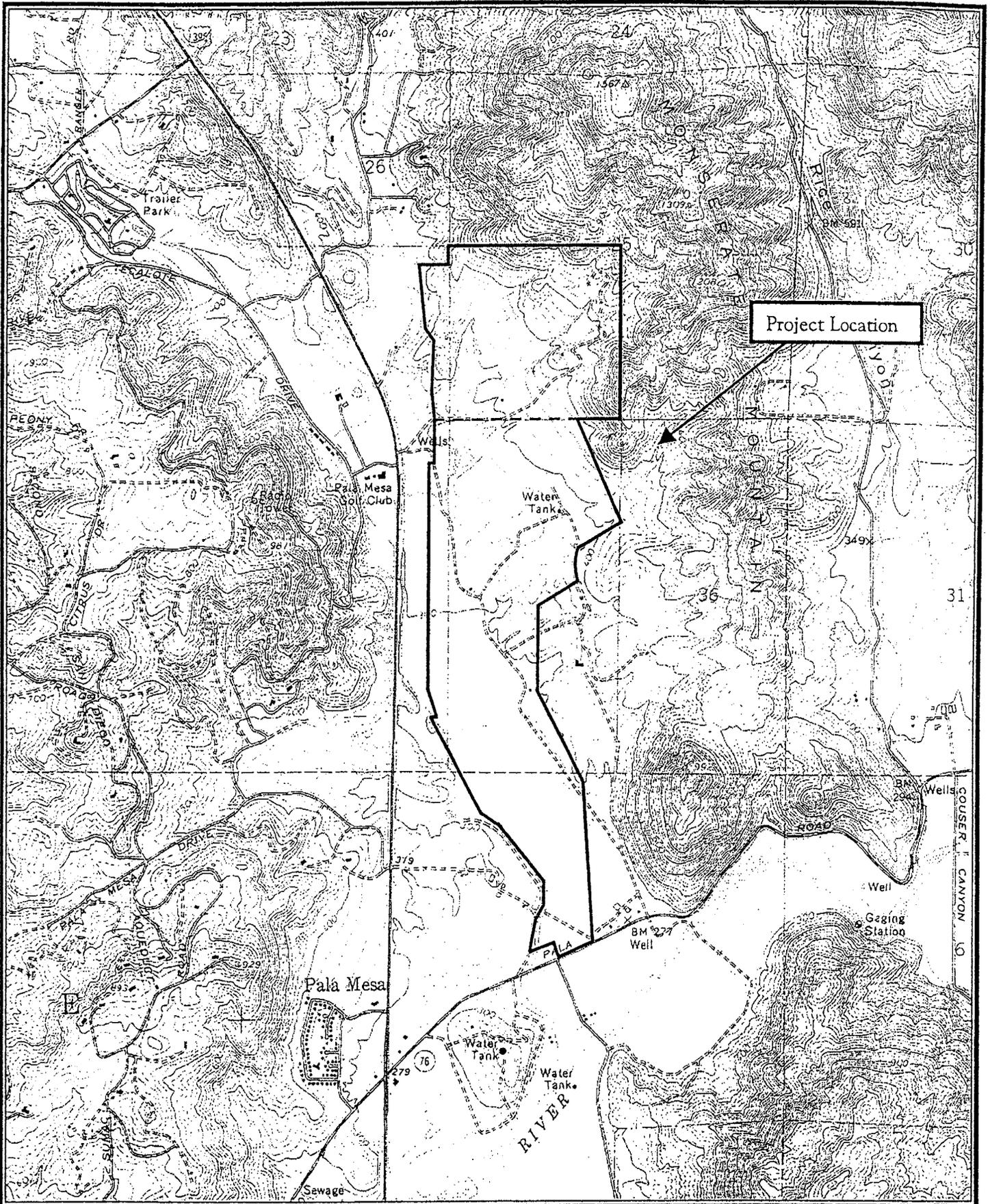
Donna Beddow, RPA  
Staff Archaeologist

DB:db

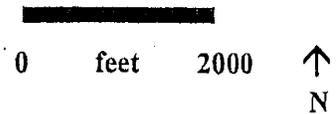
Attachment

USGS Topographical Map – Temecula and Bonsall

cc: David Davis, Passerelle, LLC, 402 West Broadway, Suite 2175, San Diego, Ca  
92101  
Steven Cresto Engineering, 9620 Chesapeake Drive, Suite 207, San Diego, CA  
92123  
Chris Brown, Alchemy Consulting Group, 402 West Broadway, Suite 2175,  
San Diego, CA 92101  
Sue Wade, Heritage Resources, P.O. Box 8, Ramona, CA 92065  
Chantal Saïpe, Tribal Liaison, Chief Administrative Office, M.S. A-6  
Sami Raya, Project Manager, Department of Planning and Land Use,  
M.S. 0650



**FIGURE 2: PROJECT LOCATION:  
TEMECULA and BONSCALL  
U.S.G.S. 7.5-MINUTE MAPS**





GARY L. PRYOR  
DIRECTOR

# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE  
338 VIA VERA CRUZ • SUITE 201  
SAN MARCOS, CA 92069-2620  
(760) 471-0730

EL CAJON OFFICE  
200 EAST MAIN ST. • SIXTH FLOOR  
EL CAJON, CA 92020-3912  
(619) 441-4030

April 8, 2005

### Cupa Cultural Center

Mr. William Contreras, Archaeology and Cultural Resources

### La Jolla Band of Luiseno Indians

Mr. Tracy Lee Nelson, Chairman

Mr. Rob Roy, Environmental Director

### Pala Band of Mission Indians

Mr. Robert Smith, Chairman

Ms. Lenore Volturno, EPA

### Pauma/Yuima Band of Mission Indians

Mr. Christobal C. Devers Sr., Chairman

Ms. Bennae Calac, Cultural Resources Coordinator

Ms. Juanita Dixon, Environmental Coordinator

EPA Director

### Pechanga Band of Mission Indians

Mr. Mark Macarro, Chairperson

Mr. Paul Macarro, Cultural Resource Center

Ms. Laura Miranda, Deputy General Counsel

### Rincon San Luiseno Band of Mission Indians

Mr. John Currier, Chairman

Mr. Rob Shaffer, Tribal Administrator

Ms. Ruth Calac, Heritage Commission

Ms. Kristi Orosco, Environmental Coordinator

### San Luis Rey Band of Mission Indians

Mr. Russell Romo, Chairman

Ms. Carmen Mojado, Co-Chair

Mr. Mark Mojado, Cultural Resources

Mr. Henry Contreras, Most Likely Descendent

### Soboba Band of Mission Indians

Mr. Robert Salgado, Sr., Chairperson

### Twenty-Nine Palms Band of Mission Indians

Mr. Dean Mike, Chairperson

April 8, 2005

RE: Campus Park/Passerelle; GPA03-004/REZ03-014/SPA03-008/TM5338/  
Log No. 03-02-059; NATIVE AMERICAN CULTURAL RESOURCES  
CONSULTATION; Section: Monserate Land Grant; Township: 9S; Range: 03W;  
Thomas Brothers:1028 J/5

The County of San Diego (County) requests your participation in the review process of the Campus Park/Passerelle Subdivision (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059). This project proposes the subdivision of 500 acres into 950 homesites ranging in size from 300 to 5500 square feet that will include both equestrian and pedestrian trails. It is located approximately ½ mile east of Interstate 15 and is north of Pala Road (APN# 108-120-47, 108-120-49, 108-120-50, 108-120-51, 108-121-12, 108-121-13, 108-421-03, 108-421-04, 125-061-02, 125-061-03) in the community planning area of Fallbrook and is subject to the California Environmental Quality Act (CEQA), the County of San Diego Resource Protection Ordinance (RPO), and Section 65352.3 of the Government Code (Senate Bill 18 [2004]). Staff contacted the Native American Heritage Commission (NAHC) who has requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. The project is currently in the process of environmental review. As such, a cultural resources survey has been requested to determine the absence and/or presence of cultural resources.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public. Although we are providing to you for the purposes of your review this confidential information regarding the location of cultural places, this information is not available to the public.

The County of San Diego feels that your comments regarding decisions that may affect ancestral tribal sites are very important. Please forward any comments regarding this project to Donna Beddow by July 7, 2005.

If you have any questions, you can reach me at (858) 694-3656.

Sincerely,

*Donna Beddow*

Donna Beddow, RPA  
Staff Archaeologist

DB:db

Attachment  
USGS Temecula and Bonsall Map

April 8, 2005

cc: David Davis, Passerelle, LLC, 402 West Broadway, Suite 2175, San Diego, Ca  
92101  
Steven Cresto Engineering, 9620 Chesapeake Drive, Suite 207, San  
Diego, CA 92123  
Chris Brown, Alchemy Consulting Group, 402 West Broadway, Suite 2175,  
San Diego, CA 92101  
Sue Wade, Heritage Resources, P.O. Box 8, Ramona, CA 92065  
Alyssa Maxson, Project Manager, Department of Planning and Land Use,  
M.S. 0650  
Chantal Saipe, Tribal Liaison, Chief Administrative Office, M.S. A-6





GARY L. PRYOR  
DIRECTOR

# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE  
338 VIA VERA CRUZ • SUITE 201  
SAN MARCOS, CA 92069-2620  
(760) 471-0730

EL CAJON OFFICE  
200 EAST MAIN ST. • SIXTH FLOOR  
EL CAJON, CA 92020-3912  
(619) 441-4030

December 1, 2005

San Luis Rey Band of Mission Indians  
2302 Carriage Circle  
Oceanside, CA 92056  
Attn: Ms. Carmen Mojado

RE: Campus Park/Passerelle Native American Consultation Response; GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059

Dear Ms. Mojado:

The County of San Diego (County) appreciates your participation in the review process of the Campus Park/Passerelle project (GPA03-004/REZ03-014/SPA03-008/TM5338). This project proposes a major subdivision of 500 acres into 950 homesites. It is located approximately ½ mile east of Interstate 15 and is north of Pala Road in the community planning area of Fallbrook. Pursuant to your letter (attached) concerns and comments include the following:

Disturbance or destruction of cultural sites.

A cultural resource study has been completed that identified only two prehistoric isolates (mano, mano fragment) within the project footprint; no prehistoric sites were identified. Mitigation required by the Environmental Impact Report will include the requirement for grading monitoring by a qualified archaeologist. A requirement for a Native American representative present during the ground disturbing activities will also be included. In addition, the county will ensure that the San Luis Rey Band of Mission Indians be sent environmental documents during the Public Review Process.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public. Although we may provide you with site information for the purposes of your review, this confidential information regarding the location of cultural places is not available to the public.

The County of San Diego feels that your comments regarding decisions that may affect ancestral tribal sites are very important and we thank you for your response. If you have any further questions or comments, you can reach me at (858) 694-3003.

Sincerely,



Donna Beddow, RPA  
Staff Archaeologist

DB:db

Attachment

Letter from the San Luis Rey Band of Mission Indians

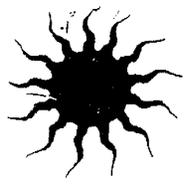
cc: David Davis, Passerelle, LLC, 402 West Broadway, Suite 2175, San Diego, Ca  
92101  
Steven Cresto Engineering, 9620 Chesapeake Drive, Suite 207, San Diego, CA  
92123  
Chris Brown, Alchemy Consulting Group, 402 West Broadway, Suite 2175,  
San Diego, CA 92101  
Sue Wade, Heritage Resources, P.O. Box 8, Ramona, CA 92065  
Mark Mojado, P.O. Box 1, Pala, CA 92059  
Alyssa Maxson, Project Manager, Department of Planning and Land Use,  
M.S. 0650  
Chantal Saipe, Tribal Liaison, Chief Administrative Office, M.S. A-6

G. WRIGHT

RECEIVED

MAY 31 2005

SAN DIEGO COUNTY  
PLANNING & LAND USE



# SAN LUIS REY BAND OF MISSION INDIANS

2302 Carriage Circle, Oceanside, CA 92056 • Tel. 760/724-8505 • FAX 760/967-6357

RE: Sites in San Luis Rey Territory

SUBJECT: NATIVE AMERICAN TRIBAL CONCERNS

The San Luis Rey Band of Mission Indians appreciates your communication with us. Our cultural resources are of great concern and importance to us. If any potential disturbance or destruction on this particular site or other sites within our area, ~~consultation and mitigation~~ will be required with the Cultural Department of the San Luis Rey Band of Mission Indians.

Our contact person on the Cultural Department is ~~Mark Mojado~~. He will be the person to be contacted ~~if monitoring will be required on the site/s involved~~. He can be reached at 760-742-4468 or 760-724-8505. (760-742-4858 cell)

The San Luis Rey Band of Mission Indians thanks you for your cooperation, concerns, and respect for our cultural resources and for our ancestors.

Sincerely,

Carmen Mojado  
Secretary/Co-Chair

cc: FF  
mm

PLEASE SEE ATTACHED LIST OF SITES THAT WILL BE NEEDED TO CONSULT WITH THE SAN LUIS REY BAND; THANK YOU.

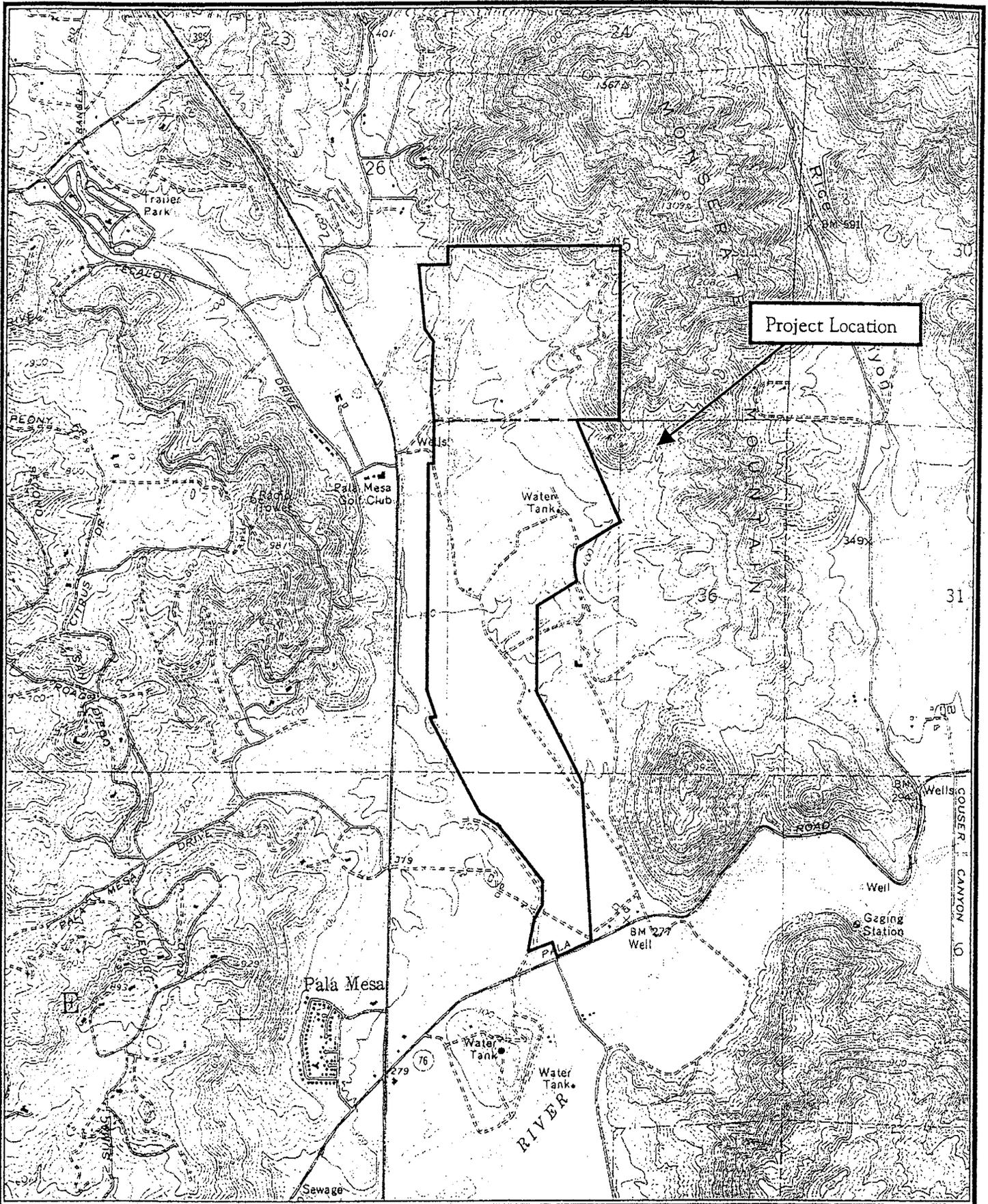
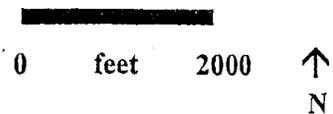


FIGURE 2: PROJECT LOCATION:  
 TEMECULA and BONSCALL  
 U.S.G.S. 7.5-MINUTE MAPS



# 2009 CULTURAL RESOURCE SURVEY

# **CULTURAL RESOURCE SURVEY**

**SPA 03-008, TM 5338 RPL6, GPA 03-04, RO3-014, LOG NO. 03-02-059**

**May 20, 2009**

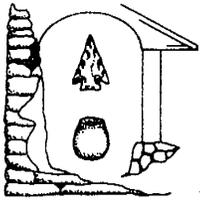
## **CAMPUS PARK PROJECT**

**Prepared for:**

**Passerelle, LLC**

**Prepared by:**

**Sue Wade  
Heritage Resources  
P.O. Box 8  
Ramona, CA 92065**



## Heritage Resources

P.O. Box 8 ♦ Ramona, CA 92065 ♦ (760) 789-8509

May 20, 2009

Dr. Glenn Russell  
County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

Reference: Campus Park/Passerelle (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059): off-site road improvements cultural resource survey

Dear Dr. Russell:

This letter describes the research and field survey performed for the Campus Park/Passerelle (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059) project off-site road improvements (Figures 1 and 2). The archaeological tasks are those required by the California Environmental Quality Act (CEQA), Sections 21083.2 of the Statutes and 15064.5 of the Guidelines, the County's Resource Protection Ordinance, and the County's Guidelines for Determining Significance and Report Format and Content Requirements, Cultural Resources: Archaeological and Historical Resources. Tasks included record searches, a review of historic maps, and a field inspection of the improvement areas. The research indicated that most improvement areas had been previously surveyed as a part of previous road and other development projects. These surveys identified prehistoric sites in proximity to the Passerelle proposed off-site improvement areas, but no significant sites within. Historically, most of the improvements area has been in agriculture for at least a century, with the adobe ranch house of Rancho Monserate, early farmsteads, and the Rancho San Luis Rey thoroughbred farm present from the mid-nineteenth century through the mid-twentieth century. The current field inspection for off-site improvements was primarily conducted as a windshield survey to compare the results of the previously conducted surveys to the proposed improvement areas as well as to identify areas that are disturbed by large-scale grading and cultivation. On-the-ground

inspections were only necessary in a few areas that were less disturbed. No significant cultural resources were identified within the proposed off-site improvement areas, although monitoring measures are proposed for improvements near the known location of SDI-682. The following paragraphs detail the research, fieldwork, and monitoring recommendations.

### **Natural and Cultural Background**

The survey area consists of 8 road intersection improvement areas along Pala Road (SR-76) and Old Highway 395. State Route 76 follows the north bank of the San Luis Rey River valley and Old Highway 395 travels north from SR 76 through an unnamed tributary valley to the San Luis Rey. Elevations range from approximately 200 feet above mean sea level (AMSL) at the western extent of improvements in San Luis Rey River valley to approximately 400 feet AMSL at the northern extent of improvements in the unnamed tributary. The improvement areas lie primarily at the edge of alluvial river valleys with granite-underlain slopes on the uphill sides. While the majority of the improvement areas are heavily disturbed, adjacent vegetation consists of coastal sage scrub and chaparral communities on the upslopes and riparian communities in the lowlands.

The improvement areas lie between the Santa Margarita River/Temecula Valley region to the north and the San Luis Rey River Valley region to the south. Historic disturbances have limited the archaeological information that has been gathered for the project area. A large village site has been identified adjacent to the San Luis Rey River Valley at the southwestern base of Monserate Mountain (SDI-682, the Luiseño village of *Tom-Kav*). Surrounding sites are located on low knolls overlooking the drainage and contain midden soils, a variety of artifacts, and sometimes rock art. The archaeological information known about these site complexes suggests that concentrations of occupation focused near major drainage confluences. Surrounding special use sites were sited near natural resources and occupied for short periods during food collecting and processing activities.

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

Alvarado in 1846. Alvarado, followed by his son Tomas, grazed sheep, cattle, and horses and maintained a lavish household (Rush 1965). The ranch house was reportedly located at the southwestern foot of Monserate Mountain near the village of *Tom-Kav* (Hector et al. 2006). In the late nineteenth century, American-period farming settlement focused on the fertile valleys to the south in Bonsall, to the east in Pala, and to the north in Temecula. By the beginning of the twentieth century, the tributary valley was developed in grain fields and orchards (Van Wormer in Hector 2008, Photographs 1928). Large ranches, developed out of the old Monserate Rancho lands, operated through the mid-twentieth century (Photographs 1953, Maps 1942). These include Rancho San Luis Rey, east of the intersection of I-15 and SR 76, where Charles Cooper raised race horses and later where Edgar and Robert Pankey established a diversified farm enterprise including citrus, avocado, and lima beans, and Duffy Ranch to the northwest (Rush 1965:86-88, Maps 1942). In the 1950s, a portion of the Pankey acreage was bought to create the Pala Mesa suburban development to the west (Rush 1965). Today, portions of the agricultural valley have been developed into a golf course, the former Rancho San Luis Rey and Pankey ranch house complex have fallen into disrepair, and residential development is moving into the previously vacant rugged hills.

Record searches were completed at the San Diego State University-South Coastal Information Center and San Diego Museum of Man. Numerous previous surveys and significance evaluations have been conducted along SR 76 and Old Highway 395 related to proposed highway improvements (Corum 1977; DeCosta 1982; Eckhardt 1978; Fulmer 1984; Hector et al. 2006; Jordan et al. 2006; McGinnis 2007; May 2006; Rosen 1982, 1985a, 1985b, 1987, 1994; Rosen and Crafts 1991; Shalom 2006) with the result that the majority of the Passerelle proposed off-site improvement areas have been surveyed previously. Several surveys have been completed related to large subdivision areas north and south of San Luis Rey River Valley. The majority of known resources have been recorded on low slopes above the alluvial valley bottoms and notes on the site record forms consistently note poor survey conditions due to dense vegetation and rugged terrain.

Historic maps (County Map 1872, U.S.G.S. San Luis Rey quadrangle 30-minute 1901 edition, Temecula quadrangle 15-minute 1942 edition, and Bonsall quadrangles 7.5 minute 1948 editions) and the 1928 and 1953 aerial photographs on file at the County of San Diego Cartographic Services Department were reviewed. By the turn of the twentieth century, widespread roads accessed the agricultural areas in the valley. By 1901, a structure is shown

at the later Rancho San Luis Rey. It has been suggested by Hector et al. (2006) that this is the likely location of the Rancho Monserate nineteenth-century adobe ranch house. By 1928, numerous farmsteads are shown in the Pala Road and Old Highway 395 area as well as at the location of the later Rancho San Luis Rey at the base of Monserate Mountain. By the 1940s, agricultural use had expanded to include orchards on the steep slopes and hay fields in the bottomlands. In the later half of the twentieth century, the area has remained relatively rural, with subdivision development occurring only within recent decades.

As a result of the previous surveys and evaluations, one cultural resource has been recorded near or within the Passerelle proposed off-site improvement areas. The resource is the former location of the Rancho San Luis Rey thoroughbred breeding farm as well as the presumed location of the nineteenth-century adobe Rancho Monserate ranch house. The area is also the location of SDI-682, presumed to be the ethnographic village of *Tom-Kav*. Although the site was previously known to exist east of the existing ranch road entrance into the Pankey Ranch house complex, recent testing for the Meadowood project by ASM Affiliates, Inc. (Hector et al. 2008), demonstrated that three additional site loci, (two of which were determined significant) exist west of the existing ranch access road. The two significant loci are located within 100 meters west and 50 meters north of the intersection of the existing ranch access road and the existing alignment of SR 76 (which is currently being relocated), within the house building complex. The Meadowood project design for Horse Ranch Creek Road, which is also the design for the off-site improvements for Campus Park project, aligns the road between the two loci, thus avoiding them. Confidential Figure 3 illustrates this alignment in relation to the two SDI-682 loci. Whichever entity constructs Horse Ranch Creek Road will also implement a grading monitoring program in the area of the identified buried loci, in the area where the Rancho Monserate adobe is noted on historic maps, as well as during any ground disturbance south of SR 76. A Monitoring Discovery Plan is recommended to be prepared prior to commencement of construction activity in all areas recommended for monitoring.

In summary, the proposed off-site improvement areas exist within an area of the San Luis Rey River Valley that contains few remaining, but some important, archaeological remains. In prehistoric times the area contained abundant water, oaks and chaparral plant resources, game, and hospitable terrain. However, the area was early the focus of historic settlement and the former Rancho Monserate was heavily developed in agriculture by the turn of the twentieth century. As demonstrated by the above review of the record search information, however,

there are important remnants of prehistoric occupation remaining amid the extensive disturbance. Historically, few remnants of the nineteenth century and early twentieth-century agriculture activities have survived to the present day.

### **Field Inspection**

The field inspection was conducted on July 23, 2008. The field inspection was primarily conducted as a windshield survey to compare the results of the previously conducted surveys to the Passerelle proposed off-site improvement areas as well as to identify areas disturbed by grading, excavation, and cultivation. On-the-ground inspections were only necessary in a few areas that did not fit those criteria as most intersections had been previously surveyed or were extensively disturbed. Table 1 identifies each improvement area, the level of disturbance observed, and any cultural resources associated.

**Table 1**  
**Proposed Off-Site Improvement Areas**

<b>Improvement Area</b>	<b>Disturbance</b>	<b>Cultural Resource Issues</b>
Old Highway 395 / Pala Road (SR-76)	Commercial, road improvements	None
I-15 SB onramp / Pala Road (SR-76)	Agriculture, road improvements	None
I-15 NB onramp / Pala Road (SR-76)	Agriculture, road improvements	None
Pankey Road / Pala Road (SR-76)	Agriculture	None
Horse Ranch Creek Road / Pala Road (SR-76)	Agriculture, road construction	SDI-16,890 (not significant) SDI-682 buried remains (significant) Outside of improvement area (Confidential Figure 3) Rancho Monserate adobe possible remains subsurface (significant) Monitoring required
Old Highway 395 / Pala Mesa Drive	Residential, road improvements	None
Old Highway 395 / Stewart Canyon	Grading, road improvements	None
Old Highway 395 / Reche Road	Drainage, cut slope	None

As can be seen in Table 1, cultural resources have been recorded at one intersection, Horse Ranch Creek Road and Pala Road (SR 76).

Prehistoric site CA-SDI-682 is located north of the intersection of proposed Horse Ranch Creek Road and existing Pala Road (SR-76). Because SR-76 will be realigned to the south, the proposed Horse Ranch Creek Road improvement area will be south of the current intersection where remains of CA-SDI-682 are located on the north side. The Pala Road (SR-76) realignment was previously surveyed (Jordan et al. 2006) and no cultural resource sites were recorded. The Horse Ranch Creek Road improvement area is currently developed in orchards and highly disturbed. The planned alignment of Horse Ranch Creek Road has been designed to travel between the two significant buried loci of SDI-682, thus avoiding them (Confidential Figure 3). However, as observed in the Hector et al. 2008 report, the land topography does approximate what was probably the original land surface and, combined with the alluvial depositional character of the orchard area, it is possible that subsurface buried deposits related to the Monserate adobe could be present.

### **Conclusions**

In summary, cultural resources were recorded in proximity to one of the Passerelle off-site improvement areas. Archaeological investigations have confirmed the presence of buried deposits related to CA-SDI-682 and the possibility of buried remains of the Rancho Monserate adobe in proximity to the proposed improvements at Horse Ranch Creek Road and realigned Pala Road (SR-76). Therefore, the Meadowood archaeological consultant, ASM Affiliates, Inc., recommended grading monitoring for any improvements in the area of the intersection of existing Pala Road (SR-76) and Horse Ranch Creek Road (Hector et al. 2008). The terms of the required grading-monitoring are outlined in "Historic Properties Treatment Plan for Meadowood Project, San Diego County, California prepared for Pardee Homes by ASM Affiliates, Inc. (Cook 2006).

The California Environmental Quality Act (CEQA), Sections 21083.2 of the statutes and 15064 of the Guidelines, and the County's Resource Protection Ordinance and the County's Guidelines for Determining Significance and Report Format and Content Requirements, Cultural Resources: Archaeological and Historical Resources, require identification of potentially significant cultural resources, evaluation according to CEQA and County significance criteria, and preservation or mitigation in the form of data recovery. In response to County-consultation pursuant to Government Code 65352.3 (Senate Bill 18), the San Luis Rey Band of Luiseño Indians has requested that all ground-disturbing activities be monitored for cultural resources on the Passerelle property.

Therefore, during initial brushing, debris clearing, and grading for improvements at Horse Ranch Creek Road and Pala Road (SR76), an archaeologist and Luiseño Native American monitor should be present to ensure that if potentially significant deposits are uncovered, they are evaluated for significance and adequate preservation or data recovery tasks are implemented. The grading monitoring program language stipulated by the County Department of Planning and Land Use for the Passerelle property is included with this letter as Attachment 1.

Implementation of the monitoring program will ensure compliance with the California Environmental Quality Act (CEQA), Sections 21083.2 of the statutes and 15064 of the Guidelines, the County's Resource Protection Ordinance, the County's Guidelines for Determining Significance and Report Format and Content Requirements, Cultural Resources: Archaeological and Historical Resources, and Government Code 65352.3 (Senate Bill 18), and will ensure that no significant impacts to prehistoric or historic resources on the property will occur as a result of the Passerelle off-site improvements.

I hope this letter provides you with the information needed to complete the cultural resources review for this project.

Sincerely,



Sue A. Wade  
Archaeologist-Historian

cc: Mr. David Davis, Passerelle LLC  
Ms. Lisa Capper, Helix Environmental

**References Cited**

Brigandi, Phil

1999 "The Outposts of Mission San Luis Rey." *The Journal of San Diego History*. 45(2):107-112.

Caltrans

1987 Historic Property Survey 11-SD-76 P.M. 16.0/16.4. Unpublished manuscript on file at SDSU-SCIC.

Corum, Joyce M.

1977 An Archaeological Survey Report for the Proposed Interstate 15/Route 76 Interchange (11-SD-15/76, P.M. 46.3-48.1/16.8-17.7) 11203-095091. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.

Crotteau, Karen

1981 Archaeological Site Form for SDI-682 on file at San Diego State University-South Coastal Information Center.

DeCosta, Joan M.

1982 An Archaeological Survey of Route 76 East of Bonsall, 11-SD-76, P.M. 13.0-14.3, 11245-185060. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.

Eckhardt, William T.

1978 Phase I Archaeological Survey Report for Proposed Interstate 15 Construction and Related Stewart Canyon Road Underpass and Mission Road Overcrossing in San Diego County, California. Unpublished manuscript prepared by WESTEC Services submitted to Caltrans on file at SDSU-SCIC.

Fulmer, Scott

1984 Historic Property Survey 11-SD-76 P.M. 14.8-15.3 11359-1185090. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.

Hector, Susan M, Ph.D., Sinead Ni Ghabhlain, Ph.D., David R. Iversen, Ken Moslak, John R. Cook, RPA

2008 Cultural Resources Survey, Archaeological Testing, and Historic Building Evaluation for the Proposed Meadowood Project, San Diego County, California. Unpublished manuscript on file with the author.

Jordan, Stacey C., Andrea M. Craft, Michael J. Wise and Joshua Patterson

2006 Archaeological Survey Report for the Realignment of State Route 76, San Diego County, California. Unpublished manuscript prepared by Mooney\*Jones & Stokes, for Caltrans District 11, on file at SDSU-SCIC.

Maps

1901 U.S.G.S. Temecula 30-minute quadrangle

1942 U.S.G.S. Temecula 15-minute quadrangle.

McCown, B.E.

1955 "Temeku: A Page from the History of the Luiseno Indians." *Archaeological Survey Association of Southern California*, Paper No. 3.

McGinnis, Patrick

2007 Cultural Resources Survey and Testing Report for the Palomar Community College North Education Center, Fallbrook, California. Unpublished manuscript prepared by Tierra Environmental Services, for RBF Consulting, on file at SDSU-SCIC.

## Photographs

- 1928 Cartographic Services Department, San Diego County.
- 1953 Cartographic Services Department, San Diego County.

## Rosen, Martin D.

- 1982 Archaeological Survey Report for a Proposed Truck Weigh Station on Northbound I-15, 11-SD—15, P.M. R46.1/R46.7, 11203-910075-5957015. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.
- 1985a Report of an Archaeological Survey on State Route 76 11-SD-76 P.M. 12.4/16.8 11209-116740. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.
- 1985b Report of an Archaeological Survey on State Route 76. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.
- 1991 Negative Archaeological Survey-4-Lane Expressway-City of Oceanside. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.

## Rosen, Martin and Karen Crafts

- 1994 Negative Archaeological Survey Report Negative Findings 11-SD-76, P.M. 17.8, 11234-055301, 11-SD-76, P.M. 18.5, 11273-056701, 11-SD-76, P.M. 19.15, 11273-056601. Submitted to Caltrans. Unpublished manuscript on file at SDSU-SCIC.

## Rush, Philip

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

## Shalom, D.

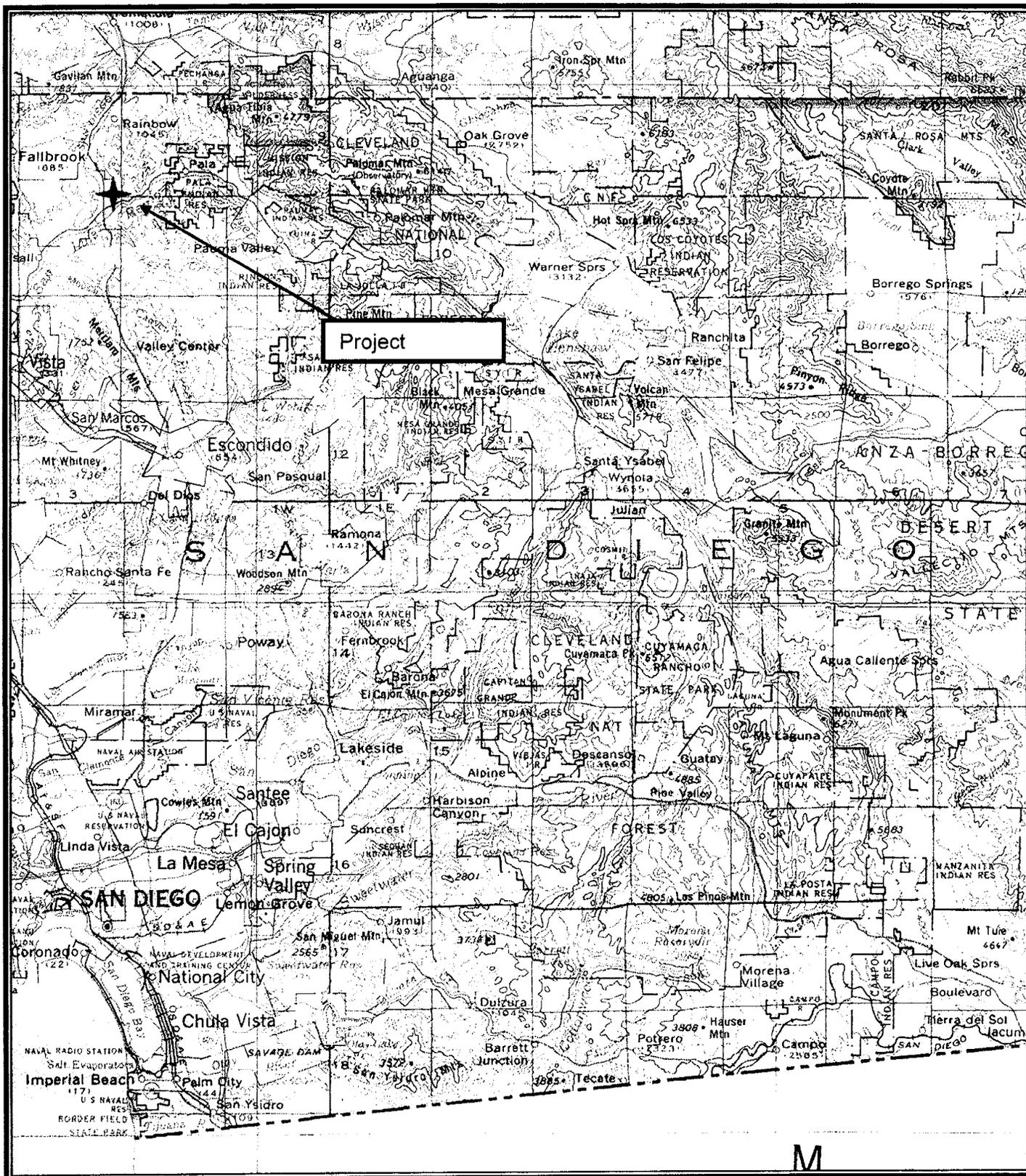
- 2006 Archaeological Survey Report for the State Route 76 East Widening, San Diego County, California. Unpublished manuscript prepared by EDAW, Inc., for SANDAG, on file at SDSU-SCIC.

## True, Delbert L.

- 1958 "An Early Complex in San Diego County, California." *American Antiquity* 23(3):255-263.

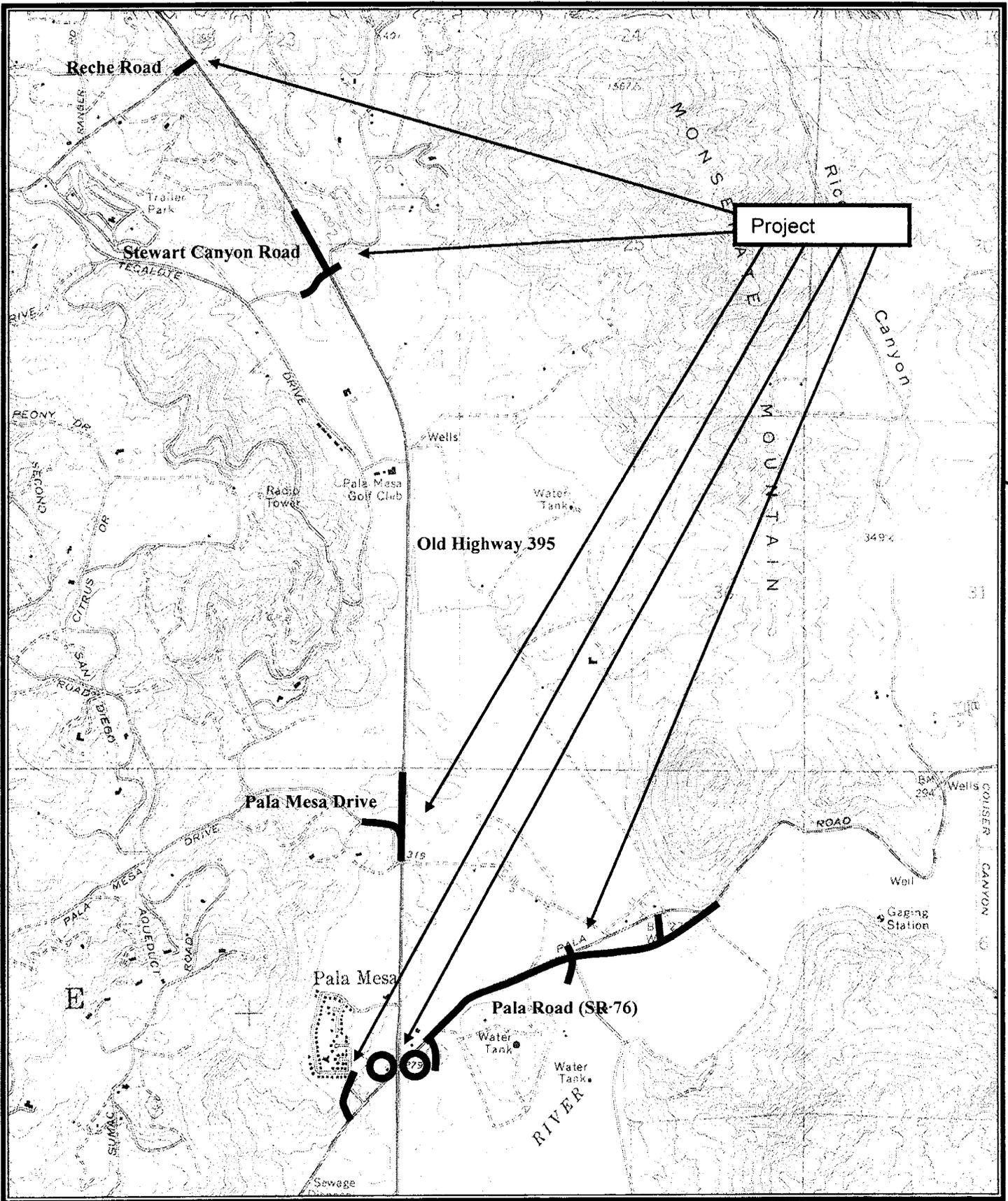
## Wade, Sue A. Wade

- 1988 An Archival and Limited Field Survey of the Temescal Wash and Rice Canyon Pipeline Alternatives for the Regional Water Reclamation Facility at Rancho California. Unpublished manuscript prepared for J. M. Montgomery, Consulting Engineers, Inc. by RECON, on file with the author.
- 1989 A Cultural Resource Survey of the Santa Margarita River from Temecula to the Pacific Ocean. Unpublished manuscript prepared for J. M. Montgomery, Consulting Engineers, Inc. by RECON, on file with the author.
- 2000 White/Fallbrook Parcel Map Cultural Resource Inventory (County TPM 20451), Fallbrook, California. Unpublished manuscript prepared by Heritage Resources on file with the author.

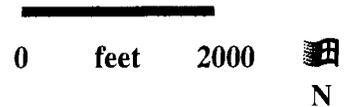


**FIGURE 1: PROJECT LOCATION  
SOUTHERN CALIFORNIA U.S.G.S. MAP**

0 miles 8.5   
 ↑   
 N



**FIGURE 2: OFF-SITE IMPROVEMENT LOCATIONS  
TEMECULA and BONSCALL  
U.S.G.S. 7.5-MINUTE MAPS**



**Attachment 1**  
**County of San Diego, Department of Planning and Land Use**  
**Archaeological Grading Monitoring Plan Requirements**

The grading monitoring plan shall consist of the following:

Prior to Approval of Grading or Improvement plans, the subdivider shall:

A. Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Campus Park/Passerelle Project (GPA03-004/REZ03-014/SPA03-008/TM5338/Log No. 03-02-059) Off-Site Improvement areas, to the satisfaction of the Planning Director. This program shall include, but shall not be limited to, the following actions:

1. 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 Project Archaeologist shall be submitted to the Director of Planning and Land Use. The contract shall include the following guidelines:

a. The consulting archaeologist shall ensure that a Luiseño Native American monitor will be involved with the grading monitoring program.

b. 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.

c. The consulting archaeologist shall monitor all areas identified for development.

d. 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.

e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Luiseño Native American monitor(s) shall be onsite full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency of inspections will be determined by the Principal Investigator in consultation with the Native American monitor.

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

g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist 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 archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist and Luiseño Native American Monitor, 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 consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.

h. If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the County Coroner shall contact the Native American Heritage Commission. The Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. The Principal Investigator shall follow up with the County Coroner and the Native American Heritage Commission to ensure that these steps have been completed.

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

j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. 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.

k. 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 will include Department of Parks and Recreation Primary and Archaeological Site forms.

l. 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 Planning and Land Use that the following notes have been placed on the Grading Plan:

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

2. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency of inspections will be determined by the Principal Investigator in consultation with the Native American monitor.

3. 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 operation in the area of discovery to allow evaluation of potentially significant cultural resources. The Principle Investigator shall contact the County Archaeologist at the time of discovery. The Principle Investigator, in consultation with County staff archaeologist and Luiseno Native American monitor, 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 consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.

4. The consulting archaeologist and Native American monitor shall monitor all areas identified for development.

5. If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the County Coroner shall contact the Native American Heritage Commission. The Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. The Principal Investigator shall follow up with the County Coroner and the Native American Heritage Commission to ensure that these steps have been completed.

6. 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 Project Archaeologist.

7. 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 also include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.

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.

C. Prior to recordation of the Final Map, the applicant shall:

1. Complete and submit a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program to the satisfaction of the Director of Planning and Land Use. The report shall also include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.

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.