MONTECITO RANCH

APPENDIX G

CULTURAL RESOURCES REPORTS

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

SP01-001; TM 5250RPL[6]; P04-045;
LOG NO. 01-09-013; SCH NO. 2002021132

MAY 2008

Information for the Reader

This technical report analyzes cultural resources-related elements associated with construction and operation of the Montecito Ranch Project. The reader should note that refinement of the location of a Circulation Element roadway (SA 330) between Montecito Road and SR 67 is included as a Circulation Element change in the project description provided in the Montecito Ranch Project Environmental Impact Report (EIR).

Because construction of this segment of the roadway is not anticipated as this time (buildout of the roadway segment will be completed by another entity in the future), and does not comprise part of the Montecito Ranch Project, this report does not contain analysis regarding the segment of SA 330 south of Montecito Road. For readers interested in potential effects associated with the relocated road segment, please refer to Subchapter 3.4, Cultural Resources, and Section 5.8.6, Extension of SA 330 Design Scenario Alternative, of the EIR. The potential cultural resources effects associated with a realigned SA 330 segment are described in both sections, and potential mitigation is specified in Section 5.8.6 (should the realignment as described under the alternative be implemented). When construction is contemplated, impacts and mitigation will be confirmed and implemented by others.

ARCHAEOLOGICAL RESOURCES REVIEW, IMPACT ASSESSMENT, AND PRESERVATION PLAN

for the

MONTECITO RANCH

COUNTY TENTATIVE MAP

(SP01-001, TM 5250RPL-5, Log No. 01-09-013)

Ramona, San Diego County, California

Prepared by:

Heritage Resources

January 30, 2008

ARCHAEOLOGICAL RESOURCES REVIEW
IMPACT ASSESSMENT
AND
PRESERVATION PLAN
FOR THE
MONTECITO RANCH

(COUNTY TENTATIVE MAP (SP01-001, TM 5250RPL-5, Log No. 01-09-013))
RAMONA, SAN DIEGO COUNTY, CALIFORNIA

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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

Keywords:

0: Prehistoric: Habitation Sites, Food Processing/Procurement Sites, Manufacturing Sites

1: Cultural Chronology, Economy/Subsistence, Settlement Pattern Analysis, Trade/Exchange

2: Archaic, Late Prehistoric

3: Prehistoric Artifacts: N/A

4: I. Ramona, San Pasqual 7.5-minute U.S.G.S. Quadrangles

II. Southern Peninsular Ranges

III. Cismontane Region: Ramona

5: Prehistoric

6: Archaeological Resources Review, Impact Assessment, and Preservation Plan for the Montecito Ranch, (County Tentative Map (SP01-001; TM 5250RPL-5, Log No. 01-09-013) Ramona, San Diego County, California

7: Research Design

8: Archaeological Easements, Site Stewardship, Grading Monitoring

ABSTRACT/MANAGEMENT SUMMARY

The Montecito Ranch project proposes the development of a rural residential community consisting of 417 dwellings on 293.5 acres, and preserving 573.8 or 549.1 (depending on project options) acres in open space. Development of the proposed project could result in potential significant impacts to archaeological resources from pad and road grading, utilities placement, and off-site road and utility development as well as future indirect impacts from hikers, relic collectors, or wildfire management. Tasks to assess the significance of impacts (in accordance with requirements of the California Environmental Quality Act (CEQA) Section 21083.2 of the statutes and 15064.5 of the guidelines, the County of San Diego Archaeological/ Historical Report Procedures, and the County of San Diego Resource Preservation Ordinance (RPO)) included cultural resources survey (Gallegos and Associates 1992), cultural resources significance assessment (Saunders 1993, Cook and Saunders 1995), a cultural resources field update (Wade 2001), and surveys of off-site improvement areas (Wade 2008). As a result of these studies, thirty-six sites have been recorded on the Montecito Ranch property, fifteen of the thirty-six sites were determined significant under CEQA and County of San Diego criteria, and four of the fifteen sites were identified as significant under the County of San Diego Resource Protection Ordinance (RPO). One non-CEQA-significant site is located within the off-site water tank improvement area. The reports documenting these studies have been

submitted to the County previously, as a part of the current Montecito Ranch project. This Preservation Plan reviews these studies and summarizes the archaeological existing conditions that they document.

The Montecito Ranch proposed development plan as well as the Reduced Density project alternative, which would develop in the same footprint, provide for preservation of fourteen of the fifteen significant archaeological resources, including the four determined significant under RPO. The Reduced Development Alternative would preserve all fifteen significant archaeological resources. Under the proposed project, twelve sites will be included in densely vegetated easement areas, one site is located in open grasslands, and one site underlies the Montecito Ranch House complex. The open space easements provide an adequate buffer between development and preserved archaeological sites. Dense vegetation zones of sage scrub, chaparral, eucalyptus with sage scrub, and Engelmann oak woodland should provide passive protection for archaeological resources in these densely vegetated areas. Additional active measures are necessary to ensure the protection of the two sites not in these densely vegetated areas. Active measures for protection include including rustic fencing to be placed periodically along road and trail alignments to protect natural and cultural resources. As well, interpretive signage will be placed at trail heads (not in specific resource locations) to advise residents and trail-users of the cultural sensitivity of the areas as well as the legal penalties for resource disturbance.

As plans develop for the active management of the Montecito Ranch House, provision should be made for the managing agency or cooperating group to provide periodic open space protection monitoring. An agency archaeologist should provide scheduled monitoring of archaeological sites. If volunteers are sponsored and supervised by a qualified archaeological association or individual who can ensure confidentiality for archaeological site locations, the cooperating group can also provide archaeological site monitoring for specific locations. One remaining prehistoric/historical site in the southwest portion of the property lies primarily in open grassland and will also require more active protection measures. Because it is visible from the Ranch House, this site should be monitored by the agency staff or cooperating group who manages the ranch house complex. Yearly inspections should be completed to ensure that no inadvertent impacts or intentional artifact collecting are occurring. Finally, one site will be protected within the Montecito Ranch House complex. As plans are developed for use of the ranch house complex, these will include provision for management of the one archaeological site that underlies portions of the ranch house complex.

To ensure that specific considerations related to the archaeological locations are clear, archaeological easements are proposed in addition to the general open space easements. Language precluding ground disturbing activities (within 50 meters of any archaeological site boundary) such as brush clearing, vegetation thinning, future trail development, or use of any type of mechanical equipment in the event of a brush fire or for any other purpose is recommended for inclusion in the project Resource Management Plan and the archaeological easements. Allowable ground disturbing activities shall be limited to archaeological excavations guided by an archaeological research design approved by the County of San Diego. Any proposed archaeological research program should include provision for curation of collections and records at an appropriate curation facility within San Diego County.

One archaeological site will be removed by development grading, CA-SDI-12,506. This is a small habitation or camp site that, based on the previous documentation, functioned as a plant and animal procurement and processing site for prehistoric peoples. The artifacts previously documented suggest that it may date to an earlier period of prehistory, unlike the majority of archaeological sites on the property. Thus, the site contains archaeological data to address significant questions regarding the chronology and settlement and subsistence patterns of prehistoric peoples in the Ramona region. A phased data recovery excavation program is recommended to mitigate impacts that will result from development of the proposed project. The program includes a first phase excavation of a series of shovel test pits and 1 x 0.5 or 1 x 1-meter test units to sample the largest possible area of the site and identify distinct activity or temporal areas if they exist. Based on the findings of Phase I, Phase II will use 1x1-meter and/or block excavation to investigate and evaluate potential features and/or dense artifact deposit areas. Appropriate artifact analysis, special studies, report preparation, and curation measures are also a part of the research design contained in this Preservation Plan.

Because of the widespread dense vegetation cover that may have precluded the location of cultural resources, because large areas of depositional soil regions may cover buried archaeological sites, and because sensitive preserved site areas could be inadvertently impacted during project mass grading, an archaeological monitoring program during grading is also recommended. The monitoring will focus on specific areas of concern and be directed by a qualified archaeologist and include a Native American monitor. Details of the monitoring activities are presented in this Preservation Plan.

Finally, because of the historical agricultural structures that exist along Montecito Way, and because Montecito Way retains the rural agricultural character that existed in the Santa Maria Valley in the last century, improvement of this off-site section of the road should incorporate rural fencing, landscaping features, and traffic-calming measures such as reduced speed limits if feasible. The Santa Maria Creek Bridge would also be widened and therefore should be documented on DPR 523 forms as mitigation for impacts.

If the recommendations for passive and active site preservation and protection, data recovery impact mitigation, and grading monitoring presented in this Preservation Plan are implemented, impacts to the fifteen significant archaeological resources on the Montecito Ranch property will be reduced to a level below significance.

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ATTACHMENTS

1: Letter to Dr. Glenn Russell regarding a cultural resources review for Montecito Ranch proposed off-site improvements (Wade 2008).

2: Native American consultation correspondence

CONFIDENTIAL ATTACHMENTS

1: Cultural resource report archaeological resource location maps (Figures 3, 4, 5, and 6)

2: Attachment 1 off-site survey report cultural resource location map (Figure 3) and archaeological resource record forms (SDI-17,927).

3: Native American consultation correspondence

INTRODUCTION

The proposed Montecito Ranch project includes the 935.2-acre Montecito Ranch Specific Plan, and associated off-site water tank/access road, road improvements and pipeline connections (Figures 1 and 2). The project is located in the rural community of Ramona in the unincorporated area of San Diego County within the County's Ramona Community Planning Area. State Route 78 (SR 78) borders the northern boundary, while Montecito Way extends southerly from the southernmost boundary. Existing improvements on the property include dirt roads and the historic Montecito Ranch House. The southern portion of the ranch has been used for oat hay farming and cattle grazing.

The Montecito Ranch project proposes the development of a rural residential community consisting of 417 single-family residential units. The project would develop and dedicate an 8.3-acre local park, as well as dedicate land for an 11.9-acre historic park site surrounding the existing historic Montecito Ranch House and an 10.6-acre charter high school site. The Proposed Project would include the extension of a sewer main off-site from the southwestern corner of the site southerly on Montecito Way, easterly on Montecito Road, and southerly on Kalbaugh Street to an existing manhole just south of the southern terminus of Kalbaugh Street that flows to the Santa Maria Wastewater Treatment Plant. An alternative would include a 0.9-acre wastewater reclamation facility, 6.9 acres of storage ponds, and a 16.5-acre spray field. Proposed off-site roadway improvements include the widening of off-site segments of Ash Street, Montecito Way, and Montecito Road and improvements to the intersections of Ash Street/Pine Street, Main Street/Pine Street, Main Street/Montecito Road, Montecito Road/Montecito Way, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road. Off-site utility placements would occur within road alignments to be improved as described above. An off-site 0.91 to 1.26 -million gallon water storage tank (depending on which project option is implemented) would be installed just west of the project site within an adjacent property. An associated pipeline and access road would be constructed from the water storage tank to Montecito Way. An off-site water booster pump station also would be installed at the northwestern corner of the Montecito Road/Montecito Way intersection.

The overall objective of the project is to provide an environmentally sensitive, residential community compatible with the rural character of the surrounding area while preserving existing natural open space (including the Ramona Grasslands), landforms and topography. Depending on project options, between 58.7 and 61.3 percent would be designated as open space. This includes 3.7 acres (3.8 miles) of proposed equestrian/pedestrian trail. Much of the designated open space area would also serve as biological open space preserve. These open space areas would include steep slopes, sensitive biological habitat, significant archaeological resources, buffer areas and other environmentally sensitive areas. Development and brush management areas would not be included within the biological open space preserve.

As a result of previous archaeological studies, fourteen significant archaeological sites have been identified on the property and one significant site was identified as a part of survey updates conducted for the current project.

Of the total of fifteen significant archaeological sites, thirteen will be preserved within the biological open space preserve; one historic/prehistoric site will be preserved as a part of the Montecito Ranch House complex,

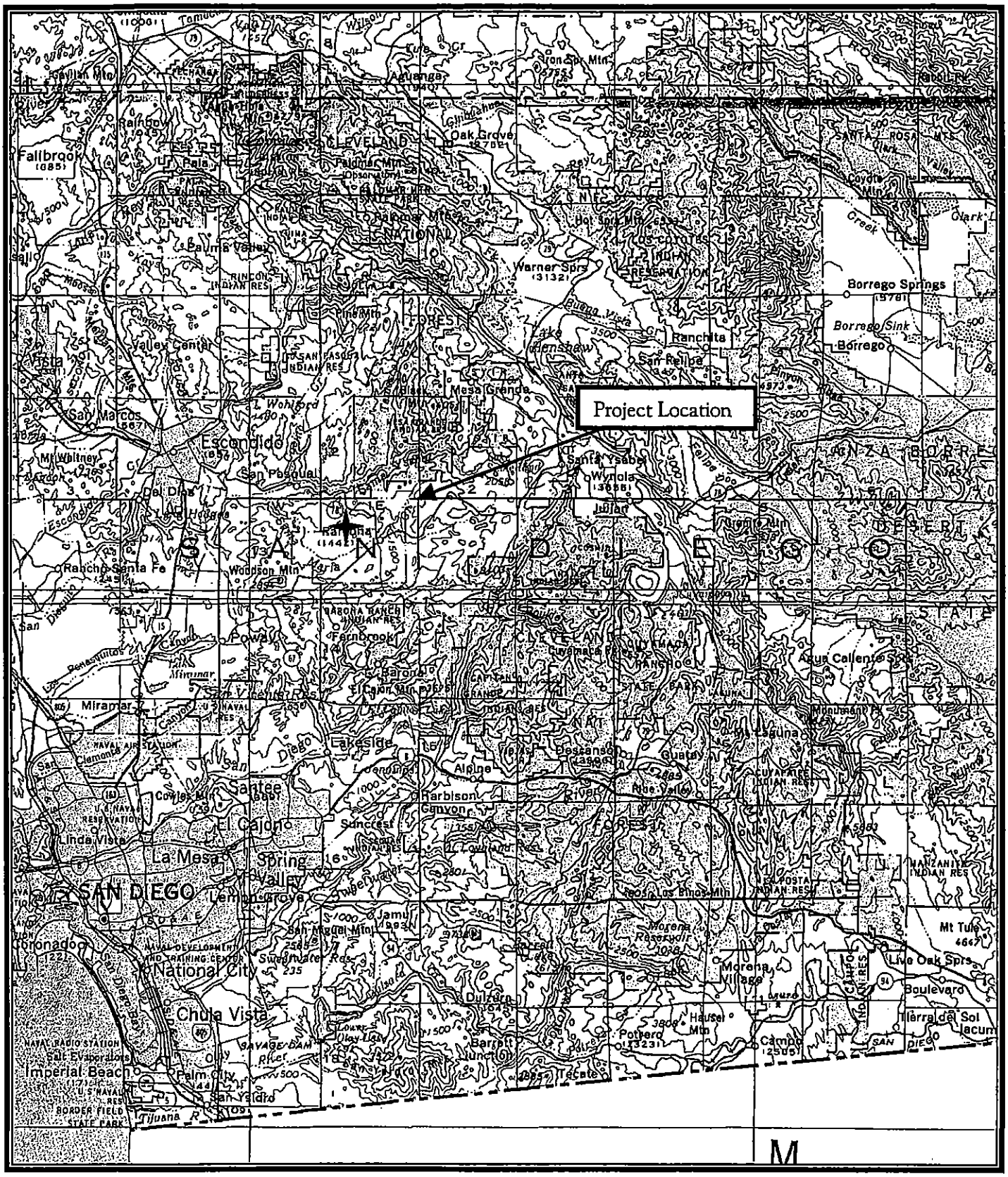

FIGURE 1: PROJECT LOCATION
SOUTHERN CALIFORNIA U.S.G.S. MAP

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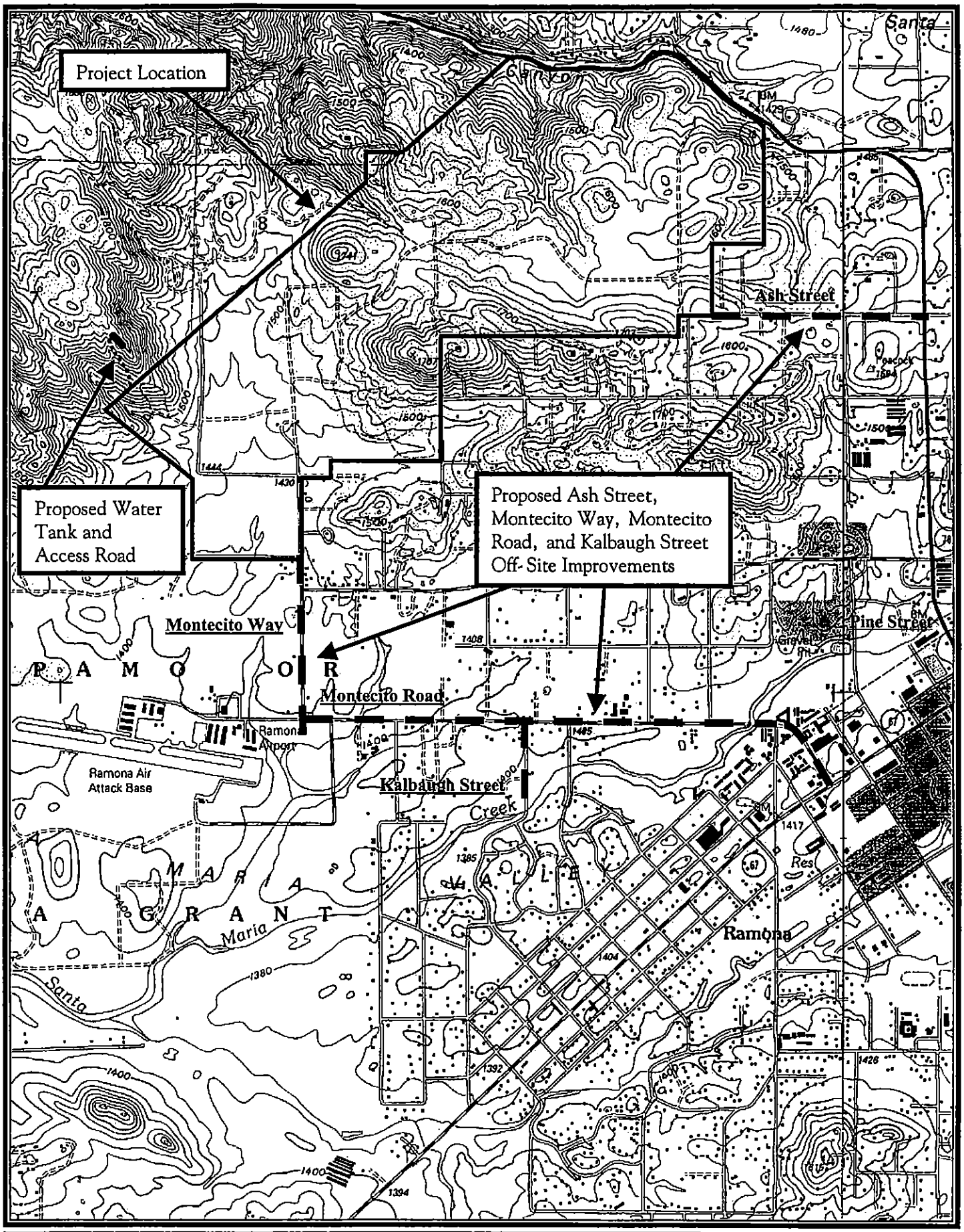

FIGURE 2: PROJECT LOCATIONS: SAN PASQUAL AND SAN VICENTE U.S.G.S. 7.5-MINUTE MAP

and data recovery impact mitigation studies will be completed at one remaining site. A Preservation Plan was required by the County of San Diego to detail the requirements that will ensure preservation and protection for the fourteen sites to be preserved and to detail the research plan that will guide the data recovery tasks to be completed at the remaining site on the property.

This document constitutes that Preservation Plan. Chapter II outlines the regional and local cultural context to provide a framework within which to interpret the preservation and research plans that follow. Chapter III reviews the previous archaeological survey and testing work that provides the data to identify potentially significant project impacts to archaeological resources. Chapter IV describes the proposed project, identifies impacts, defines passive and active preservation measures, presents the research plan for data recovery at CA-SDI-12,506, and details the grading monitoring program that will ensure no inadvertent impacts occur to preserved resources or any buried resources that may lie undiscovered in depositional areas of the property and off-site improvement areas. With the implementation of the measures outlined in this Preservation Plan, the significant prehistoric sites will be preserved and impacts reduced below a level of significance.

II. NATURAL AND CULTURAL CONTEXT

The following natural and cultural review provides context for the site significance discussion, preservation measures, research design program, and archaeological monitoring requirements that follow in Chapters III and IV.

A. Natural Resources

The Montecito Ranch property is generally characterized by a broad valley in the south and central portion with elevated terrain to the north. The northern gently sloping landform transitions with steeper topography associated with Clevenger Canyon, which is located immediately adjacent to the property on the northeast. The property is situated on a drainage divide, with the northward drainages emptying into Clevenger Canyon, and the southwest draining canyons and valley flowing into the Santa Maria Valley. Elevations on site vary from a high of approximately 1,750 feet above mean sea level (AMSL) atop the knoll located along the central southern property boundary, to a low of approximately 1,420 feet AMSL in the southwestern portion of the project site.

Geology on the property is characterized by ancient and possibly more recent alluvial deposits in the valleys with outcrops and steep topography created by upheavals and erosion of the southern California Batholith in the uplands. Much of the broad valley land has been further leveled by a long history of agriculture. The property contains eight native plant communities including: southern coast live oak riparian forest, open Engelmann oak woodland, dense Engelmann oak woodland, southern riparian scrub, disturbed wetland, Diegan coastal sage scrub, southern mixed chaparral and chamise chaparral. Non-native grasslands, eucalyptus woodlands and developed land also occur on site. Non-native grasslands can be found within the flatter portions of the property

where cattle grazing or other disturbances have altered the natural vegetation. Much of the steeper areas support native vegetation, with the highest quality and least disturbance occurring in the northern portion of the site. In these areas, Diegan coastal sage scrub and southern mixed chaparral are the dominant vegetation communities. Oak woodlands occur in the northern and northeastern portions of the site. Three man-made agricultural ponds also occur on the property.

B. Cultural Context

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

1. Archaeological Evidence for the San Diego Region

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

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

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

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

More recent archaeology has focused on how prehistoric populations modified their subsistence and settlement strategies to accommodate environmental changes. Based on nearly two decades of archaeological research, Dennis Gallegos synthesized radiocarbon dates and archaeological data for the entire coastal lagoon complex from Buena Vista on the north to San Diego Bay on the south (Gallegos 1993, 1995). Discovering a general trend from earlier occupation of the northern lagoons to later occupation of the southern lagoons, Gallegos concluded that prehistoric settlement patterns adjusted in relation to changes in lagoon conditions. Recently, the La Jolla period in San Diego is understood to be a part of the New World Archaic period of prehistory. Investigators have focused on the cycles of the El Niño weather pattern that have affected the subsistence and settlement strategies of the Archaic period prehistoric occupants of the California coast (Arnold, Colton, and Pletka 1997).

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

adapting to the varying prehistoric lake shorelines (Wilke 1978, Waters 1983, Schaefer 1994). Prehistoric peoples adapted to the final drying of the lake, documented to have occurred around A. D. 1700, by expanding their resource use in the mountain and coastal regions to the west.

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

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

A second regional study (Shakley 1981), investigated these prehistoric exchange networks in southeast San Diego County, comparing quantities of Obsidian Butte (California Desert) obsidian, marine and fresh water shellfish remains, and mountain brown ware and desert buff ware ceramics. These three items of material

culture are hallmarks of Late Prehistoric trade and travel in the region. Colorado Desert buff ware sherds are commonly found in small quantities in archaeological sites in western San Diego County, while mountain brown ware sherds are commonly found in archaeological site deposits throughout the Colorado Desert. Exotic pottery remains appear frequently in the archaeological record, clearly having traveled and been traded throughout the region from the Pacific Ocean to the Colorado River.

Testing exchange network theories and compiling data on these three hallmark items of trade, Shakley concluded that Kumeyaay visits throughout the Californias were not only to gather food resources but also to complete exchange of goods and ideas. Shakley proposed four mechanisms that explained the movement of materials through Kumeyaay territory. First, material culture moved with the people on their seasonal migrations. Specifically, he suggests that material may have been exchanged when lineages gathered in the mountains in the late fall for the acorn harvest. Second, he suggests that the Kumeyaay traveled directly to the sources to collect materials such as clay. Third, he suggests that some Kumeyaay made periodic journeys expressly for exchange. Fourth, he recognizes the possibility of itinerant travelers who may have exchanged goods incidentally. He proposes that the Kumeyaay exchange network extended from the Sand Hills in Imperial Valley, west to the Pacific Coast, and south into Baja California. Because Obsidian Butte had only been exposed since the last drying of Lake Cahuilla (about A.D. 1700) and because pottery making was an approximately post-A.D. 800 technology, exchange of obsidian and pottery was a relatively recent phenomenon. However, the evidence strongly suggests that resource acquisition and exchange were both long-term important elements of the Kumeyaay seasonal migration pattern.

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

The following paragraphs discuss specific archaeological investigations, highlighting the role of exchange as an adaptive strategy. The archaeological studies were selected for the regional focus of their analysis as well as the importance of the archaeological sites themselves. In each, the archaeological data is employed to reveal the adaptive seasonal migration patterns of the Kumeyaay settlement and subsistence system and to understand the role of exchange. The studies selected are also representative of the major environmental zones of the Californias: Colorado Desert, peninsular mountains, and Pacific Ocean coast.

In a study of the large village of San Sebastian on San Felipe Creek in the Colorado Desert, Jerry Schaefer (Schaefer, Bean, and Elling 1987) combined ecological, archaeological, and ethnographic information to describe the fluid Kumeyaay regional settlement, subsistence, and exchange system. This archaeological site

exemplifies the adaptability of the Kumeyaay to changing environments and new opportunities; the regional variability of the pottery remains is an important component of the site analysis. The San Sebastian Marsh was exposed only after the last recession of Lake Cahuilla, after A. D. 1700. Emphasizing the extraordinary adaptability of the Kumeyaay, Schaefer argues that by 1774, when the Spanish first visited and described the village, the Kumeyaay had already established a sophisticated inter-relationship with their environmental and socio-political circumstances. Schaefer's research also identified the village as a central spring and summer occupation, with subsistence focused on local plant resources such as mesquite, saltbush, and buckwheat. However, the village existed within a mobile settlement pattern involving travel between the peninsular mountains and desert. While some people may have stayed at the village, particularly those too old or young to travel, smaller groups split off and traveled seasonally to other resource areas—the peninsular mountains and foothills in the fall to harvest piñon and acorns, and the high desert regions in the spring for the agave harvest (Schaefer, Bean, and Elling 1987). Archaeological support for this mobility is provided through the pottery types identified at the site. Eighty percent of the pottery consists of desert clay wares including Colorado buff probably made at the site from clays excavated from the banks of San Felipe Creek. Small quantities of desert sherds are from Ocotillo Wells and the Colorado River, indicating limited interaction with these areas. Twenty percent of sherds are Tizon brown mountain wares, reflecting regular trade with or travel to the peninsular mountains.

Another important desert village site is located at Mine Wash, about 35 kilometers west of San Sebastian and at the base of the desert foothills (Sampson 2004). Another stop along the seasonal trail between the mountains and the desert, agave processing appears to have been the primary activity. Review of the site materials curated at the California State Parks, Colorado Desert District Archaeological Research Center revealed the presence of numerous artifacts confirming the extent of travel and exchange (Wade 2004). Shell for making ornaments included abalone, cockle clam, mussel, and olivella shells from the Pacific Ocean and olivella shell from the Gulf of California. Stone tool raw materials included Obsidian Butte obsidian from south of today's Salton Sea, "wonderstone" volcanic stone from north of the Salton Sea, and fine grained meta-volcanic stone from the coastal and mountain areas. The importance of pottery to the site activities is supported by the large quantities and variety of sherds in the collection. Numerous vessel forms were observed including narrow-mouthed ollas, platters, constricted-rim jars, and straight-sided pots, many of which exhibited extreme burning indicative of cooking use. The clay wares were highly variable, including buff sedimentary clays from the Colorado River and brown residual clays from the peninsular mountains. The occupants of this site clearly traveled and traded from the Pacific Ocean to the Colorado River.

In the peninsular mountains, the same pattern of adaptation to area resources and participation in exchange and travel networks is archaeologically apparent. Two mountain village sites are illustrative: Molpa, on the slopes of Palomar Mountain (excavated by University of California archaeologists True, Meighan, and Crew in 1974 and CA-SDI-9476 in the southern county on a Dulzura Creek alluvial terrace (excavated as a doctoral

dissertation project by Hector in 1984). Both investigations evaluated seasonal versus year-round occupation and utilization of the nearby resources, especially the acorn. The CA-SDI-9476 study concluded that the nearby oak riparian and savanna areas provided an acorn crop that could have produced a staple food source to support year-round occupation. However, the presence of Pacific coast shellfish remains, exotic stone tool materials, and desert buff ware pottery sherds demonstrates that the villagers also visited or traded with peoples from those areas. Pottery vessels were integral to the site activities; nearly 3000 grams of pottery were recovered during the excavations. The Molpa study concluded that the site was occupied seasonally (during the summer) with a corresponding winter camp located at a lower elevation. Trade and/or travel to the desert regions is also reflected by the presence of exotic stone materials and desert buff ware pottery. Although somewhat different adaptation strategies appear at the two sites, the presence of Colorado buff ware sherds and other exotic materials demonstrates that exchange and travel interactions with the desert peoples continued into the period immediately prior to contact.

Sedentary adaptations to the environment have been more strongly supported by the archaeological investigations of Late Prehistoric California coastal sites, however the presence of exotic stone provides solid evidence for continuing mobility and trade with the inland regions. Limited investigations have been conducted at La Rinconada de Jamo located on the north shore of Mission Bay (Heuett 1979, Winterrowd 1987). The village of Ystagua in Sorrento Valley has been more extensively archaeologically and ethnographically documented (Carrico and Taylor 1983, Hector 1985, Hector and Wade 1986). Studies at these sites have focused on describing the Late Prehistoric adaptation to coastal resources and discerning a seasonal versus permanent occupation. The archaeological remains at La Rinconada and Ystagua argue for a Kumeyaay adaptation to the plentiful coastal resources of the mudflats, lagoons, and open sea. Scallops, chione clams, and oysters were collected from Mission Bay and Peñasquitos Lagoon; mussel, oyster, pismo and chama clams, abalone, and chiton were collected from the open coasts. The inland areas were hunted for small, medium, and large mammals, reptiles, and birds and the ocean provided fish as well as marine mammals. Exchange and/or travel interaction with Colorado Desert and Baja California peoples is indicated by the presence of desert cherts and obsidian from both Obsidian Butte in the Colorado desert and San Felipe in Baja California. Colorado Desert buff ware pottery sherds were recovered from Ystagua.

The above brief review of 10,000 years of prehistory of Alta and Baja California inhabitants has focused on the multiple adaptive strategies that were fundamental to the subsistence and settlement patterns as well as the consistent evidence for travel and exchange throughout the region. Additional insight into the Kumeyaay settlement strategy can be revealed by inspection of the ethnographic record.

2. Ethnographic Evidence for the San Diego Region

While the archaeological record provides clues to the adaptation strategies and travel and exchange activities of the Late Prehistoric/Kumeyaay peoples, recreating cultural contexts, especially ritual and ceremonial, with only

archaeological evidence is largely speculative. The ethnographic record, ample for Alta and Baja California, illuminates the cultural contexts for the archaeological record. As the following discussion will illustrate, the ethnography documents seasonal migrations, travel, and exchange as fundamental to Kumeyaay culture. Gatherings for communal food-collecting and ceremonial events strengthened inter-lineage social and cultural ties and provided settings for exchange of goods and ideas. Ceremonies and gatherings documented by the early ethnographers were occasions of gift giving, feasting, and gaming.

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

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

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

The clan chief's primary responsibility was to manage ceremonial affairs, implying that ceremony was the primary constituent of social and political organization. It was the chief who called the ceremony, who sent out the messengers inviting the participants, and who gathered the goods prepared by his clan. Prepared goods were turned over to the chief for the ceremony.

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

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

The Karuk ceremony exemplifies the centrality of communal gatherings and exchange to the culture of Alta and Baja California Indians. The distribution of foods and gifts not only held together the social, cultural, and economic fabric of this world, but its interweaving with ceremonial activity drew in the spiritual world as well. By the twentieth century, when these ethnographic observations were made, gatherings and exchange in ceremonial context were still highly important, arguably even more so given the disruption from European settlement. By this time also, European goods—and indeed the Europeans themselves—were often incorporated into the exchange network.

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

3. Ramona Region Prehistory

The regional settlement patterns that have been identified in San Diego County are reflected in the archaeological record for the area of Ramona surrounding the project area. However, based on the predominant evidence of occupation during the Late Prehistoric period—numerous acorn-processing bedrock milling features, Cottonwood Triangular and Desert Side-Notch arrow points, Tizon Brown Ware and Colorado Buff Ware ceramics, and Obsidian Butte obsidian—most research in the Ramona region has focused on illuminating the settlement and subsistence strategies during this period. Historical and ethnographic information from the late eighteenth, nineteenth, and early twentieth centuries suggested that the Native Californians maintained, at least seasonally, several villages or *rancherias* in the valley. Our early understanding of prehistoric subsistence strategies in San Diego County suggested that such a village would have been surrounded by smaller resource acquisition and processing sites, such as bedrock acorn-grinding platforms and stone quarry and reduction areas. What seems to have existed during the Late Prehistoric period in the Ramona valley, are several occupation complexes, each focused on drainage confluences and immediately surrounded by a variety of natural resource areas including oak-filled drainages and woodlands, chaparral and sage scrub hills, quartz and granite outcrops, and large mammal grazing lands. These types of complexes have been identified in the Santa Maria Valley proper, in the San Vicente Valley to the south, and in Pamo Valley to the north. What is emerging is a pattern of Late Prehistoric occupation in the valley that consisted of several *rancherias*—possibly distinguished by clan affiliation—focused on natural resource hubs. How this pattern functioned within the larger regional settlement pattern—how the valley occupants participated in the Desert to Coast trade and travel networks and how this pattern changed through time or was impacted by historic influences—are research issues of interest that remain to be addressed with archaeological data.

The earliest visitors to the Ramona Valley, providing us with ethnographic information regarding the Indian occupants, were the Spanish soldiers and padres. The earliest documented Spanish entry was a military expedition in 1778, intended to discourage a possible insurrection rumored to be developing in the Valle de Pamo and surrounding mountain areas. At the village of Pamo, Sergeant Mariano Carrillo, in excess of his authority, killed at least two Indians, burned village structures and hunting equipment, and took four prisoners. Apparently several people were also burned hiding in their huts (Carrico and Cooley 2004:II-20-21). One researcher has suggested that after this attack, the Kumeyaay clans retreated into Pamo Valley northeast of the Valle de Pamo or Santa Maria (Mooney-Lettieri 1983).

The reports of later visits by Spanish padres suggest that there were still several *rancherias* in the Ramona Valley/Pamo Valley area. This is based on the reports, expedition logs, and mission records dating from 1778 when the *Rancheria de Pamo* appears on the San Diego Mission Baptismal Register, through the mid 1800s when the seasonal migrations into the Ramona area appear to have stopped (Mooney-Lettieri 1983: 143-151). It is interesting to note that while historic chroniclers refer to a *rancheria* or village, many times they actually describe several locations in a specific area. For instance, in 1795 and 17 years after Carrillo's raid, Fr. Juan

Mariner, traveling through the backcountry in search of a new mission site, entered the valley called *Esecha* (Santa Maria). He noted five rancherias nearby and one large *rancheria*, surrounded by three smaller encampments further into the valley with 109 men. Around 1800, 20 rancherias are named in the mission registers as belonging to the Rancheria de la Asumpcion de Pamo, although these are presumed to have extended from San Pasqual Valley to Santa Isabel (Mooney-Lettieri 1983:146-148).

By 1821, the numbers of the occupants of the valley apparently had been substantially reduced from that observed by Mariner 26 years previously, but settlements were still disbursed throughout the valley. In that year another expedition again searching for a backcountry mission site, conducted by Fr. Mariano Payeras and Fr. Jose Sanchez, noted that "we came to *Jueptuahua* with ten pagans. Leaving the plain called Pamo we came upon another rancheria called *Canapui* with six pagans" (Englehardt 1920:198,199). This decline in population may be attributable to the well-documented ravages of disease and repeated droughts (Mooney-Lettieri 1983). The pressure from encroaching Europeans, particularly after the Carrillo raid, was also a significant factor in population reduction and, as previously observed, the people may have resettled in Pamo Valley (north of the Ramona Valley). An alternative explanation is that the peoples' seasonal round of collecting had taken them to the eastern elevations or possibly to the deserts at the time of the padres' 1821 expedition.

By the time of the American take-over of California in 1848, the *Californios* had moved onto the Santa Maria land grant and were grazing livestock on the traditional Kumeyaay resource areas. Within two decades, the valley was being grazed by thousands of sheep and by the 1880s the valley was being subdivided into farms. Although some Kumeyaay found work on farms and ranches, it is likely that in response to these pressures Kumeyaay settlements had moved north into Pamo Valley or east into Mesa Grande or Santa Ysabel.

The early twentieth-century ethnographic research identified the inhabitants of the Ramona Valley area as culturally *'Iipay* or Northern Diegueno. Three kin groups or sibs are noted as having lived at both Pamo and Mesa Grande, "that is they lived at the higher elevations of Black Canyon and at Mesa Grande in the summer but they moved down to the lower elevations at Pamo for the winter" (Mooney-Lettieri 1983:140). In the early 1900s, Englehardt lists three rancherias in the area: San Pasqual, Pamo, and Santa Isabel (Englehardt 1920:349-350). In 1925, Kroeber locates Pamo south of the San Dieguito River on the Santa Maria plain (Mooney-Lettieri 1983:142).

Archaeological information is beginning to clarify and advance our understanding of this occupation. Because the gathering of archaeological evidence for the Ramona Valley has been dictated by development plans rather than archaeological research needs, the revealed patterns of settlement and subsistence are uneven and incomplete. However, archaeological remains likely associated with several of the noted *rancherias* have been identified.

a. Santa Maria Creek (Western Santa Maria Valley)

Four large areas have been investigated for the western valley, the Castle H Ranch (Mooney-Lettieri 1985), Ramona Airport (RECON 1988), and Montecito Ranch (Saunders 1993, Wade 2001). A recent extensive investigation of the Oak Country property has also yielded important information regarding the village of Pomo (Carrico and Cooley 2002). The numbers of habitation sites (evidenced by variety of artifact and ecofacts and midden deposits) and outlying processing sites (lithic scatters and milling features for the processing of seeds, primarily acorns) identified by these projects depicts clusters of sites but not distinct and intense village areas. These clusters are located in the wooded areas north of Mount Woodson and southwest of Santa Maria Creek, north of Santa Maria Creek and southwest of the Clevenger Canyon rim, and along Clevenger Canyon in the northern reaches of the Ramona Valley. In addition to the Ramona Airport survey, individual small survey areas in the open valley floor have recorded numerous bedrock milling stations with little evidence for actual habitation. The prevalence of these milling stations can likely be correlated to the stands of oak woodland which undoubtedly covered the valley floor (in a similar manner as in the valley of Santa Ysabel today) prior to the intense grazing of the historic period (Patterson, 1989). The results of the Oak Country archaeological investigations strongly suggest the presence of a dispersed village settlement, occupied most intensively during the period AD 1400-1700. These dates as well as the presence of intensive milling, great variety and intensity of artifactual material, and historic artifacts led to the conclusion that this area was the village of Pamo (Carrico 2002).

b. Santa Maria and Hatfield Creeks (Eastern Santa Maria Valley)

While information from large survey areas is not available for the eastern valley area, several smaller surveys have identified two areas of habitation (Sutton 1978, Chace 1979 and 1981, and Wade 1995 and 1996). One is situated on the bedrock-strewn slopes where Hatfield Creek enters the Ramona Valley from the east and the second is on the low knoll fingers at the confluence of Hatfield Creek and Santa Maria Creek near Ramona Community Park.

The easternmost site cluster is located at the opening of Hatfield Creek drainage into the Santa Maria Valley where 18 archaeological sites are recorded on low knolls on the north and south sides of the creek drainage. This area has been documented by Paul Chace as a result of three projects (Sutton 1978, Chace 1979 and 1981). The area contains seven temporary camps (39 percent) and eleven bedrock milling sites (61 percent) all located on low knolls overlooking Hatfield Creek. This proportion of special use sites to camp sites is roughly the same as that discovered in Pamo Valley (discussed below) if camp and village sites are combined. There are three camp areas for which documentation has been completed. SDI-8662A, is characterized by intense milling activity (48 slicks, 21 basins, and 9 mortars) and a considerable midden deposit containing Tizon Brown Ware pottery, a quartz knife fragment, a quartz arrowpoint, basalt, quartz, and obsidian flakes, and small and large

animal bone. SDI-6698, located approximately 75 meters to the south across a tributary drainage, is a similar campsite. This site also contains extensive bedrock milling (numerous slicks, seven basins, and seven mortars) as well as midden deposits containing Tizon Brown Ware pottery, manos, a domed scraper, animal bone fragments, and flakes of basalt, quartz, quartzite, and felsite. SDI-5813 located an additional 200 meters to the south, also contains materials which characterize it as a campsite, although no pottery is present that would place the site in the Late Prehistoric period. No midden is present and the site is characterized by numerous cobble manos, rhyolite and basalt cores and a few quartz flakes.

The second eastern valley cluster of sites, located at the confluence of Hatfield and Santa Maria Creeks, contains four sites: SDI-9909, SDI-9910, SDI-9912, and SDI-13,858 (Wade 1995, Wade 1996). SDI-9909 was investigated through excavation of one 1x1 meter test unit, collection of diagnostic surface artifacts, and documentation of bedrock milling features. Three slicks and one mortar were present. In addition to an obsidian projectile collected from the surface, the test unit produced 65 metavolcanic and quartz flakes and shatter, one hammer stone, one mano fragment, 10 grams of Tizon Brown Ware fragments, and six fragments of bone from .4 cubic meters of soil. The investigations demonstrated that many activities took place at this site including plant gathering and processing, hunting, cooking, and tool manufacture and maintenance. This site was subsequently preserved beneath a soil cap. Another portion of this complex is site SDI-9910, located approximately 90 meters east. When recorded, the site was noted to contain, 31 slicks, 20 basins, and 6 mortars as well as midden deposits containing Tizon Brown Ware ceramics, flakes, an abrader, and bifacial manos. Several surrounding sites consist of bedrock milling areas only and it is likely that the unsurveyed areas to the west, which contain numerous level bedrock outcrops, contain additional evidence of milling and/or habitation.

c. Santa Ysabel and Temescal Creeks (Pamo Valley)

By contrast with the apparent situation in the Ramona Valley, where the settlement system thus far archaeologically documented is represented by clusters of small habitation sites surrounded by lithic scatters and bedrock milling sites, a comprehensive survey of the Pamo Valley conducted for the proposed San Diego County reservoir (Mooney-Lettieri 1983), revealed strong evidence for concentrations of people in large habitation sites. The study divided resources into three categories: special purpose sites, temporary camps, and villages. These site types were defined based on site attributes including site location, availability of water, site size, surface artifact density, range of artifact types, presence or absence of midden deposits, and range of archaeological feature types. Using these criteria to differentiate site type, it was concluded that of the 72 prehistoric sites recorded in the valley, 49 (68.1 percent) were special use sites, nine (12.5 percent) were temporary campsites, and eight village loci (11.1 percent) comprised four large village areas. Special use sites were characterized by presence of milling stations with one or more bedrock milling features and limited artifact assemblages associated with seed and acorn processing. Temporary camps were situated around bedrock

milling outcrops where the ratio of mortars and basins to slicks is 2:1, in close proximity to both riparian and inland sage scrub habitats, and on knolls or the valley floor near the entrance of perennial water sources into the valley. The village sites were associated with milling features where the ratio of mortars to basins was 3:1, had access to riparian, southern oak woodland and inland sage scrub habitats, and were situated on the banks of year round creeks. Based on their survey data, the authors speculate that Pamo Valley was initially exploited as a resource area at some time during the Late Milling Period (2000-200 B.P.) by small groups residing seasonally at a number of temporary camps. Eight village loci were identified at Temescal Canyon, Carney Canyon, Almond Ranch, and Temescal/Santa Ysabel Creek. The size of these sites ranges from 20,075 to 120,600 square meters with the multiple loci of the Temescal/Santa Ysabel Creek site comprising at total area of almost 400,000 square meters. The authors conclude that the "...settlement of additional villages or rancherias in the valley may predate the Historic Period and be the result of natural demographic expansion, or it may postdate Spanish contact and reflect the flight of the aboriginal inhabitants into the hinterland. ...It is suggested that the large population in Pamo Valley is essentially a post contact phenomenon and restricted to the period between AD 1769 and 1860" (Mooney-Lettieri 1983).

An incongruity is apparent from the above information. While the ethnographic sources suggest that several villages were located in the valley at least in the late 1700s, only one large archaeological site area has been discovered that could corresponds to this description. The one exception to this, is the large village complex at Temescal/Santa Ysabel Creek in Pamo Valley, which may be attributable to post-contact pressures. There are two possible explanations to account for this. It may be attributable to the incompleteness of archaeological survey for the valley; however, large archaeological sites are usually recognized by the local population (if only to be subjected to relic hunting) and in some way information about them usually has made its way into the records. Therefore, it is likely that if large village complexes, such as those in existence on the broad terraces of Pamo Valley, were present, they would be known. Their apparent absence is intriguing and lends credence to the alternative explanation that what the Europeans described as rancherias, were really no more than clusters of habitation and resource processing sites focused on a particular geographic area, water course, or food source. This would lend support to the conclusion that, at least in the Ramona area, the large village is a late phenomenon and is related to the pressures of European expansion into the backcountry.

d. San Vicente Creek (North Fork on Barnett Ranch)

A large portion of the Barnett Ranch property was surveyed for the Ramona Serena project (Wade 1997), identifying 23 prehistoric resources including habitation sites and special use sites. The results of this survey suggest that three habitation complexes appear to exist on or immediately adjacent to the Barnett Ranch. Guy Woodward, Ramona historian, reported the first in the same location as the original Barnett Ranch house site. Philip Parker, Barnett descendent residing at the ranch, describes an artesian spring at this location and mortars

can be seen adjacent to the driveway. Four bedrock milling and lithic scatter sites in the adjacent valley are associated components of this complex. The second habitation complex is located immediately south along the major tributary to San Vicente Creek that crosses the eastern portion of the Ramona Serena property. This complex includes habitation and milling sites on the knolls and terrace flats along both sides of the creek. The third complex is located at the western end of the Barnett Ranch central valley and is likely associated with the confluence of two drainages that descend into Daney Canyon to the west.

e. San Vicente Creek (Monte Vista Ranch and San Vicente Valley)

Archaeological surveys have relocated several habitation complexes along the main San Vicente Creek as it travels southwest from the San Vicente Valley to join with the San Diego River several miles to the southwest. The eastern most of these was located on the San Diego Country Estates golf course and consisted of numerous mortars and midden soils (LeMenager pers. comm. 7/30/99). Downstream from the project property, immediately south of Barnett Ranch, several habitation and bedrock milling complexes were relocated along the creek on Monte Vista Ranch (Carrico 1976, 1978, Carrico and Carrico 1978, Wade 1997). Bedrock milling and a light scatter of flaked lithic artifacts are associated with a spring at Poole Ranch. About one mile southwest, at the confluence with Daly Creek, a midden deposit with dense concentration of artifacts exists on the knolls overlooking the oaks and water. Upstream, additional habitation remains and associated bedrock milling outcrops have been recorded at the confluences of San Vicente Creek with 1) an unnamed tributary from the north, 2) the major tributary traveling east of Barnett Ranch, and 3) Klondike Creek (Moriarty 1975, Noah 1987, LeMenager 1987, Smith 1990). Several of these sites were described as being essentially destroyed by flooding.

f. Summary

The accumulated archaeological evidence elaborates on the scant ethnographic information regarding Kumeyaay settlement in the Ramona Valley region. It seems that the settlements the Spanish padres interpreted as *rancherias* or villages were clusters of sites reflecting perhaps seasonal occupation for resource collecting. The duration of occupation of these site areas and how they fit into the settlement and subsistence system that ranged from the Pacific Ocean coast to the Colorado Desert awaits additional archaeological and ethnographical evidence as well as a concerted effort at regional synthesis. By contrast, intense and concentrated occupation areas have tentatively been identified in the Pamo Valley to the north and on the Oak Country property in western Santa Maria Valley. The conclusion that the village phenomenon is a recent development related to historic pressure, is reasonable based on the known data. Additional ethnographic history needs to be completed (probably at archives outside of the county as the easily accessible records have been researched) and combined with a systematic investigation of the significant archaeological resources in the region to build a more complete understanding of prehistoric life in the Santa Maria and San Vicente Valleys.

4. Montecito Ranch Prehistory

The Montecito Ranch property extends on its long axis southwest to northeast, across the northeastern margin of the Santa Maria Valley proper. The western portion lies in the flat valley grasslands overlooking the main valley and the Santa Maria Creek drainage to the west and south, the central portion rises through low foothills to a high plateau, and the northeastern portion lies atop broken hills that overlook a steep descent to the Santa Ysabel Creek drainage to the north. Elevations range from 1,260 to 1,767 feet above mean sea level. The predominant vegetation is coastal sage scrub, although oak riparian habitat exists in the drainages, and disturbed grasslands exist in the southwestern valley land and on the central plateau. The geology is predominated by the Southern California Batholith as indicated by the numerous granitic outcrops across the property. Areas of geologically recent alluvial deposit are located in the valley lands, predominantly in the southwestern portion of the property.

The prehistoric occupation also appears to have been divided into two regions: the margin of the valley on the southwest and the foothills and knolls on the northeast. The previous surveys and test programs completed for the Montecito Ranch property (Gallegos and Strudwick 1992, Saunders 1993, and Cook and Saunders 1995) resulted in the recording of 36 prehistoric resources on the property. Seventeen sites are located on the low valley margin areas on the southwestern portion of the property and 19 sites are located on the higher hills on the northeast. The majority of the recorded archaeological sites are special use sites: seed grinding producing slicks, basins, and mortars on bedrock outcrops (17 sites); lithic tool knapping producing stone tools and waste debitage (7 sites); and quarrying to obtain stone tool raw material from quartz veins (2 sites). Habitation sites, containing dense and varied deposits of artifacts, faunal materials, and midden soils numbered in the minority. The preponderance of diagnostic artifacts and features identified are attributable to the Late Prehistoric period (Obsidian Butte obsidian, arrow points, brown and buff ware pottery, and deep mortars used for acorn processing) although no radiocarbon dates or other dating analyses have been completed to provide absolute dating. Trade or travel connections with the Pacific Ocean coast and the Colorado Desert are indicated by the presence of marine shell (*chione* sp., *pecten* sp., *donax* sp., *olivella* sp., and *haliotis* sp.). Piedre del Lumbre chert, and Obsidian Butte obsidian. The predominant subsistence activity appears to have been plant food processing; 477 grinding elements were recorded. Hunting was also represented by 1,739 faunal fragments including rodent, rabbit, deer, and turtle. No historical artifacts were recovered in Native American contexts, suggesting that Indian people did not continue to occupy the ranch after Europeans and Americans moved into the area. Issues of trade and settlement pattern were addressed by Saunders (1993), however, lack of special analyses such as radiocarbon dating, obsidian sourcing and hydration, pottery analysis, micro and macro faunal analysis, and residue analyses limited the possible conclusions. However, based on the available data from the investigation, Saunders concludes that the occupants of the Montecito property likely migrated and/or traded

outside of the region, and practiced a dispersed settlement system that made use of multiple special use locations while occupying a central habitation site.

III. MONTECITO RANCH PROJECT: EXISTING CONDITIONS (CULTURAL RESOURCE SURVEYS AND SIGNIFICANCE ASSESSMENTS)

As discussed above, several studies have contributed to documenting the cultural resources on the Montecito Ranch property. Much archaeological investigation has been completed for the Ranch property: a comprehensive field survey (Gallegos and Strudwick 1992) and a significance testing program (Saunders 1993, Cook and Saunders 1995) have been completed. An earlier proposed development project also generated impact assessments and preservation/mitigation recommendations (Cook 1997, Dudek and Associates 1997). These existing survey and significance testing reports are summarized below and are on file at the County of San Diego, Department of Planning and Land Use. For the current project, an assessment of the current status of the recorded significant cultural resources for the Montecito Ranch property was conducted by Heritage Resources. The purpose of this field review was to determine the current status of the known resources (particularly to evaluate the recorded site boundaries) and to identify any changed conditions on the property that would warrant a resurvey. The results of the field update surveys were documented in a letter report (Wade 2001) and are reproduced in total in this report below. Off-site infrastructure improvements are also proposed and surveys were conducted by Heritage Resources. The results of the off-site improvement area surveys were documented in a letter report that is included as Attachment 1. Heritage Resources conducted record searches for the entire project property and off-site improvement areas and these have been forwarded to the County under separate cover. Also for the current project, the County of San Diego mailed notification letters to the Native American Heritage Commission and subsequently, as recommended by the Heritage Commission, to nearby Native American Tribes, Committees, and interested representatives. A response was received from the San Pasqual Band of Mission Indians, requesting that the Tribe be informed should any funerary items of cultural remains be discovered. The correspondence is included as Attachment 2.

A. Previous Archaeological Survey

The cultural resource survey was conducted by Gallegos and Associates in 1992. A record search was conducted with the San Diego State University-South Coastal Information Center (SDSU-SCIC) and the San Diego Museum of Man (SDMM) and only one site was previously recorded (by Caltrans along SR-78) on the property. As described in the Gallegos report, the field survey was conducted between July 23 and August 7, 1991. With the exception of steep slopes or areas with impenetrable brush, the entire project property was surveyed using transects no wider than ten to twelve meters. Three areas were identified that were too steep or too overgrown to survey: a hill on the westernmost edge of the property, a second hill one-half-mile northeast of

the Montecito Ranch house, and the area of the canyon tributary to Clevenger Canyon immediately south of Highway 78. Much of the northern portion of the property had good visibility due to a recent controlled burn.

As a result of the survey, thirty-six archaeological and historical sites and one isolate were identified on the project property. One site was previously recorded and the newly discovered sites were recorded with the San Diego State University-South Coastal Information Center (SDSU-SCIC) and the San Diego Museum of Man (SDMM). The previously recorded site is SDI-9901, the new sites are SDI-12,472 through 12,506, and the isolate number is I-385. Gallegos summarized the resources as 4 habitation sites, 9 temporary camps, 16 milling stations, 5 lithic scatters, and 2 quarries. The four historical sites include the Montecito Ranch house, the historic map locations of a schoolhouse and farmhouse, and a trash dump. The historical sites were contiguous in site area with four of the prehistoric sites and were recorded under those numbers. Gallegos recommended an archaeological testing program to determine site significance according to criteria of the California Environmental Quality Act (CEQA) and County requirements. The methods and results of the survey are documented in "Historical/Archaeological Survey Report for Montecito Ranch Property, Ramona, California" (Gallegos and Strudwick 1992).

B. Previous Archaeological Significance Testing

Subsequent to the survey, Brian F. Mooney and Associates completed an archaeological significance testing program for the property (Cook and Saunders 1995). The prehistoric portion of this project also formed a Master's thesis (Saunders 1993). One additional site was recorded and two sites were combined, for a total of 36 archaeological sites identified on the property. As documented in that report, all sites were tested for significance in accordance with San Diego County guidelines and "fourteen of the 36 sites were evaluated as significant on the basis of their surface and subsurface extent, artifact content, site integrity, and most importantly, their potential to provide information regarding the prehistory and history of the region" (Cook and Saunders 1995:8). The remaining 22 sites were determined not significant. At the prehistoric sites, bedrock milling features were documented, surface collections were made, and test units and/or shovel test pits were excavated to determine subsurface characteristics. An additional level of testing was completed at SDI-12,494 to further define the significant site area. For the historic sites, historic research was completed and site constituents were evaluated with a metal detector and test excavations. Based on the results of this testing program the following fourteen sites were determined significant and recommended for preservation/mitigation: SDI-12,473, SDI-12,474, SDI-12,475, SDI-12,476H, SDI-12,480, SDI-12,481, SDI-12,484H, SDI-12,486, SDI-12,489, SDI-12,494/9901, SDI-12,496, SDI-12,497, SDI-12,498, SDI-12,506. The methods and results are documented in "A Cultural Resources Evaluation of Montecito Ranch, San Diego County, California, Volumes I and II" (Cook and Saunders 1995).

The most recent cultural resources assessment was completed in 1997 and relied on the previous work to assess impacts from a revised Montecito Ranch development project (Cook 1997). Although the majority of project impacts were avoided by project re-design, a combination of preservation and data recovery mitigation tasks was proposed. Preparation of a Treatment Plan was recommended, which would include a discussion of all mitigation measures. "The aforementioned Treatment Plan would address data recovery for any resources or portions thereof where direct impacts cannot be avoided, proposed grading monitoring procedures, and specific preservation measures to ensure conservation of those resources contained within both the lot easement open space and dedicated open space areas of the project" (Cook 1997:16). The details of this impact assessment and mitigation recommendations are provided in "Draft Cultural Resource Summary and Revised Impact Assessment of Montecito Ranch, San Diego County, California" (Cook 1997).

C. Cultural Resources Field Review

Because approximately six years had passed since the archaeological testing program and nine years since the original survey, in 2001, Heritage Resources in consultation with County archaeological staff completed a field review of the recorded resources on the property. The purpose of this field review was to determine the current status of the known resources (particularly to evaluate the recorded site boundaries) and to identify any changed conditions on the property that would warrant a resurvey. A one-mile radius record search was requested for the ranch property. Copies of the record searches were forwarded to the County of San Diego.

As a result of the fieldwork, one new milling site and two historic sites were recorded on the ranch property. These sites consist of six slicks and one basin on three bedrock outcrops just south of the Montecito ranch house (SDI-16,095); an earthen dam, spillway, and reservoir west of the ranch house (SDI-16,096); and a "quail guzzler" on a hill south of SR-78 (P-37-24,282). The milling site is within an area that has been severely impacted by cultivation and cattle grazing, and from surface indications has little potential for significance. The reservoir, while an interesting facet of the ranch's history, was constructed between 1954 and 1971 (1928 aerial photographs and U.S.G.S. San Pasqual 7.5 minute quad.) and is likely not associated with the period of significance for the ranch and therefore likely not a significant resource. The "quail guzzler" was constructed in 1950. These features were constructed as habitat improvement, beginning in 1943, by the California Division of Fish and Game. The concept for a self-watering structure was developed by Gladding and co-workers in Fish and Game in 1943. They continued to be constructed until 1972, at which time 2150 existed in California and 386 had been constructed in San Diego County. In addition, many more were constructed by private individuals (Leopold 1977). The guzzlers represent a valuable wildlife asset. In the 1990s, an on-going inventory of the guzzlers was underway and it was the Department's opinion that the guzzlers are a pertinent link in wildlife preservation. In addition, they represent elements of a significant wildlife conservation effort by the Division/Department of Fish and Game implemented from 1943 until 1972, not only in the County of San

Diego, but also throughout the State of California. The structures contain not only data regarding design, construction, and placement, but also represent a valuable interpretative resource for California wildlife preservation history. Therefore the guzzler on the Montecito Ranch property is a significant resource warranting preservation.

During July and August 2001, each of the fourteen sites determined potentially significant during the 1997 work were visited by Sue Wade and Steven Briggs. The documentation completed by Cook and Saunders was reviewed at each site. The detailed site maps were compared with the existing situation at the sites. Descriptions of milling features and artifact constituents were reviewed. Because of on-going grazing and cultivation, surface visibility in the grassy flatlands was good. The majority of sites recorded in these areas contain milling features and, as is typical for bedrock areas in cultivated and grazed lands, some outcrops are pedestaled above the surrounding soils from disking and grazing. Because of the excellent visibility in these areas, comparison with the earlier assessments was usually straightforward and the site boundaries were reasonably accurate. Within these site boundaries there was some variation from the recorded constituents although most elements were relocated as described. Because it is the intention of the Montecito Ranch project to preserve cultural resources, site boundaries were revised, where surface materials indicated it was warranted, to include a buffer area.

By contrast, the sites in the northeast portion of the property remain in heavily sage-scrub-vegetated areas at the tops of the slopes south of SR-78. The survey and testing efforts in the early 1990s had the benefit in this area of a recently conducted controlled burn that had provided excellent visibility. During the current field check, these sites were extremely difficult to get to and visibility was limited. Site boundaries for these areas were identified based on presence of milling features, visible surface materials, and often topography (the site areas are most often bounded by the extremely steep slopes at the edges of knoll tops). Again, while site features were not always found as described, the Cook and Saunders site boundaries proved to be mostly accurate. Again, based on intention to preserve, some of the boundaries were revised to include a buffer.

At the completion of the site field check, the updated site boundaries were plotted on the project maps using AutoCAD. For some sites, the previous site assessment work had identified smaller significant site areas within the larger site area. These smaller "significant site areas" were identified separately on the map. The digital map information was provided to project proponents for use in designing the project to avoid significant cultural resources. A reduced map is included as Figure 3.

A second goal of the field update was to determine if current field conditions warranted a resurvey of the property. During the site field checks, a majority of the property was traversed by vehicle and on foot. The

Figure 3 contains confidential location information and is included in Confidential Attachment 1

same field conditions described by Gallegos and Cook and Saunders in the 1990s exist today, with the exception that the controlled burn area has now completely re-grown. The majority of the flat lands are grazed—the valley lands around the ranch house and the upper mesa south of SR-78— and visibility continues to be excellent. Because several significant sites exist in a complex surrounding the ranch house and east to Summer Glen Road, and because this area has excellent surface visibility, a sample survey was conducted to evaluate the results of the earlier survey. The significant sites in this area include SDI-12,476H, 12,480, 12,481 as well as two non-significant sites. With the exception of two bedrock milling features identified immediately east of the SDI-12,480 site boundary, the sample survey confirmed the previously recorded conditions. Particularly important was the confirmation of the site boundaries of SDI-12,481, immediately adjacent to Summer Glen Road where human remains had been discovered by Cook and Saunders. Based on observations during the field checks and the results of this sample survey, a resurvey of the property did not appear warranted. What was noted during the fieldwork, however, was the potential in the valley/alluvial areas for the presence of buried resources. It is interesting that the majority of sites contain pottery or artifacts diagnostic of the late prehistoric period of prehistory. Given the potential for alluvial deposits in the southwestern valley area, monitoring during grading could discover earlier buried site deposits in these areas.

D. Off-Site Infrastructure Improvement Surveys

Heritage Resources conducted surveys for all off-site improvements associated with the Montecito Ranch development. Road widening and sewer and water trenching are proposed in Montecito Way and Ash Street. Proposed off-site roadway improvements include the widening of off-site segments of Ash Street, Montecito Way, and Montecito Road and improvements to the intersections of Ash Street/Pine Street, Main Street/Pine Street, Main Street/Montecito Road, Montecito Road/Montecito Way, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road. The Proposed Project would include the extension of a sewer main off-site from the southwestern corner of the site southerly on Montecito Way, easterly on Montecito Road, and southerly on Kalbaugh Street to an existing manhole just south of the southern terminus of Kalbaugh Street that flows to the Santa Maria Wastewater Treatment Plant. A water storage tank, pipeline and access road are proposed west of the project property. The results of these surveys were documented in a letter report included as Attachment 1. The methods and results are summarized below.

Cultural resources record searches were conducted, historic maps were reviewed, and the Ramona Historic Resources Inventory (Carrico and Flanigan 1991), was also consulted. As a result of the survey, no significant archaeological resources were previously recorded within the improvement corridors or were discovered during the road alignment surveys. One flaking isolate, P-37-28,727, was identified at the top of the ridgeline where the water tank pad is proposed to be placed. Ten pieces of quartz shatter were observed and collected. Although there are several granitic outcrops with suitable surfaces for grinding, no evidence for use was

observed. No discolored soils or any other artifacts in addition to the remnants of the isolated flaking event were discovered. DPR523 Primary, Site Location, and Continuation Forms were completed and forwarded to the South Coastal Information Center. The site is not significant under CEQA or County Resource Protection Ordinance criteria.

Seven potentially historical structures were identified adjacent to the existing Montecito Way and Ash Street road alignments and the Main Street/Pine Street intersection. Additionally, nine historic structures were identified along Montecito Road and Kalbaugh Street, including the 1957 Montecito Road Bridge. Because there was no visibility on the paved roads and because of dense grass cover, and because private property portions of the proposed right-or-way could not be directly inspected, archaeological monitoring of road improvements and utility trenching was recommended to insure that no impacts to unknown resources occur. Because of the potential indirect impact from road improvements to the historical setting on Montecito Way, right-of-way improvements shall be implemented to complement the setting, such as historically appropriate fencing and/or landscaping. If traffic-calming measures such as reduced speed limits would be feasible from a traffic circulation perspective, these should be implemented as well. In addition, should improvements to Montecito Road involve the modification or removal of the Santa Maria Creek Road bridge on Montecito Road, mitigation for this impact should be implemented. Although the bridge is not eligible for the National Register of Historic Places (Bridge #57-C0146 in 2006 Caltrans Local Agency Bridge Inventory), and not significant under County of San Diego Resource Protection Ordinance criteria, it has historical importance under CEQA criteria. Mitigation for the project's impacts to the bridge would include recordation on DPR 523 Resource Record Forms including appropriate photographs and drawings as documentation. With the above archaeological monitoring, site documentation, and data recovery measures incorporated into the Montecito Ranch development project, no significant impacts to cultural resources were anticipated from the off-site improvement activities.

E. Summary

As documented in the previous reports, all recorded cultural resource sites on the Montecito Ranch property were evaluated for significance in accordance with San Diego County guidelines. Determinations of significance were based on criteria of the California Environmental Quality Act (CEQA). Under Section 21083.2 of the Statutes, a unique archaeological resource 1) contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information, or 2) has a special and particular quality such as being the oldest of its type or the best available example of its type, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. Under section 15064.5 of the CEQA Guidelines a "historical resource" is a resource that is eligible for or listed in the California Register of Historical Resources, or meets the criteria for listing on the register. A resource eligible

for listing on the California Register A) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, or B) is associated with the lives of persons important in our past, or 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.

The current project assessment also includes evaluations of significance under the County of San Diego Resource Protection Ordinance (RPO). Significant prehistoric or historic sites are defined by RPO as a "location of past intense human occupation where buried deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or Federal importance." Sites eligible for inclusion in the National Register of Historic Places, the State Landmark Register, or the San Diego County Historical Site Board List or sites protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9 are also protected under RPO.

- Fourteen prehistoric archaeological sites (SDI-12,473, SDI-12,474, SDI-12,475, SDI-12,476H (archaeological component), SDI-12,480, SDI-12,481, SDI-12,484H, SDI-12,486, SDI-12,489, SDI-12,494/9901, SDI-12,496, SDI-12,497, SDI-12,498, and SDI-12,506) were determined significant as they contain data to address important research questions related to regional prehistory and/or history—they are significant according to criteria cited in the California Environmental Quality Act (CEQA), Section 21083.2 of the Statutes and 15064.5 of the Guidelines and under criterion D of the California Register. In addition, because site SDI-12,481 contained human remains, the site is significant under criteria of the County of San Diego Resource Protection Ordinance (RPO). Based on the complexity of remains present at site SDI-12,473, this site also appears significant under RPO criteria.

- Site P-37-024282, the quail guzzler, is an important element of the wildlife management history of California—it is significant according to criteria cited in the California Environmental Quality Act (CEQA), Section 21083.2 of the Statutes and 15064.5 of the Guidelines, appears eligible (as part of a district) for the California Register under Criterion A, and appears significant under RPO criteria.

- The Montecito Ranch historic complex (SDI-12,476H), including historic outbuildings and landscape features, is associated with events or patterns of events that have made a contribution to the cultural heritage of California. As well, its frontier Victorian period architecture embodies the distinctive characteristics of a type, period, region, and/or method of construction. For these characteristics the ranch house complex is significant according to criteria cited in the California Environmental Quality Act (CEQA), Section 21083.2 of the Statutes and 15064.5 of

the Guidelines, appears eligible for the California Register under Criteria A and C, and appears significant under RPO criteria. As well, the Montecito Ranch historic complex is identified in the Ramona Community Plan, Montecito Ranch SPA Development Conditions, as a Historic Preservation Area. As such its preservation and maintenance is required.

The County of San Diego Department of Planning and Land Use has provided notification of the proposed project to the Native American Heritage Commission (NAHC) and subsequently, as recommended by the Heritage Commission, to nearby Native American Tribes, Committees, and interested representatives. A response, was received from the San Pasqual Band of Mission Indians, requesting that the Tribe be informed should any funerary items or cultural remains be discovered. The correspondence is included as Attachment 2.

IV. IMPACTS ASSESSMENT AND PRESERVATION/MITIGATION PROVISIONS

Under consideration are the proposed Montecito Ranch Development Project (Figures 4 and 5) and alternatives. The Reduced Density Alternative would develop in the same footprint as the proposed project, so the following impact assessment for the proposed project can be duplicated for this alternative. The Reduced Development Alternative would preserve all fifteen significant archaeological resources. The No Project Alternative would, of course, result in no development impacts to cultural resources, but correspondingly would not generate the active preservation measures to protect sites that will be discussed below.

The following project description is excerpted from the Montecito Ranch Environmental Impact Report (Helix Environmental 2008), providing information on the scope of the proposed residential development, infrastructure improvements, and off-site improvements. The Project would include development of a rural residential community consisting of 417 single-family residential units on lots ranging from 0.5 to 1.8 acres, with a total residential development area (including private streets and utilities) of 293.5 acres. Depending on project options, between 58.7 and 61.3 percent of the 935.2-acre site would be designated as open space. The Proposed Project would develop and dedicate an 8.3-acre local park, as well as dedicate land for an 11.9-acre historic park site surrounding the existing historic Montecito Ranch House and a 10.6-acre charter high school site. The open space area would include 6.8 acres (4.7) miles of proposed equestrian/pedestrian trails and 3.1 acres (2.3 miles) of multi-purpose trails would be located within roadway rights-of-way on site. A project alternative would include a 0.9-acre wastewater reclamation facility that can accommodate 110,000 gallons per day of wastewater, 5 storage ponds on 6.9 acres, and a 16.9-acre spray field. In addition, the Proposed Project would dedicate approximately 28.0 acres for public roadways within the site, including the construction of Montecito Ranch Road between Ash Street and Montecito Way. Proposed off-site roadway improvements include the widening of off-site segments of Ash Street, Montecito Way, and Montecito Road and improvements to the intersections of Ash Street/Pine Street, Main Street/Pine Street, Main Street/Montecito

Figure 4 contains confidential location information and is included in Confidential Attachment 1

Figure 5 contains confidential location information and is included in Confidential Attachment 1

Road, Montecito Road/Montecito Way, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road. The Proposed Project would include the extension of a sewer main off-site from the southwestern corner of the site southerly on Montecito Way, easterly on Montecito Road, and southerly on Kalbaugh Street to an existing manhole just south of the southern terminus of Kalbaugh Street that flows to the Santa Maria Wastewater Treatment Plant. Off-site water pipeline connections are proposed within Montecito Way and Ash Street. An off-site 0.91 to 1.26-millon gallon water storage tank (depending on which project option is implemented) would be installed just west of the Project site within an adjacent property. An associated pipeline and access road would be constructed from the water storage tank to Montecito Way. An off-site water booster pump station also would be installed at the northwestern corner of the Montecito Road/Montecito Way intersection.

Sources of direct impacts to archaeological resources from the proposed and alternative projects could include ground-disturbing activities related to development of roads and residential pads, fire protection zones, and trails. On-site utility improvements will take place within proposed road and pad disturbance areas. Off-site utility improvements will take place within existing and proposed roads as described above. Indirect impacts from the development to cultural resources include potential damage from increased exposure to vandalism and inadvertent disturbances. Impacts and preservation/mitigation measures are discussed for the proposed and alternative projects in the following paragraphs.

A. Proposed Montecito Ranch Project Impacts Assessment

Specific impacts to cultural resources from development of the proposed project are identified in Figure 5, and in Table 1 below.

TABLE 1

Significant Cultural Resources

Proposed Montecito Ranch Project Impact Assessment

Site Number	Prehistoric Components	Historic Components	RPO Significance	CEQA Significance	Direct Impacts to Significant Site Areas	Indirect Impacts to Significant Site Areas
SDI-12,473	2 loci Bedrock Milling Surface Artifact Scatter Subsurface Materials	2 loci Schoolhouse/Farmstead Structure Remains Landscape Features Subsurface Materials	Potentially	Yes	None	Vandalism Potential
SDI-12,474	Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential
SDI-12,475	2 loci Surface Artifact Scatter Subsurface Materials, Locus 2	-	No	Yes	None	Vandalism Potential
SDI-12,476H	Bedrock Milling Subsurface Materials	Montecito Ranch House Ranch Outbuildings Historic Landscape Likely Subsurface	Yes	Yes	None	Vandalism Potential Historic Setting
SDI-12,480	3 Loci Bedrock Milling Surface Artifact Scatter Subsurface Materials, Locus 1	Locus 1 Surface Artifact Scatter, Subsurface Materials	No	Yes	None	Vandalism Potential
SDI-12,481	Bedrock Milling Surface Artifact Scatter Subsurface Materials Human Remains	-	Yes	Yes	None	Vandalism Potential
SDI-12,484H	Bedrock Milling Surface Artifact Scatter Subsurface Materials	Surface Artifact Scatter Subsurface Materials	No	Yes	None	Vandalism Potential
SDI-12,486	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential
SDI-12,489	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential

TABLE 1

Significant Cultural Resources

Proposed Montecito Ranch Project Impact Assessment

(continued)

Site Number	Prehistoric Components	Historic Components	RPO Significance	CEQA Significance	Direct Impacts to Significant Site Areas	Indirect Impacts to Significant Site Areas
SDI-12,494/9901	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential
SDI-12,496	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential
SDI-12,497	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential
SDI-12,498	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	None	Vandalism Potential
SDI-12,506	Bedrock Milling Surface Artifact Scatter Subsurface Materials	-	No	Yes	Road Grading Pad Grading Fire Protection Zones	Vandalism Potential
P-37-024282	-	Quail Guzzler	Potentially	Yes	None	Vandalism Potential Deterioration from non-maintenance

As can be seen from the map and Table 1, the proposed Montecito Ranch project design provides for the preservation of 14 of the 15 significant cultural resources identified on the property, including the four sites important under RPO. One site will be impacted by pad and road development, SDI-12,506. SDI-12,506 is a small campsite consisting of milling features and a surface artifact scatter of approximately 90 meters diameter, and an estimated area of subsurface deposit of 35 by 50 meters. The Santa Maria Creek Bridge on Montecito Road would also be impacted.

B. Proposed Montecito Ranch Project Preservation and Mitigation Recommendations

Fourteen archaeological sites on the Montecito Ranch property will be preserved and not disturbed by development activities. All are archaeological and require preservation consideration in addition to inclusion in open space easements or within the Ranch House complex. It is recommended that archaeological easement language be included in the project Resource Management Plan and open space dedications that precludes any ground disturbing activities, in addition to the biological open space requirements. Allowable ground disturbing activities shall be limited to archaeological excavations guided by an archaeological research design approved by the County of San Diego. Any proposed archaeological research program should include provision for curation of collections and records.

Passive and active preservation measures for these fourteen sites are discussed below. One additional site on the Montecito Ranch property (CA-SDI-12,506) will be unavoidably impacted by development and the data recovery research design is discussed below. Implementation of these measures will reduce project impacts to archaeological resources to below a level of significance. Preservation and maintenance measures for the Montecito Ranch House (CA-SDI-12,476/H) are presented in the Historic Preservation Plan, developed and presented separately from this document.

1. Preservation Measures for Fourteen Archaeological Sites

As can be seen in Figure 4, thirteen sites will be included in large open space areas and one site will be preserved as a part of the Montecito Ranch House complex. The open space easements provide an adequate buffer between development and preserved archaeological sites. No site is closer than within approximately 330 feet of a lot line and no site is less than 40 feet separated in elevation from the nearest pads. Outside of residential areas, the minimum distance from Montecito Ranch Road to an archaeological site is 170 feet. Trails have been designed a minimum of 100 feet from archaeological sites. As plans are developed for use of the ranch house complex, these will include provision for management and protection of the one archaeological site that underlies the ranch house complex.

Protection for the preserved sites includes passive and active measures. Twelve prehistoric sites currently exist in areas of dense vegetation (Figure 6). Four vegetation zones mapped by REC Consultants, which are

Figure 6 contains confidential location information and is included in Confidential Attachment 1

coincident with the twelve prehistoric site locations, are deemed adequate to inhibit access and provide protection. These include Sage Scrub, Chaparral, Eucalyptus with Sage Scrub, and Engelmann Oak Woodland. If the current condition of these vegetation communities persists, the dense brush and obscuring ground cover should provide excellent passive protection for cultural resources. To ensure that no inadvertent impacts to archaeological sites occur in the future, language shall be included in the project Resource Management Plan and archaeological easements to preclude (within 30 meters of any archaeological site boundary) brush clearing, vegetation thinning, future trail development, or use of any type of mechanical equipment in the event of a brush fire or for any other purpose.

Active measures for protection will be implemented as development proceeds, including rustic fencing to be placed periodically along road and trail alignments to protect natural and cultural resources. As well, interpretive signage should be placed at trail heads (not in specific resource locations) to advise residents and trail-users of the cultural sensitivity of the areas as well as the legal penalties for resource disturbance. As plans develop for the active management of the Montecito Ranch House, provision should be made for the managing agency or cooperating group to provide periodic open space protection monitoring. An agency archaeologist should provide scheduled monitoring of archaeological sites. If volunteers are sponsored and supervised by a qualified archaeological association or individual who can ensure confidentiality for archaeological site locations, the cooperating group can also provide archaeological site monitoring for specific locations. One remaining prehistoric/historical site in the southwest portion of the property lies primarily in open grassland and will also require more active protection measures. Because it is visible from the Ranch House, this site should be monitored by the agency staff or cooperating group who manages the ranch house complex. Yearly inspections should be completed to ensure that no inadvertent impacts or intentional artifact collecting are occurring.

2. Research Design for Data Recovery Investigations at SDI-12,506

Development of the proposed Montecito Ranch project will result in direct impacts to one archaeological site, CA-SDI-12,506. The site is located on a ridge finger that overlooks a substantial oak-filled drainage leading from Clevenger Canyon up into the eastern elevations of the Montecito Ranch property. The site is densely covered in mixed chaparral vegetation. Discovered during the Gallegos and Associates survey (Gallegos and Strudwick 1992), surface artifacts observed at that time included 10 brown ware sherds, 3 possible buff sherds, 8 manos, 2 grinding slicks on a bedrock boulder, 1 bifacially worked quartz flake, 2 volcanic scrapers, 2 hammerstones, 2 hammerstone fragments, more than 200 metavolcanic and quartz flakes, and one Piedra del Lumbre chert flake. Bone fragments were also observed. The presence of midden soils suggested the presence of subsurface deposits. The surveyors described the extent of the site as 140 meters east/west by 96 meters north/south, a total of 13,440 square meters.

The site was subsequently tested for significance by Mooney and Associates (Saunders 1993, Cook and Saunders 1995). Ten shovel test pits and two 1x1-meter test units were excavated; all were positive. Based on the results of the testing program, the site size was determined 80 by 60 meters, although the site map illustrates a high density area of approximately 50 meters east/west by 30 meters north/south. Recovered from the shovel test pit and test unit excavations were 2 cores, 109 pieces of debitage, 6 ground stone artifacts, 35 fragments of food bone, and one human pre-molar tooth (determined an isolate, as there was no other human bone or other evidence for burial remains). Roughly two thirds of the artifacts were recovered from the test units to a depth of 40 centimeters (only one piece of bone was recovered below 40 centimeters). Although ceramics were observed during the survey, none were recovered from the excavations. Two bedrock milling features, containing one mortar and three slicks) were also documented. Saunders suggested that observed surface disturbance reflected possible pothunting activities.

Heritage Resources revisited the site July 26, 2001. At that time, much of the surface of the site was obscured by chaparral vegetation. Midden soils were very apparent across the level site area on top of the ridge finger. The midden and surface artifact scatter appeared to roughly correspond with the 50 x 30 meter high density area mapped by Saunders. Although artifacts could only be seen in disturbed areas (ant and rodent excavations) at least 100 pieces of debitage were observed, primarily quartz but also many volcanic. One large potsherd was also identified on the surface. Animal excavations were observed that likely are the source of the possible pot-hunting disturbances noted by Saunders.

In summary, site SDI-12,506 appears to be a small camp site, occupied for the processing of plant and animal food resources. Evidence for seed grinding (4 manos, 2 metate fragments, and 4 bedrock milling elements) is present. Evidence for meat preparation is suggested by the presence of food bone fragments, all small mammal. There was no bone analysis, so it is unknown what small mammal species were represented or if any of this food bone was burned. No projectile points were recovered that would indicate production or maintenance of equipment for hunting larger game. The quantities of small debitage and presence of two cores, however, would suggest that flaked stone tools were resharpened at the site. It is interesting that few pottery sherds were identified. None were recovered from the excavations, although some were observed during the 1992 survey and the 2001 site visit. It is possible that the majority of the site occupation period predates introduction of pottery into San Diego County.

Additional research was conducted to determine the sensitivity of the pre-molar tooth that was recovered by Mooney and Associates during the test excavations in 1993. February 7, 2007 the tooth was recovered from the Mooney and Associates collections and taken to Rose Tyson at the San Diego Museum of Man for further assessment. Her analysis concluded that the tooth is an un-erupted adult pre-molar. The reference manuals and type collections in the osteology lab at SDMM suggest the tooth belonged to a 6-7 year old child. The tooth would have been imbedded in the jaw at the time of death. Although teeth from a cremation typically exhibit cracking and damage, this tooth would have been insulated by the surrounding bone and, therefore, could reflect either a cremation or burial. Ms. Tyson was unable to determine if the tooth was

Native American or of other historic origin. Its location in a Native American archaeological site suggests it is associated with the prehistoric occupants of the site. However, because the tooth was recovered from the 0-10 centimeter level of the excavation, there is also the possibility that it is of more recent or possible off-site origin. Further uncertainty results from Ms. Tyson's determination that the remainder of the bone recovered from the site is definitively all small mammal food bone. On March 14, 2007, the San Diego County Medical Examiner's Office stated that the tooth represents insufficient remains to justify their jurisdiction. Consultation with the Kumeyaay Cultural Repatriation Committee, to allow them the opportunity to claim and repatriate the tooth, was undertaken. The KCRC requested that the tooth be transferred to them, via their representative, Clint Linton. On October 5, 2007, the tooth and a transfer of ownership letter from Montecito Ranch, LLC were given to Mr. Linton. The KCRC had no further comment.

a. Site Research Potential

As was described in the Cultural Context discussion, archaeological research for the Ramona Valley has focused on identifying the chronology of prehistoric occupation of the valley, understanding the Late Prehistoric settlement pattern that existed within the valley, and exploring the components of the seasonal migration between coastal, mountain, and desert regions. The data recovery investigations for SDI-12,506 will be guided by the following research questions developed to explore the issues of chronology and local and regional settlement patterns.

*** When was site SDI-12,506 occupied?**

As discussed in the Cultural Background section above, the majority of archaeological sites recorded in the Ramona Valley, containing substantial artifact quantity and variability, have been attributed to the Late Prehistoric period based on the presence of arrow points, pottery, Obsidian Butte obsidian, and large percentages of quartz. However, some evidence of earlier occupation has been uncovered. Excavations conducted at SDI-12,891, on the County Landfill property in the northeastern Ramona Valley (Wade 1992), contained materials diagnostic of early prehistoric periods (one leaf-shaped biface fragment and six unifacial cores or core tools identical to "scraper planes" identified as diagnostic artifacts of the early San Dieguito/Playa complex by Malcolm Rogers) and no pottery or arrow points. This site also contained substantial evidence of the occupants' mobility demonstrated by artifact types and lithic materials from throughout southern California. Occupation as early as A.D. 150 was demonstrated by the radio carbon dates obtained from archaeological materials on the Oak Country Estates property in the western Ramona Valley (Carrico and Cooley 2002). Recent informal monitoring of pad grading at SDI-5374 in the western Ramona valley, just south of Oak Country Estates, has revealed an assemblage of bifacial materials comparable to Archaic period point types (two Elko-eared points and one leaf-shaped biface) with no materials diagnostic of the Late Prehistoric period present. Unfortunately, no systematic data recovery was completed at the site.

Taken together, however, these materials strongly suggest that some occupation of the Ramona Valley did occur prior to the Late Prehistoric period.

The test excavations completed at SDI-12,506 interestingly produced no pottery remains. The only pottery remains at the site were observed on the surface. As yet, no temporally diagnostic materials have been recovered from controlled excavations, but the near absence of diagnostic Late Prehistoric items suggests the possibility of an early occupation for this site. Therefore, a focus of the excavations will be to recovery temporally diagnostic materials or materials that can be radio-carbon dated. Of particular concern to locate would be any features containing charcoal or other radio-carbon-datable materials. Sufficient aerial extent of excavation should be undertaken to provide adequate probability that the sample will include diagnostic materials or identify features if they are present. A combination of test unit excavations and a systematic shovel test grid could accomplish sufficient exploration.

*** What activities occurred at site SDI-12,506?**

The results of the test excavations completed suggest that plant and animal resources were processed at the site. Given the surrounding chaparral and oak riparian plant communities, it is likely that seeds from Engelmann oak, coast live oak, scrub oak, manzanita, sumac, lemonade berry, buckwheat, chia, and other tubers and grasses were processed in the bedrock mortar, basins, and portable metates on site. The small mammal bone suggests that rabbits, squirrels, and possibly other mammals or reptiles were also processed. Whether these foods were prepared and consumed on site or taken to larger occupation sites for storage can possibly be determined by discovery of cooking hearths. Given the presence of buried ground stone artifacts (both manos and metates were found subsurface during the testing), it is possible that pollen analyses on soils or residue analyses on artifacts can provide additional data on specific food resources that were processed.

*** What regions were visited by the occupants of SDI-12,506 during their seasonal round?**

As discussed in the Cultural Background section above, there is ample evidence that prehistoric peoples traveled and traded throughout the San Diego County region. Presence of marine shell, fish bone, and lithic materials from coastal regions (such as Piedra del Lumbre chert from Camp Pendleton) at sites in the western peninsular mountains suggest migration between the Pacific Coast and inland areas. Presence of Colorado Desert buff ware pottery and lithic materials from Colorado Desert regions (such as wonderstone and obsidian from Obsidian Butte near the Salton Sea) at sites in the eastern peninsular mountains suggest migration between the mountains and the Colorado Desert.

The Oak Country Estates investigations recovered lithic materials (Obsidian Butte obsidian, Piedre del Lumbre chert, Santiago Peak metavolcanics) that suggest travel and trade ties with coastal and desert regions. Interestingly, tool pollen and protein residue studies completed for the Oak Country Estates investigations,

identified Indian tea (*Ephedra* sp.) and mesquite (*Prosopis* sp.) on tools. Both plants exist in the Colorado Desert, with mesquite known to have been a major staple food resource of prehistoric desert dwellers. The authors suggest the high likelihood that these plant foods were brought to the site prehistorically as there is no other likely means that these residues would have come to the area.

Although archaeologists have proposed travel between areas such as Ramona, through the San Dieguito River drainage corridor, to the Pacific Ocean coast, there has been little speculation about migration between the inland valleys and the Colorado Desert. A focus of the data recovery excavations to be completed at SDI-12,506 will be to identify materials that can illuminate the migration routes that may have been traveled by the inhabitants. Exotic lithic materials, such as Obsidian Butte obsidian, Piedra del Lumbre chert, wonderstone, sourceable cherts, and metavolcanics can provide such information. Faunal materials such as shell remains or some types of bone will also be informative. Pollen and protein tool residue studies as well as pollen analyses of soil samples will also be analyzed to identify evidence for off-site origins of organic materials.

b. Data Recovery Methodology

The proposed field work, guided by this research design, will be undertaken upon approval of the research design by the County of San Diego, Department of Planning and Land Use archaeological staff. The proposed field work will also be coordinated with local Kumeyaay who express an interest in the project during the on-going County consultation process. The County will identify a Kumeyaay representative to participate in the planning and implementation of the data recovery work to be undertaken at SDI-12,506. All field work, analysis, and report preparation will be completed under the direct supervision of a qualified archaeologist who meets County requirements or Secretary of the Interior Standards. Requirements of the California Health and Safety Code Section 7050.5, in regard to the discovery of human remains, will be observed.

A phased approach to the data recovery excavations is proposed. Phase I will utilize a series of shovel test pits and 1 x 0.5-meter or 1 x 1-meter test unit excavation to sample the largest possible area of the site and identify distinct activity or temporal areas if they exist. Based on the findings of Phase I, Phase II will use 1x1-meter and/or block excavation to investigate and evaluate potential features and/or dense artifact deposit areas. A site datum will be established, likely on Milling Feature 1, and subsequent shovel test pit and test unit excavations will be placed at arbitrary distances on radial projections in relation to this datum. Phase I will complete a total of 40 shovel test pits and 10 square meters of test excavation. Phase II will focus on high density artifact areas and possible feature areas and will complete up to an additional 10 square meters of excavation.

Shovel test pits will measure 50 x 50 centimeters in size and be excavated in 10 centimeter levels in order for the recovered artifacts to be included with the remaining test unit data. Test units will be excavated in 10-centimeter contour levels using pick, flat shovel, and trowel. All soils will be passed through 1/8-inch screen

and all prehistoric cultural materials will be bagged with provenience and saved for analysis. Fire affected rock and non-diagnostic historic materials will be noted but not saved, unless they need to included in materials submitted for special analyses. Individual level sheets will record measurements, soil conditions, evidence of disturbance, materials recovered, and any pertinent excavator comments. Wall profiles, floor plans, and photographs will be completed for all units. For any features discovered, these will be excavated with appropriate scale tools, documented with drawings and photographs, and any appropriate samples set aside for special studies such as faunal analysis or radio-carbon dating. All recovered materials will be returned to the laboratory and cataloged with provenience and descriptive information.

An attempt will be made to obtain the archaeological materials recovered from the site during the Mooney and Associates excavations in 1993. These materials will be included with the materials recovered during the data recovery excavations to increase the sample size and increase statistical reliability.

The debitage analysis will focus on identifying stage-of-reduction technology information. Stone material type will also be recorded. Attributes of diagnostic flake type, flake size, and amount of cortex present will be identified. Each piece of debitage will be categorized as one of nine types. Types 1 and 2 are specialized flake types: blades and biface thinning flakes. Types 3 through 5 are large flakes (greater than 3 centimeters) with three ranges of cortex present on the dorsal side (greater than 90 percent, 30-90 percent, and less than 30 percent), types 6 and 7 are small flakes (less than 3 centimeters) with either cortex absent or present, and types 8 and 9 are shatter with cortex present or absent. This method of analysis will allow the investigator to make inferences regarding site activity (quarrying, primary reduction, tool finishing, tool use, and maintenance), reduction technology (biface production or blade production), and preferred material types (volcanics, quartzes, chert, or obsidian).

The flaked stone artifacts (FLAs) will be analyzed using a combination of a morphological identification and an attribute description. Each flaked lithic artifact will be given a descriptive label (i.e., core, scraper, or knife). Additional descriptive information regarding material type, production base, presence of patination and cortex, and condition (broken/whole) will also be provided. The artifact will then be described in terms of the attributes of the damaged edges. Attributes will be identified on up to four damaged edges. A damaged edge is defined by damage continuous along a line not broken by an angle less than 90 degrees or an undamaged area, is continuous damage of the same type, can be interrupted by recent breakage, and does not include platform preparation. Types of damage that can be identified are divided into three broad categories: flaking only (i.e. unifacial or bifacial cores, modified flakes), damage only (i.e. hammer stones or utilized flakes), and combinations of flaking and damage (i.e. scrapers or choppers). There are advantages of this more detailed description. The prehistoric inhabitants of southern California used and reused stone artifacts on an "as needed" basis; the artifacts remaining in the archaeological record defy description with neat labels. With traditional morphological or functional descriptions, artifacts acquire cumbersome labels such as core/scraper/chopping tool. Attribute description provides an objective methodology facilitating consistency in identification of damage on tools as well as manageable synthesis.

Ground stone artifacts include both passive and active elements. The passive elements include portable metates and stone bowls; active elements include manos and pestles. Ground stone artifacts will be described by type (mano, pestle, metate, etc.), material type, presence of shaping or battering, number of faces, and condition.

Ceramics will be quantified by weight and analysis focused on identifying manufacture technology, characterizing clay fabric, identifying use attributes, and determining vessel form, if possible. Most sherds will be broken to examine the interior fabric and all rim sherds will be examined for diagnostic characteristics.

Animal and reptile bones will be analyzed separately by faunal analyst Susan Arter Mayer of the San Diego Natural History Museum. Where possible, the analyst will identify minimum number of individuals, burned elements, and evidence of butchering.

If recovered, up to three samples will be submitted for radiocarbon dating, up to five samples will be submitted for obsidian sourcing and hydration analysis, and up to ten pottery samples will be submitted for thin section analysis. If appropriate, samples will be submitted for soil pollen analyses and tool pollen and protein residue studies.

The results of the excavations and analysis will be presented in a report following the guidelines established by the *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (OHP 1989). Appropriate photographs, maps, and drawings will be included as well as data catalogs and results of special studies.

All cultural materials recovered during the data recovery mitigation phase will be combined with the materials recovered during the test phase and will be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to the San Diego Archaeological Center, to be accompanied by payment of the fees necessary for permanent curation.

Implementation of the above-described tasks will provide mitigation for project impacts to SDI-12,506 that cannot be included in the preservation areas. This research design has identified relevant research issues for the region; the data contained in the significant sites that can address these issues; and the methods by which this data will be recovered, analyzed, reported, and curated. Implementation of the tasks described in this research design will reduce unavoidable project grading impacts to SDI-12,506 to a level below significance.

Finally, if road improvement options include impacts to the Santa Maria Creek Bridge, documentation on DPR523 Resource Record Forms shall be completed.

4. Archaeological Monitoring During Grading

Archaeological monitoring of development grading is also necessary. To ensure that the significant archaeological resources on the property do not suffer any inadvertent impacts during grading and to ensure that no buried resources in depositional areas of the Montecito Ranch property are destroyed without

documentation, an archaeological monitoring program is to be implemented. To prevent inadvertent impacts to known archaeological sites, the monitor will arrange for the identification of sensitive areas on the ground (including the location of SDI-12,506), coordinate with the site superintendent regarding protection, and will provide regular oversight of grading activities. The monitor will also focus on inspections of grading cuts in depositional environments to identify any buried sites that might be uncovered. The detailed protocol for the monitoring program is as follows:

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 Montecito Ranch Tentative Map (SP01-001, TM 5250RPL-5, Log No. 01-09-013)) 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 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 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 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.

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 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 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 that all cultural material 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 appropriated 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.

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 150 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 ___(dollar amount to be determined). 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, radiocarbon dating, and curation 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 that all cultural material 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 appropriated 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.

   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 150 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 ___(dollar amount to be determined). 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, radiocarbon dating, and curation as determined by the Project Archaeologist in consultation with County Staff Archaeologist

V. CONCLUSIONS

In summary, the proposed Montecito Ranch Project and the Reduced Density Alternative designs provide for preservation of 14 of the 15 significant cultural resources on the property, including the four sites identified as important according to the County Resource Protection Ordinance (RPO) and the Montecito Ranch complex mandated for preservation by RPO and the Community Plan. The Reduced Development Alternative would preserve all 15 significant cultural resources on the property. The chapters of this

Archaeological Resources Preservation Plan identified passive and active protection measures for the fourteen preserved sites and provided a cultural context and research plan to guide impact mitigation data recovery activities to be implemented at the one prehistoric campsite that will be impacted by development on the project property. This Plan also detailed the archaeological grading monitoring program that will protect known sites from inadvertent impacts during grading and provide for the treatment of unknown buried sites if uncovered during grading. If these measures are implemented for the project, the impacts to cultural resources that would be generated by the project will be reduced to a level below significance

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HISTORICAL RESOURCES REVIEW, IMPACT ASSESSMENT, AND PRESERVATION PLAN

For the

MONTECITO RANCH HOUSE COMPLEX (CA-SDI-12,476/H)

COUNTY TENTATIVE MAP
(SP01-001, TM 5250RPL-5, Log No. 01-09-013)

Ramona, San Diego County, California

Prepared by:

Heritage Resources

January 30, 2008

HISTORICAL RESOURCES REVIEW, IMPACT ASSESSMENT, AND PRESERVATION PLAN FOR THE MONTECITO RANCH HOUSE COMPLEX (SDI-12,476/H)

COUNTY TENTATIVE MAP (SP01-001, TM 5250RPL-5, Log No. 01-09-013) RAMONA, SAN DIEGO COUNTY, CALIFORNIA

Prepared for:

The County of San Diego
Department of Planning and Land Use
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Project Number HR 01005
January 30, 2008

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

Keywords:

0: Historic: Single Family House and Landscape
Prehistoric: Habitation Site

1: Historic Lifeways, Public Interpretation, Adaptive Reuse
Subsistence, Settlement Pattern

2: Euro-American
Late Prehistoric

3: Historic Structures, Household and Agricultural Items
Flaked Lithics, Ground Stone, Pottery

4: I. San Pasqual, 1:24,000

III. Cismontane Region: Ramona/Santa Maria Valley

5: circa 1890-1970
Prehistoric

6: Historical Resources Review, Impact Assessment, and Preservation Plan for the Montecito Ranch House Complex (SDI-12,476/H) (County Tentative Map (SP01-001, TM 5250RPL-5, Log No. 01-09-013)), Ramona, San Diego County, California

7: Victorian San Diego, Vernacular Architecture, Farm Community

8: CA-SDI-12,476/H

ABSTRACT/MANAGEMENT SUMMARY

The Montecito Ranch project proposes the development of a rural residential community consisting of 417 single-family residential units and preserving approximately 573.8 or 549.1 (depending on project options) acres of open space. The Montecito Ranch House complex (SDI-12,476H) is included within the preservation area. As a result of previous significance determination studies and as identified in the Ramona Community Plan, the Montecito Ranch House complex is a designated preservation area. Because it is a significant site as defined by the California Environmental Quality Act, the County Resource Protection Ordinance, and the Ramona Community Plan, the Montecito Ranch development project must provide for the structure's preservation. Recognizing that preservation is more than isolating the structure from impacts, a Historical Preservation Plan was required by the County of San Diego to detail the requirements that will ensure preservation and maintenance of the ranch house complex.

This Historic Preservation Plan identifies measures to preserve the historic character and fabric of the ranch house site complex, develop an adaptive reuse plan that supports a neighborhood resource protection and interpretive

program, and utilize the historical structure as a community resource for residents of the Montecito Ranch development. As a condition of Final Map Approval, the Montecito Ranch project will:

1) Provide for preparation of an application for Landmark Designation, to be submitted to the County of San Diego Historic Site Board, in accordance with Ordinance 9493 (Local Register of Historical Resources (adopted August 14, 2002).

2) Implement archaeological testing in site areas to be disturbed by the proposed equestrian facilities in accordance with the Secretary of the Interior Standards for Archaeological Documentation.

3) Provide for rehabilitation of the structure to comply with the State historic building code, accessibility requirements, and Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

4) Provide ongoing preservation and maintenance through the mechanism of a County Landscape Maintenance District. The establishment of the LMD will be in compliance with the County of San Diego Board of Supervisors Policy J-37.

5) Provide structural and archaeological preservation by incorporation of Secretary of the Interior standards into the management requirements for the project.

6) Identify the managing entity that will be responsible for the management and maintenance of the Ranch House. Discussions regarding the development of a Management Plan have taken place between Wildlife Research Institute, the Nature Conservancy, Ramona Pioneer Historical Society, and Montecito Ranch, LLC. Such a Management Plan would define benefits, responsibilities, and procedures that would regulate the Ranch House and Open Space Preserve operation and maintenance. The Management Plan would include stipulations regarding initial responsibilities for rehabilitation of the ranch house as well as on-going maintenance funding such as the Landscape Maintenance District and a phased endowment.

With the implementation of these measures, as specifically outlined in this report, preservation of the Montecito Ranch House site complex, including structural, landscape, and archaeological elements, will be achieved.

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CONFIDENTIAL ATTACHMENT

1:	Historical Report, resource location maps (Figures 3 and 4)

I. INTRODUCTION

The proposed Montecito Ranch project includes the 935.3-acre Montecito Ranch Specific Plan, and associated off-site road improvements and pipeline connections (Figures 1 and 2). The project is located in the rural community of Ramona in the unincorporated area of San Diego County within the County's Ramona Community Planning Area. State Route 78 borders the northern boundary, while Montecito Way extends southerly from the southernmost boundary (Figure 3). Existing improvements on the property include dirt roads and the historic Montecito Ranch House. The southern portion of the ranch has been used since the nineteenth century for orchards, hay farming, and livestock grazing.

The Montecito Ranch project proposes the development of a rural residential community consisting of 417 single-family residential units. The overall objective of the project is to provide an environmentally sensitive, residential community compatible with the rural character of the surrounding area while preserving existing natural open space (including the Ramona Grasslands) and historical features (the Montecito Ranch House site complex). The project proposes an equestrian park south of the Ranch House. Depending on project options, between 58.7 and 61.3 percent of the Montecito Ranch project property would be designated as open space. These open space areas would include steep slopes, sensitive biological habitat, significant archaeological resources, buffer areas and other environmentally sensitive areas. The Montecito Ranch House complex is included within the preservation area.

As a result of previous significance determination studies and as identified in the Ramona Community Plan, the Montecito Ranch House complex is a designated preservation area. Because it is a significant site as defined by the California Environmental Quality Act, the County Resource Protection Ordinance, and the Ramona Community Plan, the Montecito Ranch development project must provide for the structure's preservation. Recognizing that preservation is more than isolating the structure from impacts, a Historical Preservation Plan was required by the County of San Diego to detail the requirements that will ensure preservation and maintenance of the ranch house complex. The Plan provides for nomination of the ranch house as a County of San Diego Historic Landmark, preservation of the historic character and fabric of the ranch house site complex, development of a resource protection and interpretive program, and utilization of the historical structure as a community resource for residents of the Montecito Ranch development. The following report presents a review of the site's history to provide context for the preservation measures proposed. This historic context is followed by a description of the historic resources at the site, including the outbuildings, landscape, and prehistoric archaeological site that underlies the ranch house complex. Chapter IV discusses protection measures provided by Secretary of the Interior standards to be employed during rehabilitation and maintenance, proposed uses for the structure, potential funding mechanisms to support these uses, and prehistoric and historic archaeological considerations to be implemented during other improvement activities at the site. Implementation of the proposed measures will not only provide an outstanding and unique amenity for the Montecito Ranch development, but will also provide for compliance with California Environmental Quality Act, County Resource Protection Ordinance, and Ramona Community Plan preservation requirements.

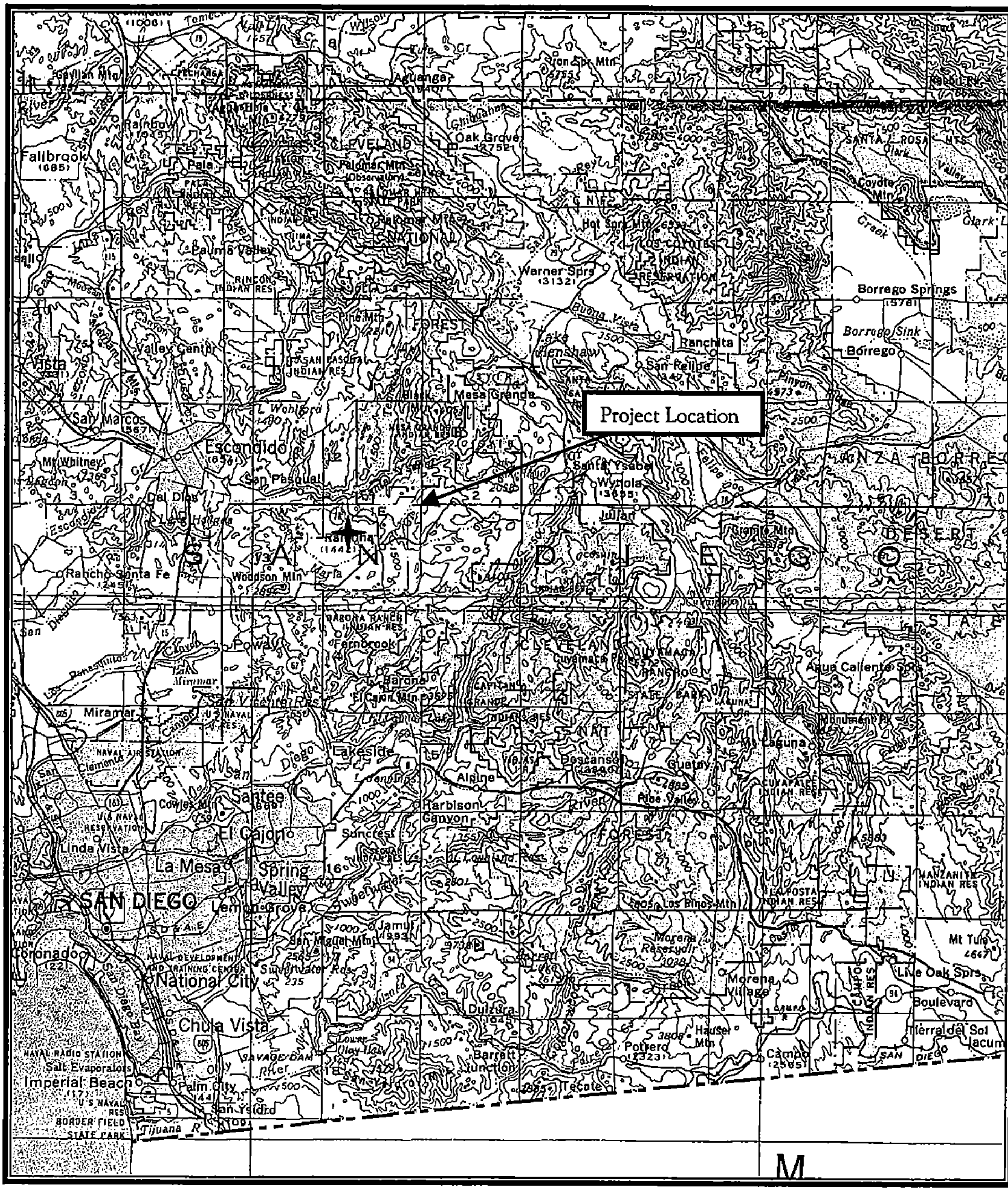

FIGURE 1: PROJECT LOCATION
SOUTHERN CALIFORNIA U.S.G.S. MAP

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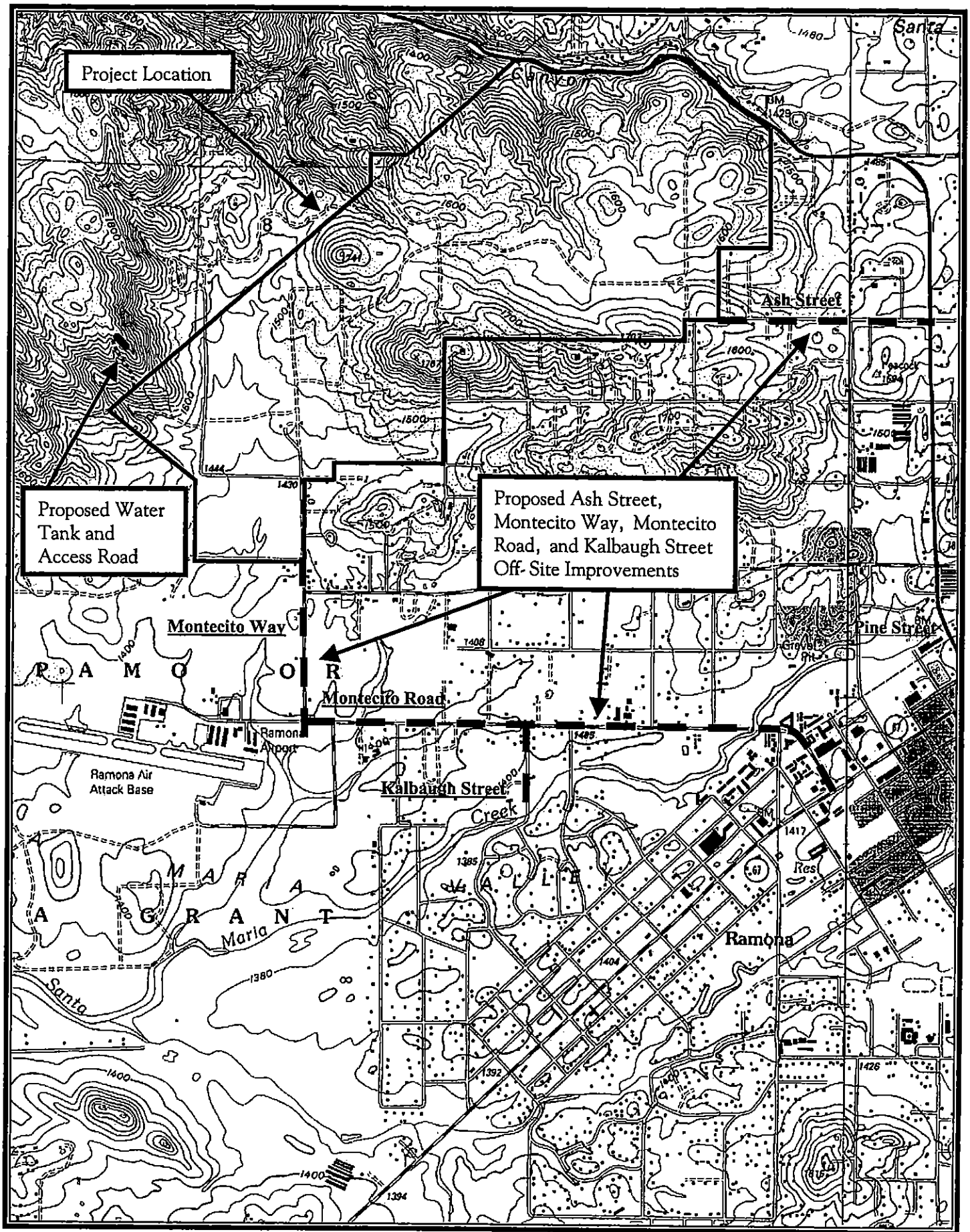


FIGURE 2: PROJECT LOCATIONS:
SAN PASQUAL AND SAN VICENTE
U.S.G.S. 7.5-MINUTE MAP

Figure 3 contains confidential location information and is included in the Confidential Attachment

II. HISTORICAL CONTEXT

The Montecito Ranch property, as a whole, is characterized by a broad valley in the south and central portion, with elevated terrain to the north. Elevations on site vary from a high of approximately 1,750 feet above mean sea level (AMSL) atop the knoll located along the central southern property boundary, to a low of approximately 1,420 feet AMSL in the southwestern portion of the project site where the Montecito Ranch House complex is located. This southwest portion of the property and the Ranch House, overlook the eastern portion of the Santa Maria Valley to the south and southwest.

Geology on the ranch property is characterized by ancient and possibly more recent alluvial deposits in the valleys with outcrops and steep topography created by upheavals and erosion of the southern California Batholith in the uplands. Much of the broad valley land has been further leveled by a long history of agriculture. Non-native grasslands, eucalyptus woodlands, and developed land occur across the property. Non-native grasslands surround the ranch house where cattle grazing or other disturbances have altered the natural vegetation. Three man-made agricultural ponds also occur on the property.

The historical period in southern California began with the arrival of the Spanish colonists in San Diego Bay, marking the beginning of European presence in San Diego. Settlement during the Spanish period focused on the Presidio defensive post at the opening of the San Diego River into San Diego Bay and on the Mission San Diego de Alcalá several miles inland on the north terrace of the San Diego River valley. The mission rapidly incorporated huge tracts of surrounding valleys and mesas into cattle and horse pasturage. Inland valleys such as the Santa Maria, became a part of this pasturage and were the richest grazing lands of the mission. The mission's influence, however, was only limited in the San Diego County back country, although successful ranches and *assistencias* were established in the mountains at Pala, El Valle de San Jose (Warner's Ranch), and Santa Ysabel. Development of the nearby Santa Ysabel Mission in 1818 established communication and a traveled route from San Diego to the mountains, through the Santa Maria (Ramona) Valley.

After the Mexican revolution and subsequent secularization of the mission, José Joaquin Ortega and son-in-law, English Captain Edward Stokes were granted, in 1843, the Rancho Santa Maria o Valle de Pamo—17,708 acres comprising today's community of Ramona and including the Montecito Ranch property. During this time, the valley was a part of the travel corridor to San Diego, trails departing from the valley either through San Pasqual to the northwest, El Cajon to the southwest, and Santa Ysabel to the east. Stokes' home was along this route at the east end of the valley. In 1848, Captain Gillespie and his volunteers camped there before joining the ill-fated Kearney expedition in the Battle of San Pasqual (Pourade 1963).

The valley continued as Ortega's and Stokes' grazing land after the American takeover of California in 1848. After Edward Stokes' death in the 1850s, his wife Refugio and their sons operated the rancho with some success. In the 1860s, the family had 550 head of cattle on the ranch. In 1870, son Adolpho bought out his brothers and became the first to own complete and uncontested claim to the Rancho, but two years later he sold all but 1000 acres to Juan B. Arrambide. In partnership with Arrambide, French immigrant Bernardo Etcheverry developed the valley in fruit

orchards, grain fields, and grazing lands (LeMenager 1989). By the late 1870s, Etcheverry had 12,000 head of sheep grazing in the valley, employed 50 hands, and was producing over 75,000 pounds of wool annually (San Diego Union, April 30, 1881:4).

The steady flow of Yankee settlers into California began to reach the Santa Maria Valley by the 1880s. During the late 1880s, San Diego and all of southern California experienced an economic boom. Land speculation provided the real stimulus to the economic boom. Land speculation fever seized San Diego in the spring of 1887. Speculators formed land companies and subdivided town sites throughout the county, including Escondido, Ocean Beach, El Cajon, Lakeside, and Ramona (Pourade 1964;167-191). Beginning in 1886, Etcheverry began to sell off large tracts of the Santa Maria Rancho to land speculators. In 1886, Milton Santee, an engineer and land speculator, was part of an investment group that bought 6000 acres of the rancho, subdividing it into the community of Ramona as well as smaller tracts for ranches and farms (Pourade 1964, Recorder's Records 1890). In 1887, Etcheverry sold additional large acreages, and included in those sales were the 3000 acres in the western portion of the rancho that formed the core of Montecito Ranch (Van Wormer 1995a).

The real estate boom also stimulated a dramatic demand for county agricultural lands, as in the 1880s farmers moved into the county's coastal and foothill valleys that constituted the choice agricultural regions of the growing city's vast hinterland (Van Wormer 1986a). From 696 farms in 1880, the number of San Diego County farms increased to 2,474 by 1890 (Census 1883:34-35; 1890:124-125). Most settlers took up unoccupied government land through homesteads, timber claims, or purchase (Van Wormer 1986a; 1986b). This backcountry boom brought increased settlement of the Ramona area by pioneer farmers. While there were barely a dozen families in the Santa Maria valley in 1880, by the end of the 1890s there were 115 households.

The family farms and the ranches that encompassed the area of today's Montecito Ranch were many of the valleys most successful farms. In the late nineteenth century, the Santa Maria Rancho was owned by absentee owners who leased lands to several area farmers. In the 1890s the ranch property supported a large scale citrus and wheat operation, run by local families for Detroit businessman and absentee owner, George W. Bissell. Previous research conducted for the property suggests that the Montecito Ranch House was built about this time, likely between 1887 when Montecito became a separate tract from the Rancho Santa Maria, and 1897 when a deed references improvements on the property (Van Wormer 1995a). The structure is documented on the 1903 U.S.G.S. Ramona quadrangle map as evidence by 1900-1901 survey data. Circumstantial evidence suggests in might have been built by E. L. "Roy" Maydole, who lived on the property where the house is located, at the time it was likely built (Van Wormer 1995a).

Although often negatively affected by cyclical droughts, agriculture—either crop cultivation or livestock raising—continued to be the primary land use in the Santa Maria Valley throughout the remainder of the nineteenth century and into the early twentieth century. Ramona developed into a farming community of individuals tied together through geographical boundaries and a common schoolhouse and church. The Montecito School was built just to the west of the ranch house in 1893 and the surrounding community of farm owners and farm workers were

successful through the end of the nineteenth century. After the turn of the century, however, the number of families that worked at the ranch declined. Through the first half of the twentieth century, the ranch was owned by absentee managers and small-scale ranchers. The earlier cultivation of orchard and grain crops declined in importance and the ranch was used for poultry and, most recently, for cattle grazing. In 1970, the ranch was bought by movie actor James Cagney for a vacation home and was maintained by an overseer. Since his death and sale of the ranch to Chevron Land and Development Company, the ranch has been planned for subdivision and residential development.

As observed by a previous researcher, the story of the Montecito Ranch property reflects some of the most important trends, events, and individuals in the history of the Santa Maria Valley (Van Wormer 1995a). In the late eighteenth century and first half of the nineteenth century, the Spanish and Mexicans grazed cattle. In the 1870s, Bernard Etcheverry operated a very successful sheep and share-cropping operation. Sold to land speculators at the end of the 1800s, it continued to support agriculture, maintained by tenant farmers, and formed the nucleus of a small community of farm families into the twentieth century. The ranch was turned to poultry farms, reflecting the agricultural focus of the larger Ramona valley, in the 1930s. In the 1970s, reflecting the greater southern California region, plans for residential development began.

III. EXISTING CONDITIONS

The Montecito Ranch House was documented and assessed as part of the larger cultural resource documentation and significance assessment project conducted in October 1992 (Cook and Saunders 1992, Van Wormer 1995b). Portions of the following description of the ranch house are excerpted from that study. Additional review of the structure complex and documentation of the interior of the ranch house structure was conducted for the present study in August 2001 and September 2005. As a result of these reviews a site boundary was identified for the historic complex that includes associated landscape features, outbuildings, and other related modifications to the landscape. Figure 4 illustrates the resulting Montecito Ranch House site plan. Figure 5 illustrates the architectural floor plan of the building. Although no formal structural assessment has been completed, no evidence of water damage or other structural defects in the interior were observed during the September 2005 field review. All exterior walls, porch, and roof appear intact. However, although the building has been stabilized for the short-term, it is not actively being inhabited or maintained and eventually structural components will deteriorate.

The ranch house is a rectangular, single-story, hipped roof structure that measures 47 feet north/south by 35 feet east/west (Figures 6, 7, and 8) . An 8-foot wide elevated concrete porch surrounds the structure on all sides. Two shed-roofed additions have been constructed on the porch, on the north side at the northwest corner and on the west side at the southwest corner. These additions result in a total dimension of 55 feet north/south by 43 feet east/west. Four sets of concrete steps access the porch, one on each side. The structure is built of adobe walls approximately 26 inches thick supported by a raised stone foundation. The foundation also supports a wood floor above a crawl space. The wood framed roof is covered with asphalt shingles. Walls are finished with white plaster and support

Figure 4 contains confidential location information and is included in Confidential Attachment 1

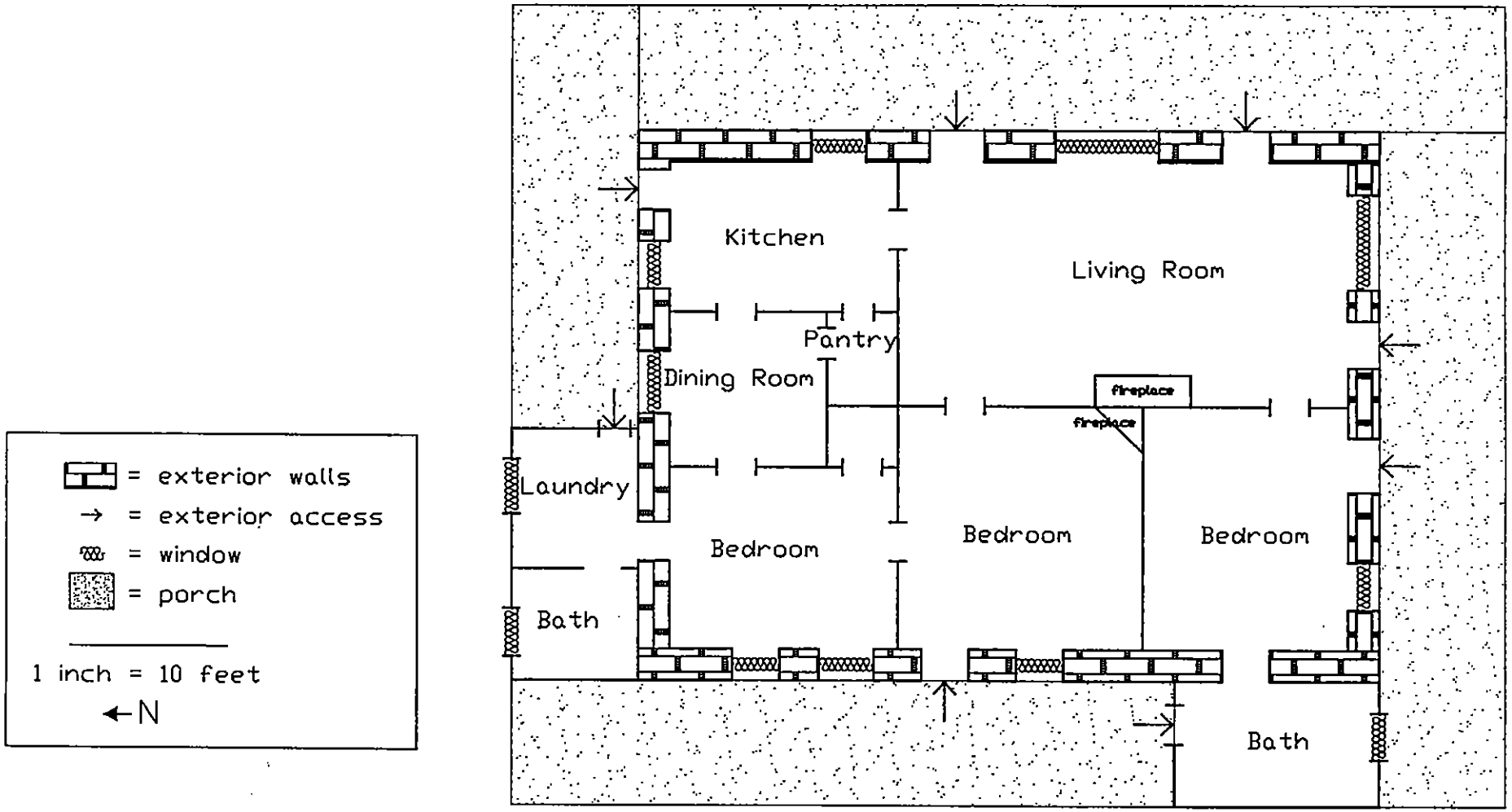
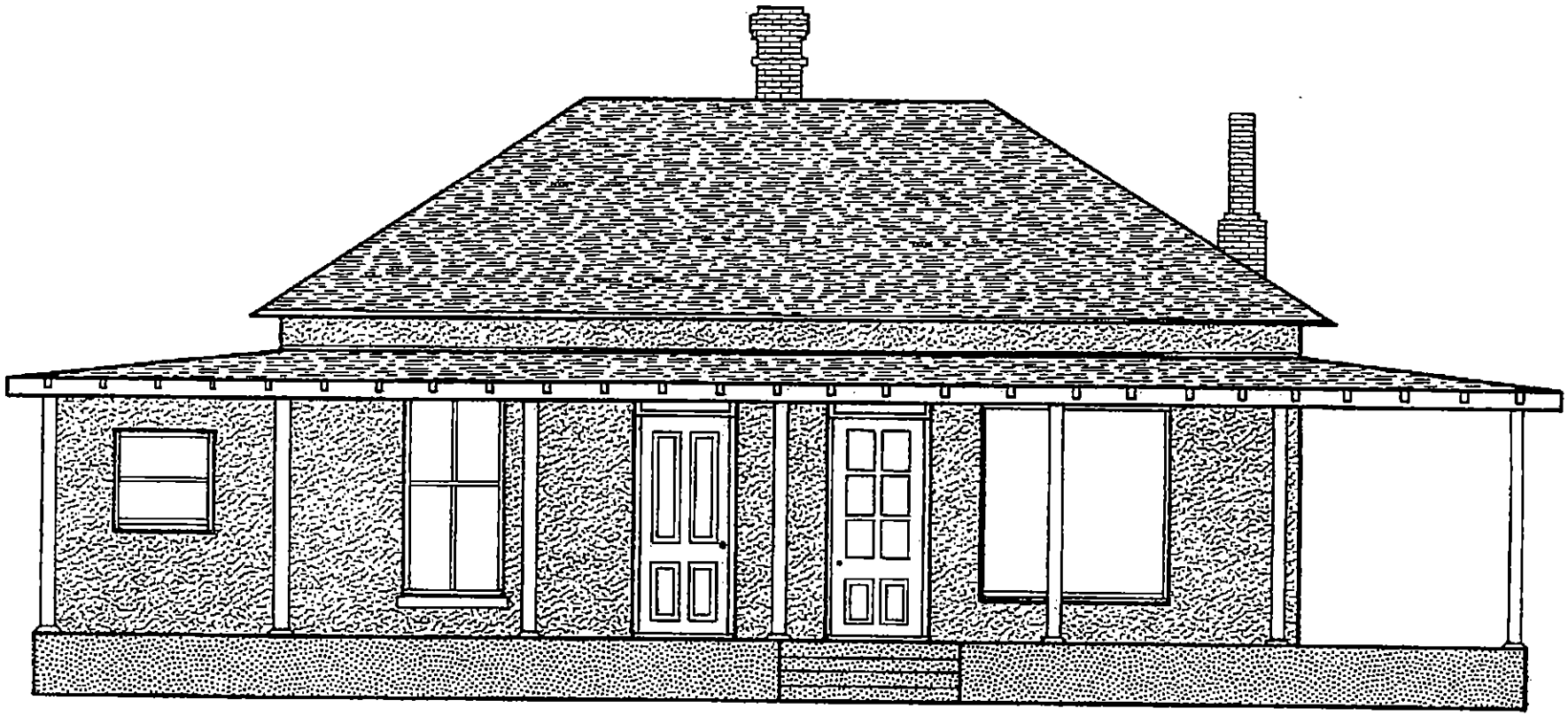


FIGURE 5: MONTECITO RANCH HOUSE FLOOR PLAN



not to scale

Susan D. Walter

October 21, 1992

Notes: roof is greenish grey asphalt tile

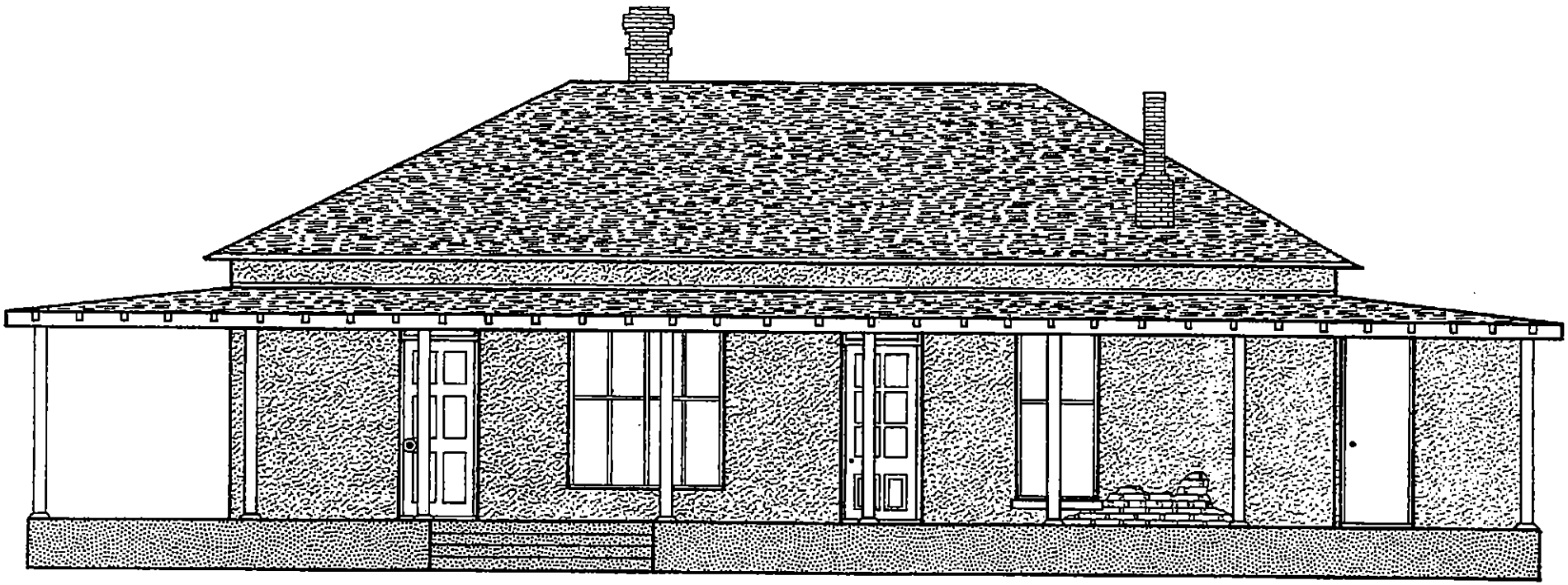
all woodwork painted dark reddish brown

exterior walls are white plastered

concrete porch and steps painted barn red

existing foliage not shown

FIGURE 6: MONTECITO RANCH HOUSE, SOUTH ELEVATION, ILLUSTRATION 1992
(photo courtesy Mooney • Jones & Stokes)



not to scale

Susan A. Walter

October 21, 1992

Notes: roof is greenish grey asphalt tile
all woodwork painted dark reddish brown
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concrete porch and steps painted barn red
existing foliage not shown

FIGURE 7: MONTECITO RANCH HOUSE, EAST ELEVATION, ILLUSTRATION 1992
(photo courtesy Mooney * Jones & Stokes)

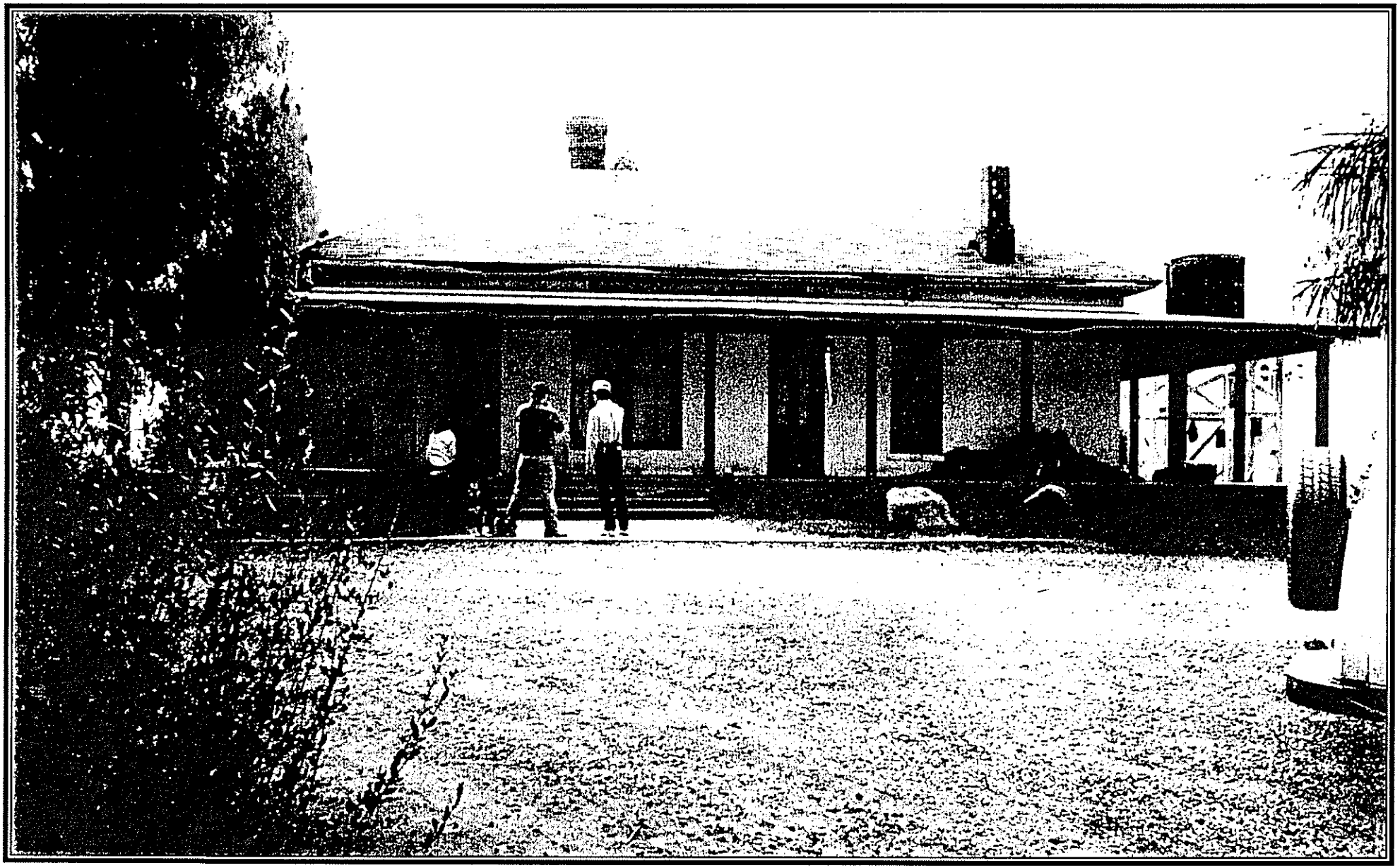

FIGURE 8: MONTECITO RANCH HOUSE, EAST ELEVATION, PHOTOGRAPH 1992
(photo courtesy Mooney • Jones & Stokes)

double hung sash windows. A large overhang covers a concrete porch that wraps around all four sides of the building. A stone-lined root cellar has an entrance on the north side near the northeast corner.

The ranch house is a vernacular style Victorian period structure that combines an Anglo-American pyramidal folk house floor plan with traditional pre-American conquest Hispanic building materials. In Arizona, this frontier architectural adaptation is referred to as "Territorial Style." The house has undergone several modifications over the years. Originally it had a wooden porch, wood shingled roof, iron Victorian trim on the roof ridge top, and curved Victorian trim along the top of the porch between the support posts (Figure 9). Around 1910, the southeast and northeast corners of the porch were closed in with board and bat walls to form additional rooms. The original porch roof butted flush against the house roof, while the modern replacement butts against the exterior wall below the house roof eaves. In addition, a picture window has been installed to replace an original double hung window on the south side (front) of the house (Figure 10). On the west and the north sides, portions of the porch have been filled in with modern framed and plastered walls to create an additional laundry and wash room and a bathroom (Figure 11). In spite of these alterations, the house retains many significant characteristics of the frontier Victorian period including the hipped pyramidal roof, double hung sash windows, brick chimney and fireplaces, original cloth ceilings, wooden floors, various original doors, hardware, moldings, ceilings, and other interior fixtures.

The interior floor plan is typically Anglo-American Victorian, with a front room, kitchen and pantry and dining room on the right (east side) and three bedrooms on the left (west side) (Figure 5). However, the surrounding porch with exterior access to all rooms is interestingly reminiscent of Hispanic floor plans such as employed at the Penasquitos Rancho built in the late 1800s. Also in Penasquitos Canyon, the circa-1911 Mohnike adobe featured a rectangular construction with a completely surrounded patio and exterior access to all rooms. With the exception of the interior patio, the floor plan resembles that of the Montecito Ranch House. Although primarily Victorian in style, clearly the Montecito Ranch House incorporates Hispanic design features as well in its construction methods.

The ranch house complex includes an approximately 9-acre parcel, the boundaries of which were defined by features shown on the 1928 aerial photograph and as identified on the ground in 2001. Features that identified the boundary included existing fence and eucalyptus tree lines on the north and east, landscape vegetation and topography on the south, and an outlying feature (a reservoir) and topography on the west. Existing outbuildings include a storage barn across the entry drive to the northeast and several smaller sheds and livestock pens north of the house. The construction dates of these structures are unknown. Foundations of the large barn that reportedly stood southeast of the house until the Cagney period, as well as of other unidentified structures, are still in existence. Although historic materials are scattered across the site surface, no trash pits were discovered within the site complex. In addition to the potential for the presence of historic archaeological materials, a prehistoric archaeological site also exists on the parcel. Expansive bedrock milling features exist southeast, east, and west of the ranch house. Midden deposits and surface artifacts are present southeast, south, and west of the ranch house.

Site SDI-12,476/H (the ranch house complex as well as the prehistoric site that underlies it) was determined significant during the previous significance assessment for the property (Cook and Saunders 1995). As well, the

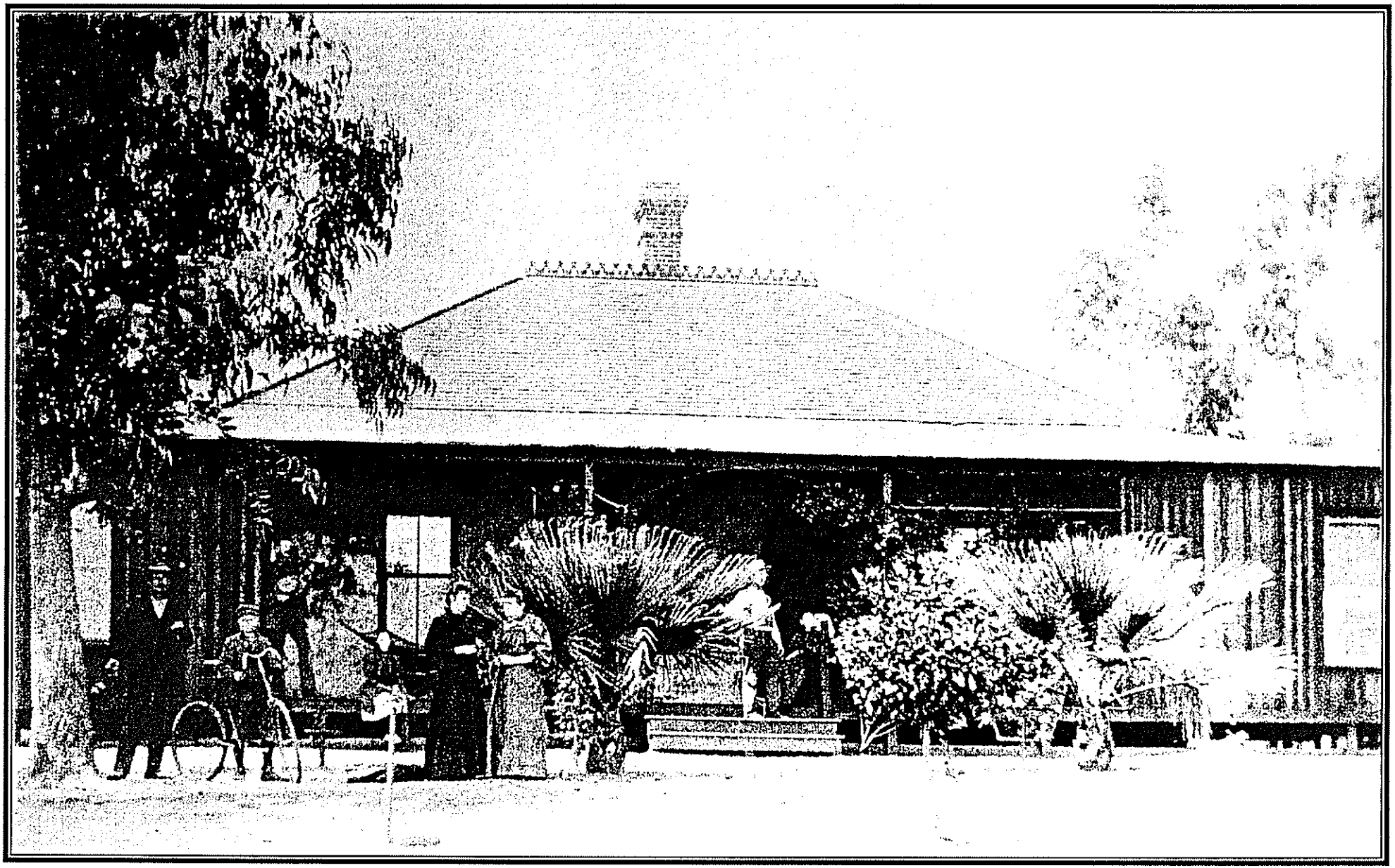

FIGURE 9: MONTECITO RANCH HOUSE, SOUTH ELEVATION, PHOTOGRAPH CIRCA 1910
(photo courtesy Mooney • Jones & Stokes)

FIGURE 10: MONTECITO RANCH HOUSE, SOUTH ELEVATION, PHOTOGRAPH 1992
(photo courtesy Mooney * Jones & Stokes)

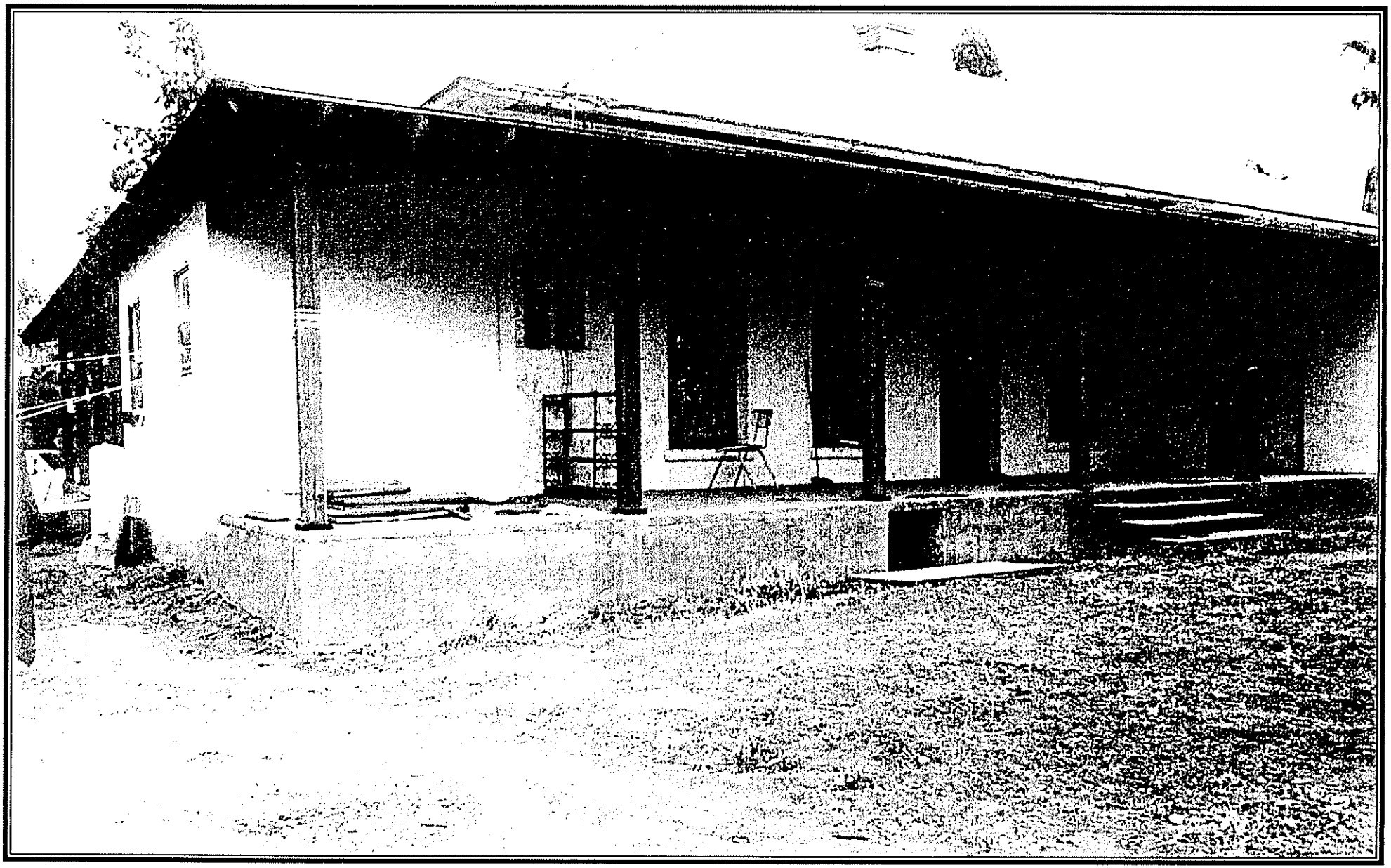

FIGURE 11: MONTECITO RANCH HOUSE, NORTH AND WEST ELEVATIONS, PHOTOGRAPH 1992
(photo courtesy Mooney * Jones & Stokes)

Montecito Ranch historic complex is identified in the Ramona Community Plan, Montecito Ranch SPA Development Conditions, as a Historic Preservation Area. As such its preservation and maintenance is required. During the current cultural resource assessment, the site was evaluated in accordance with criteria of the California Environmental Quality Act (CEQA) and the County of San Diego Resource Protection Ordinance (RPO).

Determinations of significance were based on criteria of the California Environmental Quality Act (CEQA) criteria. Under Section 21083.2 of the Statutes, a unique archaeological resource 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information, or 2) has a special and particular quality such as being the oldest of its type or the best available example of its type, or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. Under section 15064.5 of the Guidelines a "historical resource" is a resource that is eligible for or listed in the California Register of Historical Resources, or meets the criteria for listing on the register. A resource eligible for listing on the California Register A) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage, or B) is associated with the lives of persons important in our past, or 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. The current project assessment also includes evaluations of significance under the County of San Diego Resource Protection Ordinance (RPO). Significant prehistoric or historic sites are defined by RPO as a "location of past intense human occupation where buried deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or Federal importance." Sites eligible for inclusion in the National Register of Historic Places, the State Landmark Register, or the San Diego County Historical Site Board List or sites protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9 are also protected under RPO.

The Montecito Ranch historic complex (SDI-12,476H), including historic outbuildings and landscape features, is associated with events or patterns of events that have made a contribution to the cultural heritage of California. The ranch complex represents some of the most important trends, events, and individuals in the history of the Santa Maria Valley and the backcountry surrounding Ramona. As well, its frontier Victorian period architecture and excellent state of preservation embody distinctive characteristics of a type, period, region, and/or method of construction. The prehistoric and historic archaeological materials demonstrated to be present on the site possess information important to understanding of the prehistory and history of the region. For these characteristics the ranch house complex is significant according to criteria cited in the California Environmental Quality Act (CEQA), Section 21083.2 of the Statutes and 15064.5 of the Guidelines and appears to be eligible for the California Register of Historical Resources under Criteria A, C, and D. Because the site appears to be eligible for the California Register, it is also protected under the County Resource Protection Ordinance.

IV. IMPACTS ASSESSMENT AND PRESERVATION MEASURES

No direct impacts will occur to the Montecito Ranch House complex or the underlying archaeological resources as a result of the planned development project. The main residential access road has been designed to avoid the site boundary as defined and is located on the east of the complex. The southwestern portion of the development project is proposed open space, perhaps ultimately to become a part of the proposed Ramona Grasslands open space preserve. This project open space surrounds the ranch house and a proposed park and school site on the north and west sides. An equestrian park is planned south of the Ranch House, with portions of an arena, round pen, restroom, pipe pens, and access road extending approximately 95 feet onto the ranch complex site boundary from the south. The scale of the improvements and the equestrian focus will complement the ranch house setting and are not considered an adverse impact to the site's integrity. As well, it is anticipated that the presence of staff and associated equestrian activity will lessen the potential for vandalism and increase the level of knowledge and interest about the historic site. The land where the improvements are proposed was inspected by the project archaeologist and no potentially significant archaeological deposits were apparent. It is possible that test excavations will need to be completed, prior to construction of the equestrian improvements, to confirm the surface assessment.

The Montecito Ranch House is currently vacant and without occupancy, it will undoubtedly will deteriorate over time. Because evaluations under CEQA and RPO criteria and the Ramona Community Plan require the ranch house's preservation, the proposed Montecito Ranch development project will incorporate protection and preservation measures. As a condition of Final Map Approval, an application for Landmark Designation for the Montecito Ranch House Complex and surrounding landscape (SDI-12,476/H) will be prepared and submitted to the County of San Diego Historic Board (Historic Site Board) in accordance with Ordinance 9493 (Local Register of Historical Resources adopted August 14,2002). The Historic Site board shall examine the Montecito Ranch House and make a recommendation to the Director of Planning and Land Use (Director). The Director shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with Ordinance 9493 (Local Register of Historical Resources adopted August 14, 2002).

The National Park Service has developed measures to guide rehabilitation, adaptive reuse, and maintenance of historic structures: the "Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" and the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." These standards provide general guidelines for necessary repairs and upgrades such as reuse of existing historic fabric and replacement of historic fabric in like kind. The California State Historic Building Code also provides methods to maintain historic integrity while providing necessary structural stabilization or accessibility improvements. The Secretary of the Interior Standards also provide limited guidance for the protection of archaeological resources. Any ground disturbing activities, such as landscape and/or hardscape installation, utility upgrades, driveway improvements, or equestrian facility improvements would be reviewed for potential impacts by a qualified archaeologist who meets Secretary of the Interior Standards. The archaeologist would make avoidance or impact

mitigation recommendations, in accordance with the Secretary of the Interior Standards for Archaeological Documentation, which could include archaeological excavations guided by an archaeological research design and implemented by the qualified archaeologist.

The most practical and beneficial adaptive reuse for the ranch house would be to incorporate it into a community-use facility. The ranch house plan is well-suited to accommodate a variety of uses (Figure 5). The east rooms—living room, kitchen, pantry and dining room—would be appropriate for community meetings or social events. The three west rooms all have individual exterior access, and could function separately (such as for office space) from the east rooms while also having the east rooms available for meetings. Two local community organizations focused on natural and cultural resource preservation (The Wildlife Research Institute and Ramona Pioneer Historical Society), have expressed interest in occupying and interpreting the ranch house. A resource conservation and interpretation organization could provide unique natural and cultural focused activities for the Montecito Ranch residential community such as wildlife watches, interpretive hikes, resource monitoring, and educational classes as well as provide for ongoing protection of the open space preserve's natural and cultural resources. Such a program could provide a unique amenity and environmental theme for the Montecito Ranch development.

Maintenance of the Montecito Ranch House and operation of such a community resource-focused program would be funded by a Landscape Maintenance District (LMD), established in compliance with the County of San Diego Board of Supervisors Policy J-37 (County of San Diego 2005). The Landscape Maintenance District is guided by California State Streets and Highways Code that sets in place a property tax assessment on community residential properties to pay for community-used facilities. Although not typically used to maintain structures, the code could be applicable if the structure benefits the Montecito Ranch community. If the facility also benefits the larger community outside of the immediate neighborhood, funding of the building and programs could be prorated to comply with the LMD code.

Wildlife Research Institute is interested in managing the Montecito Ranch House and Montecito Ranch Open Space Preserve in the long term. The Nature Conservancy has expressed interest in holding the Conservation Easement that would guide the Open Space Preserve management. Ramona Pioneer Historical Society (RPHS) is willing to assist with the historic interpretation of the ranch house by loaning outdoor farm equipment and indoor artifact and document displays. Wildlife Research Institute, The Nature Conservancy, Ramona Pioneer Historical Society and Montecito Ranch, LLC are willing to develop a Management Plan that would define benefits, responsibilities, and procedures that would regulate the Ranch House and Open Space Preserve operation and maintenance. The Management Plan would include stipulations regarding initial responsibilities for rehabilitation of the ranch house as well as on-going maintenance funding such as a Landscape Maintenance District and a phased endowment. Long-term protection of the ranch house complex and associated archaeological resources would be ensured through adherence to Secretary of the Interior Standards and terms of such a Management Plan.

V. CONCLUSIONS

The Montecito Ranch House complex (SDI-12,476H) has been determined to be a significant resource under the California Environmental Quality Act (CEQA), Section 21083.2 of the Statutes and 15064.5 of the Guidelines and the County of San Diego Resource Protection Ordinance (RPO), and is specified as a Historic Preservation Area in the Ramona Community Plan. The proposed Montecito Ranch project will provide for preparation of an application for Landmark Designation, to be submitted to the County of San Diego Historic Site Board, in accordance with Ordinance 9493 (Local Register of Historical Resources (adopted August 14, 2002).

The proposed Montecito Ranch development provides for preservation and protection of the Montecito Ranch House site complex through a unique adaptive reuse plan.

As a condition of Final Map Approval, the Montecito Ranch project will:

1) Provide for preparation of an application for Landmark Designation, to be submitted to the County of San Diego Historic Site Board, in accordance with Ordinance 9493 (Local Register of Historical Resources (adopted August 14, 2002).
2) Implement archaeological testing in site areas to be disturbed by the proposed equestrian facilities in accordance with the Secretary of the Interior Standards for Archaeological Documentation.
3) Provide for rehabilitation of the structure to comply with the State historic building code, accessibility requirements, and Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
4) Provide ongoing preservation and maintenance through the mechanism of a County Landscape Maintenance District. The establishment of the LMD will be in compliance with the County of San Diego Board of Supervisors Policy J-37.
5) Provide structural and archaeological preservation by incorporation of Secretary of the Interior standards into the management requirements for the project.
6) Identify the managing entity that will be responsible for the management and maintenance of the Ranch House. Discussions regarding the development of a Management Plan have taken place between Wildlife Research Institute, the Nature Conservancy, Ramona Pioneer Historical Society, and Montecito Ranch, LLC. Such a Management Plan would define benefits, responsibilities, and procedures that would regulate the Ranch House and Open Space Preserve operation and maintenance. The Management Plan would include stipulations regarding initial responsibilities for rehabilitation of the ranch house as well as on-going maintenance funding such as the Landscape Maintenance District and a phased endowment.

With the implementation of these measures, as specifically outlined in this report, preservation of the Montecito Ranch House site complex, including structural, landscape, and archaeological elements, will be achieved.

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Attachment 1

Letter to Dr. Glenn Russell regarding
a cultural resources review for Montecito Ranch proposed off-site improvements.

Heritage Resources
P.O. Box 8 ✧ Ramona, CA 92065 ✧ (760) 789-8509

January 30, 2008

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

Reference: Montecito Ranch (SP01-001, TM 5250RPL, Log No. 01-09-013): cultural resources review for proposed off-site improvements

Dear Dr. Russell:

This letter documents the cultural resource assessment for off-site improvement areas, including road, water, and sewer improvements, for the proposed Montecito Ranch project (SP 01-001, TM 5250 RPL, Log No. 01-09-013). The project location and off-site improvement alignments are shown in Figures 1, 2, and 3. Road widening and/or sewer and water trenching are proposed in Ash Street, Montecito Way, and Montecito Road. Proposed widening of road pavements ranges between 4 and 16 feet. Utility trenching will occur within existing road widths and within Kalbaugh Street south of Montecito Road to an existing manhole approximately 50 feet south of the terminus of Kalbaugh Street. Intersection improvements are proposed at Ash Street/Pine Street, Main Street/Pine Street, Main Street/Montecito Road, Montecito Road/Montecito Way, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road. An off-site water storage tank and access road connecting with Montecito Way would be constructed just west of the project site within an adjacent property. An off-site water booster pump station also would be installed at the northwestern corner of the Montecito Road/Montecito Way intersection.

Natural and Cultural Background

The off-site water storage tank and access road are located on a steep granitic ridge to the south and west of the project property. Granitic boulders form small level benches on the ridgeline, one of which is near the terminus of the access road and where the tank will be placed.

The remainder of the off-site improvement areas are on existing paved roads through rural residential and ranch properties where ground visibility was restricted to margins between the paved road and private property fences. Many of the oldest structures bordering these roads represent many decades of agricultural activities in the Ramona valley.

Cultural resources record searches were conducted for these areas at the San Diego State University-South Coastal Information Center. Historic maps were reviewed including the U. S. G. S. Ramona quadrangle 1:125,000 1903 edition and Ramona quadrangle 1:62,500 1942 edition on file at Heritage Resources. Also reviewed was the Ramona Historic Resources Inventory (Carrico and Flanigan 1991).

The research demonstrates that the bedrock-covered hills lying on the margins of the Ramona Valley were well used prehistorically. Recorded prehistoric sites range from small resource extraction and processing sites, such as are located adjacent to the off-site alignments and on the Cumming Ranch property to the south (Gross 2004), to large habitation sites such as the ethnographic village of *Pa'mu* located on the Oak Country Estates property approximately 2.75 miles to the west (Carrico and Cooley 2002). In the project vicinity, one large archaeological site, SDI-8819, is recorded east of Montecito Way but the boundary is not recorded as close as the level fields east of the roadway. From the earliest historic times the Ramona Valley and environs were used as grazing lands, first under the Spanish Mission San Diego de Alcalá and later under Mexican land grant, Rancho Valle de Pamo y Santa Maria, which encompasses the project area (Pourade 1961, Rush 1965). Numerous agricultural structures are noted along existing roadways on the 1903 and 1942 maps and the 1928 aerial photographs.

Field Survey Methods and Results

The field surveys were conducted by Sue Wade and Heather Thomson on July 25 and 26, 2004, on June 30 and July 2, 2005, and on September 17, 2007. Approximately 70 person hours were spent in the field. Transects along the off-site water tank access road were walked in a zigzag pattern. Surveyors expanded the survey area where necessary to inspect any high potential areas adjacent to the alignments. All bedrock outcrops within or adjacent to the alignments were inspected for evidence of milling use. Steep slopes and moderately thick brush characterize the off-site water tank access road alignment. The Montecito Way and Ash Street surveys were conducted within the existing road alignments and included areas adjacent to the roadways but did not include any proposed easement areas that extend onto fenced private property.

No cultural resources were identified on the steep slopes along the off-site water tank access road alignment. One flaking isolate, P-37-28,727 was identified at the top of the ridgeline where the water tank pad will be placed. Ten quartz shatter were observed and collected. Although there are several granitic outcrops with suitable surfaces for grinding, no evidence for use was observed. No discolored soils

or any other artifacts in addition to the remnants of the isolated flaking event were discovered. DPR 523 Primary, Site Location, and Continuation Forms were completed and forwarded to the South Coastal Information Center. The site is not significant under CEQA or County Resource Protection Ordinance criteria.

No archaeological resources were previously recorded or were discovered within the Montecito Way and Ash Street road alignments. An inspection of the field east of Montecito Way, near the recorded location of SDI-8819, demonstrated that no archaeological materials extend this far to the west.

Seven potentially historic structures, however, were identified along the Ash Street and Montecito Way road alignments and at the intersection of Pine Street and Main Street (Figure 4 and Table 1). Additionally, nine historic structures were identified along Montecito Road and Kalbaugh Street.

Table 1
Off-site Improvments: Potentially Historic Structures

Map #	ADDRESS	DESCRIPTION
1	1077 Montecito Way	House, barn
2	1081 Montecito Way	Single family dwelling
3	2297 El Paso	Single family dwelling
4	840 Montecito Way	House, barn, pump house and outbuilding(s)
5	1328 Ash St.	Single family dwelling
6	1244 Ash St.	Single family dwelling
7	77 Pine St.	Woodward' s Feed and Supply
8	2102 Kalbaugh	Single family dwelling
9	2010 Montecito Road	Single family dwelling
10	1936 Montecito Road	Single family dwelling
11	1832 Montecito Road	Single family dwelling
12	1744 Montecito Road	Single family dwelling
13	1735 Montecito Road	Single family dwelling
14	1731 Montecito Road	Single family dwelling
15	Montecito Road and Santa Maria Creek	Santa Maria Creek Bridge
16	2110 Kalbaugh	Barn

These include fourteen residential and agricultural related structures, one commercial building (the former Woodward's Feed and Supply), and the Santa Maria Creek Bridge on Montecito Road. Three structures are identified on the Ramona Historic Structures Inventory prepared by Carrico and Flanigan and are described as follows.

* Woodward's Feed and Supply (now a liquor store and antique mall at 77 Pine Street):

  From 1924 through the 1940s, this corner was the site of a gas station, feed store and locker room for frozen food. In 1947, Guy and Geneva Woodward purchased the property and established their feed, supply and grocery business, which included a drive-through facility for

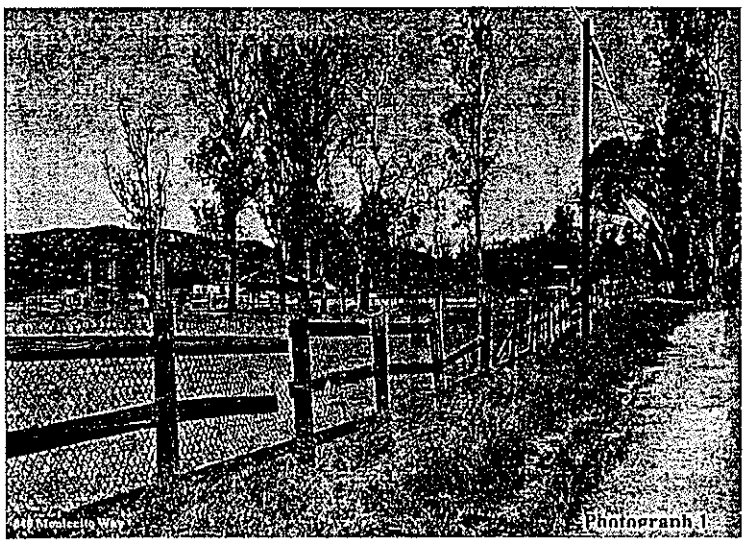
grain. The Woodward's sign dates from the 1940s. Richard Woodward, son of Guy and Geneva, has continued running the family business since the late 1960s (Carrico and Flanigan 1991).

* A ranch house overlooking the Santa Maria Creek at 1744 Montecito Road:

  Frank F. Baldwin, a barber, and his wife Delia M., purchased this property in 1936 and most likely erected their residence here that same year. The Baldwins sold the home in 1947 to Walter C. Dean. Steve K. Philbrook bought the dwelling in 1957 and sold it that same year to Henry Dietrich. The house is a lovely example of 1930s-type architecture in Ramona (Carrico and Flanigan 1991).

* A ranch complex on the edge of the Santa Maria Valley at 840 Montecito Way (Photograph 1):

  This 1880's structure remains along the eucalyptus-framed road, which leads to the historic Montecito Ranch. This single-storied frame structure was utilized as a caretaker's cottage and was associated with the 420 acre Montecito Ranch tract. Still utilized as a farm, the house is privately owned and the site includes 6.84 acres (Carrico and Flanigan 1991).



The remaining structures date from before the turn of the twentieth century to undetermined dates in the twentieth century. These farm and ranch structures are associated with the rural agricultural community that existed in this part of the Santa Maria Valley in the late-nineteenth and early-twentieth centuries. The Santa Maria Creek Bridge, constructed in 1957, is identified by the California Department of Transportation as #57-C0146. The Caltrans Local Agency Bridge Inventory determined that the Santa Maria Creek Bridge is not eligible for the National Register of Historic Places (NRHP); however, it could still be determined important under California Environmental Quality Act (CEQA) criteria. The bridge's relevant inventory page is attached to this document.

Conclusion and Recommendations

Previously recorded prehistoric resources in the Ramona valley in the vicinity of the off-site improvement areas suggest sporadic use for food procurement and processing. The previously recorded archaeological site

near Montecito Way, indicates that the granitic bedrock outcrops were used for food processing. The field surveys confirmed that the nearby recorded site, SDI-8819 (not assessed for significance) is located outside of the Montecito Way improvement area and will not likely be disturbed by construction. One flaking isolate, P-37-28,727, was identified in the location of the off-site water tank pad. This site is not significant under CEQA or the County Resource Protection Ordinance criteria. However, because areas closer to drainages have been subjected to alluviation and scouring from the creeks, disturbance by agriculture, and road paving, it is possible that buried sites may exist that could not be observed during the survey.

The area also has a long agricultural history. Fourteen rural agricultural residences and structures exist along Montecito Way, Montecito Road, Kalbaugh Street, and Ash Street, reflecting the rural agricultural character that existed in the Santa Maria Valley in the last century. One historical commercial building is located on the northeast corner of the intersection of Pine Street and Main Street. One 1957 bridge is located on Montecito Road.

Recommendations

Because of the near total lack of visibility in the survey area due to dense grass cover and road pavement, and because private property areas outside of the existing road alignments could not be accessed, it is possible, although not likely, that additional undiscovered archaeological deposits could be present. In alluviated areas, there is the possibility for the presence of buried sites. For these reasons, it is recommended that an archaeologist monitor construction. The specific areas and extent of monitoring should be determined by the archaeologist based on conditions at the time of the construction. Particular attention should be paid to initial vegetation grubbing and shallow grading along Montecito Way in the vicinity of previously recorded sites and where surface visibility was poor during the survey. In alluvial areas near Santa Maria Creek, monitoring would focus on deeper excavations where buried sites might be exposed. These recommendations are detailed in the Archaeological Preservation Plan for the Montecito Ranch project.

The flaking isolate, P-37-28,727, located near the proposed off-site water tank pad, is not significant under CEQA or County Resource Protection Ordinance criteria and no further measures are warranted. Because the potentially-historic structures are located outside of the direct impact area for road and utility improvements, no detailed research on individual structures was completed. However, indirect impacts should be considered. While much of Ash Street is developed in modern ranch style homes, Montecito Way retains the rural agricultural character that existed in the Santa Maria Valley in the last century. Photograph 1 of the ranch complex at 840 Montecito Way illustrates this rural ambience. Because of the potential indirect impact from road improvements to this rural setting, appropriate right-of-way

improvements shall be implemented to complement the setting, such as historically appropriate fencing and/or landscaping. If traffic-calming measures such as reduced speed limits would be feasible from a traffic circulation perspective, these should be implemented as well. In addition, should improvements to Montecito Road involve the modification or removal of the Santa Maria Creek Road bridge on Montecito Road, mitigation for this impact should be implemented. Although the bridge is not eligible for the National Register of Historic Places, and not significant under County of San Diego Resource Protection Ordinance criteria, it has historical importance under CEQA criteria. Mitigation for the project's impacts to the bridge would include recordation on DPR 523 Resource Record Forms including appropriate photographs and drawings as documentation. If the off-site improvements do not directly impact historical structures and traffic calming measures are implemented and if the above archaeological monitoring, site recordation and documentation, and data recovery requirements are incorporated into the Montecito Ranch development project, there should be no significant impacts to cultural resources from the off-site improvement activities.

Sincerely,

Sue A. Wade
Archaeologist-Historian

cc: Mr. Dave Davis, Montecito Properties, LLC
Tammy Ching, Helix Environmental Planning, Inc.

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Structure Maintenance & Investigations

SM&I

Historical Significance - Local Agency Bridges

October 2006

District 11

San Diego County

Bridge Number	Bridge Name	Location	Historical Significance	Year Built	Year Wid/Ext
57C0002	SWEETWATER RIVER	0.1 MI W/O RTE 79	2. Bridge is eligible for NRHP	1917	
57C0004	SAN LUIS REY RIVER	2.0 MI S OF ROUTE 76	5. Bridge not eligible for NRHP	1939	
57C0009	SIXTH AVENUE UC	0.25 MI W ROUTE 163	2. Bridge is eligible for NRHP	1940	
57C0010	SAN LUIS REY RIVER	0.9 MI N ROUTE 76	5. Bridge not eligible for NRHP	1965	
57C0011	SWEETWATER RIVER	0.15 MI N/O BONITA RD	5. Bridge not eligible for NRHP	1940	
57C0015	NAVY ESTUARY	0.4 MI E OF RTE 209	5. Bridge not eligible for NRHP	1981	
57C0020	CHOLLAS CREEK	200' W WABASH ST	5. Bridge not eligible for NRHP	1937	
57C0023	SAN DIEGO RIVER FLOOD CONTROL CHANNEL	0.1 MI NW RTE I 8	5. Bridge not eligible for NRHP	1950	
57C0028	SAN DIEGO RIVER (MORENA BLVD)	0.1 MI N OF RTE 1-8	5. Bridge not eligible for NRHP	1952	1969
57C0029	W MORENA BLVD OC	1.0 MI N OF RTE 8	5. Bridge not eligible for NRHP	1957	
57C0042	SAN DIEGUITO RIVER	0.3 MI S VIA DE LA VALLE	5. Bridge not eligible for NRHP	1940	
57C0043	SAN DIEGUITO RIVER	0.7 MI S VIA DE LA VALLE	5. Bridge not eligible for NRHP	1982	
57C0056	GOPHER CANYON CREEK	0.1 MI S GOPHER CANYON RD	5. Bridge not eligible for NRHP		1974
57C0057	MOOSA CANYON CREEK	0.3 MI SE WEST LILAC RD	5. Bridge not eligible for NRHP	1974	
57C0068	SANTA MARIA CREEK	6.7 MI E OF I-15	5. Bridge not eligible for NRHP	1980	
57C0070	BOLAS CREEK	.2 MI E/O RTE 15	5. Bridge not eligible for NRHP	1950	
57C0073	WITHERBY STREET UP	0.1 MI N OF PAC. COAST HY	5. Bridge not eligible for NRHP	1924	
57C0075	MIRAMAR ROAD OH	1.2 MI E OF I-805	5. Bridge not eligible for NRHP	1975	1989
57C0077	ADAMS AVENUE SEPARATION	0.5 MI S ROUTE I-8	5. Bridge not eligible for NRHP	1964	
57C0079	UNIVERSITY AVENUE	.7 MI NW OF RTE 5	5. Bridge not eligible for NRHP	1945	
57C0084	24TH STREET UP	0.05 MI E/O I-5	5. Bridge not eligible for NRHP	1951	1981
57C0085	18TH STREET UNDERPASS	0.05 MI E OF RTE I-5	5. Bridge not eligible for NRHP	1951	1981
57C0095	MKT ST/28TH ST SEPARATION	0.8 MI E OF I-5	5. Bridge not eligible for NRHP	1928	
57C0097	EL CAJON BLVD OH	1.3 MI WEST ROUTE 125	5. Bridge not eligible for NRHP	1962	
57C0098	SOLEDAD CANYON CREEK	0.05 MI S/W SORENTO VL RD	5. Bridge not eligible for NRHP	1966	1990
57C0108	LOS PENASQUITOS CREEK	0.6 MI SW POMERADO RD	5. Bridge not eligible for NRHP	1928	
57C0109	POWAY CREEK	0.2 MI S POWAY RD	5. Bridge not eligible for NRHP	1988	
57C0120	VIEJAS CREEK	0.9 MI E/O ALPINE WILLOW	5. Bridge not eligible for NRHP	1933	
57C0133	AQUA HEDIONDA LAGOON	1 MI N CANNON RD FAU S349	5. Bridge not eligible for NRHP	1986	
57C0134	CARLSBAD OH	0.6 MI NW ELM AVE	5. Bridge not eligible for NRHP	1925	1935
57C0135	BUENA VISTA LAGOON	0.3 MI S VISTA WAY	5. Bridge not eligible for NRHP	1914	1933
57C0142	RAINBOW CREEK	1.4 MI N MISSION RD	5. Bridge not eligible for NRHP	1984	
57C0144	ESCONDIDO CREEK	2.0 MI E VALLEY CENTER RD	5. Bridge not eligible for NRHP	1957	
57C0145	SANTA MARIA CREEK	0.2 MI N/W OF ROUTE 78	5. Bridge not eligible for NRHP	1955	
→ 57C0146	SANTA MARIA CREEK	0.3 MI N/W OF RTE 78	5. Bridge not eligible for NRHP	1957	
57C0153	COTTONWOOD CREEK	0.3 MI W OF ROUTE 94	4. Historical Significance not determined	1989	
57C0155	ROSE CANYON CREEK	0.1 MI N OF GARNET AVE	5. Bridge not eligible for NRHP	1930	1938
57C0156L	STATE LINE UNDERPASS	0.05 MI E OF RTE I-805	4. Historical Significance not determined	1982	
57C0156R	STATE LINE UP	0.05 MI E/O I-805	5. Bridge not eligible for NRHP		1982
57C0157	OTAY RIVER	0.5 MI N PALM AVE	4. Historical Significance not determined	1990	
57C0158	GOPHER CANYON	300' N ORMS BY FAS W951	5. Bridge not eligible for NRHP		1959
57C0165	NORTH BRANCH MESA CREEK	0.05 MI E OF MART RD	5. Bridge not eligible for NRHP	1955	1984
57C0166	FORESTER CREEK	2 MI W OF RTE 67	5. Bridge not eligible for NRHP	1960	1975

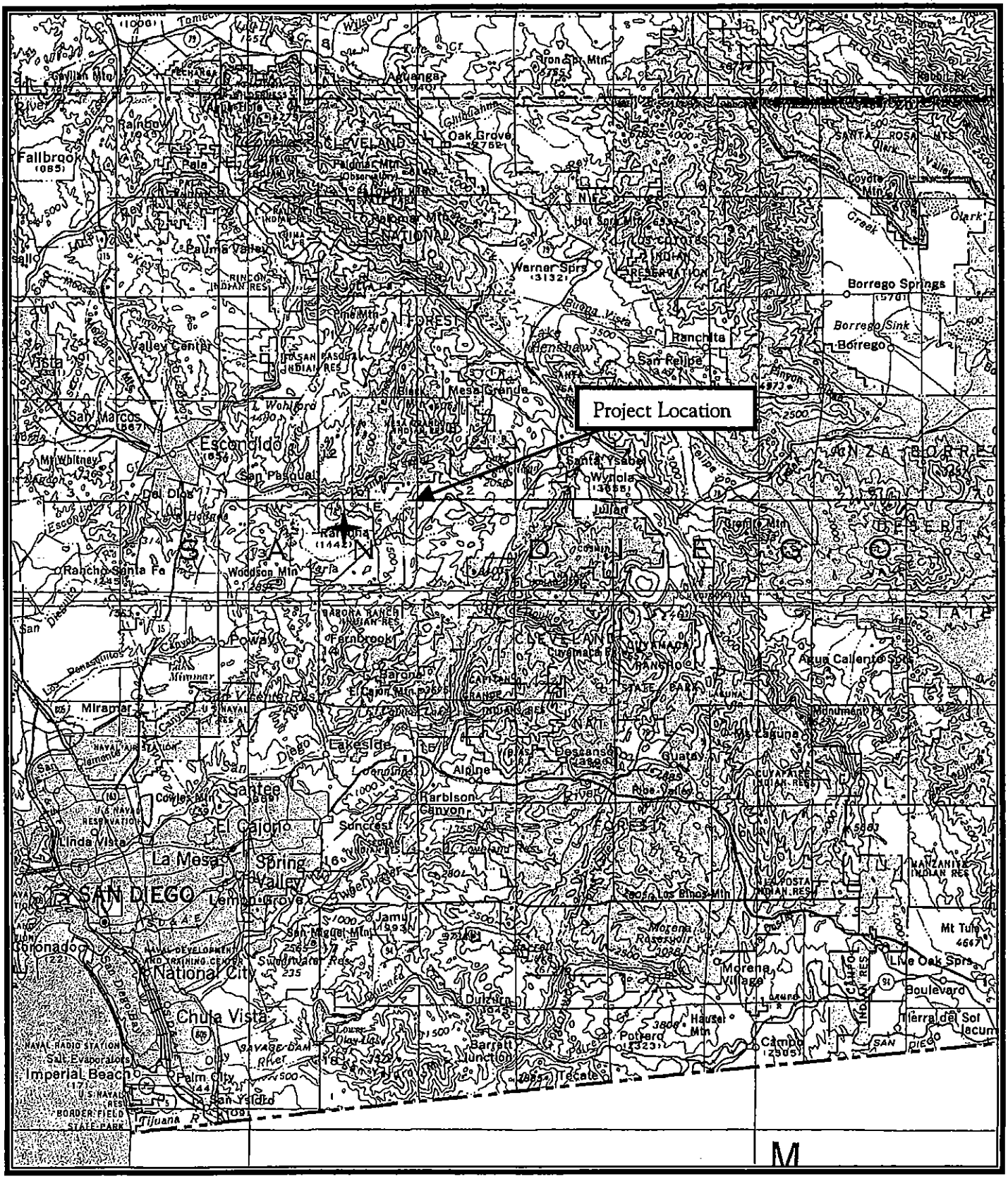


FIGURE 1: PROJECT LOCATION
SOUTHERN CALIFORNIA U.S.G.S. MAP

0 miles 8.5

N

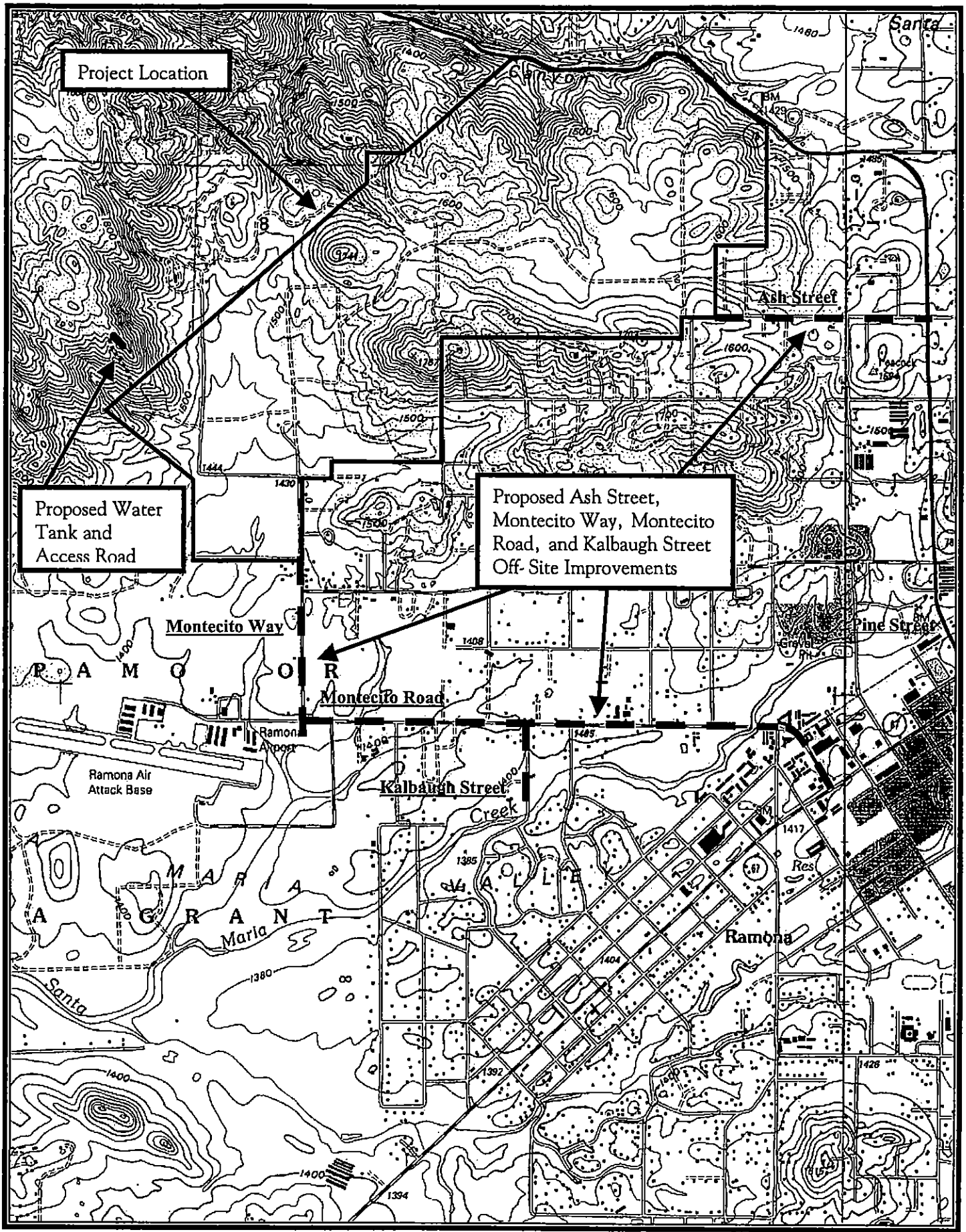


FIGURE 2: OFF-SITE IMPROVEMENT LOCATIONS: SAN PASQUAL AND SAN VICENTE U.S.G.S. 7.5-MINUTE MAP

Figure 3 contains confidential location information
and is included in Confidential Attachment 1 of the
"Archaeological Resources Review, Impact Assessment, and Preservation Plan for the
Montecito Ranch, (County Tentative Map (SP01-001, TM 5250RPL-5, Log No. 01-09-013)
Ramona, San Diego County, California"
to which this letter is attached.

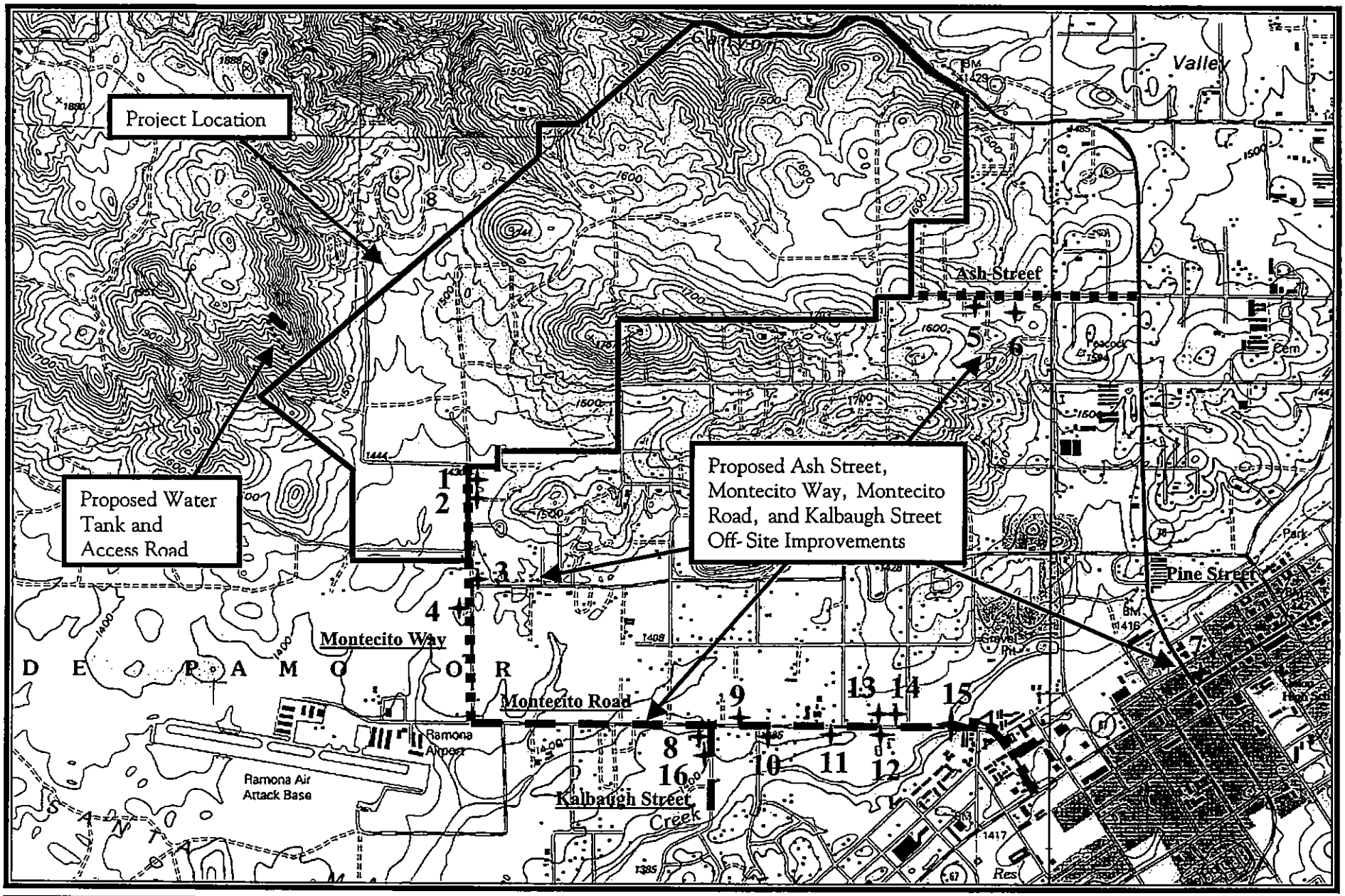


FIGURE 4: ASH STREET, MONTECITO WAY, MONTECITO ROAD, AND KALBAUGH STREET PROPOSED IMPROVEMENT ALIGNMENTS SAN PASQUAL AND RAMONA U.S.G.S. 7.5-MINUTE MAPS

0 feet 2000

N

Attachment 2

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

July 8, 2005

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

RE: Sacred Lands Check; Montecito Ranch; GPA04-013/SP01-001/ TM5250Rpl/REZ04-022/MUP04-045; APN 279-071-26, 279-072-01 through19, 279-072-27 through 34, 279-09-10, 37 and 38, 280-010-03, 05 and 09, 280-030-04 through 06, 10, 15, and 24 through 25, 280-031-01 through 07, 281-521-01 through 03

Dear Ms. Gaubatz:

The County of San Diego requests your participation in the environmental review process of the proposed development project for the Montecito Ranch project (GPA04-013/SP01-001/TM5250Rpl/REZ04-022/MUP04-045), located at 1080 Montecito Way, Ramona, CA. This project proposes a major residential development 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]). 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. If the cultural resources are determined significant, mitigation must be proposed which may include 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.

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.

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

Sincerely,

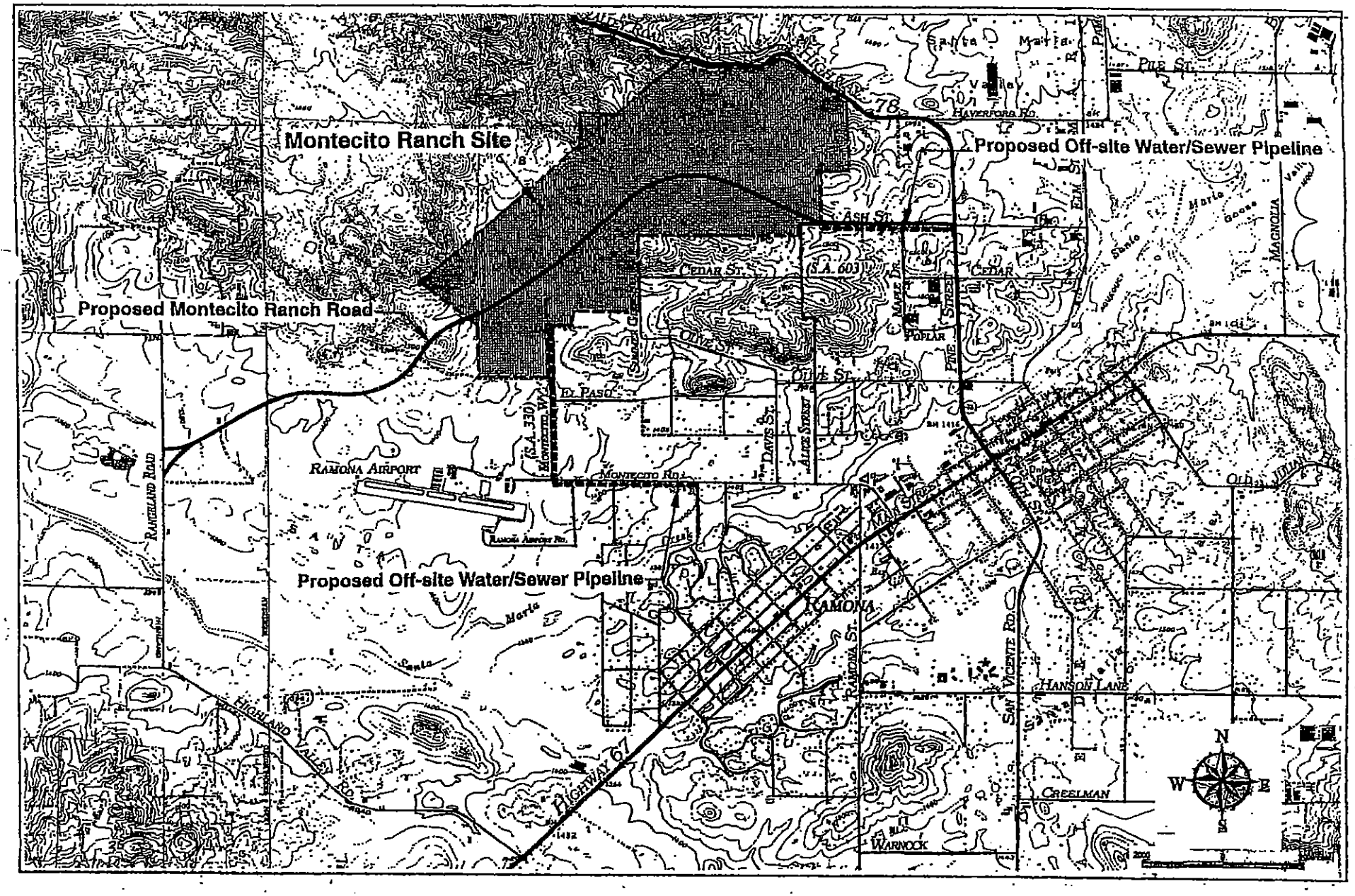
Donna Beddow

Donna Beddow, RPA
Staff Archaeologist

DB:db

Attachment
USGS Topographical Map – San Pasqual

cc: Montecito Properties, LLC., Attn: David Davis, 402 West Broadway, Suite 2175, San Diego, CA 92101
Jim Bartel, NCG Porter Novelli, 402 West Broadway. Suite 2000, San Diego, CA 92101
Helix Environmental Planning, Inc., Attn: David W. Claycomb, 8100 La Mesa Blvd., Suite 290, La Mesa, CA 91941-6476
Heritage Resources, Attn: Sue Wade, P.O. Box 8, Ramona, CA 92065
Chantal Saipe, Tribal Liaison, Chief Administrative Office, M.S. A-6
William Stocks, Project Manager, Department of Planning and Land Use, M.S. 0650
Jason Giffen, Project Analyst, Department of Planning and Land Use, M.S. 0650



Specific Location Map

MONTECITO RANCH

HELIX

STATE OF CALIFORNIA Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390
Web Site www.nahc.ca.gov

July 28, 2005

Ms. Donna Beddow
San Diego County DPLU
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1666

Re: Montecito Ranch; GPA04-013/SP01-001

Dear Ms. Beddow:

Thank you for the opportunity to comment on the above referenced project. The Commission was able to perform a record search of its Sacred Lands File for the project area. The record search indicates the potential presence of Native American cultural resources that may be impacted by the proposed project. The locations of the Sacred Lands File sites are confidential. However, the following individuals may be able to provide you with information concerning sacred sites in the project area and assist in the development of mitigation measures:

James Quis Quis	*808 E. Cota, Santa Barbara,93103 (805) 963-8968*
Eliose Damron	*Box 365, Valley Center, CA 92082 (714) 749-9319*
Larry Pierson	*9793 Button St., Santee, CA 92071*

I have also enclosed a list of Native American individuals/organizations that may have knowledge of additional cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. The Commission makes no recommendation of a single individual or group over another. Please contact all those listed; if they cannot supply you with specific information, they may be able to recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If you have not received a response within two weeks' time, we recommend that you follow-up with a telephone call to make sure that the information was received.

If you learn of any change of address or telephone number from any of these individuals or groups, please notify me. With your assistance we will be able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-6251.

Sincerely,

Carol Gaubatz
Program Analyst

Cc: James Quis Quis
Eliose Damron
Larry Pierson

Native American Contacts
San Diego County
July 28, 2005

Barona Group of the Capitan Grande
Rhonda Welch-Scalco, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona.org
(619) 443-6612

Barona Group of the Capitan Grande
ATTN: David Baron
1095 Barona Road Diegueno
Lakeside , CA 92040
(619) 443-6612

Barona Group of the Capitan Grande
ATTN: EPA Specialist
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona.org
(619) 443-6612

Ewiiaapaayp EPA Office
James Robertson, Cultural Resources Coordinator
4208 Willows Road Kumeyaay
Alpine , CA 91903-2250
jhrhut@sctdv.net
(619) 445-6315 - voice
(619) 72206134 - fax

Ewiiaapaayp Tribal Office
Harlan Pinto, Sr., Chairperson
PO Box 2250 Kumeyaay
Alpine , CA 91903-2250
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Ewiiaapaayp Tribal Office
Will Micklin, Executive Director
PO Box 2250 Kumeyaay
Alpine , CA 91903-2250
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Ewiiaapaayp Tribal Office
Michael Garcia, EPA Director
PO Box 2250 Kumeyaay
Alpine , CA 91903-2250
michaelg@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
309 S. Maple Street Diegueno
Escondido , CA 92025
inaja_cosmite@hotmail.com
(760) 737-7628
(760) 747-8568 Fax

Jamul Indian Village
Leon Acevedo, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@pacbell.net
(619) 669-4785
Fax: (619) 669-4817

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed Montecito Ranch; GPA04-031/SP01-001, San Diego County.

Native American Contacts
San Diego County
July 28, 2005

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside , CA 92040
(619) 443-6612
(619) 443-0681 FAX

Santa Ysabel Band of Diegueno Indians
Bernice Paipa, Cultural Resources Coordinator
PO Box 937 Diegueno
Boulevard , CA 91905
bjpaipa@hotmail.com
619-478-2113

Mesa Grande Band of Mission Indians
Mike Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel , CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax

Santa Ysabel Band of Diegueno Indians
Rodney Kephart, Environmental Coordinator
PO Box 130 Diegueno
Santa Ysabel , CA 92070
syirod@aol.com
(760) 765-2903

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center , CA 92082
(760) 749-3200
(760) 749-3876 Fax

Sycuan Band of Mission Indians
Danny Tucker, Chairperson
5459 Dehesa Road Diegueno/Kumeyaay
El Cajon , CA 92021
sycuan.com
619 445-2613
619 445-1927 Fax

Santa Ysabel Band of Diegueno Indians
Johnny Hernandez, Spokesman
PO Box 130 Diegueno
Santa Ysabel , CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Viejas Band of Mission Indians
Anthony Pico, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
daguilar@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

Santa Ysabel Band of Diegueno Indians
Brandie Taylor, Tribal Administrator
PO Box 130 Diegueno
Santa Ysabel , CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed Montecito Ranch; GPA04-031/SP01-001, San Diego County.

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

February 10, 2006

Mr. James Quis Quis
Ms. Eloise Damron
Mr. Larry Pierson
Barona Group of the Capitan Grande
Ms. Rhonda "Lisa" Welch-Scalco, Chairwoman
Mr. David Baron
Ms. Lucille Richard, EPA Specialist
Ewiiaapaayp EPA Office
Mr. James Robertson, Cultural Resources Coordinator
Ewiiaapaayp Band of Kumeyaay Indians
Mr. Harlan Pinto, Chairman
Mr. Will Micklin, Tribal Administrator
Mr. Michael Garcia, EPA Director
Inaja Band of Mission Indians
Ms. Rebecca Osuna, Chairperson
Jamul Indian Village
Mr. Leon Acebedo, Chairman
EPA Director
Kumeyaay Cultural Historic Committee
Mr. Ron Christman
Kumeyaay Cultural Repatriation Committee
Mr. Steve Banegas, Spokesperson
Mesa Grande Band of Mission Indians
Ms. Charlene Siford, Chairwoman
San Pasqual Band of Mission Indians
Mr. Allen E. Lawson Jr., Chairman
Santa Ysabel Band of Diegueno Indians
Mr. Johnny M. Hernandez, Spokesman
Devon Reed Lomayesva, Esq., Office of Tribal Attorney
Mr. Rodney Kephart, Environmental Coordinator
Sycuan Band of the Kumeyaay Nation
Mr. Daniel Tucker, Chairman
Viejas Band of Kumeyaay Indians
Mr. Anthony Pico, Chairman

RE: MONTECITO RANCH; GPA04-013/SP01-001/TM5250Rpl/REZ04-022/MUP04-045; NATIVE AMERICAN CULTURAL RESOURCES CONSULTATION
Section: Rancho Santa Maria Land Grant; Township: 01E; Range: 13S; Thomas Brothers: 1152 B/4

The County of San Diego (County) requests your participation in the review process of the Montecito Ranch development (GPA04-013/SP01-001/TM5250Rpl/REZ04-022/MUP04-045). This project proposes a major residential development. It is located at 1080 Montecito Way in the community planning area of Ramona 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 and testing program 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 May 11, 2006.

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

Sincerely,

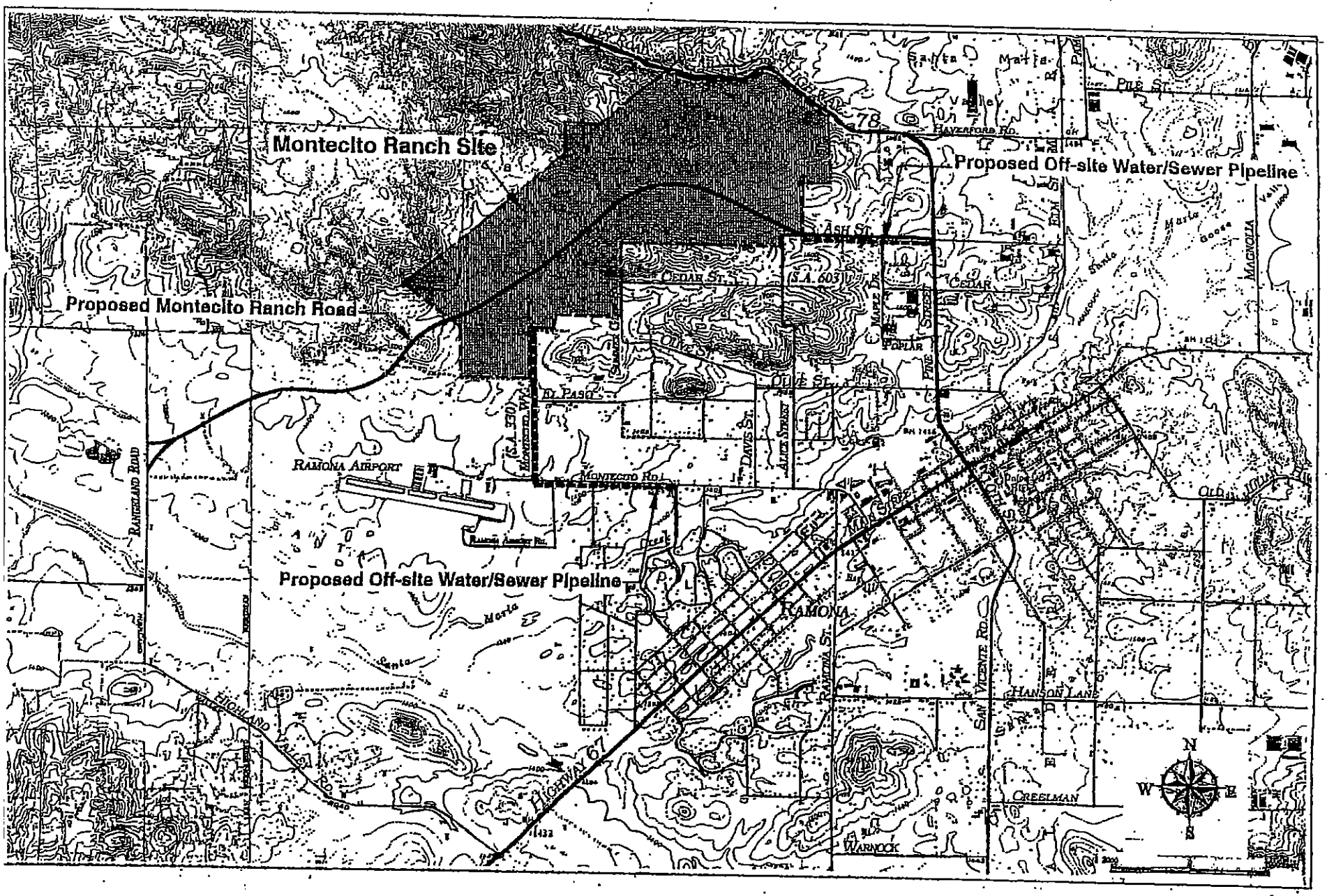
Donna Beddow

Donna Beddow, RPA
Staff Archaeologist

DB:db

Attachment
USGS San Pasqual Map

cc: Montecito Properties, LLC., Attn: David Davis, 402 West Broadway, Suite 2175, San Diego, CA 92101
Jim Bartel, NCG Porter Novelli, 402 West Broadway. Suite 2000, San Diego, CA 92101
Helix Environmental Planning, Inc., Attn: David W. Claycomb, 8100 La Mesa Blvd., Suite 290, La Mesa, CA 91941-6476
Heritage Resources, Attn: Sue Wade, P.O. Box 8, Ramona, CA 92065
Chantal Saipe, Tribal Liaison, Chief Administrative Office, M.S. A-6
William Stocks, Project Manager, Department of Planning and Land Use, M.S. 0650
Jason Giffen, Project Analyst, Department of Planning and Land Use, M.S. 0650



Specific Location Map

MONTECITO RANCH

INAJA COSMIT BAND OF MISSION INDIANS

309 S. Maple Street
Escondido, CA 92024
inaja_cosmit@hotmail.com
(760) 737-7628 • Fax (760) 747-8568

Chairwoman
Rebecca Maxcy Osuna

Vice-Chairwoman
Lisa Contreras

RECEIVED
MAR 0 9 2006
San Diego County
DEPT. OF PLANNING & LAND USE

March 7, 2006

Donna Beddow, RPA Staff Archaeologist
5201 Ruffin Road, Suite B
San Diego, Ca. 92123-1666

RE: Montecito Ranch; GPA04-013/SP01-001/TM5250Rpl/REZ04-022/MUP04-045;1080 Montecito Way Ramona, Ca. 92065

Dear Ms. Beddow:

The Inaja-Cosmit Tribe is replying per your request to a letter sent to us on February 10,2006 regarding a residential site project in Ramona, Ca. in the San Diego County area. The Inaja-Cosmit Tribe has no interest in this proposed site. If any questions should arise regarding this letter call the tribal office at (760) 737-7628.

Sincerely,

Lisa Contreras
Vice-Chairwoman
Inaja-Cosmit Band of Mission Indians

San Pasqual Band of Mission Indians

Tribal Government – San Diego County, California

TRIBAL COUNCIL

Allen E. Lawson
Chairman

Rudy Contreras
Vice-Chairman

Angela Martinez-McNeal
Secretary-Treasurer

Jerald Cope
Delegate

David Toler
Delegate

April 18, 2006

RECEIVED
APR 21 2006
San Diego County
DEPT. OF PLANNING & LAND USE

Donna Beddow
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Re: Montecito Ranch

Dear Ms. Beddow:

The proposed project is in a very sensitive area. Not only is this place sensitive because of our direct Kumeyaay connection but; because of the irrevocable effect it will have on the environment.

However, we do understand property owner rights. We feel the present property owner should be compensated for their investment.

Should you discover any funerary items or cultural remains please inform our office, as they may include our ancestors.

If there are any further questions please do not hesitate to contact me at 760-533-7709.

Thank you,

David Toler
Councilman
San Pasqual Band of Mission Indians

27458 N. Lake Wohlford Rd., P. O. Box 365, Valley Center California Phone: (760) 749-3200 Fax: (760) 749-3876
www.sanpasqualindians.org

GARY L. PRYOR
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
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(760) 471-0730

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

June 12, 2006

San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082
Attn: Mr. David Toler

RE: TRIBAL RESPONSE TO REQUEST FOR CONSULTATION; MONTECITO RANCH; GPA04-013/SP01-001/TM5250Rpl/REZ04-022/MUP04-045

Dear Mr. Toler:

The County of San Diego (County) appreciates your participation in the review process of the Montecito Ranch Project (GPA04-013/SP01-001/TM5250Rpl/REZ04-022/ MUP04-045). This project proposes a major residential development. It is located at 1080 Montecito Way in the community planning area of Ramona. Pursuant to your letter of April 18, 2006, concerns and comments include the following:

1. Request that should any funerary items or cultural remains be discovered that the San Pasqual Band of Mission Indians be informed as any finding may include your ancestors.

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 Pasqual Band of Mission Indians be sent environmental documents during the Public Review Process. Furthermore, we will include the San Pasqual Band in the condition that requires the Most Likely Descendant be contacted as determined by the Native American Heritage Commission (NAHC) should human remains be discovered.

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) 694-3656.

Sincerely,

Donna Beddow

DONNA BEDDOW
Staff Archaeologist

DB:ns

Attachment: Letter from the San Pasqual Band of Mission Indians – 04/18/06

cc: Montecito Properties, LLC., Attn: David Davis, 402 West Broadway, Suite 2175, San Diego, CA 92101
Jim Bartel, NCG Porter Novelli, 402 West Broadway. Suite 2000, San Diego, CA 92101
Helix Environmental Planning, Inc., Attn: David W. Claycomb, 8100 La Mesa Blvd., Suite 290, La Mesa, CA 91941-6476
Heritage Resources, Attn: Sue Wade, P.O. Box 8, Ramona, CA 92065
Chantal Saipe, Tribal Liaison, Chief Administrative Office, M.S. A-6
William Stocks, Project Manager, Department of Planning and Land Use, M.S. 0650
Kristin Blackson, Project Analyst, Department of Planning and Land Use, M.S. 0650