

3.4 Cultural Resources

3.4.1 Discussion of Existing Conditions Relating to Cultural Resources

This subchapter of the EIR is summarized from cultural resource studies completed by Heritage Resources for the Proposed Project (2008a and 2008b; Appendix G), as well as previous studies of the Montecito Ranch property (Gallegos and Strudwick 1992, Saunders 1993, Cook and Saunders 1995, Cook 1997, and Dudek and Associates 1997b).

Previous On-site Archaeological Surveys

An archaeological survey report completed by Gallegos and Strudwick (1992) identified 36 archaeological and historical sites, and 1 isolate within Montecito Ranch. One site had been previously recorded (SDI-9901). The remaining sites were recorded as SDI-12,472 through SDI-12,506, and the isolate number was I-385. The resources, as summarized by Gallegos, included 4 habitation sites, 9 temporary camps, 16 milling stations, 5 lithic scatters, and 2 quarries. The four historic sites recorded on the Project property included the Montecito Ranch House, the historic map locations of a schoolhouse and farmhouse, and a trash dump. The historic sites were contiguous in site area with four of the prehistoric sites, and were recorded under those numbers.

Cook and Saunders (1995) subsequently completed an archaeological significance testing program, which resulted in the location of 1 additional site and combination of 2 sites, for a consistent total of 36 archaeological sites. All of the sites were evaluated in accordance with San Diego County guidelines for the presence and extent of subsurface deposits and for levels of significance. 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 one site (SDI-12,494/9901) to further define the significant site area. For historic sites, historic research was completed and site constituents were evaluated with a metal detector and test excavations. The following 14 sites were determined to be CEQA-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. (Refer to Table 3.4-1 for a summary of prehistoric and historic components found at these CEQA-significant sites.) The remaining 22 sites were determined to be not significant.

Current On-site Record Search and Survey

Because roughly six years had passed since the archaeological testing program and nine years since the original survey, Heritage Resources, in consultation with County archaeological staff, completed a field review of the recorded resources on the property during July and August 2001. One new milling site and two historic sites were recorded on the Montecito Ranch property, as a result of the fieldwork. Specifically, site SDI-16,095 consisted of six slicks and one basin on three bedrock outcrops just south of the Montecito Ranch House; site SDI-16,096 consisted of an earthen dam, spillway, and reservoir west of the Ranch House; and site P-37-024282 consisted of a "quail guzzler" on a hill south of SR 78. P-37-024282 is a CEQA- and RPO-significant site (Table 3.4-1). Sites SDI-16,095 and SDI-16,096 are not CEQA- or RPO-significant (Wade 2001).

Each of the 14 sites determined potentially significant during the 1995 work was visited by Sue Wade and Steve Briggs of Heritage Resources during July and August 2001. The documentation by Cook and Saunders was reviewed at each site. Because of the excellent visibility in these areas, comparison with the earlier assessments was usually straightforward and the site boundaries were found to be reasonably accurate. There was some variation within these site boundaries; however, most elements were relocated as described. Site areas were revised to include a buffer area, where surface materials indicated it was warranted. During the 2001 field check, the sites in the northeast portion of the property, at the tops of the slopes south of SR 78, were difficult to access due to heavy vegetation. At these locations, site boundaries were identified based on presence of milling features, visible surface materials, and often topography. Site features were not always found as described and some boundaries were revised to include a buffer. The field update confirmed the accuracy of the previously identified site boundaries in most cases and updated boundaries have been depicted on current digital Project maps.

The field update also was completed to determine whether current field conditions warranted a resurvey of the property. Because several significant sites exist in a complex surrounding the Ranch House and extending east to Summer Glen Road, and the 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, SDI-12,480, and SDI-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 (1995). Based on observations during the field update and the results of this sample survey, a resurvey of the property did not appear to be warranted. It was noted, however, that there is a potential in the valley/alluvial areas for buried resources.

Off-site Record Search and Survey

Cultural resources record searches were conducted for the proposed off-site widening of Ash Street and Montecito Way north of Montecito Road, widening of Montecito Road from Montecito Way to Main Street, and improvements to the intersections of Ash Street/Pine Street, Pine Street/Main Street, Main Street/Montecito Road, Montecito Road/Montecito Way, and SR 67 Highland Valley Road/Dye Road, as well as the proposed off-site water storage tank and associated access road and pipeline alignment. Utility improvements also would be made within existing roadways. In addition to a record search at the San Diego State University-South Coastal Information Center, historic maps were reviewed, including the U.S. Geological Survey (USGS) Ramona quadrangle 1:125,000 1903 edition and Ramona quadrangle 1:62,500 1942 edition, as well as the Ramona Historic Resources Inventory (Carrico and Flanigan 1991), Ramona Airport Master Plan EIR (KEA Environmental 1998b), and Cumming Ranch Archaeological Survey Report (Gross 2004). The record searches determined that no archaeological resources had been previously recorded within the proposed off-site roadway and utilities improvement and construction alignments or within the water storage tank pad and access road alignment. One large archaeological site, SDI-8819, is recorded east Montecito Way, but the boundary does not extend into the proposed Montecito Way right-of-way.

Ash Street and Montecito Way

In July 2004, a field survey was conducted along Ash Street and Montecito Way, and included adjacent undeveloped road right-of-way, but did not include any proposed easement areas that extend onto private property. No cultural resources were found within any of the proposed alignments (Heritage Resources 2008b). The field east of Montecito Way (near the recorded location of SDI8819) was inspected, but no cultural resources were discovered.

Fourteen potentially historic structures were identified along segments of Ash Street, Montecito Way, and Montecito Road that would be widened as part of the Proposed Project, as well as the proposed intersection improvement areas (Table 3.4-2). These include 1 commercial building (the former Woodward's Feed and Supply) and 13 residential and agricultural related structures. Two of the 14 potentially historic structures also are identified on the Ramona Historic Structures Inventory prepared by Carrico and Flanigan (1991) including: the former Woodward's Feed and Supply structure, and a ranch complex on the edge of the Santa Maria Valley at 840 Montecito Way. The remaining five potentially historic 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. In addition, the Montecito Road Bridge, which was constructed in 1957, is located along Montecito Road.

Proposed Water Storage Tank, Access Road, and Water Booster Pump Station

The pad of the proposed off-site water storage tank and associated access road and pipeline alignment were surveyed in September 2006. No cultural resources were identified on the steep slopes along the access road and pipeline alignment. One flaking isolate, P-37-28,727, was identified within the proposed impact area of the water storage tank. Ten quartz shatter were observed and collected. Although there were several granitic outcrops with suitable surfaces for grinding in the area, no evidence of such use was observed. No discolored soils or any other artifacts in addition to the remnants of the isolated flaking event were discovered. The resource is not considered significant under CEQA or RPO criteria.

No archaeological resources were identified at the proposed water booster pump station site.

Significant Cultural Resource Sites

All recorded on- and off-site cultural resource sites were evaluated for significance in accordance with San Diego County guidelines. Determinations of significance were based on State CEQA Guidelines criteria. Under Section 21083.2 of the State CEQA 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 State CEQA Guidelines, an "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 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 also are protected under RPO.

On-site Significant Cultural Resources

CEQA-significant Cultural Sites. Table 3.4-1 summarizes the prehistoric and historic components found at each of the 15 CEQA-significant archaeological sites that occur within the Project property. Detailed descriptions are provided in Appendix G. Fourteen (14) of the archaeological sites were previously defined as significant, including 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, and SDI-12,506. These 14 sites are considered significant as they contain data to address important research questions related to regional prehistory and/or history (i.e., they are significant according to criteria cited in Section 21083.2 of the State CEQA Statutes and Section 15064.5 of the State CEQA Guidelines, and are eligible for the California Register under Criterion D). In addition, site P-37-024282, a quail guzzler identified during the current surveys, is an important element of the wildlife management history of California—it is significant according to criteria cited in Section 21083.2 of the State CEQA Statutes and Section 15064.5 of the State CEQA Guidelines, under Criterion A of the California Register.

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. 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 Section 21083.2 of the State CEQA Statutes and Section 15064.5 of the State CEQA Guidelines and appears to be eligible for the California Register under Criteria A and C. The Montecito Ranch historic complex is also identified in the Ramona Community Plan, Montecito Ranch SPA Development Conditions, as an Historic Preservation Area and is a significant site under the RPO (see below). As such, its preservation and maintenance is required.

RPO-significant Cultural Sites. Four sites located within the Project boundary have also been determined important or potentially important under the County RPO, including SDI-12,481, SDI-12,473, SDI-12,476H and P-37-024282. Because site SDI-12,481 contains human remains, the site is significant under criteria of the County RPO. Based on the complexity of remains present at site SDI-12,473, this site also is significant under RPO criteria. Sites SDI-12,476H (the Montecito Ranch historic complex) and P-37-024282 (a quail guzzler, as discussed above) also are significant under RPO criteria.

Off-site Significant Cultural Resources

No significant cultural resources were located in or adjacent to the off-site roadway and utility improvement alignments along Montecito Way or Ash Street. Excluding the Woodward's Feed and Supply store addressed below, no cultural resources were located at proposed intersection improvement locations. As stated above, the Montecito Road Bridge, which was constructed in 1957, is located along Montecito Road. Although the bridge is not eligible for the National Register of Historic Places and not significant under County RPO criteria, it could be determined as important under CEQA criteria.

Native American Consultation

The analysis of the existing on-site components did not indicate any Native American religious, ritual, or other special activities in the vicinity. Pursuant to GC 65352.3, Native American consultation was initiated. The County mailed notification letters to the Native American Heritage Commission (NAHC) and subsequently, as recommended by NAHC, 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 if any funerary items or cultural remains are discovered.

3.4.2 Identification and Discussion of Guidelines for the Determination of Significance

A significant impact to cultural resources would occur if:

1. Any of the following impacts occur, as identified by CEQA:
 - a. The Proposed Project, as designed, causes a substantial adverse change in the significance of an historical resource as defined in §15064.5 of the State CEQA Guidelines.
 - b. The Proposed Project, as designed, causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines.
 - c. The Proposed Project, as designed, disturbs any human remains, including those interred outside of formal cemeteries.
2. The Proposed Project is inconsistent with the County RPO relative to prehistoric and historic sites.

Guideline Sources/Methodology

The above guidelines are taken from the County of San Diego Guidelines for Determining Significance, Cultural Resources: Archaeological and Historic Resources, adopted by DPLU on September 26, 2006.

3.4.3 Analysis of Project Effects and Determination as to Significance

On-site Impacts (Significance Guideline Nos. 1 and 2)

Direct Impacts

Table 3.4-1 identifies the CEQA- and RPO-significant sites and summarizes the potential for direct or indirect impacts due to the Proposed Project. The Project was planned to avoid impacts to RPO-significant archaeological sites and all but one of the CEQA-significant sites (SDI-12,506). SDI-12,506 is a small campsite consisting of milling features and a surface artifact scatter of approximately 90 meters in diameter, and an estimated area of subsurface deposit of 35 meters by 50 meters. Recovered from 10 shovel test pits and 2 test unit excavations were 2 cores, 109 pieces of debitage, 6 ground stone artifacts, 35 fragments of food bone, and 1 human tooth. The tooth was examined by Rose Tyson, a human osteology expert at the San Diego Museum of Man, who determined it to be an unerupted adult pre-molar tooth from a six- to seven-year old child (Heritage Resources 2007). Because the tooth was unerupted (embedded in the jaw bone), it indicates that the child died at this age and was either buried or cremated. Because no other human bones were found at the site, it is suggested that the burial or cremation did not occur at this location. Ms. Tyson was unable to determine if the tooth was Native American or of other historical origin. Its location in a Native American archaeological site suggests that the tooth is associated with the prehistoric occupants of the site. However, because the tooth was recovered from the 0- to 10-centimeter level of the excavation, it may be of more recent or possibly off-site origin. Therefore, it cannot be determined if the tooth has prehistoric or historic origins. 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 was undertaken to allow them the opportunity to claim and repatriate the tooth. The committee requested that the tooth be transferred to them, which occurred on October 5, 2007. Additional details of artifacts discovered at this site are included in Appendix G. This site does not qualify as significant according to RPO criteria. Direct impacts to this site would include ground-disturbing activities related to development of residential pads and fire protection zones. Such impacts would be significant, pursuant to Significance Guideline No. 1. **(Significant Impact No. 3.4.3a)**

Preservation of the SDI-12,506 site area was not pursued because it would have resulted in a vacant lot in the midst of residential development. Such a vacant lot would have attracted undesirable uses as well as potential looting of the site. Given these circumstances, which could eventually lead to the destruction of the archaeological remains, data recovery for this archaeological site was considered the appropriate measure (refer to Section 3.4.6 for mitigation details).

Unknown CEQA- and/or RPO-significant cultural resources could be buried within the Project site. Such previously undiscovered cultural sites could be disturbed during on-site grading activities. Impacts to any unknown cultural resources could potentially be significant, pursuant to Significance Guideline No. 1. **(Significant Impact No. 3.4.3b)**

Preservation of the Historic Montecito Ranch House

The Montecito Ranch historic complex is identified as a CEQA- and RPO-significant archaeological site (SDI-12,476H). The Proposed Project would develop and dedicate land for an 11.9-acre historic park site featuring the historic Montecito Ranch House, which would be dedicated to the County or

cooperating group for preservation and maintenance as an interpretive center, community center, or museum. Wildlife Research Institute and Ramona Pioneer Historical Society have expressed interest in occupying and interpreting the Ranch House. Wildlife Research Institute is interested in managing the Ranch House and Ramona Pioneer Historical Society is willing to assist with the historic interpretation of the Ranch House by loaning outdoor farm equipment and indoor artifact and document displays. The historic park site would be adjacent to the proposed local park and charter high school sites, and Montecito Ranch Road would form the eastern boundary of the historical park site. Since all residential development would be consolidated in the northern and eastern portions of the Project site, a buffer of approximately 0.5 mile would be provided between the historic park site and proposed residences. Distant views of select residences to the east may be available, but not at a scale that would substantially alter the existing visual character of the historic Ranch House or its setting.

An area within the southern portion of the historic park would be utilized as an equestrian staging and overflow parking area for the adjacent uses. Portions of the proposed arena and access road, as well as some of the pens would extend approximately 95 feet onto the ranch house complex site boundary. The scale of the improvements and the equestrian focus would complement the ranch house setting and would not be considered an adverse impact to the site's integrity. In addition, it is anticipated that the presence of staff and associated equestrian activity would lessen the potential for vandalism and increase the level of knowledge and interest about the historic site. The equestrian staging and overflow parking area would be surfaced with decomposed granite, and existing trees would not be affected. In the event that additional parking is needed at the adjacent facilities, up to 170 vehicles could park in this area between the trees. It is anticipated that this overflow parking area would be utilized only for special events and thus, usual views would not consist of an occupied parking lot, but rather natural (trees and other vegetation) and rural elements (gravel and horse trailers). The resulting change in the visual character would not be substantial, as the existing rural character would largely remain intact, and an equestrian area would be consistent with the historic Ranch House. Under Wastewater Management Option 1, a sewer pump station also would be constructed on the equestrian and overflow parking area. A pump station within the historic park would introduce an additional developed element into the visual environment. The pump station would be housed within a structure architecturally treated that to look compatible with the surrounding historic buildings. The resulting change in the visual character would not be substantial since the pump station would provide visual unity with the historic Ranch House and ancillary buildings. Impacts to the historic setting of the Ranch House would therefore be **less than significant**.

The Project archaeologist inspected the land where the equestrian improvements are proposed and no potentially significant archaeological deposits were apparent. It is possible, however, that subsurface cultural resources may be located within the area of the proposed equestrian staging area. If subsurface cultural resources were to be encountered during construction of the equestrian staging area, potentially significant impacts could occur to such resources, pursuant to Significance Guideline No. 1. (**Significant Impact No. 3.4.3c**)

The details for preservation and long-term use/maintenance of the house are identified in the Historical Resources Review, Impact Assessment, and Preservation Plan for the Montecito Ranch House Complex (Heritage Resources 2008c). Depending on the ultimate use of the Montecito Ranch House, there is the potential for indirect impacts to the house and its visual setting over time. Such impacts would be significant, pursuant to Significance Guideline No. 1. (**Significant Impact No. 3.4.3d**)

Indirect Impacts

The Proposed Project would place the remaining 13 on-site significant cultural sites (excluding SDI-12,506, which would be directly impacted and SDI-12,476H, the Montecito Ranch Historic Complex, which would be preserved and maintained, as described above) within on-site dedicated open space. The open space easements would provide an adequate buffer between proposed development and the 13 significant archaeological sites. All sites are located at least 330 feet from proposed residential lots and at least 170 feet from the proposed Montecito Ranch Road alignment. Proposed trails have been designed to be a minimum of 100 feet from significant archaeological sites. Sites SDI-12,481 and SDI-12,473 are adjacent to existing roadways. The Proposed Project would include development of trails within both existing roadways. Although these sites would not be directly impacted (i.e., within the Proposed Project development footprint or trail rights-of-way), all 13 sites would be subjected to indirect impacts such as potential vandalism. Twelve prehistoric sites are located in areas currently covered by dense vegetation (including sites SDI-12,481 and SDI-12,473), which would serve to protect the sites against vandalism. One remaining prehistoric/historic site in the southwest portion of the property lies primarily in open grassland and would require more active protection measures. The Proposed Project's potential indirect impacts to these 13 sites would be significant, pursuant to Significance Guideline No. 1. **(Significant Impact No. 3.4.3e)**

Off-site Impacts (Significance Guideline Nos. 1 and 2)

As stated above, no significant archaeological resources were identified in or adjacent to the off-site roadway and utility improvement alignments or proposed intersection improvements. Although no archaeological resources were observed, resources could be present beneath the paved roads and private property portions of the proposed roadway grading that could not be directly inspected during the surveys. In addition, not all potential impact areas along the Montecito Way widening areas could be directly inspected, due to dense vegetation. Given the presence of archaeological and historic resources in the vicinity currently unknown resources could be encountered during road grading. Impacts to any unknown cultural resources could potentially be significant, pursuant to Significance Guideline No. 1. **(Significant Impact No. 3.4.3f)**

A total of 16 potentially historic structures were identified along the off-site roadway and utilities improvement alignments and the intersections that are proposed for improvement (Table 3.4-2), including the former Woodward's Feed and Supply, the Montecito Road Bridge, and 14 residential and agricultural related structures. No historic buildings would be directly impacted by improving/constructing off-site roadways and utilities. Because the potentially historic buildings are located outside of the direct impact area for roadway and utility improvements, no detailed research on individual structures was completed for this analysis (Heritage Resources 2008a). Indirect impacts to potentially historic buildings may, nonetheless, still occur. 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. Although Montecito Way is designated in the RCP as SA 330, a rural light collector, the proposed roadway improvements to Montecito Way and subsequent increased traffic along this roadway are assessed as potentially significant, pursuant to Significance Guideline No. 1. **(Significant Impact No. 3.4.3g)**

In addition, potentially significant impacts could occur to the Montecito Road Bridge, pursuant to Significance Guideline No. 1. Impacts would include modification or removal. (**Significant Impact No. 3.4.3h**)

Analysis of Effects Associated With SA 330 Extension

This analysis is applicable only to the projected extension of SA 330 from Montecito Road to SR 67. Buildout of this roadway is not part of the Proposed Project, but would be implemented by another entity in the future.

Two isolated historical concrete ranch features were discovered during 2005 surveys just outside of the proposed alignment of the relocated SA 330 extension on the north and south sides of Santa Maria Creek. The features do not represent significant historical resources as defined by CEQA or RPO. Given the: (1) presence of archaeological and historic resources in the vicinity, (2) lack of visibility in the area for the surveyed alignment of the relocated SA 330 extension, and (3) extensive stream activity and alluvial deposition that has occurred around Santa Maria and Etcheverry creeks (resulting in a potential for buried sites), currently unknown resources could be encountered during road grading. Impacts to any unknown cultural resources potentially could be **significant**. The reader is referred to Section 5.8.6, Extension of SA 330 Design Scenario Alternative, for additional analysis and potential mitigation measures for impacts associated with the construction of the SA 330 extension (both construction and mitigation to be implemented by others).

3.4.4 Cumulative Impact Analysis

According to CEQA, the importance of cultural resources comes from the research value and the information that they contain. Therefore the issue that must be explored in a cumulative analysis is the cumulative loss of that information. For sites considered less than significant, the information is preserved through recordation and test excavations. Significant sites that are placed in protected open space easements avoid impacts to cultural resources and also preserve the data. Significant sites that are not placed within open space easements preserve the information through recordation, test excavations and data recovery programs that would be presented in reports and filed with the County of San Diego and the South Coastal Information Center. The artifact collections from any potentially significant site would be curated at the San Diego Archaeological Center and would be available to other archaeologists for further study.

Within the Project site, 24 archaeological sites are not CEQA-significant cultural resources due to their limited research potential. These sites do not meet the criteria for listing in the California Register of Historical Resources. As discussed above, 15 sites are CEQA-significant and 4 sites are CEQA- and RPO-significant cultural resources because of their potential to provide important information about scientific research questions.

The cumulative projects in the Ramona community planning area of the Proposed Project site are listed in Subchapter 1.6, List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area, and Tables 1-8 through 1-11, and are shown on Figure 1-42. Seven projects within the cumulative study area would result in significant cultural resources impacts unless mitigation is incorporated and seven additional project sites could result in potentially significant impacts to cultural resources. The remaining cumulative projects would result in less than significant impacts to

known cultural resources or potential impacts to unknown resources. The following is a discussion of the known significant and potentially significant cultural sites within the cumulative projects.

CA-SDI-5374 is a prehistoric site located on the Rancho Esquilago (TM 5198) property and includes milling features, grinding slicks, manos, and flakes. CA-SDI-12590 is a ceremonial site that is located within the Brinkler TPM (TPM 20318) area. Cumming SPA (TM 5344) contains two significant cultural sites. Fenton Ranch (TM 4979/TPM 20299) contains eight significant sites, including CA-SDI-12142, CA-SDI-12143H, CA-SDI-12144H, CA-SDI-11925, CA-SDI-926, CA-SDI-927, CA-SDI-928, and CA-SDI-12142H. Oak Country Estates (TM 5253) contains 12 significant sites. A significant prehistoric site (CA-SDI-15114) containing a lithic scatter debitage occurs within the Salvation Army Divisional Camp (SP00-06/P70-379W2) project boundaries. The Weinstock Project (TPM 20615) contains a significant historic site that includes a quail guzzler.

The Elliot TM (TM 5302) property contains five potentially significant historic structures. One potentially significant site (CA-SDI-14161) was located within the Ramona Airport property where development is proposed. Ramona Ridge Estates (TM 5008) contains potentially significant cultural sites. CA-SDI-5492, CA-SDI-13088, CA-SDI-16471, and CA-SDI-16472 are potentially significant prehistoric sites that include a campsite, milling features, and lithic, ceramic and faunal remains, and are located within the Spitzbergen Property (TM 5294). Eleven potentially significant prehistoric sites (HAD-S-1 through 11) that contain milling features and grinding slicks are located within Teyssier Major Residential Subdivision (TM 5194). Weinstock Project (TPM 20615) contains a potentially significant prehistoric site that includes a lithic scatter. The Young Life Oakbridge Camp Major Use Permit (P77-005W1) property may contain potentially significant sites.

The Proposed Project's direct impacts to site SDI-12,506 would be mitigated to below a level of significance by preparing and executing a data recovery plan for the site, which would include a research design plan, site mapping, diagnostic surface artifact collection, and subsurface data recovery excavation (as discussed below in Section 3.3.6). Potential direct and indirect impacts to all other CEQA-significant cultural resources would be mitigated by the placement of significant sites within open space easements and monitoring during grading. Similarly, the cultural resources located within the cumulative projects' boundaries would be mitigated by the placement of significant cultural sites within protected open space easements, data recovery, curation of recovered artifacts, and monitoring during grading.

All archaeological impacts associated with the related cumulative projects are expected to be less than significant or fully mitigated, with the exception of the Rancho San Vicente project, for which a significant impact was assessed for the prior destruction of the ranch house on that property. This impact had already occurred when the EIR was completed and it was determined that it could not be mitigated. The Proposed Project would not contribute to the significant impact that has already occurred. The proposed preservation of the Montecito Ranch House on the Project site would be a positive effect, compared with the loss of the Rancho San Vicente Ranch House.

Views to and from the Montecito Ranch House would encompass only the proposed Montecito Ranch historic and local park sites, equestrian staging/overflow parking area, and charter high school site in proximity to the Ranch House; as well as surrounding open space areas, and existing off-site residential properties and future Montecito Ranch homes beyond the open space areas. Future off-site development of the Ramona Airport would not adversely impact the visual setting of the Montecito Ranch historic site.

Future development within Ramona would be subject to similar analysis and mitigation requirements pursuant to CEQA and RPO. Based on the compliance of related projects and the Proposed Project with CEQA and RPO, and implementation of the Project mitigation measures presented in Section 3.3.6, the Proposed Project would **not result in a significant contribution** toward cumulative cultural resources impacts.

3.4.5 Effects Found Not to be Significant (Archaeological Sites Not Considered Significant Under CEQA and/or RPO)

Of the 39 archaeological sites located within the Project site, 24 sites were determined to not be significant under CEQA and/or RPO. One isolate also was located on site. Impacts to these 24 on-site archaeological resource sites and single isolate would be **less than significant**.

In addition, because the isolate (P-37-28,727) identified within the proposed impact area of the water storage tank was not determined to not be significant under CEQA and/or RPO, impacts would be **less than significant**.

3.4.6 Mitigation Measures Proposed to Minimize the Significant Effects

Mitigation for Significant Impact No. 3.4.3a

- Direct impacts to site SDI-12,506 shall be mitigated by preparing and executing a data recovery plan for the site, which will include implementation of an approved research design plan, focusing on site mapping, diagnostic surface artifact collection, and subsurface data recovery excavation. The research design is included in the Archaeological Resources Review, Impact Assessment, and Preservation Plan (Appendix G) and shall include the following actions:
 - Field work shall be undertaken upon approval of the research design by DPLU archaeological staff. Field work also shall be coordinated with local Kumeyaay, who expressed an interest in the Project. The County shall 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.
 - A phased approach shall occur for the data recovery excavations. Phase I shall complete a total of 40 shovel test pits and 10 square meters of test excavation. Phase II shall focus on high density artifact areas and possible feature areas and shall complete up to an additional 10 square meters of excavation. All soils shall be passed through 1/8-inch screen.
 - All prehistoric cultural materials shall be bagged with provenience and saved for analysis. Fire-affected rock and non-diagnostic historic materials shall be noted but not saved, unless they need to be included in materials submitted for special analyses. Appropriate documentation shall be completed.
 - The debitage analysis shall focus on identifying stage-of-reduction technology information. Stone material type also shall be recorded. Attributes of diagnostic flake type, flake size, and amount of cortex present shall be identified.

- Ground stone artifacts shall be described by type (mano, pestle, metate, etc.), material type, presence of shaping or battering, number of faces, and condition.
- Ceramics shall 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 shall be broken to examine the interior fabric and all rim sherds shall 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.
- If recovered, up to 3 samples shall be submitted for radiocarbon dating, up to 5 samples shall be submitted for obsidian sourcing and hydration analysis, and up to 10 pottery samples shall be submitted for thin section analysis. If appropriate, samples shall 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: Recommended Contents and Format prepared by the California Office of Historic Preservation. 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.

Mitigation for Significant Impact No. 3.4.3b

- Direct impacts to buried, previously unrecorded, cultural resources would be mitigated through the execution of a grading monitoring program. The program would include the following requirements:

Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Montecito Ranch property (SP01-001, TM5250RPL, Log No. 01-09-013) to the satisfaction of the DPLU Director. This program shall include, but shall not be limited to, the following actions:

- Provide evidence to DPLU that an adequate number of County-approved archaeologists has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the DPLU Director. A letter from the Principal Investigator shall be submitted to the DPLU Director.
- The Project Archaeologist shall contract with an adequate number of Native American monitors to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
- The County-approved archaeologist(s)/historian(s) and Native American monitor(s) shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).

- The consulting archaeologist(s) shall monitor all areas identified for development including off-site improvements.
- During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site full-time to perform full-time monitoring as determined by the Principal Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
- Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- In the event that previously unidentified potentially significant cultural resources are discovered, the Project 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 Project Archaeologist shall contact the County Archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County 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.
- If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by NAHC, 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 NAHC to ensure that these steps have been completed.
- Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- 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 DPLU Director prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.

- In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to DPLU by the Project Archaeologist stating that the grading monitoring activities have been completed and were negative.

Mitigation for Significant Impact No. 3.4.3c

To mitigate for potential impacts to unknown but potential subsurface cultural resources beneath the proposed equestrian staging area, the following mitigation measure shall be implemented:

- Test excavations shall be completed prior to construction of the equestrian improvements to confirm the surface assessment that no cultural resources are located in the area. If resources are discovered, the above procedures listed in Mitigation for Significant Impact No. 3.4.3b would be implemented to ensure proper handling of such resources.

Mitigation for Significant Impact No. 3.4.3d

To mitigate for indirect impacts to the Montecito Ranch Historic Complex (CA-SDI-12,476H) the following mitigation measures shall be implemented:

The Montecito Ranch Historic Complex (SDI-12,476H) shall be preserved and maintained by the County or cooperating group.

- Funds for the management and maintenance of the Montecito Ranch House shall be procured through the LMD. Preservation and maintenance measures for the Ranch House are presented in the Historical Resources Review, Impact Assessment, and Preservation Plan for the Montecito Ranch House Complex (Heritage Resources 2008c).
- The Proposed Project shall ensure that the historic buildings will be used in a manner consistent with their historic character and maintained in accordance with the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" and Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and the California State Historic Building Code. (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. In addition, the California State Historic Building Code provides methods to maintain historic integrity while providing necessary structural stabilization or accessibility improvements.)
- Any ground disturbing activities, such as landscape and/or hardscape installation, utility upgrades, driveway improvements, or equestrian facility improvements shall 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 Project Applicant shall prepare and submit to the County Historic Site Board an application for Landmark Designation in accordance with Ordinance 9493 (Local Register of Historical Resources adopted August 14, 2002) for the Montecito Ranch House and surrounding landscape that is described in the Historical Resources Review, Impact

Assessment, and Preservation Plan for the Montecito Ranch House Complex prepared by Heritage Resources dated January 30, 2008. The County Historic Site Board shall examine the Montecito Ranch House and make a recommendation to the Director of DPLU, who shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with Ordinance 9493.

Mitigation for Significant Impact No. 3.4.3e

To mitigate for indirect impacts to the significant archaeological resources (CA-SDI-12,473, CA-SDI-12,474, CA-SDI-CA-SDI-12,475, CA-SDI-12,480, CA-SDI-12,481, CA-SDI-12,484H, CA-SDI-12,486, CA-SDI-12,489, CA-SDI-12,494, CA-SDI-12,496, CA-SDI-12,497, CA-SDI-12.498, and P-37-024282) the following mitigation measures shall be implemented:

- The remaining 13 archaeological sites shall be placed within dedicated open space and shall be monitored throughout the development process. It is anticipated that the dense native vegetation on site will adequately protect these sites from vandalism. 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.
- The required RMP for the Montecito Ranch development shall be prepared and shall include, in addition to the above measures, the following:
 - To ensure that no inadvertent impacts to archaeological sites occur post-construction, the following activities shall not be allowed within 100 feet 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.
 - Interpretive signage shall be placed at trailheads (not in specific resource locations) to advise trail users of the cultural sensitivity of the area as well as the legal penalties for resource disturbance.
 - As plans develop for the active management of the Montecito Ranch House, provisions shall be made for the County 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/historic site in the southwest portion of the property lies primarily in open grassland and will require more active protection measures. Because it is visible from the Ranch House, this site shall be monitored by County staff or the cooperating group who manages the Ranch House complex. Yearly inspections shall be completed to ensure that no inadvertent impacts or intentional artifact collecting is occurring, and if necessary, actions shall be taken to protect resources.

Mitigation for Significant Impact No. 3.4.3f

- Direct impacts to buried, previously unrecorded, cultural resources for off-site improvements would be mitigated through the execution of a grading monitoring program. A qualified cultural resource monitor shall be present during grading for proposed off-site roadway and utility improvements, including along Montecito Way in the vicinity of previously recorded sites and where surface visibility was poor during the survey, as discussed under Mitigation for Significant Impact No. 3.4.3b and the Archaeological Resources Review, Impact Assessment, and Preservation Plan (Appendix G), to prevent impacts to any unknown resources (including buried resources).

Mitigation for Significant Impact No. 3.4.3g

- Because of the potential for indirect impacts to the rural setting along Montecito Way, mitigation in the form of appropriate right-of-way improvements along this roadway segment shall be implemented to complement the setting, such as historically appropriate fencing and/or landscaping.

Mitigation for Significant Impact No. 3.4.3h

- The Montecito Road Bridge shall be recorded on DPR 523 Resource Record Forms, including appropriate photographs and drawings as documentation.

3.4.7 Conclusion

The Proposed Project would result in a significant and mitigable impact to one CEQA-significant archaeological site (CA-SDI-12,506) within the Project boundaries (Significant Impact No. 3.4.3a). This impact would be reduced to a less than significant level through implementation of a data recovery plan for the affected CEQA-significant site. Mitigation measures discussed above would reduce potential impacts to unknown buried on- and off-site CEQA- and/or RPO-significant cultural sites during grading activities (Significant Impact No. 3.4.3b and 3.4.3f). In addition, if subsurface cultural resources were to be encountered during construction of the equestrian staging area, potentially significant impacts could occur to such resources (Significant Impact No. 3.4.3c). These impacts would be reduced to less than significant levels through implementation of mitigation in the form of performing subsurface excavations prior to construction of the equestrian amenities. The mitigation also ensures that the archaeological monitor has the authority to halt or divert grading or excavation activity in the area of any discovery. Implementation of these mitigation measures would substantially lessen the significant impact, because they would ensure that relevant information contained in the archaeological record, which is important in understanding prehistory and history, is preserved.

Potential indirect impacts to the historic park based on modification of the structure setting (Significant Impact No. 3.4.3d) would be mitigated to less than significant levels. An Historical Preservation Plan has been prepared and would be implemented for the preservation and maintenance of the Montecito Ranch House. Development and dedication of the 11.9-acre historic park site surrounding the Ranch House would ensure that the visual setting of the historic structure would remain intact. Although the historic park site would include an equestrian staging area, this facility would be consistent with the rural, historic setting. Implementation of this mitigation would avoid or

substantially lessen the significant impact, because it ensures that the future setting of the Ranch House would retain space between the house and off-site uses and would contain historical references.

Potential indirect impacts to preserved cultural resources within on-site open space (Significant Impact No. 3.4.3e) also would be mitigated to less than significant levels. These indirect impacts potentially could include crushing by construction equipment during brushing and grading activities and/or disturbance by construction workers (i.e., collection). Mitigation would include monitoring during grading and construction activities and implementation of an RMP. These mitigation measures would be adequate, because monitoring would ensure that the sites are not disturbed during grading and construction activities, as equipment would be restricted to areas beyond site boundaries and construction workers would be advised to stay away from sites. After construction, trail users and other visitors to the area also could attempt to collect cultural materials or inadvertently disturb sites. Implementation of the RMP would ensure that post-construction activities would be restricted, as trails would be located at a minimum of 100 feet from sites, and trail users would be informed of the sensitivity of the areas and legal penalties for resource disturbance. These constraints would support keeping individuals from intentionally or inadvertently disturbing the site, thereby contributing to retention of the current state of preservation. (In addition, it is anticipated that the dense vegetation on site would protect the cultural sites from vandalism.)

Potential indirect impacts to the Montecito Way any currently unknown cultural resources (Significant Impact No. and 3.4.3f) would also be mitigated to less than significant levels. Mitigation would include monitoring during grading activities along the roadway. This mitigation would be adequate, because it would avoid or substantially lessen potentially significant impacts. The mitigation ensures that the archaeological monitor has the authority to halt or divert grading or excavation activity in the area of any discovery; and then that information contained in the archaeological record, which is important in understanding prehistory, is preserved.

To reduce potential indirect impacts to the rural setting along Montecito Way (Significant Impact No. 3.4.3g), improvements within the right-of-way would be designed to complement the setting (e.g., historically appropriate fencing and/or landscaping). Implementation of this mitigation would avoid or substantially lessen this indirect impact, because it ensures that the existing historical setting of the roadway would still contain historical references.

Potentially significant impacts could occur to the Montecito Road Bridge (Significant Impact No. 3.4.3h). Such impacts would be mitigated by appropriate recordation of the bridge prior to disturbance, because it would ensure that any historical engineering data relevant to an understanding of the local or regional history would be documented, and therefore preserved for research purposes.

Based on the above-described impacts, cumulative impacts with respect to cultural resources would be less than significant.

**Table 3.4-1
CEQA-SIGNIFICANT CULTURAL RESOURCES ON THE PROPOSED PROJECT SITE**

Site Number	Prehistoric Components	Historic Components	RPO 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	None	Vandalism potential
SDI-12,474	Artifact scatter, subsurface materials	--	No	None	Vandalism potential
SDI-12,475	2 loci; surface artifact scatter, subsurface materials (locus 2)	--	No	None	Vandalism potential
SDI-12,476H	Bedrock milling, subsurface materials	Montecito Ranch House ranch outbuildings, historic landscape, likely subsurface	Yes	None	Vandalism potential; historic setting
SDI-12,480	3 loci; bedrock milling surface artifact scatter subsurface materials, (locus 1)	Surface artifact scatter, subsurface materials (locus 1)	No	None	Vandalism potential
SDI-12,481	Bedrock milling, surface artifact scatter, subsurface materials, human remains	--	Yes	None	Vandalism potential

Table 3.4-1 (cont.)

CEQA-SIGNIFICANT CULTURAL RESOURCES ON THE PROPOSED PROJECT SITE						
Site Number	Prehistoric Components	Historic Components	RPO Significance	Direct Impacts to Significant Site Areas	Indirect Impacts to Significant Site Areas	
SDI-12,484H	Bedrock milling, surface artifact scatter, subsurface materials	Surface artifact scatter, subsurface materials	No	None	Vandalism potential	
SDI-12,486	Bedrock milling, surface artifact scatter, subsurface materials	--	No	None	Vandalism potential	
SDI-12,489	Bedrock milling, surface artifact scatter, subsurface materials	--	No	None	Vandalism potential	
SDI-12,494/ 9901	Bedrock milling, surface artifact scatter, subsurface materials	--	No	None	Vandalism potential	
SDI-12,496	Bedrock milling, surface artifact scatter, subsurface materials	--	No	None	Vandalism potential	
SDI-12,497	Bedrock milling, surface artifact scatter, subsurface materials	--	No	None	Vandalism potential	
SDI-12,498	Bedrock milling, surface artifact scatter, subsurface materials	--	No	None	Vandalism potential	
SDI-12,506	Bedrock milling, surface artifact scatter, subsurface materials	--	No	Road grading, pad grading, fire protection zones	Vandalism potential	
P-37-024282	--	Quail guzzler	Potentially	None	Vandalism potential; deterioration from non-maintenance	

Address	Description
1077 Montecito Way	House and barn
1081 Montecito Way	Single-family dwelling
2297 El Paso Street	Single-family dwelling
840 Montecito Way	House, barn, pump house, and outbuilding(s)
1328 Ash Street	Single-family dwelling
1244 Ash Street	Single-family dwelling
77 Pine Street	Woodward's Feed and Supply store
2102 Kalbaugh Street	Single-family dwelling
2110 Kalbaugh Street	Barn
2010 Montecito Road	Single-family dwelling
1936 Montecito Road	Single-family dwelling
1832 Montecito Road	Single-family dwelling
1744 Montecito Road	Single-family dwelling
1735 Montecito Road	Single-family dwelling
1731 Montecito Road	Single-family dwelling
Montecito Road and Santa Maria Creek	Montecito Road Bridge