

### 2.3 Cultural Resources

#### 2.3.1 Existing Conditions

ASM Affiliates (ASM) conducted a cultural resource survey for the project site. The complete report, dated September 24, 2009, is included as Appendix G of the Environmental Impact Report (EIR).

The study assessed the presence or absence of potentially significant prehistoric and historic sites in accordance with *California Environmental Quality Act (CEQA) Guidelines*, and consisted of a review of literature and site records on file with the South Coastal Information Center (SCIC) at San Diego State University and with the San Diego Museum of Man (MOM), and consultation with the California Native American Heritage Commission (NAHC), followed by an intensive survey of the entire project area. The analysis follows the *County of San Diego Guidelines for Determining Significance* (December 5, 2007) and the *County of San Diego Report Format Requirements for Cultural Resources* (December 5, 2007).

Based upon the records search and site visit, no cultural, archaeological or historical resources were identified on the site.

#### 2.3.2 Analysis of Project Effects and Determination of Significance

##### Guidelines for the Determination of Significance

A significant impact to cultural resources would occur if:

1. The project, as designed, causes a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5 of *CEQA Guidelines*.
2. The project is inconsistent with the County Resource Protection Ordinance (RPO) relative to prehistoric and historic sites.
3. The project, as designed disturbs any human remains, including those buried outside of formal cemeteries.

##### Analysis

Records searches conducted at the SCIC and MOM revealed seven archaeological sites recorded within a one-mile radius of the proposed project. None of the resources are recorded within the project area. The recorded sites occur on landforms different than those within the project area. These resources include large bedrock milling sites with associated artifacts and features, typically located above and on the edge of the large river valleys to the north and south of the project site. One exception to this is SDI-12580, which is recorded on a relatively steep hill slope on the edge of a steeply incised seasonal drainage approximately one-km southeast of the project area. The site consists of a sparse ceramic and lithic scatter located near a granite bedrock outcrop. The records search also revealed that 18 previous cultural resources studies have been conducted within one-mile of the project area. None of these studies intersected the project area.

ASM consulted with the NAHC to determine if any traditional cultural properties exist with the proposed project. A records search conducted by the NAHC of its sacred land files was negative for cultural resources within the project area on June 10, 2008. The NAHC sent ASM a list of tribal contacts in the

project area vicinity. ASM inquired with the cultural representatives of each of the tribes listed by the NAHC for potential Native American monitors by letter dated June 15, 2008. Specifically contacted were the Pala, Rincon and Santa Ysabel bands, but none were available for the survey. Tribal sacred lands check letters have been sent to each of the tribes listed by the NAHC.

Record searches conducted at SCIC, MOM, and NAHC did not locate any cultural resources or Traditional Cultural Properties within the project area. An intensive pedestrian survey was conducted on the project site using standard archaeological procedures and techniques, and consisted of continuous parallel transects at 15 meter intervals.

Fruit orchards and associated roads and outbuildings encompassed the entire project area, so survey conditions and ground visibility ranging from approximately 75-100 percent were adequate to determine the presence of California Register-eligible sites. Outbuildings observed within the project area appeared to be constructed in the 1970s (or later) for storage purposes related to the orchards. Although these outbuildings will likely be demolished, they are less than 50 years old and are not eligible for the California Register.

The survey did not identify any historic, cultural or archaeological resources within the project area. Further, the landforms within the project area are not likely to contain unidentified subsurface cultural resources based on previous research on similar landforms in the region. The project area has no permanent water sources, rock outcrops, or other natural features that would have made the area attractive to hunter-gatherers. Therefore, the likelihood of encountering any historic, cultural or archaeological resources during project grading is low. However, there is a small potential that cultural resources may be hidden subsurface that were not visible during the site reconnaissance. With that in mind, a potentially significant cultural impact is identified due to the possibility of encountering unidentified subsurface cultural resources during grading.

Additionally, the project must comply with the San Diego County Grading, Clearing and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Also, Section 87.429 of the Grading, Clearance and Watercourse Ordinance requires the suspension of grading operations if human remains and/or associated grave goods or Native American artifacts are encountered.

### 2.3.3 Cumulative Impact Analysis

Table 2.3-1 details the cumulative projects considered in this analysis. The project considered in the cumulative analysis represents a subset of the projects identified in Table 1-2, and are limited to those where impacts to cultural resources were determined to be less than significant or mitigated to below a level of significance. As shown in Table 2.3-1, of the 13 projects considered in this cumulative analysis, 11 of the projects were determined to have less than significant impacts to cultural resources. Two of the cumulative projects, Champagne Lakes (70-212-02) and Mustafa (TPM 20811), were required to implement mitigation measures to reduce the potentially significant impacts to archaeological resources to below a level of significance. As noted in Section 2.3.2, the project site does not contain any cultural or historic resources or any human remains or burial grounds. As such the project would not have the potential to add to a potential cumulative impact to cultural or archaeological resources. In addition, cultural and archaeological impacts of other planned development in the area have been fully mitigated to a level below significance. Therefore, no cumulative cultural or archaeological impacts would occur.

As noted in Section 2.1.3 of this EIR, on November 2, 2009, Calthorpe Associates submitted a request to the County of San Diego for a Planned Amendment Authorization (PAA) for a project known as the

Accretive Planned Amendment (PAA 09-007) requesting permission to process a general plan amendment and specific plan for a master planned community in the Valley Center Community Planning Area. The Accretive project would consist of a maximum of 1,746 dwelling units, two schools, a neighborhood serving commercial village center with retail uses, an active park and a transit center. This PAA request was approved by the Planning Commission on December 17, 2010. As proposed, the project would require approval of an amendment to the County General Plan and the approval of a specific plan and tentative and final subdivision map. Additional approvals from fire, water and sewer providers would also be required. At this juncture no applications have been submitted to the County of San Diego on the Accretive project and no environmental review has been commenced. Accordingly, the Accretive is not a probable future project

*CEQA Guidelines* Section 15130(b)(1) requires that the cumulative analysis in an EIR include past, present, and probable future projects. Since the Accretive project is not a probable future project, there is no requirement to evaluate it in this EIR. Nonetheless, the Accretive project has been analyzed in this EIR based on the very limited information currently available to determine if it would alter any of the cumulative impact analysis. No information is presently available indicating any portion of the Accretive site includes any cultural, historic, or archaeological resources.

Detailed cultural and archaeological surveys completed on the project site have established it does not include any cultural, historic, or archaeological resources. Accordingly, the project site does not have the potential to create any cumulatively significant cultural, historic, or archaeological resource impact. No cumulative cultural, historic, or archaeological resource impacts are therefore expected from the project in combination with the Accretive project if it is allowed to proceed at some time in the future.

### 2.3.4 Significance of Impacts Prior to Mitigation

Based upon the analysis presented in Section 2.3.2, the project has a low potential to encounter unidentified subsurface archaeological resources during project grading. This represents a potentially significant project-level impact due to the potential for encountering unidentified subsurface cultural resources.

Based upon the analysis presented in Section 2.3.3, no significant cumulative impacts to cultural or archaeological resources were identified; therefore, no mitigation for cumulative impacts is required.

### 2.3.5 Mitigation Measures

#### **Impact CR-1: Direct Impact to Unidentified Archaeological Resources due to Project Grading**

**CR-1** To mitigate for potential direct impacts to unidentified subsurface archaeological resources, during grading, the applicant shall implement a grading monitoring program to the satisfaction of the Director of Planning and Land Use that shall include, but not be limited to the following requirements:

- Provide evidence that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use. A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use.

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- The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007).
- The County approved archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007).
- The project archaeologist shall monitor all areas identified for development including off-site improvements.
- An adequate number of monitors (archaeological/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
- During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring. 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. 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 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 Principal Investigator 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 the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- 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 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.

- Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on the overall monitoring program.
- 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.
- 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.

### 2.3.6 Conclusion

Based upon the analysis presented in Section 2.3.2, there is a low potential for impacts to undiscovered cultural resources during project grading. Implementation of mitigation measure, CR-1, which requires a grading monitoring program will ensure that grading activities associated with the project will not impact any undiscovered subsurface cultural resources. With the implementation of this mitigation measure, the potential project impacts to cultural resources have been reduced to less than significant because undiscovered subsurface cultural resources would be appropriately mitigated. Additionally, the project must comply with the San Diego County Grading, Clearing and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance and Watercourse Ordinance requires the suspension of grading operations if human remains and/or associated grave goods or Native American artifacts are encountered. With mitigation measure CR-1 the potential impact to unidentified subsurface historic, cultural or archaeological resources, at a project or cumulative level is reduced to a level less than significant.

**TABLE 2.3-1  
Cultural Resources Cumulative Projects**

<b>Cumulative Project</b>	<b>Description of Archaeological Resources and Impacts</b>
West Lilac (Proposed Project)	No resources on the project site.
Champagne Lakes MUP 70-212-02	Two archaeological resources were identified and one, Site CA-SDI-19,369, will be placed in an open space easement. In addition, grading monitoring by a County-approved archaeologist and Native American observer is required. Impacts are mitigated to less than significant.
McNulty Minor Subdivision TPM 20763	Less than significant.
Dabbs TM 5346	Less than significant.
Marquart Ranch TM 5410	Less than significant.
Brisa del Mar TM 5492	Less than significant.
Rawhide Ranch MUP 72-618	Less than significant.
Lilac Ranch TM 5385	Less than significant.
Fritz TPM 20685	Less than significant.
Johnson Family Trust TPM 20676	Less than significant.
Biernacki TPM 20863	Less than significant.
Mustafa TPM 20811	Potential for unidentified resources to be uncovered during project grading with mitigation to less than significant through grading monitoring by an archeologist and Native American monitor.
Nichols Whitman TPM 20950	Less than significant.