Historic Properties Treatment Plan for Lake Jennings Market Place, San Diego County, California

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Volume I

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1.0 INTRODUCTION

This document constitutes the Historic Properties Treatment Plan (HPTP) for CA-SDI-15117 located within the proposed Lake Jennings Market Place Project. The subject of previous archaeological investigations, CA-SDI-15117 is a Late Prehistoric period habitation site situated on an alluvial terrace of Las Coches Creek, in an unincorporated area of San Diego County, east of the City of El Cajon (Figure 1). An archaeological evaluation determined that the site is eligible for inclusion on the California Register of Historic Resources, as well as significant per the County's Resource Protection Ordinance, and mitigation measures were recommended. Implementation of this HPTP is designed to mitigate project impacts to a level of less than significant in accordance with the County's CEQA obligations.

Mitigation will consist of in situ resource preservation which is described below. This Preservation Plan will ensure that the archaeological deposit will be appropriately capped and conserved in-situ in accordance with currently accepted methods and standards.

1.1 PROJECT DESCRIPTION

Lake Jennings Market Place is a proposed commercial development located in the community of Lakeside. The proposed project involves a new tentative map to replace the approved Tentative Map (TM 5444) and Preliminary Grading Plan for the 13.1 acre property known as Lake Jennings Village. The new, revised project will change the use from a condominium development to a commercial development. An EIR was previously prepared and certified for the proposed condominium development and the project received entitlement in 2009. The new TM proposes subdividing the 13.1 acre property into 7 commercial lots and one open space lot. The Lake Jennings Market Place project consists of a 76,100 square foot neighborhood shopping center with a 43,000 square foot grocery store, a 4,500 square foot financial pad, a 3,500 square foot fast food pad, a 12 pump gas station with a 3,000 square foot food mart and car wash, a 12,500 square foot shops building and a 9,600 square foot shops building. The project provides 387 parking spaces on site.

The Proposed Project has been designed to avoid sensitive resources on the project site; including the southern riparian forest (SRF) associated with the Los Coches Creek on the southern portion of the project site. A 50-foot minimum buffer is proposed between the SRF habitat and the trail, and a revegetation plan will be developed for this area. Additionally, the project proposes habitat enhancement with the SRF. This will be accomplished through a habitat management plan and funding mechanism to ensure the long-term maintenance and viability of the SRF habitat. An easement will be granted to the County of San Diego Department of Planning and Land Use for the 50-foot minimum buffer and the SRF habitat.

The Proposed Project has also been designed to avoid subsurface archaeological resources within the central portion of the project site. Known archaeological resources will be capped under the proposed parking and within the buffer areas. An easement will be granted to the County of San Diego Department of Planning and Land Use.

Figure 1. Regional Location Map.

Project grading and earthwork activities will balance on site, with approximately 38,000 cubic yards (cy) of cut and fill proposed. Grading activities are expected to take six weeks. The maximum height of the fill slopes will be 10.5 feet with a 2:1 ratio, and the maximum height of the cut slope will be 15 feet, with a 2:1 ratio. The project is expected to take approximately 12 months to complete; one month for demolition, six weeks for grading, and 9 ½ months for building construction.

1.2 BACKGROUND

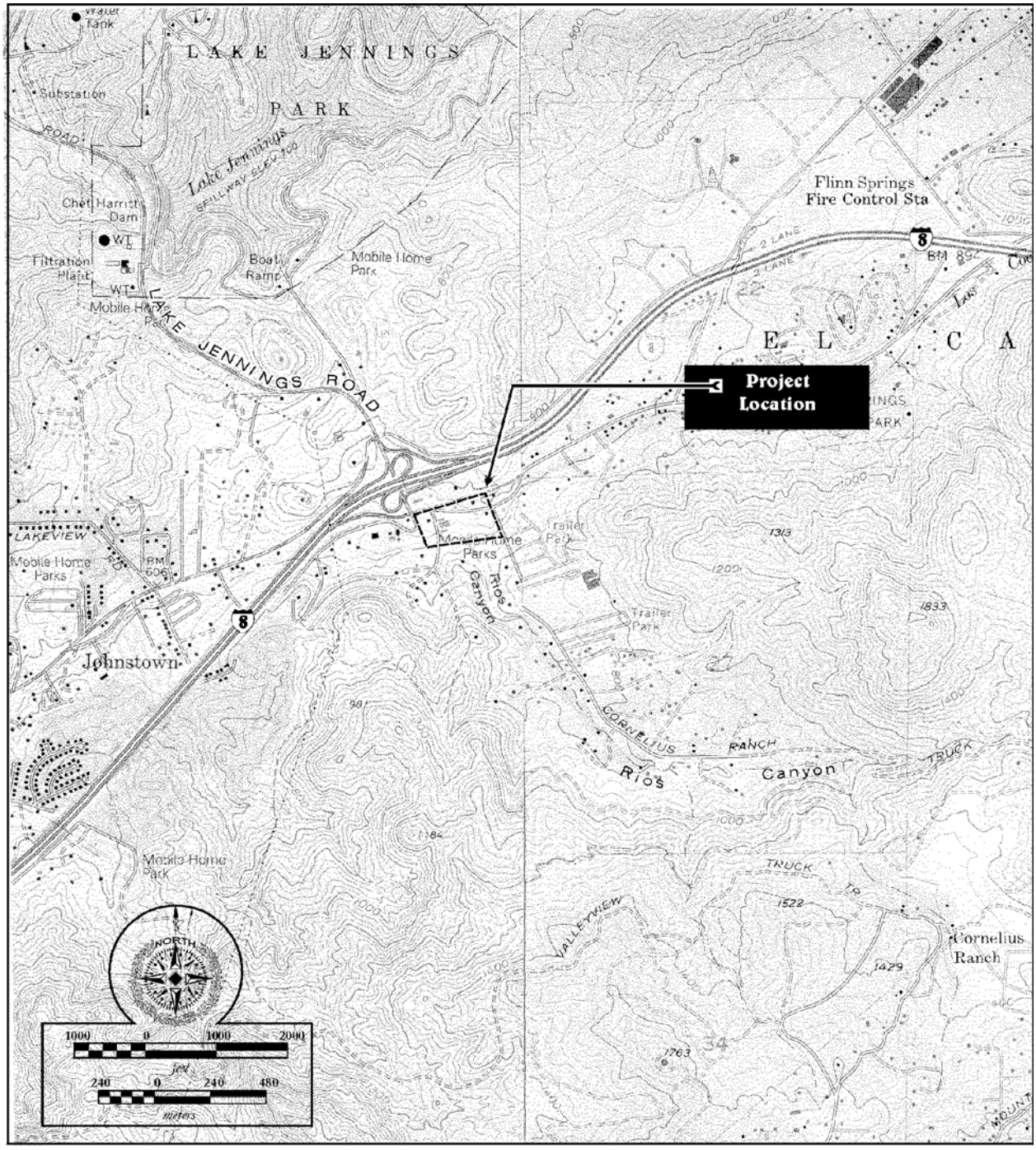
CA-SDI-15117 is a Late Prehistoric period habitation site situated on an alluvial terrace of Los Coches Creek. It is located in unsectioned land of Township 15 South, Range 1 East (El Cajon, Calif. 7.5' USGS Quadrangle) and is surrounded by the communities of Lakeside, Lakeview, Johnstown, Blossom Valley, and Flinn Springs, approximately four miles northeast of El Cajon. On the north is Pecan Park Road, Old U.S. 80 and Interstate-8; to the northwest is the intersection of Lake Jennings Road and Interstate-8; and Sierra Alta Way is on the west and Rios Canyon Road on the East (Figure 2).

The site is strategically located at the confluence of Los Coches Creek and Rios Canyon, assuring a reliable water supply and lush riparian habitat. Only 6.4 km to the north is the San Diego River. The site lies within the western most end of the foothills zone of the Peninsular Range, and near the juncture with the coastal mesas province. The Pacific Ocean is more than 40 km to the west. The surface manifestations of the site extend across the terrace to the north of the drainage bottom and appear to have been truncated by the construction of Pecan Park Road and the residences on the property. The roads and drainage appear to constrain the extent of the surface materials, which probably once extended outside the project area. The major concentration of materials lies in the south central portion of the site area, which corresponds to the southern ½ of the fence-line which bisects the site. A large barrow pit has apparently removed the northwest corner of the site. The current site boundaries measure 171 x 50 m (Figure 3).

Excavation of 28 shovel test pits (STPs) and six 1 x 1 m excavation units revealed subsurface artifact concentrations to be limited to two loci. Locus A, the larger of the two on the western end of the site, covers 15,045 sq. feet. Locus B, the smaller locus on the east central portion of the site, covers approximately 2,155 sq. feet.

Moderate to high densities of surface lithics with scattered ceramics were encountered to depths of more than 90 cm below the surface. Subsurface densities of lithics range from .8 to 215 gm of flakes per 10 cm. level, with proportional ceramic recoveries up to 40 gm of sherds per 10-cm level in the central portion of the site. Scattered fire-affected rock and small charcoal fragments can be found throughout the site and are not necessarily linked to distributions of artifacts. Several partial tools and projectile points suggest a late prehistoric occupation.

The site appears to have been used for long-term occupation or as a series of short-term occupations. Despite extensive vertical disturbance from ground-burrowing rodents, horizontal disturbance appears to be less severe, leaving apparent non-random patterning of artifacts distributions that may reflect specific activity areas or occupational components. This was reflected in the STP and unit patterning. The lithic assemblage points to a dominance of small biface manufacture and/or resharpening. The bone recovered was dominated by lagomorphs, with a large number of rodents. Large mammals, including artiodactyls were represented in smaller numbers. Ground stone and pottery seemed to be associated with higher concentrations of bone. These suggest disturbed domestic activity areas and processing stations.



Source: Adapted from USGS 7.5' minute series, Portions of: Alpine and El Cajon, California San Diego Co., 1955, 1967, Photorevised 1988, 1975

Figure 2. Project Location on Jamul Mountains 7.5' Quadrangle.

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Figure 3. Project site showing location of CA-SDI-15117

2.0 PRESERVATION PLAN

Implementation of the Preservation Plan will require the placement of physical protection elements, coordination between the consulting archaeologist, County staff, and project engineer, in-field monitoring, recordation of an open space easement and documentation of the plan procedures. The conservation management section specifies the conditions under which future researchers may have access to the archaeological deposit, curation of recovered data, and the fiduciary responsibility of the property owner and any assigned agents or representatives therefore.

2.1 APPLICATION OF STANDARDS FOR PRESERVATION

The following section presents the standards from which the preservation plan was, in part, designed. These standards include recommendations from the California Environmental Quality Act (CEQA), the San Diego County Archaeological Society, and others. These recommendations were reviewed and the most appropriate measures adopted for the current project.

2.2.1 California Environmental Quality Act (CEQA)

CEQA promulgates the recommended standards for historic and prehistoric archaeological resource management. In accordance, "In-situ preservation of a site is the preferred manner of avoiding damage to archaeological resources." Four approaches are provided for avoiding damage to these resources. These include:

1. Planning construction to miss archaeological sites;
2. Planning parks, greenspace, or other open space to incorporate archaeological sites;
3. "Capping" or covering archaeological sites with a layer of soil before building tennis courts, parking lots, or similar facilities. Capping may be used where:
    a. The soils to be covered will not suffer serious compaction;
    b. The covering materials are not chemically active;
    c. The site is one in which the natural processes of deterioration have been effectively arrested; and;
    d. The site has been recorded.
4. Deeding archaeological sites into permanent conservation easements.

These recommendations were taken into account in the preparation of this preservation plan. First, with prior knowledge of and agreement on the boundaries of CA-SDI-15117, South Coast Development, LLC, designed the project to ensure complete and total avoidance so that construction would not result in any adverse impacts to the site. As a result, the entire site will instead be capped, placed in open space easements and used as a parking lot or open space. Construction of these lots will not require heavy compaction and will facilitate preservation of the site. An open space easement will be properly recorded and dedicated, allowing for future archaeological research.

2.2 OTHER RECOMMENDATIONS AND STANDARDS

The San Diego County Archaeological Society prepared *Criteria for Archaeological Site Capping*, a document that provides recommendations for site preservation when "capping" has been determined the appropriate mitigation measure (1980). In addition to standard evaluation and recordation procedures, applicable guidelines for CA-SDI-15117 include:

1. Land Use and Legal Protection of the Site - In order to assess the legal and land use aspects of site preservation, the following should be addressed in the site capping proposal:
   a. The potential for future impacts to the site resulting from subsequent development and/or redevelopment of the site and the surrounding area;
   b. The effect the proposed capping will have on future scientific access to the resource;
   c. The form of legal protection of the site to be provided and how it will be enforced;
   d. The form of title to the property and whether the site area itself will be divided among several owners.

2. Physical Protection of the Site - The archaeological site could be damaged during preparations for capping, during the capping itself, or be activities occurring sometime in the more distant future. Considerations include:
   a. How the capping will be accomplished, how it will affect the resource, and the depth of fill to be used;
   b. The sort of markers which will be utilized to identify the covered surface and/or datum;
   c. How the resource will be identified on permanent maps, and where these maps will be maintained.

The proposed capping will not prohibit future scientific access to the archaeological deposit in that the average depth of the soil cap will be no more than 6 feet. Specific language in the deed restrictions will provide for scientific access under certain conditions, and the County of San Diego will be required to review and approve any proposed research. Landscape elements and hardscape will be used to delineate the boundaries of the capped archaeological deposit. Additionally, the consulting archaeologist shall approve all utilities or other disturbances proposed within the open space easements, and monitor and properly record any such intrusions into the capped sites.

In addition to the above recommendations and concerns, guidelines from the *Archaeological Sites Protection and Preservation Notebook* produced by the United States Army Corps of Engineers, and the *Archaeological Assistance Program Technical Brief No. 5, Intentional Site Burial: A Technique to Protect against Natural or Mechanical Loss* produced by the U.S. Department of the Interior, National Park Service (Thorne 1989) have been incorporated into the standards and applied to the current project.

3.0 PRESERVATION PLAN REQUIREMENTS

This section describes the requirements necessary to implement the preservation plan for CA-SDI- 15117 within the proposed Lake Jennings Market Place Project. These requirements are based on the specifications of the recommended conditions of approval for recordation of final maps and issuance of grading permits.

3.1 GENERAL REQUIREMENTS

It is the responsibility of the County to ensure compliance with all general and site specific requirements of the preservation plan. Three tasks or phases of work are involved for which a County approved archaeologist must be retained: 1) pre-construction coordination, 2) plan implementation, and 3) mitigation documentation.

3.1.1 Pre-construction Coordination

The requirements of the preservation plan can be implemented any time prior to or concurrent with development of the project. Any grading plans or permits issued that include CA-SDI-15117 must incorporate the recommendations of this plan.

Following notification to the County of intent to proceed, a meeting shall be held between the developer's representative, consulting archaeologist, Kumeyaay Native American monitor, and County staff archaeologist to review plan requirements and determine if amendments are necessary due to any material changes. At that time, a schedule for construction of the physical protection elements should be established to facilitate future coordination and on-site monitoring.

All plan amendments shall be approved in writing by all parties prior to construction of the physical protection elements.

Prior to construction, the developer's representative, engineer/landscape architect, and contractor shall meet on-site with the consulting archaeologist and Kumeyaay Native American monitor to review the plan requirements, confirm the construction schedule, and establish coordination procedures.

3.1.2 Implementation

The capping of Locus A of CA-SDI-15117 shall be implemented as specified in Section 3.2 below. Following placement of the soil cap, all subsurface disturbances of any kind including irrigation/utility trenching, grading, and excavation for hardscape and plantings of the site areas contained within the dedicated open space easements shall be approved by the consulting archaeologist. All disturbances within the cap must be recorded and monitored. Because the capped area will be placed in an open space easement, the consulting archaeologist shall approve all utilities that will be placed within the cap.

The consulting archaeologist and Kumeyaay Native American monitor shall be present during placement of the physical protection elements and any development-related construction within the open space easement. If during construction, problems arise which might endanger significant archaeological material, the consulting archaeologist or Kumeyaay Native American monitor shall have the authority to halt work until remedial measures can be taken.

3.1.3 Documentation

The consulting archaeologist shall submit monthly status report to the County starting from the date of the notice to proceed to termination of implementation of the grading or site plan. These reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation.

Upon completion of the implementation phase, the consulting archaeologist shall prepare a final report describing plan compliance procedures and site conditions "before" and "after" construction. This report shall be submitted to the County archaeologist for review and approval.

3.1.4 Open Space Easement Dedication

An open space easement shall be granted to the County of San Diego and properly recorded with deed restrictions as specified in this document (Figure 4).

3.2 SITE-SPECIFIC REQUIREMENTS

CA-SDI-15117/Loci A and B are a significant prehistoric archaeological site that possesses a well-developed midden deposit in excess of one meter in depth. The boundaries of the significant portions of the site were determined with data from several subsurface testing programs as reported by Eighmey et al 1999. Preservation will involve site capping designed to protect the site from potential future direct and indirect impacts. Capping has been found to be one of the most effective, long-term means of resource preservation and conservation, and in most instances is far preferable to complete avoidance where nothing is done and the site is left exposed and surrounded by development. Although the upper 10-25 centimeters are 'effected by compression', this disturbance is not nearly as severe as that which has resulted from continued plowing and other agricultural activities. Moreover, given the nature and type of artifacts contained within the deposits, compaction will not result in any additional damage or degradation beyond that already caused by continual bioturbation and attenuate vertical displacement. The vast majority of artifacts—from flakes and ceramics to formed shell—have undoubtedly moved throughout the deposit, at one point or another occurring in some of the lowest levels of the site without significant damage.

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Figure 4. Location of archaeological deposits for preservation.

3.2.1 Site Boundary Demarcation

Prior to any grading and construction associated with the proposed project, a licensed land surveyor shall stake the site boundary. The consulting archaeologist shall review and confirm the boundary delineation and examine the existing condition of the site. Temporary fencing (orange precautionary type) shall then be constructed around the entire perimeter of the site boundary and maintained until capping is to commence.

3.2.2 Site Capping Procedures

All work related to the physical capping of CA-SDI-15117 shall be monitored by the consulting archaeologist and Kumeyaay Native American monitor, and coordinated with the project engineer and contractor as specified in Section 3.1 above.

Immediately prior to the commencement of capping, the temporary fencing shall be removed and the boundary clearly staked at regular intervals.

The site shall be prepared for capping by removal of any non-archaeological materials and debris such as trash, old fencing, excessive vegetation and other intrusives. Following clean-up, Amoco or a similar geofabric shall be placed on the entire surface of the site and covered with a 2-4 inch layer of sterile sand. The sand shall be evenly spread using rubber-tired equipment (i.e., tracked graders and other similar equipment shall not be used). Finally, an earthen cap of not less than 2 feet shall be placed over the sterile sand and moderately compacted. This layer shall be "feathered" out to at least five feet (and ten feet when feasible) beyond the defined boundary of the capping area to create a buffer, except in the southerly portion of the site which will be protected as part of RPO Wetlands buffer. The materials to be used for capping shall not be stockpiled on the site.

Compaction can be an issue dependent upon the nature of the deposit's contents and the weight of the fill cap. Deep fills in excess of 8 feet are not recommended, both because of compression and in that future access by archaeologists becomes far more prohibitive. Compaction will not be a significant impact to Locus A of SDI-15117 because the fill cap is not excessively heavy and will only effect the upper 25 centimeters of the deposit that is of poor integrity due to agricultural disturbance. Moreover, given the nature of the artifacts recovered during the evaluation and findings at similar sites, there is an extremely low likelihood of the site containing whole buried ceramic vessels or other particularly fragile artifacts that may be adversely effected by capping. It must be remembered that all of the material currently contained within the deposit has been subjected to several thousand years of burial under heavy soils.

4.0 CONSERVATION MANAGEMENT REQUIREMENTS

The following requirements pertain to the long-term responsibilities and obligations of the various parties involved in management and conservation of CA-SDI-15117.

4.1 FIDUCIARY RESPONSIBILITY OF OWNER

It is understood and agreed that the current and future owners of the property and their assignees have an explicit fiduciary responsibility for the conservation of CA-SDI-15117. As such, they shall be required to ensure that the site is not disturbed, destroyed, or otherwise damaged by either natural or human agents to the best of their ability. The County of San Diego shall have the right to enter the property at anytime upon written notification to examine the site and verify preservation conditions. In the case of site disturbance for whatever reason, the fiduciary party shall be obligated to contact the County of San Diego within a reasonable period of time to take remedial action.

4.2 FUTURE ACCESS BY QUALIFIED RESEARCHERS

As one of the primary objectives archaeological site preservation is resource conservation for future research, it is therefore understood and agreed that qualified archaeologists may be granted access to CA-SDI-15117 to conduct research programs, so long as they do not disturb or reduce the right for use or enjoyment of the adjacent property. The County of San Diego shall review and may approve all proposed research programs and provide 90-day written notification to the land owners of any such future investigations. As part of any proposed research program, a plan shall be prepared for landowner approval describing how the property is to be restored to pre-research condition.

4.3 CURATION OF RECOVERED DATA

All archaeological material recovered as a result of the previous and any future research shall be properly curated at a certified, public facility at the expense of the project applicant. A complete copy of the artifact catalog, field notes, photographs, and final report shall be included with the curated archaeological material.

5.0 GRADING MONITORING REQUIREMENTS

Prior to the commencement of grading, the Owner shall arrange a Precon Meeting including the Consulting Archaeologist, Kumeyaay Native American Monitor, Construction Manager and Grading Contractor, to meet and review the job on-site prior to start of any work. At the Precon Meeting, the Consulting Archaeologist shall submit to the Kumeyaay Native American Monitor, Construction Manager and Grading Contractor a copy of the site/grading plan that identifies areas to be monitored as well as any areas where grading is restricted due to the presence of important cultural resources. Prior to the start of work, the Owner shall submit a construction schedule to the Consulting Archaeologist indicating when and where monitoring is to begin.

The Consulting Archaeologist and Kumeyaay Native American Monitor shall be present during the original cutting of previously undisturbed deposits. The frequency and location of monitoring will be determined by the Consulting Archaeologist in consultation with the Kumeyaay Native American monitor. In the event of a discovery, the Consulting Archaeologist and/or Kumeyaay Native American Monitor shall have the authority to divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources.

The significance of the discovered resources shall be determined by the Consulting Archaeologist in consultation with County and the Kumeyaay Native American monitor. The County must concur with the evaluation before grading activities will be allowed to resume. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

The Owner and Consulting Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution. Within three months following the completion of monitoring, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to County. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program shall be included as part of the Final Results Report. The Consulting Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring.

If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public

Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

REFERENCES

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