

**CULTURAL RESOURCES SURVEY REPORT - NEGATIVE FINDINGS,  
ALPINE 21 PROJECT,  
ALPINE, SAN DIEGO COUNTY, CALIFORNIA  
PDS2005-3100-5431**

**Lead Agency:**

**County of San Diego  
Department of Planning and Development Services  
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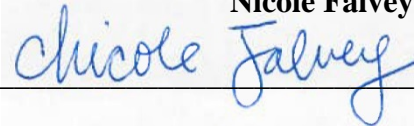
**Preparer:**

**Mary Robbins-Wade**



**and**

**Nicole Falvey**



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(619) 462-1515**

**Project Proponent:**

**William Goodman and Dennis Carson  
Alpine 21, LLC  
5295 Beachcomber Court  
San Diego, CA 92130**

**June 2019**

**HELIX Project No. ALP-01**

## **National Archaeological Data Base Information**

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Proponent: William Goodman and Dennis Carson  
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Report Date: June 2019

Report Title: Cultural Resources Survey Report – Negative Findings, Alpine 21 Project,  
Alpine, San Diego County, California (PDS2005-3100-5431)

Type of Survey: Archaeological survey

New Sites: P-37-036581 (isolate)

Updated Sites: None

USGS Quad: Alpine

Acreage: Approximately 83 acres

Key Words: San Diego County, Alpine; negative archaeological survey; Township 15  
South, Range 2 East, Section 27

RE: Alpine 21 Project, Alpine, San Diego County, California  
PDS2005-3100-5431  
Cultural Resources – Negative Findings

To Whom It May Concern:

Please be advised that a survey has been conducted on the above referenced project. It has been determined that there are no cultural resources present within the proposed project area. The project has been plotted on the attached US Geological Survey (USGS) 7.5-minute topographic map for your information.

**County:** San Diego  
**USGS 7.5' Quad:** Alpine **Date:** 1996  
**Section:** 27 **Township:** 15 South **Range:** 2 East

**Address:** N/A  
**City:** Alpine **State:** California  
**Thomas Brothers:**

**Other Locational Data:** The project area is located in the Alpine community of San Diego County (Figure 1, *Regional Location Map*). It lies directly north of Interstate 8 (I-8), west of East Victoria Drive and east of West Victoria Drive (Figure 2, *Project Vicinity [USGS Topography]*). Victoria Heights Place terminates at the southeastern corner of the property, Polk Road terminates in the northeastern corner, and Victoria Meadows Drive/ Victoria Circle runs roughly parallel to the western perimeter (Figures 2 and 3).

**Assessor Parcel Number(s):** 403-160-15

**UTM:** 522 820 mE 3633 744 mN (approximate center)  
**Elevation:** 1,960 to 2,310 feet above mean sea level (on Google Earth)

**Owner and Address:** William Goodman and Dennis Carson  
Alpine 21, LLC  
5295 Beachcomber Court  
San Diego, CA 92130

**Survey Type:** Intensive Pedestrian

**Date of Survey:** April 5, 2016

**Field Crew:** Nicole Falvey, Russel Ott, Frank Tesam (Viejas Band of Kumeyaay Indians)

**Description:** The project site consists of approximately 83 acres and includes Assessor's Parcel Number 403-160-15. The property is located on the north side of I-8, within the Victoria Drive loop — east of West Victoria Drive and west of East Victoria Drive. The project proposes a 20-lot single-family residential subdivision in the north and central-south of the property. The remaining 40.13 acres of the property would remain in open space.

The project area was surveyed for cultural resources in 2004 in conjunction with an earlier iteration of the current project, then known as the Skirball Property project. No archaeological resources were identified, although ground visibility was noted to have been extremely poor (Robbins-Wade 2006).

The 2016 field survey was conducted using standard archaeological procedures and techniques. To the extent feasible, the property was walked in parallel transects spaced 10 meters (m) to 15 m apart. Much of the project area consists of steep slopes with dense vegetation, impenetrable in some places. This area was surveyed as much as possible, but 10-m transect intervals could not generally be followed, due to the thick vegetation and steep terrain. Any clearings, rodent back dirt piles, and paths were checked for archaeological material. Rock outcrops were examined for milling features or pictographs.

No significant cultural resources were identified during the current survey. One rock ring was discovered, but given its proximity to modern buildings and hiking trails and its lack of associated artifacts or evidence of fire, it is likely modern. One isolated historic can (P-37-036581) was discovered in the southeastern corner of the project area. It was found lying on the surface without any associated artifacts; thus, it is likely out of its original context. Embossed words on the front of the can indicate that it is an Armour Star meat can from the 1920s (Armour Meats, n.d.). A California State Parks and Recreation Primary Record was completed for this item and submitted to the South Coastal Information Center (SCIC) at San Diego State University; it is included as Confidential Appendix A. The isolate is not a significant historic or archaeological resource under the California Environmental Quality Act (CEQA) or County guidelines, as it does not meet the criteria for listing on the California Register of Historical Resources.

**Records Search:** Records searches for the project area and a one-mile radius were obtained from the SCIC and from the San Diego Museum of Man as a part of the 2004 survey (Robbins-Wade 2006). The record search was updated in March 2016 in conjunction with the current survey. Record search maps are included in Confidential Appendix B. A total of 41 cultural resource studies have been conducted within the search radius, four of which are mapped as covering some or all of the project site. Three of these reports are for the same project (one survey report, one “archaeological mitigation report”, and one Environmental Impact Report, all for the Victoria Meadows project in the late 1970s). The fourth study mapped as covering the project area was an overview of the Cleveland National Forest (Carrico et al. 2003). The report of the 2004 survey of the current project site (Robbins-Wade 2006) was not on file at SCIC, as it had not been finalized when the project was placed on hold.

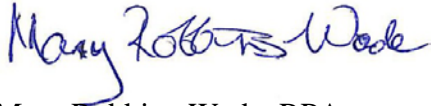
A total of 67 cultural resources are recorded within a one-mile radius of the project site, but no resources are mapped as being within the project area itself. One site, CA-SDI-5596, is mapped just west of the project area. It was described as a midden deposit with bedrock milling features; pottery, flaked stone, and burned bone were noted on the site record. Other sites recorded within the records search radius include habitation areas, bedrock milling features, flake scatters, historic debris, historic structural remains, and remnants of historic roads.

**Native American Consultation:** The Native American Heritage Commission (NAHC) was contacted on April 14, 2016 for a Sacred Lands File (SLF) search and list of Native American contacts. The response, received on April 18, 2016, indicated that, “A search of the SLF was completed for the USGS quadrangle information with negative results” (see Confidential Appendix C). Notification letters were sent on April 20, 2016 to all contacts listed by the NAHC. To date one written response has been received: the Viejas Band of Kumeyaay Indians (Viejas) indicated that the project area has cultural ties to Viejas and recommended that a Kumeyaay Cultural Monitor be present during ground disturbing activity (see Confidential Appendix C).

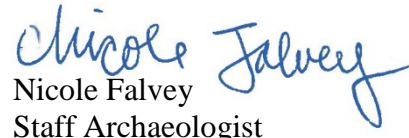
Fred Tesam, cultural monitor from Viejas, participated in the cultural resources survey on April 5, 2016.

**Conclusions:** The Alpine 21 project area was surveyed for cultural resources in April 2016 by HELIX archaeologists and a Native American (Kumeyaay) cultural monitor. One rock ring and one historic meatpacking can were identified. The rock ring appears to be modern, and the historic can is not a significant resource. No other cultural resources were identified. A records search was conducted as part of the current study. The NAHC was contacted for a Sacred Lands File search, and contacts listed by the NAHC were notified of the project. Responses received from the Native American community are summarized above and included in Confidential Appendix C. No impacts to cultural resources are anticipated. However, ground visibility was quite poor during the survey, and the general area of the project is sensitive in terms of cultural resources. Based on this, as well as the comments received from the Kumeyaay community, a cultural resources monitoring program should be implemented. A qualified archaeological monitor and a Native American (Kumeyaay) cultural monitor shall be present for initial ground disturbing activity, including brushing/grubbing and grading/excavation in the upper few feet of soil. If cultural material is encountered, the monitors shall have the authority to temporarily halt or redirect ground disturbing activity while the finds are assessed. The monitoring program shall follow the County’s standard cultural resources monitoring protocols.

Sincerely,



Mary Robbins-Wade, RPA  
Director of Cultural Resources  
Southern California



Nicole Falvey  
Staff Archaeologist

Attachments:

- Figure 1 Regional Location Map
- Figure 2 Project Vicinity (USGS Topography)
- Figure 3 Project Vicinity (Aerial Photography)
- Figure 4 Project Plan

Confidential Appendices:

- A Department of Parks and Recreation (DPR) Forms for Isolate
- B Records Search Map
- C Native American Correspondence

## REFERENCES

### Armour Meats

- n.d. "Heritage." Armour-Eckrich Meats. Smithfield Foods, Inc. Electronic document, available at <http://armourmeats.com/heritage>, accessed on April 8, 2016.

### Carrico, Richard L., Theodore G. Cooley, and Laura J. Barrie

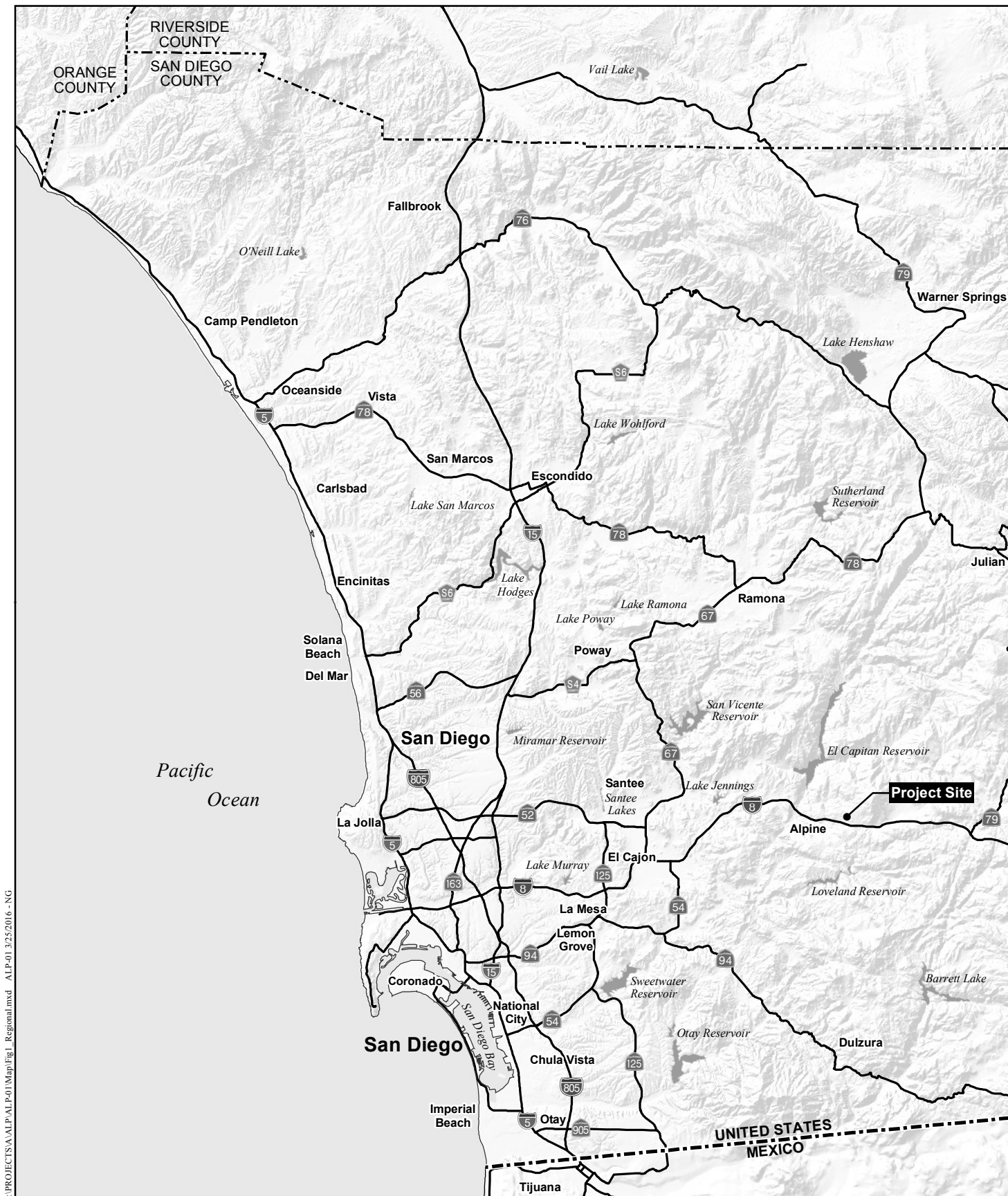
- 2003 *Final Archaeological Overview for the Cleveland National Forest, California*. Mooney and Associates, San Diego. Report on file at South Coastal Information Center, San Diego State University.

### Robbins-Wade, Mary

- 2006 *Archaeological Resources Survey, Skirball Property, Alpine, San Diego County, California TM 5431*. Submitted to the County of San Diego Department of Planning and Land Use. On file at HELIX Environmental Planning, La Mesa, California.

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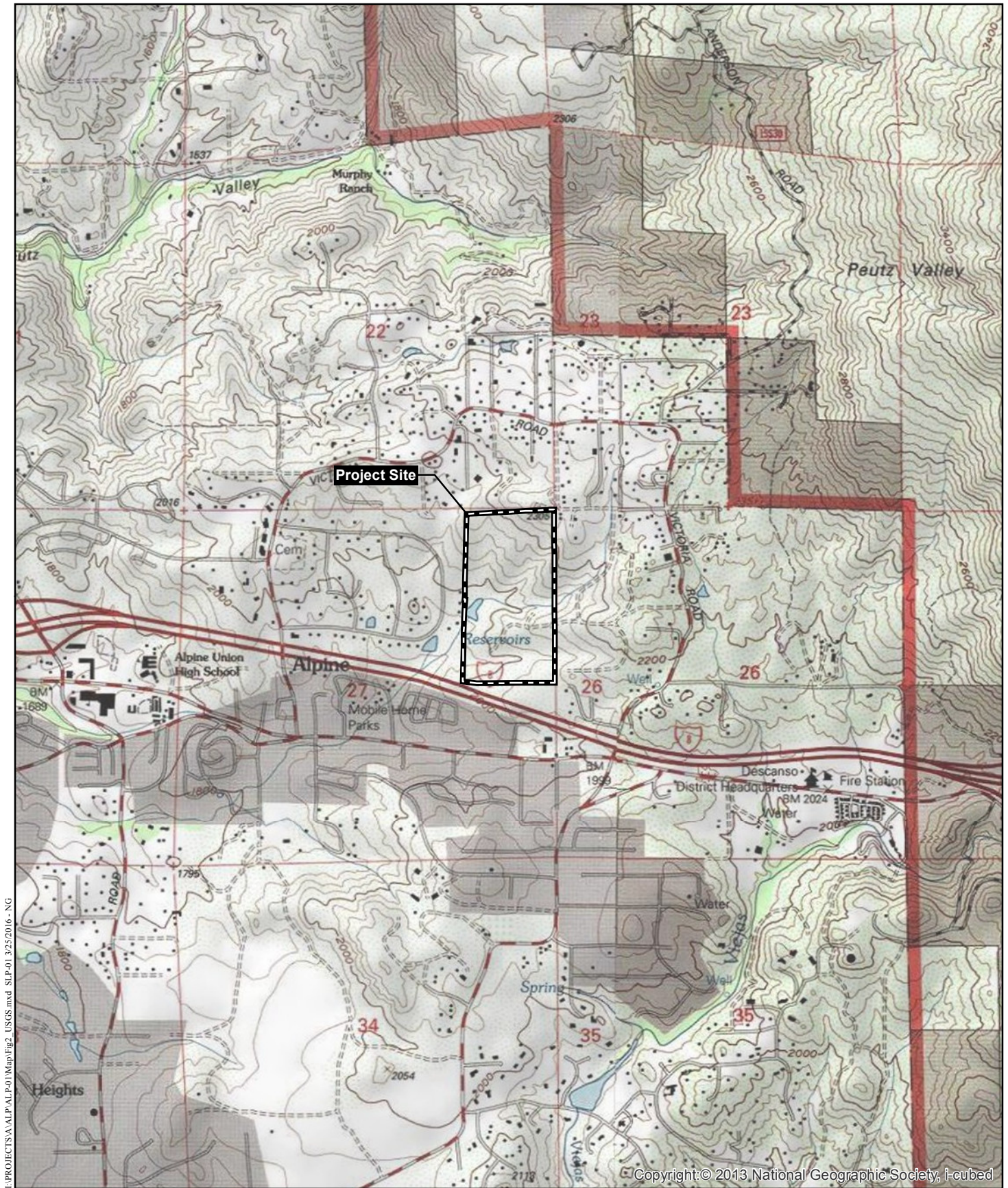


**Regional Location Map**

ALPINE 21

Figure 1



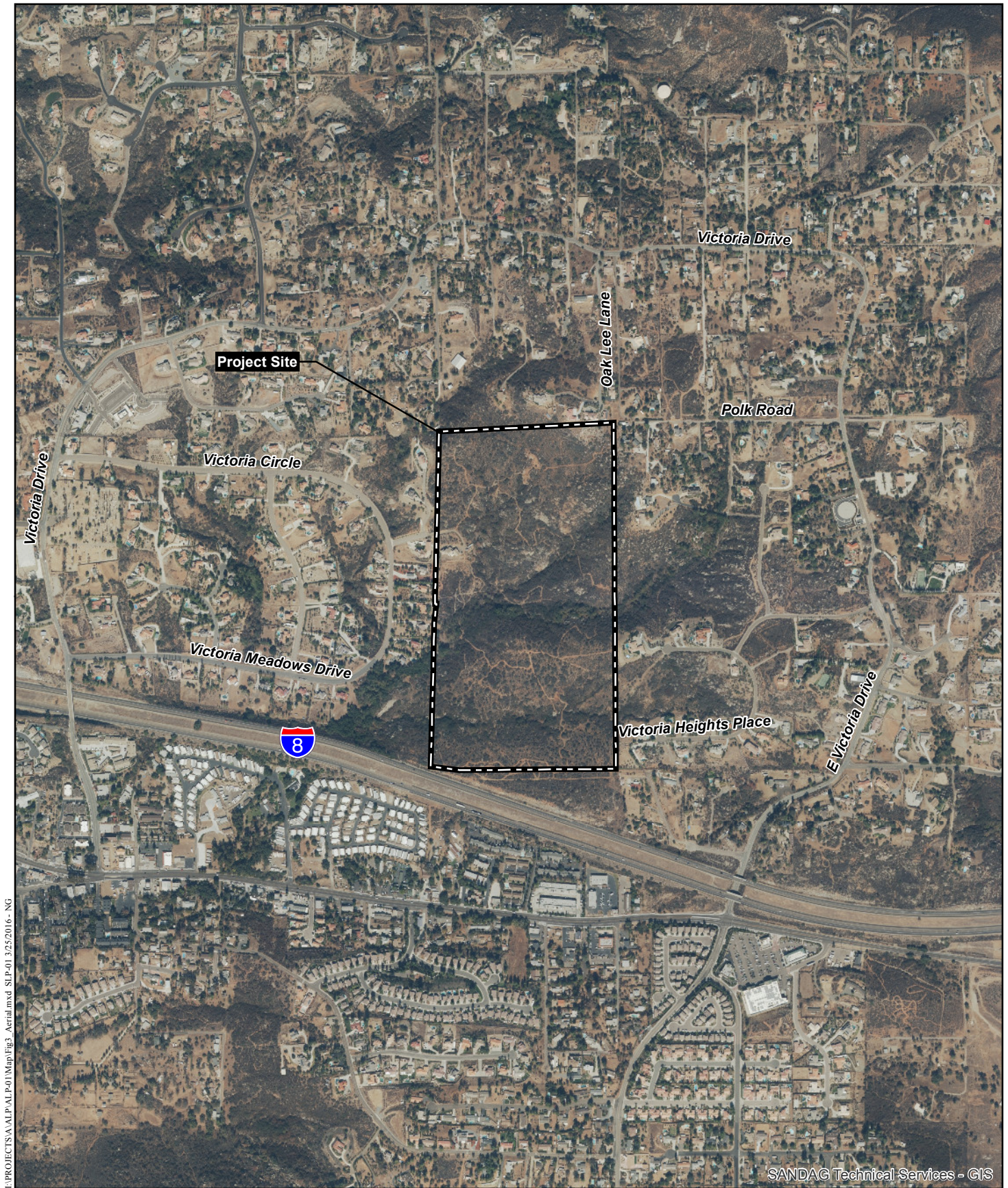


**Project Vicinity (USGS Topography)**

ALPINE 21

Figure 2





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**Project Vicinity (Aerial Photograph)**

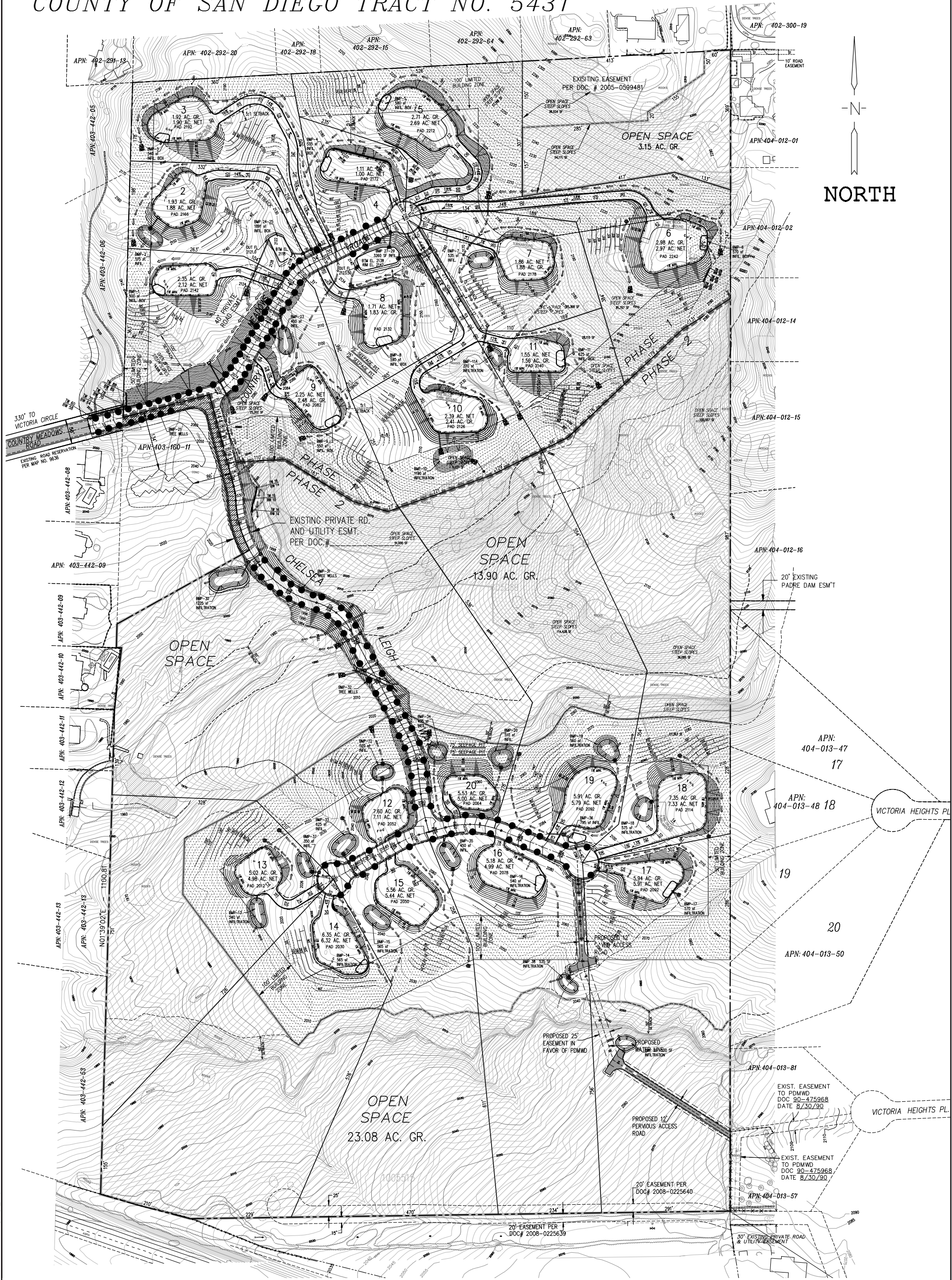
ALPINE 21

Figure 3



# ALPINE-21

PRELIMINARY GRADING PLAN  
COUNTY OF SAN DIEGO TRACT NO. 5431



Source: JONES ENGINEERS, INC. 2016

Project Plan

ALPINE 21

Figure 4