

**HISTORIC RESOURCES EVALUATION REPORT
for the
1118 N ANZA STREET TOWNHOMES PROJECT
EL CAJON, SAN DIEGO COUNTY, CALIFORNIA**

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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Townhomes Project, El Cajon, County of San Diego, California

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LIST OF ACRONYMS

APE	Area of Potential Effect
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information Center
CHPI	California Point of Historical Interest
CRHR	California Register of Historic Resources
CSHL	California State Historical Landmark
DPPH	Directory of Professionals in Public History
DPR	California Department of Parks and Recreation
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
RPA	Register of Professional Archaeologists
RPO	County of San Diego Resource Protection Ordinance
SCIC	South Coastal Information Center

EXECUTIVE SUMMARY

This report is an evaluation of the built environment resources at 1104, 1112, 1118, 1132, and 1136 N Anza Street in the Bostonia neighborhood of El Cajon, San Diego County, California, for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historic Resources (Local Register), and the County of San Diego Resource Protection Ordinance (RPO). The report has been prepared in accordance with the California Environmental Quality Act (CEQA) prior to the redevelopment of five parcels (APN 484-092-31-00, 484-092-33-00, 484-092-34-00, 484-092-35-00, and 484-291-01-00) which would result in the demolition of five single-family residences and their associated outbuildings. This report follows the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b). The results of this evaluation will assist the County in determining the direct construction impacts to resources.

PanGIS, Inc., evaluated five single-family residences and their associated outbuildings at the project site that were potentially historically significant because of their age. The historic resources survey and assessment was conducted on March 15, 2018.

The resources at 1104, 1112, 1118, 1132, and 1136 N Anza Street are recommended not eligible for the CRHR and the Local Register, nor do they meet the qualifications as historical resources pursuant to CEQA or the RPO. As these structures are not recommended as historically important, the Project will not result in a significant adverse impact, and therefore the effects of the Project on the built environment resources addressed in this report are proposed as not significant. The results of this evaluation will assist the County in determining the direct construction impacts to these resources.

1.0 INTRODUCTION

This historical assessment was prepared to determine the historical and architectural significance of potential historic resources located at 1104, 1112, 1118, 1132, and 1136 N Anza Street in the Bostonia neighborhood of El Cajon, San Diego County, California. Section 21084.1 of CEQA defines a historic resource as any resource listed in, or eligible for listing in, the CRHR. These resources are not listed in the California Register of Historical Resources (CRHR); are not California Historical Points of Interest (CHPI); are not California State Historical Landmarks (CSHL); are not listed on the National Register of Historic Places (NRHP); and are not components of a historic district.

The potential historic resources at 1104, 1112, 1118, 1132, and 1136 N Anza Street were evaluated in accordance with the California Environmental Quality Act (CEQA), the County of San Diego's Resource Protection Ordinance (RPO), Local Register, and CRHR guidelines. This chapter of the report provides a project description, a historical context for the property, and a summary of the applicable regulations and criteria for evaluation of resource importance. Chapter 2 addresses the guidelines for determining significant environmental impacts. Chapter 3 is an analysis of project effects, including research methods and architectural descriptions of the historic resources. Chapter 4 details the historical evaluation and potential for significant impacts, followed by the evaluation of effects in Chapter 5. The California Department of Parks and Recreation (DPR) 523 site record forms for the resources are provided in Appendix A, a record search from the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) is in Appendix B, and resumes of key personnel are found in Appendix C.

1.1 Project Description

This project is located in the Bostonia neighborhood of El Cajon, in southwestern San Diego County, California (Figure 1). The Project's direct Area of Potential Effect (APE) is confined to the parcel boundaries (484-092-31-00, 484-092-33-00, 484-092-34-00, 484-092-35-00, and 484-291-01-00), as shown on the El Cajon USGS 7.5-minute quadrangle map (Figure 2). The properties are located at 1104, 1112, 1118, 1132, and 1136 N Anza Street, on the west side of N Anza Street north of Broadway (Figure 3). The Project is in a suburban setting, surrounded by single- and multi-family residential, commercial, and civic development.

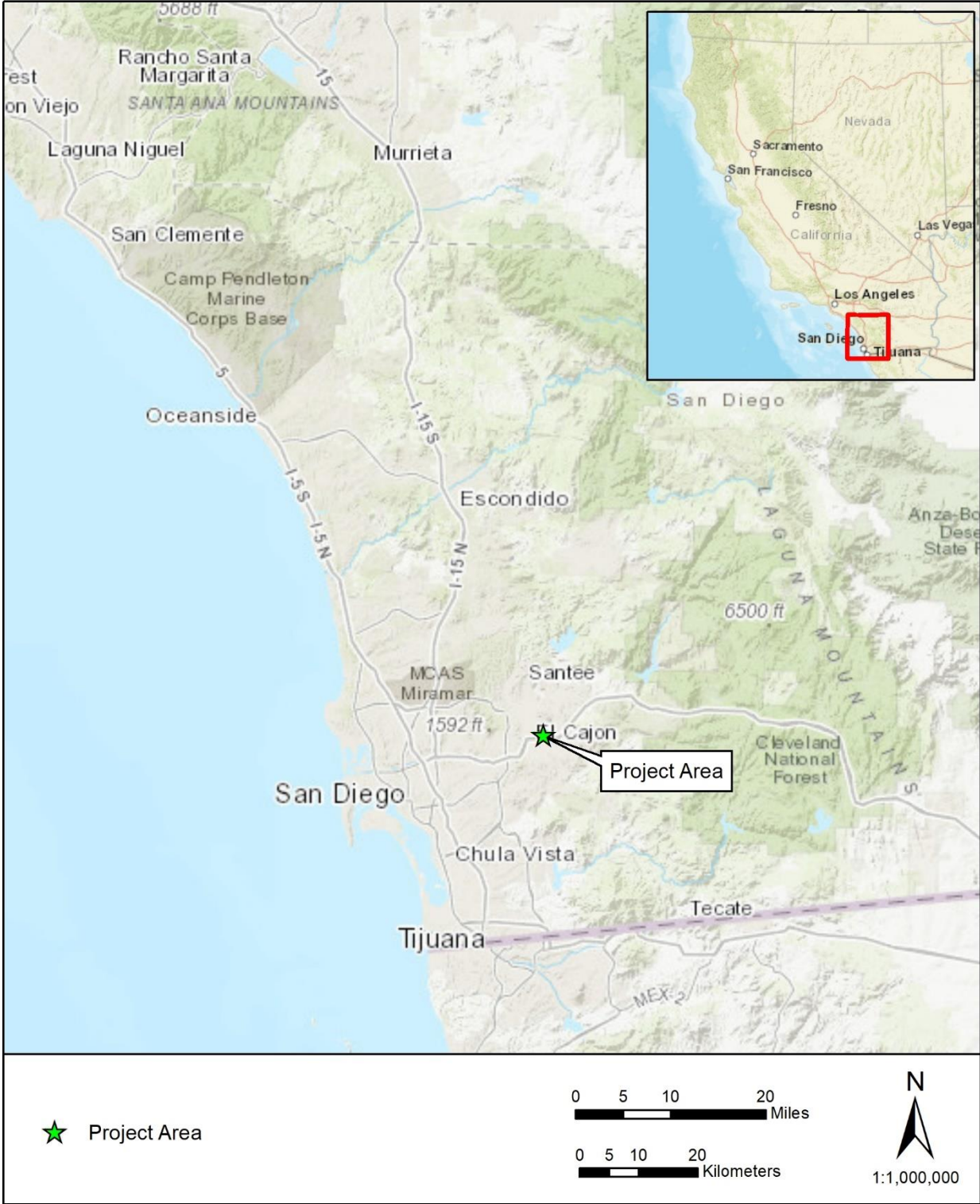


Figure 1. Regional Vicinity Map

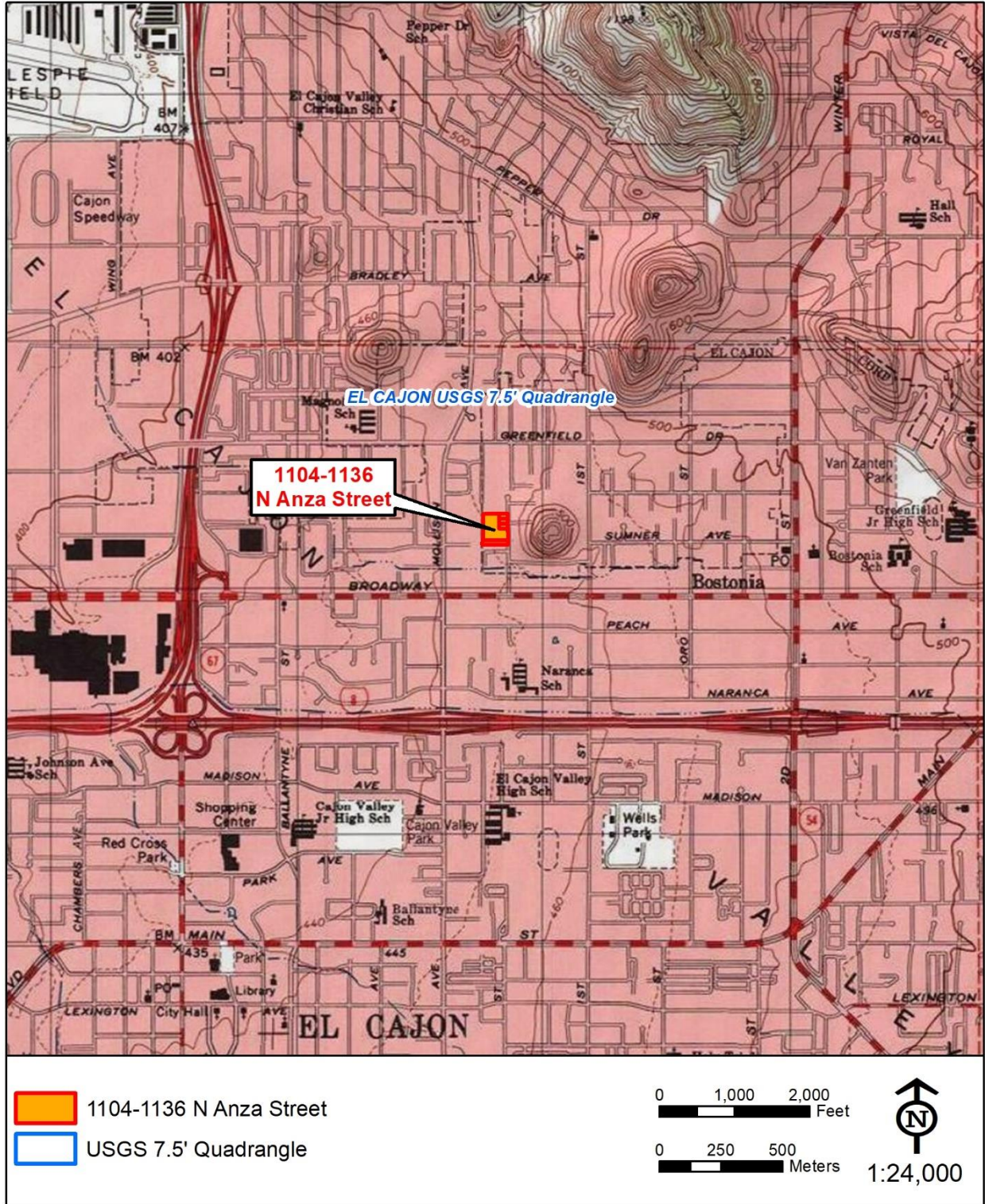


Figure 2 . Project Location Map



Figure 3. Aerial photo of Project location showing structures and parcel boundaries

The Project proposes to demolish the five existing single-family residences and associated outbuildings and replace them with 39 residential units in a four-plex, six-plex, and seven-plex building configuration. The units will be two stories high with attached garages at street level. Additional proposed development within the 3.176 -acre footprint includes utility connections, landscaping including three open-space areas for passive recreation, and a U-shaped paved drive with additional parking spaces. The proposal calls for a 50-foot setback from N Anza Street, with all units facing the U-shaped driveway.

On March 15, 2018, PanGIS, Inc. conducted an intensive-level survey of the structures at the project site, which are potentially historically significant because of their age. This survey and subsequent report were completed in accordance with the *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a) and *Report Format and Content Guidelines* (County of San Diego 2007b), the RPO, Section 21083.2 of CEQA, and the San Diego County CEQA Guidelines. This report addresses the direct construction impacts to resources and proposes a determination as to impact severity as outlined in Section 4.2 of *County of San Diego Guidelines for Determining Significance*.

1.2 Existing Conditions

The existing environmental and cultural setting of the APE are described below.

1.2.1 Environmental Setting

Natural

The APE is in a relatively flat foothill valley within a developed suburban area in southwestern San Diego County. The APE is in Bostonia, an unincorporated area adjacent to the north of the City of El Cajon. The APE is approximately one mile northeast of downtown El Cajon and 10 miles northeast of downtown San Diego. Elevation within the APE is approximately 450 feet above mean sea level. No significant features, such as rock outcrops, native vegetation, or steep slopes, occur within the APE; however, a small unnamed granite knob of approximately 150-foot height is approximately 600 feet east of the APE.

The region straddles the Mediterranean and semi-arid climate zones, with warm summers, cool winters, and average rainfall of 19 inches annually. The landscape within the Project vicinity has been subjected to extensive modification, including grading, levelling, and removal of native vegetation. Current land use consists of low-density single-family residences. Most front yards have concrete or asphalt pavement and non-native landscaping. Native vegetation in back yards has been cleared and replaced with non-native grass or left as bare dirt.

Cultural

Mission and Rancho Periods

During the Mission Period, the El Cajon Valley was used for grazing cattle, raising pigs, and farming beans, corn, and grapes in support of Mission San Diego de Alcalá. After Mexican Independence in 1821, most of the El Cajon Valley, comprising nearly 50,000 acres, was deeded to the Pedorena family as Rancho El Cajon. Agriculture was abandoned, and the land was used extensively for cattle grazing (Lay 1989).

American Period

Most of the Rancho was divided and sold in 1868, and development was slow, partially due to issues with the deed. Over the next two decades, small farms were developed in the area, originally growing wheat but later shifting to fruit trees and grapes. The climate was found to be exceptional for raisin production (City of El Cajon 2012).

Bostonia

In 1886, two farmers from Boston, Mr. Souther and Mr. Crosby, purchased 585 acres on the north side of El Cajon Valley. They established the largest raisin-producing operation in the valley, known as the Boston Ranch. A large orange grove and reservoir were also established on high ground to the north. The center of the ranch facilities was near present-day Broadway and 2nd Street, and included a large ranch house, a fountain for watering horse teams, a winery, a packing house, and various warehouses and barns. In 1894, a general store and post office were constructed, and the community was officially designated Bostonia. A church and dance hall were built in the following decade (Sperry nd).

El Cajon

In 1912, the community was incorporated as the City of El Cajon, with a population of approximately 200 across 1.25 square miles. Over the next three decades, El Cajon developed slowly in the pattern of other small rural western communities. Population in 1940 was 1,471. Some agricultural land was subdivided in 1919, but lot sales remained low through the 1920s and 1930s. A postwar suburban development boom brought the population to 5,600 in 1950 and 37,618 in 1960 (City of El Cajon 2012).

El Cajon has a current population over 100,000 and is the largest city in San Diego's East County. Bostonia is a Census-Designated Place that lies partly within the city limits of El Cajon and partly in an unincorporated area of San Diego County, with a population of 15,379 residents outside the City of El Cajon (Wikipedia 2017). The project APE lies just west of the boundary of the former Boston Ranch.

1.2.2 Record Search Results

Previous Studies

A search for archaeological and historical records through the California Historic Resources Inventory System (CHRIS) was completed by HELIX Archaeologist Dominique Diaz De Leon through the South Coastal Information Center (SCIC) on March 3, 2018 (RNID-4030). The search included a one-mile radius around the APE. No previous cultural resource reports have been completed for the APE. The record search results are included as Appendix B.

Previous Recorded Sites Adjacent to Study Area

No cultural resources or historic addresses have been previously recorded within or immediately adjacent to the APE.

1.3 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Bostonia, El Cajon, San Diego County, or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the CRHR, CEQA,

the County of San Diego's RPO, and the Local Register provide the guidance for making such a determination. The Project is in an unincorporated portion of San Diego County, outside the city limits of El Cajon, and is therefore not covered in the El Cajon Historic Preservation Inventory (SANDAG 1985) or subject to the El Cajon Historic Preservation Ordinance (Ord. 4950 § 3, 2010). The following sections detail the criteria that a resource must meet in order to be determined important.

1.3.1 California Register of Historical Resources (CRHR) Significance Criteria

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria. A site will be eligible if:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; and/or
4. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a "historical resource" at the discretion of the lead agency. Historical resources achieving significance within the past 50 years are considered for eligibility for the CRHR only if they meet special consideration. To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance.

All historical resources eligible for listing in the CRHR must retain integrity, which is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for nomination.

1.3.2 California Environmental Quality Act (CEQA)

According to CEQA (§15064.5a), the term "historical resource" includes the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
 - (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (b) Is associated with the lives of persons important in our past;
 - (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.
- (4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

1.3.3 County of San Diego Resource Protection Ordinance (RPO)

The County of San Diego's RPO protects significant cultural resources. The RPO defines "Significant Prehistoric or Historic Sites" as follows:

- 1) Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
 - (a) Formally determined eligible or listed in the NRHP by the Keeper of the National Register; or
 - (b) To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or
- 2) One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and
- 3) Any location of past or current sacred religious or ceremonial observances which is either:
 - (a) Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures or,
 - (b) Other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

1.3.4 San Diego County Local Register of Historic Resources

The Local Register is an authoritative listing and guide of historical resources located within the unincorporated area of the County of San Diego. It is used by local agencies, private groups, and citizens in identifying historical resources within the County and as a management tool for planning, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The Local Register defines a Historical Resource as an object, building, structure, site, landmark, area or place that is significant in terms of architectural, engineering, scientific, economic, agricultural, educational, social, political, archaeological, military, or cultural history.

The Local Register consists of historical resources that are listed automatically or are nominated by an application and listed after a public hearing process. Historical resources to be listed automatically in the Local Register include resources listed on the NRHP or CRHR. Historical resources that require nomination to be listed in the Local Register may be nominated by individuals, organizations, or governmental agencies. Resources that are to be listed in the Local Register must have owner approval prior to consideration for listing. These resources include local historical resources identified as significant during CEQA environmental review; historic districts; historical resources contributing to the significance of a nominated historic district; and designated or listed County landmarks.

The criteria for listing historical resources in the Local Register are consistent with those developed by the Office of Historic Preservation (OHP) for listing resources to the CRHR but have been modified for local use in order to include a range of historical resources which specifically reflect the history and prehistory of San Diego County. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource:

- (1) Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;
- (2) Is associated with the lives of persons important to the history of San Diego County or its communities;

- (3) Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

Under County guidelines for determining significance of cultural and historical resources, any site that yields information or has the potential to yield information is considered a significant site (County of San Diego 2007a:16). Unless a resource is determined to be “not significant” based on the criteria for eligibility described above, it will be considered a significant resource. If it is agreed to forego significance testing on cultural sites, the sites will be treated as significant resources and must be preserved through project design (County of San Diego 2007a:19).

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

As discussed in the *County of San Diego Guidelines for Determining Significance (2007a)*, any of the following will be considered a potentially significant environmental impact to cultural resources:

- 1) The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA guidelines. This shall include the destruction, disturbance, or any alteration of characteristics or elements of a resource that cause it to be significant in a manner consistent with the Secretary of Interior Standards.
- 2) The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
- 3) The project disturbs any human remains, including those interred outside of formal cemeteries.
- 4) The project proposes activities or uses damaging to significant cultural resources as defined by the RPO and fails to preserve those resources.

Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the State CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources. Guideline 3 is included because human remains must be treated with dignity and respect, and CEQA requires consultation with the “Most Likely Descendant” as identified by the Native American Heritage Commission for any project in which Native American human remains have been identified.

Guideline 4 was selected because the RPO requires that cultural resources be considered when assessing environmental impacts. Any project that would have an adverse impact (direct, indirect, or cumulative) on significant cultural resources as defined by this Guideline would be considered a significant impact. The only exception is scientific investigation.

All discretionary projects are required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites, as well as requirements listed in the Zoning Ordinance, General Plan, and the Grading, Clearing and Watercourse Ordinance (§87.429). Non-compliance would result in a project that is inconsistent with County standards.

3.0 ANALYSIS OF PROJECT EFFECTS

3.1 Methods

In accordance with CEQA requirements and CRHR guidelines, PanGIS identified resources that were constructed in 1968 or earlier within the APE. PanGIS Senior Historian Douglas Mengers performed archival and background research, conducted an intensive survey of the property, carried out a CRHR eligibility evaluation and integrity assessment of the historic resources observed in the project area, and authored this report. Mr. Mengers is listed on the Directory of Professionals in Public History and meets the Secretary of the Interior's Professional Qualification Standards for History (36 CFR Part 61). His resume is attached as Appendix C.

3.1.1 Archival Research

Research was focused on the identification and evaluation of historic-era resources. To determine the legal history of the property, documents from the Offices of the County Assessor, Recorder and Tax Collector were accessed at the San Diego County Administration Center. This included property ownership records, maps, property sales listings, historical Tax Collector information, and the online property index. Construction dates were obtained from parcel records where available and refined based on aerial photography. Historic maps of the project area reviewed include USGS quadrangle maps in 1:24,000 scale (1955 and 1966) and 1:62,500 scale (1893, 1901, 1903, 1939, 1942, and 1947), Sanborn Fire Insurance Maps (1890, 1907, 1911, and 1929), and the Plat Book of San Diego County (Alexander 1912). Aerial photographs consulted include 1928, 1953, 1964, 1966, and 1968 (NETROnline).

To develop the historical context of Bostonia and El Cajon, secondary sources were consulted including popular histories, government publications, and the document collection of the El Cajon Historical Society. To assist in the evaluation of the residential structures in the Project area, historic contexts related to suburban residential development at the national, state, and regional level were consulted. This included the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002), *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (Caltrans 2011), and the Los Angeles Citywide Historic Context Statement *The Ranch House, 1930-1975* (SurveyLA 2015). Additional information related to residential architecture was obtained from *A Field Guide to American Houses* (McAlester 2015).

3.1.2 Survey Methods

Douglas Mengers, PanGIS Senior Historian, visited the property on March 15, 2018, to conduct an intensive survey to document the historic-era structures in the APE. The exterior of each structure was examined and photographed; the property owners did not provide interior access. Field notes included information on architectural style and features, construction methods, modifications, and property condition. DPR 523 forms were created for each of the properties and are included as Appendix A.

3.1.3 Structures Assessment

Several factors were considered in the assessment of the properties at 1104, 1112, 1118, 1132, and 1136 N Anza Street, including: the construction history of the properties; the history of the surrounding area; the properties' relationship to local history; the properties' association with important people or

events; the design, style, and construction of the structures on the property and whether they are the work of a master architect or craftsman or possess high artistic value; whether and to what degree any structures have been modified since construction; and the current condition of the properties.

3.2 Results

3.2.1 Historic Resources

San Diego County Assessor records do not list ownership of parcels 484-092-31-00, 484-092-33-00, 484-092-34-00, 484-092-35-00, and 484-291-01-00 prior to the 1940s. The Anza Street area is not shown on Sanborn Fire Insurance Maps of 1890, 1907, 1911, or 1929. The 1912 San Diego County Plat Book shows the west side of Anza Street as Lot 12, El Cajon Subdivision, but does not indicate ownership or show any existing development (Alexander 1912).

1104 N Anza Street (P-37-037543)

This property is a late-1950s Postwar Minimal single-family residence with detached garage (Figure 4). The house, garage, and fenced yard sit on the west side of parcel 484-092-33-00, connected to N Anza Street by an asphalt drive. Parcel data does not indicate the date of construction; however, the structures are not present on the 1953 aerial, but are evident on the next available aerial from 1964 (NETROnline). This indicates a construction date of 1953–1963, and is likely the earlier part of that period based on architectural design (McAlester 2015).



Figure 4. 1104 N Anza Street house and garage, facing southwest; 3/15/2018

The two-bedroom house is square-shaped on a concrete raised foundation above an 18-inch crawlspace. It is of wood-framed construction with original wood-framed 1-over-1 sash windows; wood siding; an asphalt-shingle hip roof; concrete front porch and stairs under a roof extension; and concrete back patio/stairs under a corrugated-tin shed roof with wooden posts. A wood-framed two-car garage with pyramid hip roof and composite siding on a slab foundation is adjacent to the north, fronted by a poured slab parking apron.

Modern additions include wood playground equipment within a low-chain-link-fenced back yard, window-mounted air conditioning units, a basketball standard on the garage roof, and a steel pre-fabricated shed and pole-mounted satellite dish in the front yard. The structures appear to be in good condition and are currently occupied.

1112 N Anza Street (P-37-037544)

This property is a 1940s Minimal Traditional single-family residence with detached garage (Figure 5). The house and garage are on the east side of parcel 484-092-33-00, fronting N Anza Street. Parcel data does not indicate the date of construction; however, the structures are present on a 1953 aerial photograph (NETROnline). Architectural design and aerial photography indicate a likely construction date of 1945–1953 (Caltrans 2011).



Figure 5. 1112 N Anza Street house and garage, facing southwest; 3/15/2018

The two-bedroom/one-bath rectangular house sits on a concrete slab foundation. It is of wood-frame construction with two original wood-framed 1-over-1 sash windows per side and a tar-shingled front-

1118 N Anza Street Townhomes Project HRER

gable roof with gabled porch extension; modern composite siding over original wood siding; and a back patio slab extension under a corrugated-fiberglass shed roof on wood posts. The detached two-car garage and workshop with end-gabled roof sits on a separate slab foundation. It has composite siding on a wood frame; 1-over-1 sash windows on the south and east. The entire area between 1112 and 1118 to the north is an asphalt-paved parking apron.

Modern additions include one replacement aluminum window, a large pole-mounted television antenna, and a well in the back yard with a modern pump and wooden top structure. The house is in fair to poor condition with plywood-covered windows, cracked siding and slabs, and rotted rafter tails. It does not appear to be currently occupied.

1118 N Anza Street (P-37-037545)

This property is an early 1950s ranch-style single-family residence with detached garage (Figure 6). The house is on the east side of parcel 484-092-31-00, fronting N Anza Street; the garage is in the southwest corner of the parcel, extending into parcel 484-092-33-00. Parcel data indicates the house was constructed in 1954; however, the structures are present on a 1953 aerial photograph (NETROnline). Construction of both structures was likely 1953.



Figure 6. 1118 N Anza Street house and garage, facing northwest; 3/15/2018

The three bedroom/one-and-a-half bath one-story L-shaped ranch house sits on a raised foundation. It is of wood-frame construction with 1-by-1 aluminum windows; a composite-shingled side-gable roof with end-gable on the rear-facing “L” and 12 to 18-inch eaves; a concrete slab porch under a roof extension flanked by two mature orange trees; and a concrete slab patio under a shed roof extension. Most of the house has vertical wood plank siding with furring; the south wall has cedar shingle siding above irregular stone cladding. An adjacent detached two-door four-car garage is of similar construction, end-gabled, with a steel-frame shed-roofed bare dirt patio behind. The north end of the street-facing “L” is possibly a 1966–1968 extension, as indicated in aerial photographs (NETROnline).

Modern additions include a wood octagonal hot tub enclosure with a pyramid roof adjacent to the back patio, a steel-frame RV port adjacent to the garage, and a hedge and low chain-link fence surrounding the front yard. The property appears in good condition and is currently occupied.

1132 N Anza Street (P-37-037546)

This resource is a 1945 Postwar Minimal single-family residence with detached garage (Figure 7). The house is on the east half of parcel 484-092-35-00, fronting N Anza Street, with the garage behind to the west. Parcel data indicates the house was constructed in 1945.



Figure 7. 1132 N Anza Street house and garage, facing northwest; 3/15/2018

The three-bedroom/one-bathroom one-story T-shaped house is set on two foundations: the street-facing wing on a concrete slab and the perpendicular wing on a raised foundation. Each wing has a front entrance. The house is of wood-frame construction with aluminum windows in front, including a corner window with support; 1-over-1 sash windows in rear; and a full-height glass wall facing the back patio. It has a composite-shingled side-gable roof with an end-gable on the perpendicular wing and 8 to 12-inch eaves; a concrete slab porch and stairs under short roof extension; a concrete slab patio under a corrugated-tin shed roof extension; and composite shingle siding, with shiplap in the gables. A detached two-car garage of wood-frame construction is behind the house. It is end-gabled with an open front; the north side consists of posts only; full-height plywood storage cabinets form the back wall. Composite shingle siding covers the south wall and gable. The roof is modern steel with a large eave. Two mature cypress trees are on the north side of the house.

1118 N Anza Street Townhomes Project HRER

Modern additions include a low chain-link fence around the front and back yards. The front yard is heavily landscaped and well maintained. The house is in good exterior condition, with some rotted or replaced trim and casing, and is currently occupied.

1136 N Anza Street (P-37-037547)

This resource is an early-1950s Postwar Minimal single-family residence with attached garage (Figure 8). It is in the center of parcel 484-092-35-00, fronting N Anza Street. Parcel data indicates the house was constructed in 1955; however, the structures are present on a 1953 aerial photograph (NETROnline). Construction was likely 1953.



Figure 8. 1136 N Anza Street house and garage, facing west; 3/15/2018

The one-story asymmetric house contains three bedrooms and one bathroom. It has a modern composite-shingle hip roof with ridge and minimal eaves; a raised foundation; poured concrete porch/steps under small roof extension; modern aluminum 6-over-6 sash windows with metal awnings; and a rear utility room extension with open back above a crib wall under shed roof. The attached two-car garage sits on a concrete slab and has an end-gabled composite-shingle roof and a rear crib-walled patio under a shed roof. The house and garage are of wood-frame construction with stucco siding on house and garage, with vertical wood paneling on the extensions. Two mature cypress trees flank the front porch.

Modern additions include the roof, windows, and rear extensions. Non-native plantings line the front yard, with a low chain-link fence front and back. The house is in good exterior condition with recent roof and trim paint and is currently occupied.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The NRHP guidelines for requirements of age, criteria of significance, and historic integrity were used to assess the eligibility of surveyed resources, with reference to the California Office of Historic Preservation's *Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)* (OHP nd). The NRHP eligibility evaluation was conducted in accordance with the *Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, and Historical Documentation* (NPS 1983) and *National Register Bulletin 15 How to Apply the National Register Criteria for Evaluation* (NPS 2002), as established in 36 CFR 800.4. As set forth in Bulletin 15, the process of evaluation includes the following steps:

- 1) Categorize the property. A property must be classified as a district, site, building, structure, or object.
- 2) Determine which prehistoric or historic context(s) the property represents. A property must possess significance in American history, architecture, archaeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
- 3) Determine whether the property is significant under the National Register Criteria. This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
- 4) Determine if the property represents a type usually excluded from the National Register. If so, determine if it meets any of the Criteria Considerations.
- 5) Determine whether the property retains integrity. Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

As single-family residences, 1104, 1112, 1118, 1132, and 1136 N Anza Street are best classified as buildings. As Postwar Minimal and Ranch houses in suburban Southern California, they can best be evaluated in a context of postwar suburban residential development. Appropriate national, state, and regional historical contexts for these types of residential architecture have previously been developed, including the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland 2002), *Tract Housing in California, 1945–1973: A Context for National Register Evaluation* (Caltrans 2011), and the Los Angeles Citywide Historic Context Statement *The Ranch House, 1930–1975* (SurveyLA 2015).

1104, 1112, 1118, 1132, and 1136 N Anza Street do not represent a property type usually excluded from the National Register. They are not religious properties; have not been removed from their original location; are not the birthplace or grave of a historical figure; are not a cemetery; are not reconstructed buildings; are not commemorative in intent; and have not achieved significance within the past 50 years. Significance and integrity aspects for 1104, 1112, 1118, 1132, and 1136 N Anza Street are addressed in detail below.

4.1.1 California Register of Historical Resources Significance Evaluation

Eligibility

While the properties have played a general role in the postwar population boom and residential development of El Cajon, they do not appear to be directly associated with events that have made significant contributions to the history of the area. Therefore, 1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are recommended ineligible for the CRHR under Criterion 1.

Although the Bronson family have occupied the properties from original construction to the present, they are not known to have influenced the history of the area. In addition, properties associated with living persons are usually not eligible for inclusion in the National Register. Therefore, 1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are recommended ineligible for the CRHR under Criterion 2.

The single-family residences are modest examples of Postwar Minimal and Ranch styles and are not unique or outstanding examples of their type. They do not appear to be the work of a master architect or craftsman or possess high artistic value. Therefore, 1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are recommended ineligible for the CRHR under Criterion 3.

The residences are common property types that have not yielded, and are not likely to yield, important information about history or prehistory that is not available through historic research. Therefore, 1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are not recommended as eligible under Criterion 4.

Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Evaluation of integrity for 1104, 1112, 1118, 1132, and 1136 N Anza Street are detailed below.

LOCATION: 1104, 1112, 1118, 1132, and 1136 N Anza Street retain integrity of location. The residences and garages are in their constructed location.

DESIGN: 1104, 1112, 1118, 1132, and 1136 N Anza Street retain integrity of design. The houses and garages maintain their spatial relationships. Even with the addition of modern sheds, RV port, fencing, and landscaping, the property's historic function is apparent.

SETTING: 1104, 1112, 1118, 1132, and 1136 N Anza Street retain integrity of setting. Even with the addition of multi-family residential units in the surrounding area, the basic physical conditions under which the properties themselves were built remain, and the properties still retain the character of postwar suburban development.

MATERIALS: 1104, 1112, 1118, 1132, and 1136 N Anza Street do not retain integrity of materials. While all of the structures retain most of their original construction materials and modifications to 1104 N

Anza Street are minimal, modern additions to 1112 N Anza Street (siding, replacement window), 1118 N Anza Street (rear addition), 1132 N Anza Street (windows), and 1136 N Anza Street (rear additions) are significant and no longer reveal the construction preferences of those who built the structures or the materials available during the period of significance.

WORKMANSHIP: 1104, 1112, 1118, 1132, and 1136 N Anza Street retain integrity of workmanship. Even with modern additions and material replacements, the structures still present evidence of postwar construction methods.

FEELING: 1104, 1112, 1118, 1132, and 1136 N Anza Street do not retain integrity of feeling. The construction of late 20th and early 21st century multi-family residential units surrounding the property have resulted in the loss of aesthetic and historic sense of low-density postwar suburban residential development in El Cajon.

ASSOCIATION: 1104, 1112, 1118, 1132, and 1136 N Anza Street retain integrity of association. Even with modern additions and modifications, the properties still retain association with postwar suburban residential development.

1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are recommended ineligible for the CRHR under Criterion 1 through 4. Additionally, the resources do not retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

4.1.2 California Environmental Quality Act Significance Criteria Evaluation

1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) do not qualify as historical resources under the terms of CEQA, as they do not meet any of the definitions set forth by CEQA. 1104, 1112, 1118, 1132, and 1136 N Anza Street are not listed, or determined to be eligible for listing, on the CRHR; are not included in a local register or identified as significant in an historical resource; nor are they determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

4.1.3 San Diego County Local Register of Historical Resources Evaluation

1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are recommended ineligible for the Local Register under Criteria 1 through 4, following the reasons outlined in the preceding section regarding eligibility under comparable CRHR criteria.

4.1.4 County of San Diego Resource Protection Ordinance Evaluation

1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) do not qualify as significant historic resources under the RPO, as they do not meet any of the definitions set forth by the RPO. 1104, 1112, 1118, 1132, and 1136 N Anza Street are not formally determined eligible or listed in the NRHP, have not been given an “H” designator, and are not one-of-a-kind, locally unique, or regionally unique cultural resources that contain a significant volume and range of data or materials.

4.2 Impact Identification

The Project proposes the demolition of all structures at 1104, 1112, 1118, 1132, and 1136 N Anza Street, to be replaced with 39 residential duplex housing units. 1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are recommended as not eligible for listing in the CRHR or the Local Register. Moreover, they do not qualify as significant historic sites under the RPO, nor as historic resources under CEQA provisions. As 1104, 1112, 1118, 1132, and 1136 N Anza Street (P-37-037543, P-37-037544, P-37-037545, P-37-037546, and P-37-037547) are not recommended as historically important, the Project will not result in a significant adverse impact on the built environment resources addressed in this report.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Effects Found Not to be Significant

As the Project will not result in a significant adverse impact on the built environment resources addressed in this report, the effects of the Project are proposed to be not significant.

6.0 REFERENCES

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2017 *Bostonia, California*. Revised December 5, 2017. Accessed on April 13, 2018 at https://en.wikipedia.org/wiki/Bostonia,_California.

7.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

Richard Carrico (Recuerdos Research): San Diego County CEQA Consultant – Historic Resources, conducted technical review of the report.

Douglas Mengers (PanGIS, Inc.): Acted as senior historian, conducted the archival and contextual research, led the intensive survey, conducted the evaluation, prepared the historic context and site-specific history, prepared the site forms, and prepared the technical report.

Dominique Diaz De Leon (HELIX Environmental Planning): Conducted the CHRIS records search.

APPENDICES

Appendix A - DPR 523 Forms

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-037543

HRI #

Trinomial

NRHP Status Code 6Z – Ineligible through survey evaluation

Other

Listings

Review Code 6Z Reviewer D. Mengers; PanGIS, Inc. Date 3/15/2018

Page 1 of 5

*Resource Name or #: 1104 N Anza Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad El Cajon Date 1975 T/R Unsectioned portion of El Cajon Land Grant

c. Address 1104 N Anza St City El Cajon Zip 92021

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 484-092-33-00

*P3a. **Description:** Late 1950s vernacular single-family residence with detached garage. Two-bedroom square-shaped house on raised foundation above 18" crawlspace; wood-frame construction with original wood-framed 1-over-1 sash windows; asphalt-shingle hip roof; concrete front porch/stairs under roof extension; concrete back patio/stairs under corrugated-tin shed roof with wooden posts. Wood-framed two-car garage with pyramid hip roof on slab foundation. Poured slab driveway and asphalt drive. Modern additions include wood playground equipment within low chain-link-fenced back yard, window A/C units, basketball standard on garage roof, steel pre-fab shed in front yard, satellite dish in yard.

*P3b. **Resource Attributes:** HP2. Single family property

*P4. **Resources Present:** Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1104 N Anza house and garage, facing SW; 3/15/2018

*P6. **Date Constructed/Age and Source:**

Historic Prehistoric Both
1953-1963

*P7. **Owner and Address:**

Bronson Family Trust 06-07-99
1118 N Anza Street
El Cajon, CA 92021

*P8. **Recorded by:** D. Mengers, M.A.
RPA, DPPH; PanGIS, Inc.; San
Diego, CA

*P9. **Date Recorded:** 3/15/2018

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Mengers, Doug (2018) Historic Resources Evaluation Report for the 1118 N Anza Street Project, El Cajon, San Diego County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR523k Sketch Map



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1104 N Anza St

*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Postwar Minimal

*B6. Construction History: House and garage constructed 1953-1963 (NETROnline)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Two-car detached garage, similar age and construction; corrugated-tin shed roof over rear patio; poured concrete slab patios, stairs, and parking apron.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Suburban Residential Development Area El Cajon

Period of Significance 1945-1960 Property Type Single-family residence

Applicable Criteria N/A

1104 N Anza St is NOT ELIGIBLE for the CRHR under Criteria 1-4 or the Local Register in context of El Cajon postwar suburban development: it is not associated with significant events; Bronson family not known to have influenced the history of the area; is a modest example of its type and not the work of a master; and is a common property type not likely to yield important information. Retains integrity of Location, Design, Setting, Materials, Workmanship, and Association; does not retain integrity of Feeling.

B11. Additional Resource Attributes: (List attributes and codes) (HP2)--Single family property

***B12. References:**

Caltrans (2011) *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. California Department of Transportation: Sacramento, CA.

McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope (2002) *Suburbanization of Metropolitan Areas in the United States, 1830-1960*. National Park Service: Washington, DC.

B13. Remarks: Survey associated with proposal to destroy resource and construct duplex housing development across 2.75 acres.

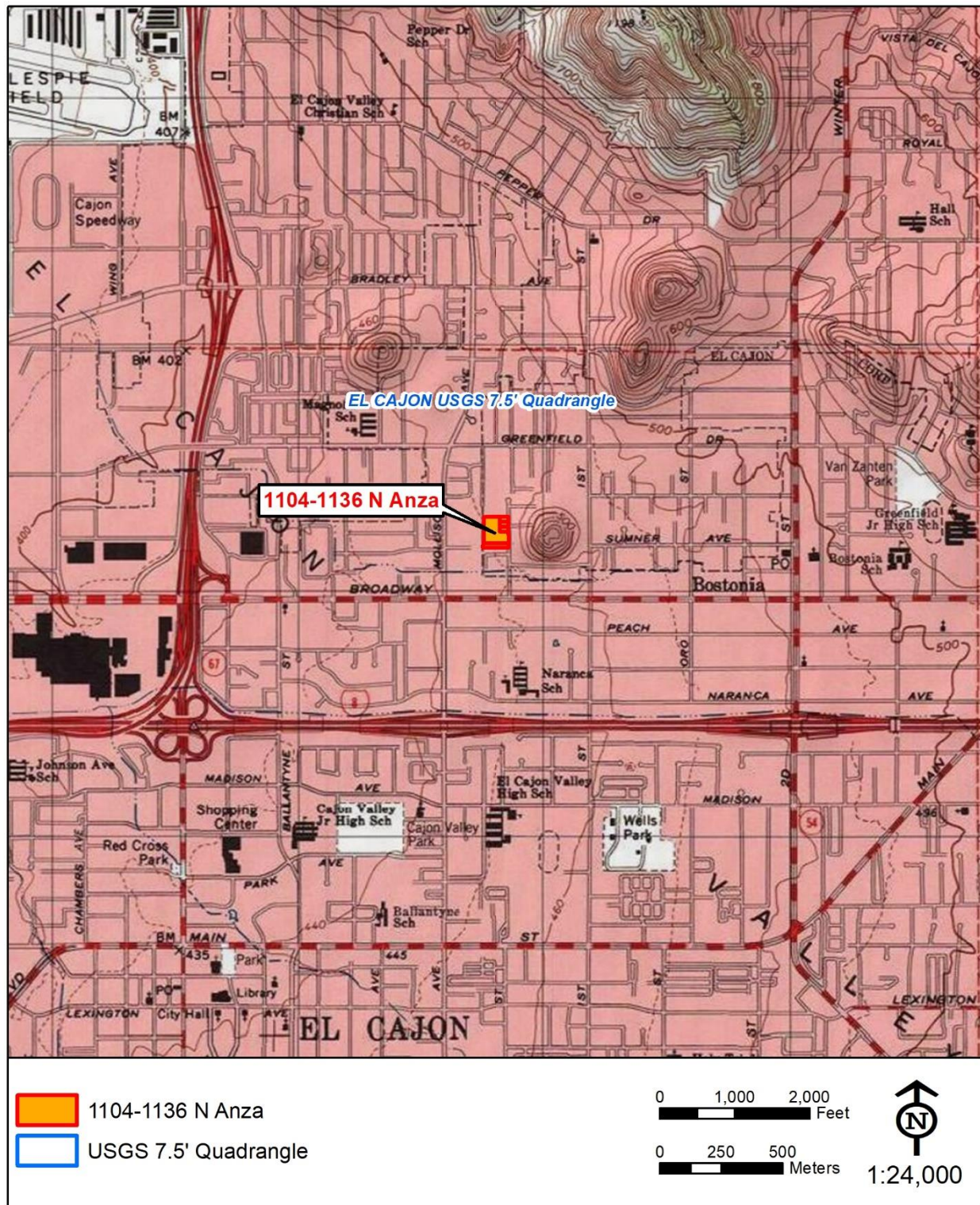
*B14. Evaluator: D. Mengers, M.A., RPA, DPPH

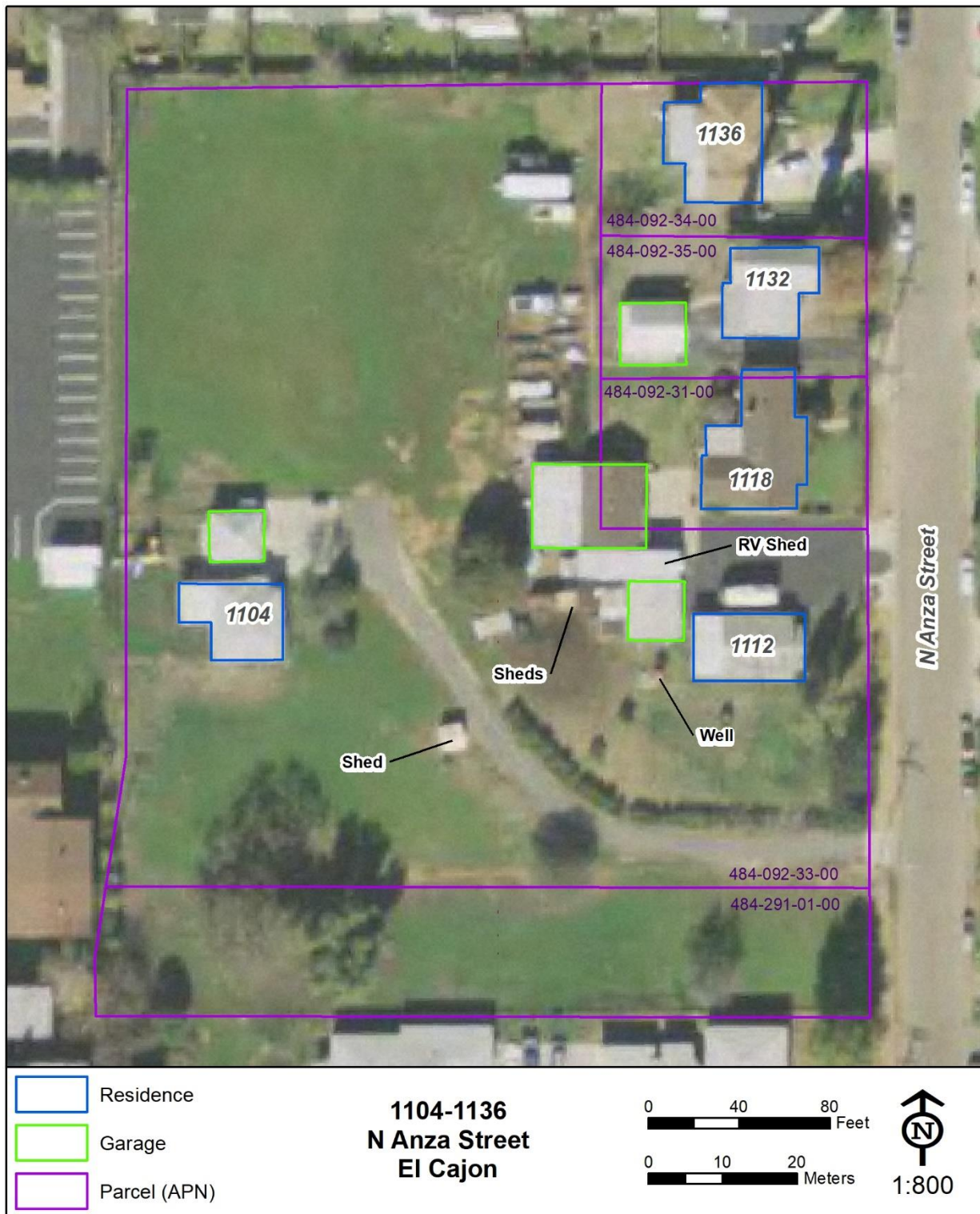
*Date of Evaluation: 3/15/2018

(Sketch Map with north arrow required.)

See page 4 for Sketch Map

(This space reserved for official comments.)





CONTINUATION SHEET

Property Name: 1104 N Anza Street

Page 5 of 5



Figure 1. 1104 N Anza Street entrance, facing west; 3/15/2018



Figure 2. 1104 N Anza Street back yard, facing southeast; 3/15/2018

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-037544

HRI #

Trinomial

NRHP Status Code **6Z** – Ineligible through survey evaluation

Other

Listings

Review Code 6Z Reviewer D. Mengers; PanGIS, Inc. Date 3/15/2018

Page 1 of 5

*Resource Name or #: 1112 N Anza Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad El Cajon Date 1975 T/R Unsectioned portion of El Cajon Land Grant

c. Address 1112 N Anza St City El Cajon Zip 92021

d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN

e. Other Locational Data: APN 484-092-33-00

*P3a. Description: 1940s vernacular 2BR/1BA single-family residence with detached garage. Two-bedroom rectangular house on concrete slab foundation; wood-frame construction with original wood-framed 1-over-1 sash windows, two per side; tar-shingled front-gable roof with gabled porch extension; modern composite siding over original wood siding; back patio slab extension under corrugated fiberglass shed roof on wood posts. Detached two-car garage and workshop with end-gabled roof on slab foundation; composite siding on wood frame; 1-over-1 sash windows on south and east (one replaced with aluminum). Asphalt drive. Well in back yard with modern pump and structure. Fair to poor condition with plywood-covered windows, cracked siding and slabs, and rotted rafter tails.

*P3b. Resource Attributes: HP2. Single family property

*P4. Resources Present: Building

Structure Object Site District

Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1112 N Anza house and garage, facing SW; 3/15/2018

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1945-1953

*P7. Owner and Address:

Bronson Family Trust 06-07-99

1118 N Anza Street

El Cajon, CA 92021

*P8. Recorded by: D. Mengers, M.A.

RPA, DPPH; PanGIS, Inc.; San

Diego, CA

*P9. Date Recorded: 3/15/2018

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Mengers, Doug (2018) Historic Resources Evaluation Report for the 1118 N Anza Street Project, El Cajon, San Diego County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): DPR523k Sketch Map



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1112 N Anza St *NRHP Status Code 6Z
Page 2 of 5

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Postwar Minimal

*B6. Construction History: House and garage constructed prior to 1953 (NETROnline)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Two-car detached garage/workshop, similar age and construction; corrugated-tin shed roof over rear patio; poured concrete slab porch and patio. Modern well head and pump behind patio. Several pre-fab steel sheds behind garage.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Suburban Residential Development Area El Cajon
Period of Significance 1945-1960 Property Type Single-family residence
Applicable Criteria N/A

1112 N Anza St is NOT ELIGIBLE for the CRHR under Criteria 1-4 or the Local Register in context of El Cajon postwar suburban development: it is not associated with significant events; Bronson family not known to have influenced the history of the area; is a modest example of its type and not the work of a master; and is a common property type not likely to yield important information. Retains integrity of Location, Design, Setting, Workmanship, and Association; does not retain integrity of Materials or Feeling.

B11. Additional Resource Attributes: (List attributes and codes) (HP2)--Single family property

*B12. References:
Caltrans (2011) *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. California Department of Transportation: Sacramento, CA.
McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope (2002) *Suburbanization of Metropolitan Areas in the United States, 1830-1960*. National Park Service: Washington, DC.

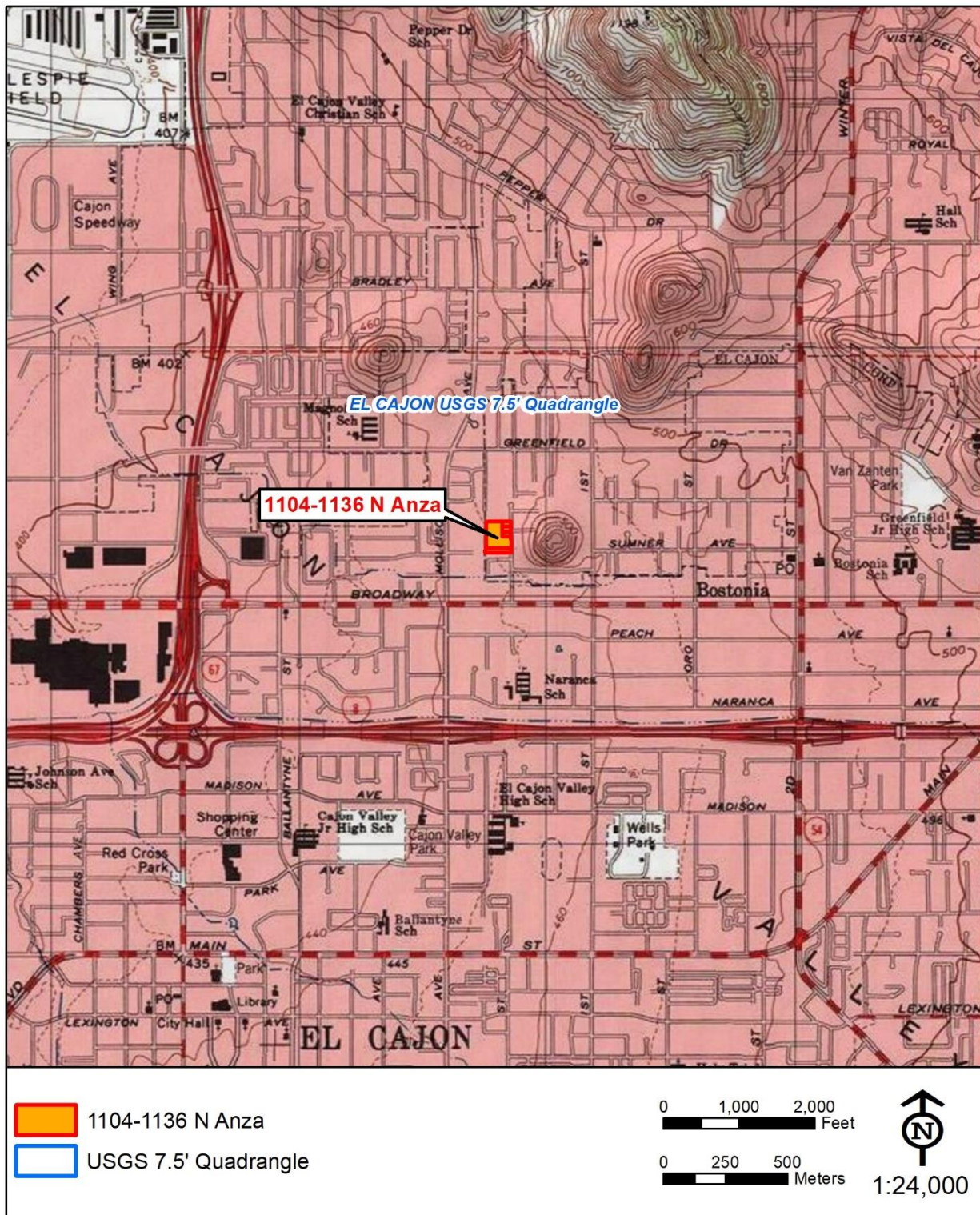
B13. Remarks: Survey associated with proposal to destroy resource and construct duplex housing development across 2.75 acres.

*B14. Evaluator: D. Mengers, M.A., RPA, DPPH
*Date of Evaluation: 3/15/2018

(Sketch Map with north arrow required.)

See page 4 for Sketch Map

(This space reserved for official comments.)





-  Residence
-  Garage
-  Parcel (APN)

**1104-1136
N Anza Street
El Cajon**



CONTINUATION SHEET

Property Name: 1112 N Anza Street

Page 5 of 5



Figure 1. 1112 N Anza Street back & well, facing northeast; 3/15/2018



Figure 2. 1112 N Anza Street interior front porch, facing SE; 3/15/2018

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-037545

HRI #

Trinomial

NRHP Status Code **6Z** – Ineligible through survey evaluation

Other

Listings

Review Code 6Z Reviewer D. Mengers; PanGIS, Inc. Date 3/15/2018

Page 1 of 5

*Resource Name or #: 1118 N Anza Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad El Cajon Date 1975 T/R Unsectioned portion of El Cajon Land Grant

c. Address 1118 N Anza St City El Cajon Zip 92021

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: APN 484-092-31-00

*P3a. Description: 1954 vernacular 3BR/1.5BA single-family residence with detached garage. One-story L-shaped ranch house on raised foundation; wood-frame construction with 1-by-1 aluminum windows; composite-shingled side-gable roof with end-gable on rear-facing "L", 12-18" eaves; concrete slab porch under roof extension flanked by two mature orange trees; concrete slab patio under shed roof extension; vertical wood plank siding with furring; south wall has cedar shingle siding above irregular stone cladding. Detached two-door four-car garage of similar construction, end-gabled, with steel-frame shed-roofed bare dirt patio behind. North end of street-facing "L" is possibly 1966-68 extension (NETROnline). Modern additions include wood octagonal hot tub enclosure with pyramid roof adjacent to back patio, steel-frame RV port adjacent to garage, and hedge and low chain-link fence surrounding front yard.

*P3b. Resource Attributes: HP2. Single family property

*P4. Resources Present: Building

Structure Object Site District

Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1118 N Anza house entrance, facing S; 3/15/2018

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1954

*P7. Owner and Address:

Bronson Family Trust 06-07-99

1118 N Anza Street

El Cajon, CA 92021

*P8. Recorded by: D. Mengers, M.A.

RPA, DPPH; PanGIS, Inc.; San

Diego, CA

*P9. Date Recorded: 3/15/2018

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Mengers, Doug (2018) Historic Resources Evaluation Report for the 1118 N Anza Street Project, El Cajon, San Diego County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): DPR523k Sketch Map



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1118 N Anza St *NRHP Status Code 6Z
Page 2 of 5

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

*B6. Construction History: House and garage constructed 1953-54 (SD County, NETROnline)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Four-car detached garage, similar age and construction; corrugated-tin shed roof over garage patio; poured concrete slab porch and patio. Modern word octagonal hot tub enclosure adjacent to patio. Steel-frame RV port adjacent to garage

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Suburban Residential Development Area El Cajon
Period of Significance 1945-1960 Property Type Single-family residence
Applicable Criteria N/A

1118 N Anza St is NOT ELIGIBLE for the CRHR under Criteria 1-4 or the Local Register in context of El Cajon postwar suburban development: it is not associated with significant events; Bronson family not known to have influenced the history of the area; is a modest example of its type and not the work of a master; and is a common property type not likely to yield important information. Retains integrity of Location, Design, Setting, Workmanship, and Association; does not retain integrity of Materials or Feeling.

B11. Additional Resource Attributes: (List attributes and codes) (HP2)--Single family property

***B12. References:**

Caltrans (2011) *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. California Department of Transportation: Sacramento, CA.
McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope (2002) *Suburbanization of Metropolitan Areas in the United States, 1830-1960*. National Park Service: Washington, DC.

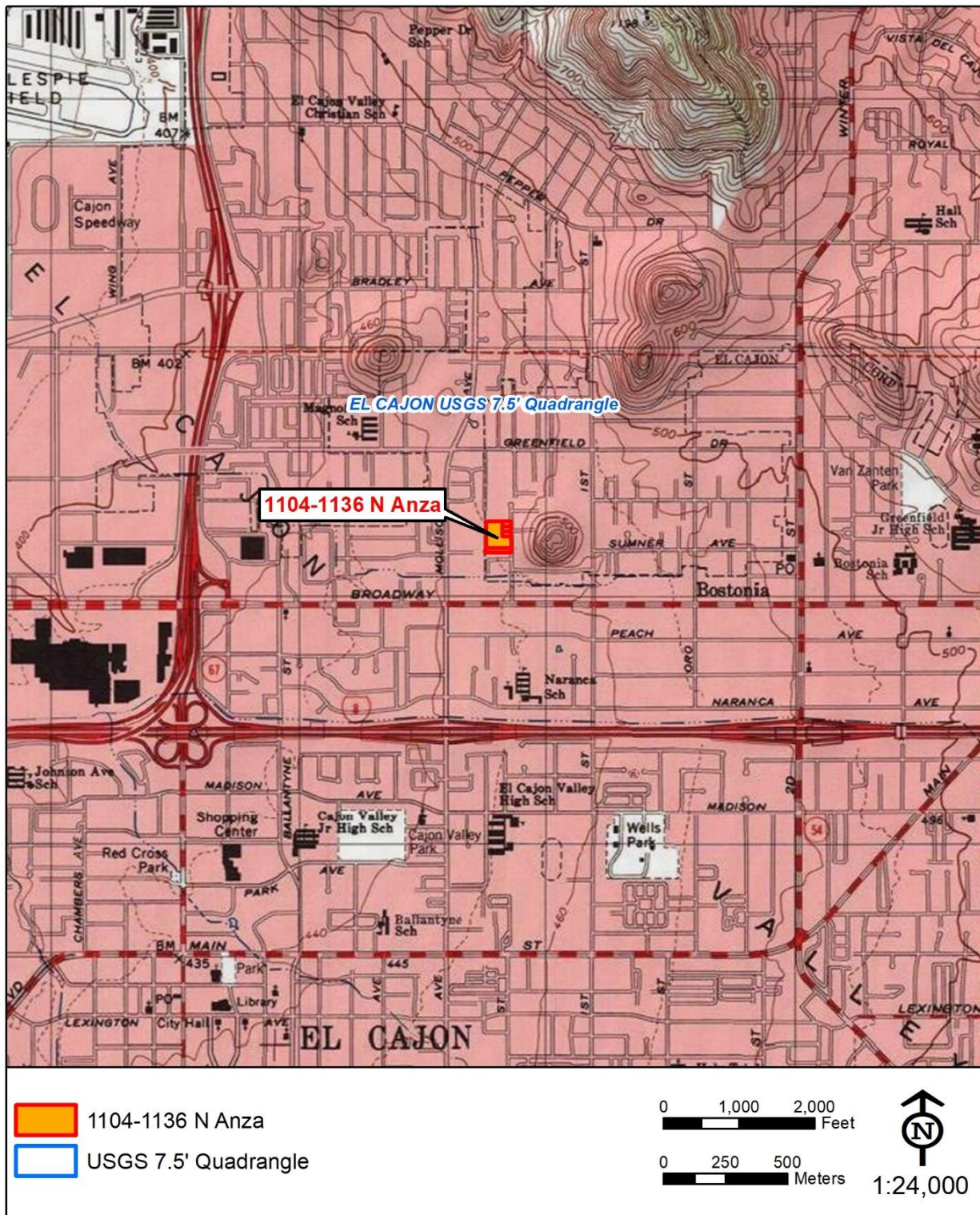
B13. Remarks: Survey associated with proposal to destroy resource and construct duplex housing development across 2.75 acres.

*B14. Evaluator: D. Mengers, M.A., RPA, DPPH
*Date of Evaluation: 3/15/2018

(Sketch Map with north arrow required.)

See page 4 for Sketch Map

(This space reserved for official comments.)





-  Residence
-  Garage
-  Parcel (APN)

**1104-1136
N Anza Street
El Cajon**



CONTINUATION SHEET

Property Name: 1118 N Anza Street

Page 5 of 5



Figure 1. 1118 N Anza St - RV port, garage, and S side, facing NW; 3/15/2018



Figure 2. 1118 N Anza St - rear view, facing east; 3/15/2018

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-037546

HRI #

Trinomial

NRHP Status Code **6Z** – Ineligible through survey evaluation

Other

Listings

Review Code 6Z Reviewer D. Mengers; PanGIS, Inc. Date 3/15/2018

Page 1 of 5

*Resource Name or #: 1132 N Anza Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad El Cajon Date 1975 T/R Unsectioned portion of El Cajon Land Grant

c. Address 1132 N Anza St City El Cajon Zip 92021

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: APN 484-092-35-00

*P3a. **Description:** 1945 vernacular 3BR/1BA single-family residence with detached garage. One-story T-shaped postwar minimal/ranch house. Street-facing wing on concrete slab, perpendicular wing on raised foundation; one front entrance to each wing. Wood-frame construction. Aluminum windows in front, including corner window with support; 1-over-1 sash windows in rear; full-height glass wall facing back patio. Tar-shingled side-gable roof with end-gable on perpendicular wing, 8-12" eaves; concrete slab porch and stairs under short roof extension; concrete slab patio under corrugated-tin shed roof extension; composite shingle siding, shiplap in gables. Detached two-car garage, wood frame construction. End-gabled, front open, north side posts only; full-height plywood storage cabinets forming back wall, composite shingle siding on south and in gable; modern steel roof with large eave. Low chain-link fence around front and back. Heavily landscaped front yard, well-kept; two mature cypress trees on north side. Some rotted or replaced trim and casing.

*P3b. **Resource Attributes:** HP2. Single family property

*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1132 N Anza house entrance, facing NW; 3/15/2018

*P6. **Date Constructed/Age and Source:**

Historic Prehistoric Both
1945

*P7. **Owner and Address:**

Bronson Family Trust 06-07-99
1118 N Anza Street
El Cajon, CA 92021

*P8. **Recorded by:** D. Mengers, M.A.
RPA, DPPH; PanGIS, Inc.; San
Diego, CA

*P9. **Date Recorded:** 3/15/2018

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

Mengers, Doug (2018) Historic Resources Evaluation Report for the 1118 N Anza Street Project, El Cajon, San Diego County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR523k Sketch Map



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1132 N Anza St *NRHP Status Code 6Z
Page 2 of 5

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Postwar Minimal/Ranch

*B6. Construction History: House and garage constructed 1945 (SD County, NETROnline)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Detached two-car open garage with steel roof; corrugated-tin shed roof over back patio; poured concrete slab porch and patio; low chain-link fence around front and back; heavily landscaped front yard; two mature cypress trees on north side.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Suburban Residential Development Area El Cajon
Period of Significance 1945-1960 Property Type Single-family residence
Applicable Criteria N/A

1132 N Anza St is NOT ELIGIBLE for the CRHR under Criteria 1-4 or the Local Register in context of El Cajon postwar suburban development: it is not associated with significant events; Bronson family not known to have influenced the history of the area; is a modest example of its type and not the work of a master; and is a common property type not likely to yield important information. Retains integrity of Location, Design, Setting, Workmanship, and Association; does not retain integrity of Materials or Feeling.

B11. Additional Resource Attributes: (List attributes and codes) (HP2)--Single family property

*B12. References:
Caltrans (2011) *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. California Department of Transportation: Sacramento, CA.
McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope (2002) *Suburbanization of Metropolitan Areas in the United States, 1830-1960*. National Park Service: Washington, DC.

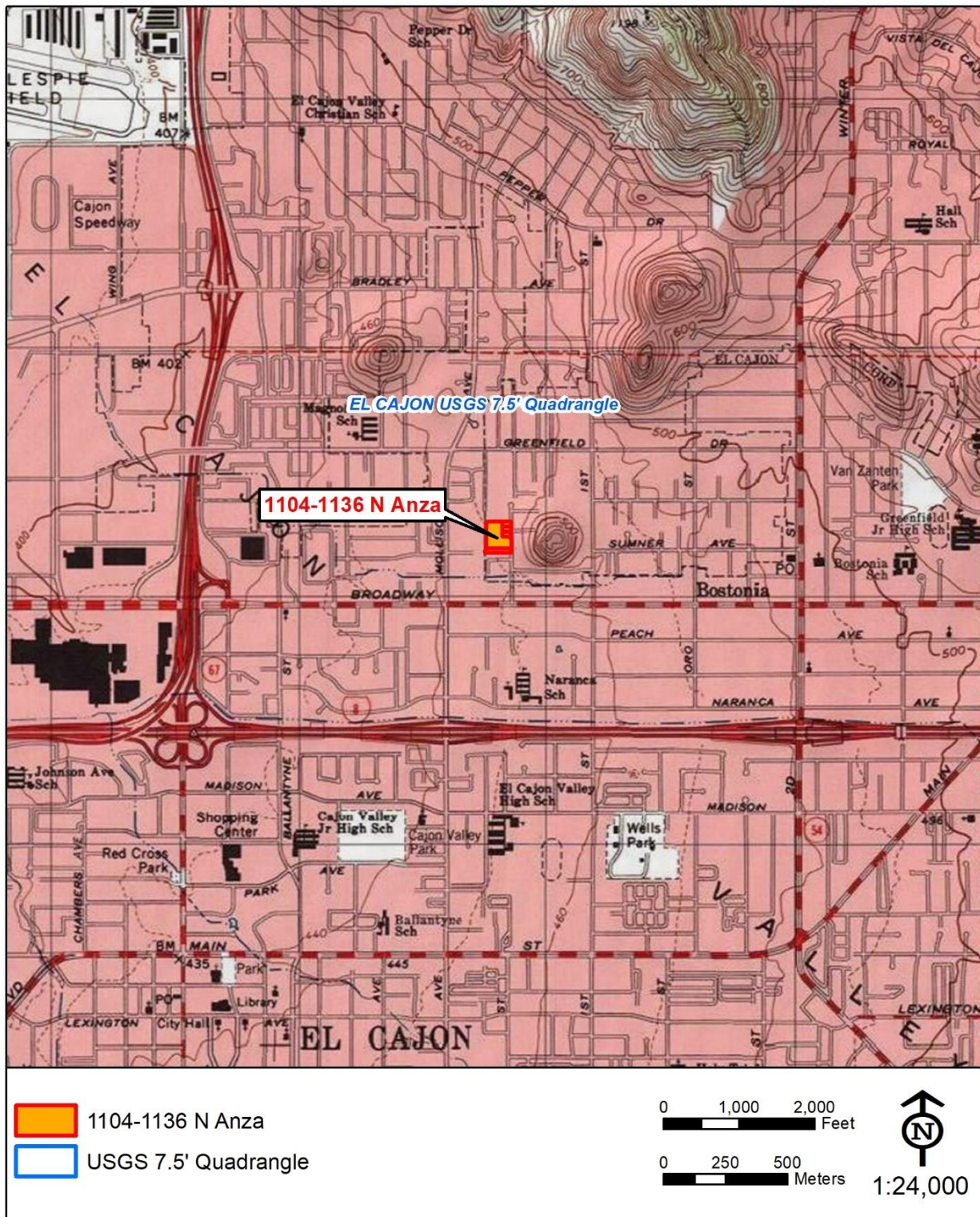
B13. Remarks: Survey associated with proposal to destroy resource and construct duplex housing development across 2.75 acres.

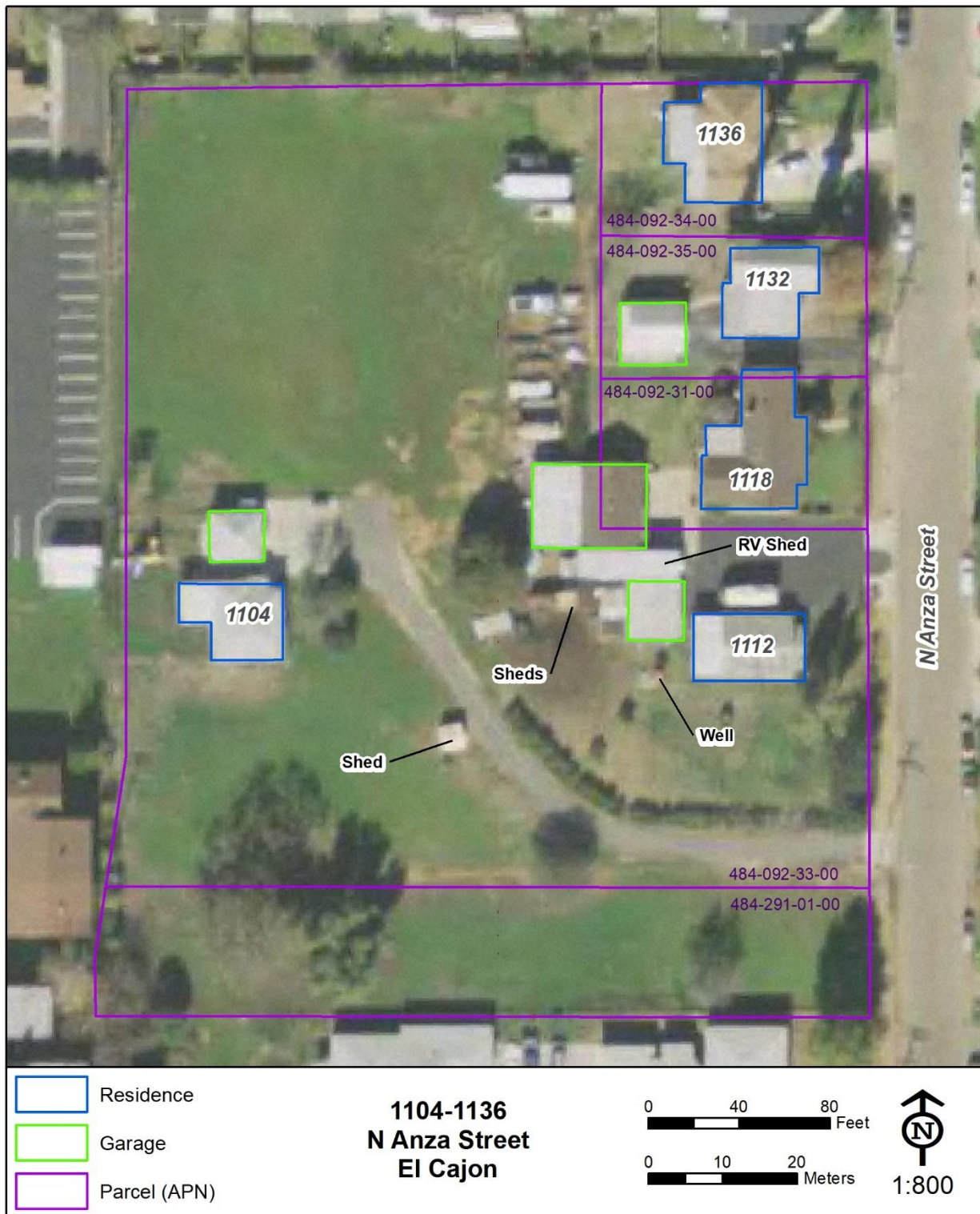
*B14. Evaluator: D. Mengers, M.A., RPA, DPPH
*Date of Evaluation: 3/15/2018

(Sketch Map with north arrow required.)

See page 4 for Sketch Map

(This space reserved for official comments.)





CONTINUATION SHEET

Property Name: 1132 N Anza Street

Page 5 of 5



Figure 1. 1132 N Anza St - back patio, facing NE; 3/15/2018



Figure 2. 1132 N Anza St - garage, facing SW; 3/15/2018

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-037547

HRI #

Trinomial

NRHP Status Code **6Z** – Ineligible through survey evaluation

Other

Listings

Review Code 6Z Reviewer D. Mengers; PanGIS, Inc. Date 3/15/2018

Page 1 of 5

*Resource Name or #: 1136 N Anza Street

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad El Cajon Date 1975 T/R Unsectioned portion of El Cajon Land Grant

c. Address 1136 N Anza St City El Cajon Zip 92021

d. UTM: (Give more than one for large and/or linear resources) Zone __, ____ mE/ ____ mN

e. Other Locational Data: APN 484-092-34-00

*P3a. Description: ca. 1953 vernacular 3BR/1BA single-family residence with attached garage. House is one-story asymmetric postwar minimal; modern composite-shingle hip roof with ridge and minimal eaves; raised foundation; poured concrete porch/steps under small roof extension; modern aluminum 6-over-6 sash windows with metal awnings; rear utility room extension with open back above crib wall under shed roof. Two-car garage on concrete slab with end-gabled composite-shingle roof; rear crib-walled patio under shed roof. All wood frame construction with stucco siding on house and garage, vertical wood paneling on extensions. Two mature cypress trees flanking porch. Non-native plantings in front yard; low chain-link fence front and back. House is in good exterior condition with recent roof and trim paint.

*P3b. Resource Attributes: HP2. Single family property

*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1136 N Anza house entrance, facing W; 3/15/2018

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
c1953

*P7. Owner and Address:

Bronson Family Trust 06-07-99
1118 N Anza Street
El Cajon, CA 92021

*P8. Recorded by: D. Mengers, M.A.
RPA, DPPH; PanGIS, Inc.; San
Diego, CA

*P9. Date Recorded: 3/15/2018

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Mengers, Doug (2018) Historic Resources Evaluation Report for the 1118 N Anza Street Project, El Cajon, San Diego County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR523k Sketch Map



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1136 N Anza St *NRHP Status Code 6Z
Page 2 of 5

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Postwar Minimal

*B6. Construction History: House and garage constructed 1953-55 (SD County, NETROnline)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: Attached two-car garage; low chain-link fence around front and back; landscaped front yard; two mature cypress trees flanking front porch; large trampoline in rear yard.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Suburban Residential Development Area El Cajon
Period of Significance 1945-1960 Property Type Single-family residence
Applicable Criteria N/A

1136 N Anza St is NOT ELIGIBLE for the CRHR under Criteria 1-4 or the Local Register in context of El Cajon postwar suburban development: it is not associated with significant events; Bronson family not known to have influenced the history of the area; is a modest example of its type and not the work of a master; and is a common property type not likely to yield important information. Retains integrity of Location, Design, Setting, Workmanship, and Association; does not retain integrity of Materials or Feeling.

B11. Additional Resource Attributes: (List attributes and codes) (HP2)--Single family property

***B12. References:**

Caltrans (2011) *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. California Department of Transportation: Sacramento, CA.

McClelland, Linda Flint, David L. Ames, and Sarah Dillard Pope (2002) *Suburbanization of Metropolitan Areas in the United States, 1830-1960*. National Park Service: Washington, DC.

B13. Remarks: Survey associated with proposal to destroy resource and construct duplex housing development across 2.75 acres.

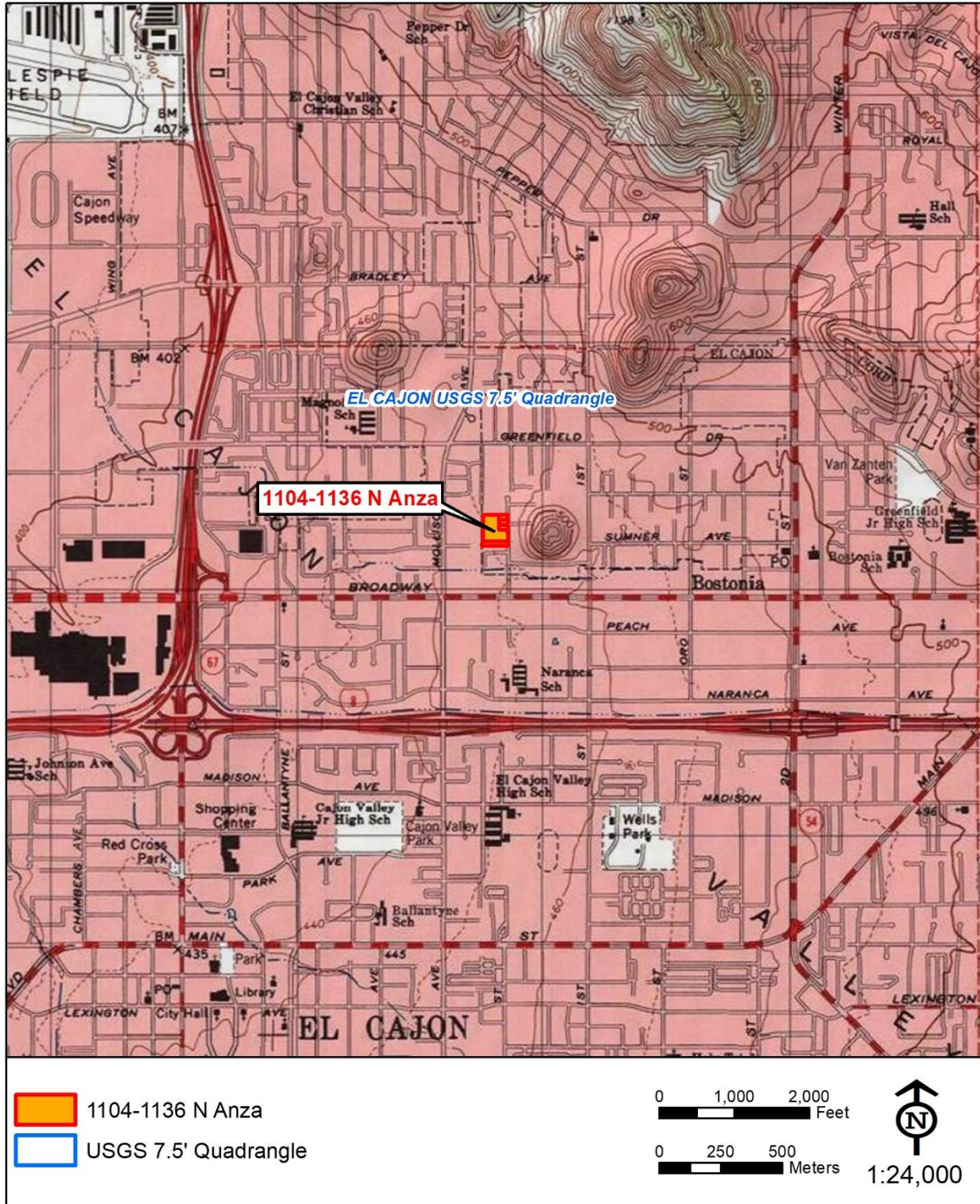
*B14. Evaluator: D. Mengers, M.A., RPA, DPPH

*Date of Evaluation: 3/15/2018

(Sketch Map with north arrow required.)

See page 4 for Sketch Map

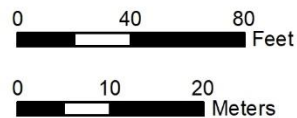
(This space reserved for official comments.)





-  Residence
-  Garage
-  Parcel (APN)

**1104-1136
N Anza Street
El Cajon**



CONTINUATION SHEET

Property Name: 1136 N Anza Street

Page 5 of 5



Figure 1. 1136 N Anza St - back patio, facing N; 3/15/2018



Figure 2. 1136 N Anza St - back extension, facing NE; 3/15/2018

Appendix B - Record Search



South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
scic@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM CLIENT IN-HOUSE RECORDS SEARCH

Company: Helix
Company Representative: Dominique Diaz De Leon
Date: 3/5/2018
Project Identification: HMC 10
Search Radius: 1 mile

Historical Resources: SELF
Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: SELF
Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: SELF
A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: SELF
The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Copies: 210
Hours: 3.5

+ 1928 Map

+ 68 excel links

DDL

Appendix C - Resume



Douglas W. Mengers M.A., RPA 39693945, DPPH
Principal Investigator/Senior Historian/Archaeologist

Total Years of Experience: 11 years

EDUCATION

M.A., Applied Anthropology, San Diego State University
B.A., Anthropology, (Archaeology) University of California at San Diego
B.A., History, University of California at San Diego
A.S., Geographic Information Systems, San Diego Mesa College
A.A., Anthropology, San Diego City College
Certificate, Archaeology, San Diego City College
Certificate, CEQA Practice / UC San Diego Extension (in progress)

CERTIFICATIONS and ADDITIONAL TRAINING

Secretary of Interior Standards (36 CRP Part 61) for Archaeology (historic and prehistoric)
Directory of Professionals in Public History
Secretary of Interior Standards (36 CRP Part 61) for History
AB 52: Tribal Perspectives Training
Architectural Styles in California
Industrial Archaeology: Roads, Bridges, Manufacturing and More
Surveys, Historic Structure Reports and EIRs
Hazardous Waste Operations and Emergency Response Standard 40-hour (HAZWOPER)
ESRI ArcGIS Desktop Associate
Preparing a Successful Section 106 Consultation Package
City of San Diego Approved Archaeologist
NCTC Rail Safety Training
MCTC Rail Safety Training
Introduction to Archaeological Illustration
Geology for Archaeologists

Professional Profile:

Mr. Mengers is a Registered Professional Archaeologist and Historian with 11 years of experience focused in Southern California, with special interest in historical archaeology and the history of the San Diego region. As PanGIS' senior historical archaeologist, he is well versed in San Diego's historical resources and built environment. He is an expert in the identification, recording, and evaluation of historic structures/objects, historic artifact identification and conducting archival research on historic properties and neighborhoods.

Mr. Mengers has served as principal investigator, field director, and crew chief for numerous underground utility projects located the City of San Diego's historic districts. In addition to supervisory responsibilities, he provides extensive GIS mapping support for technical reports and client exhibits. He conducts job walks with clients and lead agencies and conducts AB52/SB18



Native American consultation for agencies. As project lead, he supervises archaeological monitors, trains project staff regarding artifact identification and field techniques, and provides WEAP (Worker Environmental Awareness Program) training for project environmental staff and construction crews. Mr. Mengers develops work plans, schedules project staff, and interprets field data for the preparation of technical reports and DPR forms. He creates plans for resource recommendations in compliance with NEPA and CEQA and has authored hundreds of technical reports, EIR/EIS cultural sections, prepared site records, and created time-sensitive maps using ArcGIS. Mr. Mengers ensures that every aspect of the work meets current regulatory compliance requirements and professional technical and ethical standards. In his 10 years as a professional archaeologist, Mr. Mengers has worked on hundreds of construction sites, many involving trenching and utility undergrounding.

Mr. Mengers has conducted scholarly research on 100+ historic archaeological collections associated with the historic neighborhoods of San Diego, with special interest in “Trolley Neighborhoods”. His professional writings include his thesis, Tracks and Tracts in America’s Finest City: An Historical Archaeology of San Diego’s Early Trolley Suburbs and his book Images of Rail: San Diego Trolleys was released Fall 2017 by Arcadia Publishing. Mr. Mengers’ work on a submerged boat located near the San Diego Harbor resulted in several professional presentations: Flat bottom vs. Iron cladding: Determining the Use of a Distinctive Boat Discovered along San Diego’s Waterfront. Mr. Mengers has designed and facilitated workshops examining glass bottle and tin can analysis, presented at professional conferences on topics such as water conveyance systems in San Diego and Imperial Counties, migration patterns, transportation infrastructure, and American-period consumption and material culture and produced award winning illustrations.

Selected Project Experience:

Mauzy Flagpole Foundation Project (2018) Principal Investigator Mr. Mengers provided the following Cultural Services for the Archaeological Monitoring Program (AMP): write an MOU to the County of San Diego, conduct background research and record searches for historic and prehistoric resources, create a GIS based map of the study area and 1-mile record search buffer around the project study area, perform a records search at the South Coastal Information Center (SCIC) at California State University, San Diego, the California Historical Resources Information System (CHRIS) repository covering San Diego and Imperial Counties, identify any previously-recorded cultural resources inside or within one-half mile of the APE and to assess the potential for cultural resource within the Property. He attended the preconstruction meeting and provided construction monitoring during the excavation of the flag pole foundation. Mr. Mengers authored the final archaeological monitoring report that documents the results, analysis, and conclusions of all phases of the AMP. All work was done in accordance with CEQA.

La Salina Wastewater Treatment Plant (LSWWTP), Oceanside, CA (2018) Senior Historian Mr. Mengers conducted an historic structures evaluation for NEPA and CEQA compliance. The project site is adjacent to Loma Alta Creek and came under review by the Army Corp of Engineers, section 106 of the National Historic Preservation Act. Historic era storage tanks and



related features on the property were recorded and a DPR form for the storage tanks was produced and included a preliminary evaluation for eligibility under section 106. Mr. Mengers was the primary author for a report section about the storage tanks that is included in the final cultural report. The evaluation is associated with a proposal to convert plant from waste water treatment to storm water treatment, including demolition and removal of several modern structures at south end of property.

HNTB/Helix/SANDAG - Del Mar Bluffs Stabilization Project 4, Del Mar, San Diego County, California (2017 - 2018) Senior Archaeologist Doug Mengers managed the cultural resources study conducted by PanGIS, Inc., of the proposed North County Transit District (NCTD)/San Diego Association of Governments (SANDAG) Del Mar Bluffs Stabilization Project 4 (DMB4) located along 1.6 miles of NCTD railroad right-of-way (ROW) in Del Mar, CA. The study was performed to determine the presence or absence of potentially significant prehistoric and historic resources within the project boundaries. It consisted of a record search, a Sacred Lands File Search through the Native American Heritage Commission, information requests from local Native American tribal representatives, and an intensive pedestrian survey of the project area. An updated resource and five additional existing resources within the project area were previously determined ineligible for listing on the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR). Mr. Mengers authored the final report, created all associated GIS maps and made recommendations for resource mitigation measures.

Caltrans D6/City of Porterville, Tule River Bike Path Phase III - Porterville, CA (2017 – 2018). PanGIS is acting on behalf of the lead agency providing the CEQA compliance for archaeological and historical resources. Mr. Mengers was the lead Archaeologist and Historian for this project. He ordered the archival record search from the IC, conducted historic research, conducted AB52 Tribal consultation, directed pedestrian surveys of the APE, and prepared the ASR/HPSR reports (Caltrans' format), and coordinated with agency personnel. The City of Porterville intends to construct an extension of an existing Class I Bicycle and Pedestrian Trail (Trail) along the Tule River in Porterville, Tulare County, California. The proposed Trail covers approximately 0.5 miles straight-line distance, will be constructed in one phase, and includes: removal of existing vegetation; construction of 3,000 feet of a 10-foot-wide hard surface trail; installation of solar lighting fixtures, trail signage and markings, and retaining walls; construction of one 20-foot-wide vehicular bridge with bollards and one 10-foot-wide pedestrian bridge across the Poplar Ditch. The proposed project requires federal funding from the Federal Highway Administration (FHWA). The purpose of the archaeological survey was to determine if any historic properties or archaeological resources listed or potentially eligible for listing on the National Register of Historic Places (NRHP) are located within or immediately adjacent to the construction area. The archaeological survey is intended to document compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, whose regulations pertain to federally funded undertakings and their impacts on historic properties.

Cultural Resource Assessment and Section 106 Evaluation for Sycamore Creek Mobile Home Park, Vista, San Diego County, California /Helix Environmental - Historical Evaluation, Vista, CA (2017) Project Historian, Mr. Mengers tasks included a project site visit

*6353 El Camino Real, Suite B
Carlsbad, California 92009
Phone: 760.683.8335 Fax: 760.884.3763*



where he collected information about the trailer park necessary for the DPR form and site evaluation. He conducted background research to assess the history of the trailer park and performed a records search at the South Coastal Information Center (SCIC) at California State University, San Diego. Mr. Mengers prepared a DPR form for the trailer park based on the site visit and background historic research. He also prepared a site evaluation to assess NRHP eligibility to be submitted to the California SHPO. Mr. Mengers authored a cultural letter report and discussed the history of the trailer park, summarizing the background research. The letter addressed the seven aspects of integrity and NRHP eligibility and included DPR Primary and Archaeological Site forms. All work was done in accordance with CEQA/NEPA. Cultural resources are subject to review under both federal and state laws and regulations. Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, empowers the Advisory Council on Historic Preservation to comment on federally initiated, licensed, or permitted projects affecting historic properties or cultural resources listed or eligible for inclusion on the NRHP.

SDG&E MiraMar Mobile Community UPGRADE Monitoring – Oceanside, CA (2017-2018) Mr. Mengers serves as senior archaeologist/historian for this underground utility trenching project. Mr. Mengers supervises and instructs the archaeological field crew conducting monitoring for all ground disturbing construction activities. This project is an older (ca. 1950's) mobile home community and is predominantly surrounded by newer residential developments. The project includes the excavation of nearly 8,000' of deep trenching throughout the existing private streets in the community. When cultural material deposits are located, Mr. Mengers supervises staff in data recovery services, identifying and recording resources and producing detailed DPR forms. Both historic and prehistoric deposits have been unearthed. He will author the final report, making site assessments and recommendations and create all associated maps. All work shall be done in accordance with CEQA.

Big Bear Municipal Water District – Big Bear Lake Routine Lake Maintenance Project, Community of Big Bear Lake, San Bernardino County, CA (2017) PanGIS is acting on behalf of the lead agency providing the CEQA compliance for archaeological and paleontological resources. Mr. Mengers is supervising all cultural compliance services for this project. He conducted archival record searches, managed AB52 Tribal consultation, prepared resource recommendations, attended agency meetings and created GIS maps and models for archaeological sensitivity in proposed project area.

Big Bear, Doble Transmission Project, San Bernardino County, CA (2016-2017) Senior Archaeologist/GIS, Mr. Mengers conducted a record search at SCCIC for inventory and identification of historic and prehistoric properties in compliance with NEPA and NRHP on this project that includes Federal, State, and Private property. The level of examination and study further also satisfied the Project review requirements of CEQA. Mr. Mengers also directed the production of geodatabases of cultural resources within the project area.

Tule Wind Construction Monitor – San Diego County, CA (2017) Senior Archaeologist, Mr. Mengers conducted full-time monitoring during all initial ground disturbance, all construction activities near ESAs, and in other areas determined appropriate for full-time monitoring. He is a



qualified archaeologist familiar with the types of historical and prehistoric resources that could be present in the Project and was supervised by a principal archaeologist. He completed a daily monitoring log for Project activities, new discoveries or issues. Project area includes BLM managed land, county and private property. His duties included attending daily tailboard meetings, construction monitoring, recording new finds, Native American monitor interaction, and writing daily monitoring logs on tablets. This project is subject to CPUC oversight.

SDG&E/City of San Diego–Golden Hill Utility Undergrounding Golden Hills 8A 20SD Trench & Conduit Job #1 and #2 San Diego, CA (2015 - 2017) Serving as senior archaeologist/historian during this multi-year, on-call project, Mr. Mengers supervised and instructed associate archaeologists, and conducted monitoring and excavations when historic railroad tracks were found along with many historic trash deposits. Mr. Mengers recorded his findings, and wrote detailed DPR forms, along with daily monitoring reports, and made site assessments and recommendations. He also authored portions of the final report due to his extensive knowledge of San Diego history.

SDG&E/City of San Diego– Golden Hills Block 8 C 20 SD Conversion Accelerated C St T & C, San Diego, CA (2017) Mr. Mengers served as the senior archaeologist/historian during this on-call utility trenching project in the Golden Hills neighborhood of San Diego. Mr. Mengers supervised and instructed associate archaeologists regarding monitoring and daily monitoring logs. Mr. Mengers recorded three historic sidewalk stamps in the project area, wrote detailed DPR forms, and made assessments and recommendations. He also wrote the final report due to his extensive knowledge of San Diego history.

SANDAG/PGHWong MCTC Rail Construction Monitoring – San Diego County, CA (2017-2018) Mr. Mengers performs archaeological construction monitoring and spot checks for three separate rail projects for SANDAG/PGHWong: San Diego River Bridge Double Track, Elvira to Morena Double Track, and Mid Coast Light Rail Transit. He went through extensive safety and project training. Monitoring logs and mapping with ArcCollector are completed on iPads. This project requires constant awareness of surroundings and movement between many different construction locations.

SDG&E Salt Creek Substation Construction Monitoring, San Diego County, CA (2016 - 2017) PanGIS provided archaeological monitoring during construction of the Salt Creek Substation. Mr. Mengers documented compliance with CEQA and the measures in the Cultural Resources Mitigation and Monitoring Plan including cultural resource monitoring in native soils that have a high potential for buried deposits and that are of concern to Native Americans. He wrote the final technical report for this project.

SDG&E SX-PQ Transmission Line Construction Monitoring, San Diego, CA (2016-2017) SDG&E is constructing a new 230 kV transmission line between the Sycamore Canyon and Peñasquitos substations. Portions of the new TL will be underground and run through residential neighborhoods, while other portions will run through military installations with UXO hazards. Mr. Mengers is a CPUC qualified archaeological monitor providing monitoring during construction. He has had SEAP (safety) training. He documented compliance with the measures



in the CRMMRP and Mitigation Measure Cultural Resource-1, APM CUL-1, and APM CUL-6PM, is responsible for monitoring logs, final monitoring report, and DPR site forms.

City of San Diego/SDG&E– Relocation of Gas Service, 3467 State Street, San Diego, CA (2016) Mr. Mengers served as senior archaeologist/historian for this underground utility trenching project to relocated gas lines services to historic single-family homes in the Middletown neighborhood. Mr. Mengers was selected to complete this project because of the presence of historic residences and his extensive knowledge of San Diego history. In compliance with CEQA, he conducted the monitoring and wrote the technical report.

City of San Diego/SDG&E– Georgia Street Bridge Gas Main Installation, North Park, San Diego, CA (2015) Mr. Mengers served as senior archaeologist/historian for this underground utility trenching project. Mr. Mengers supervised and instructed associate archaeologists, and conducted monitoring and excavations when historic railroad tracks were found along with many historic trash deposits. Mr. Mengers supervised staff that recorded findings, and wrote detailed DPR forms, along with daily monitoring reports. He authored the final report, making site assessments and recommendations. The removed rail and a sample of associated hardware, brick, and redwood tie were delivered to the San Diego Electric Railway Association in National City (President Mike Reading) for use in an interpretive display.

City of San Diego/SDG&E– New Pipe Intercept Installation 3154 Camino Del Rio South, and Gas Box Removal Preparation 3737 Camino Del Rio South, Mission Valley, San Diego, CA (2015) Mr. Mengers served as senior archaeologist/historian for this underground utility trenching project for installation of a new pipe intercept and removal of existing gas pipe and box in the Mission Valley area. Mr. Mengers was selected to complete this project because of the presence of a historic residence associated with a dairy farm that was operated until 1968. Prehistoric artifacts had also been recorded in the area of trenching. In compliance with CEQA, he supervised the monitoring and wrote the technical report.

SDG&E FiRM Projects– San Diego County, CA (2014-2017) Senior archaeologist and Historian, Mr. Mengers is responsible for performing archaeological survey, recording sites, monitoring construction, producing DPR forms and creating GIS databases for cultural resources located during SDG&E FiRM projects. He processes GPS data through ESRI based software to create geodatabases for SDG&E. He also creates maps for technical reports and DPR forms. He is primary author and contributor for technical and research reports and DPR forms.

SDG&E Environmental Compliance MSA, San Diego, Orange, and Imperial Counties, CA (2014-2017) Mr. Mengers has served as Principal Investigator for 20+ projects. He supervises all field and office activities for cultural resource management including record searches, field surveys, construction monitoring, NHPA, CEQA and Section 106 compliance services, tribal consultation and technical report preparation, WEAP training, resource recording and documentation, testing, site assessments and recommendations.

City of San Diego, Harbor View Hilton Excavation, San Diego, CA (2014) Historical archaeologist and historian during this project, Mr. Mengers was responsible for historic research



and excavation of the remains of a boat buried beneath the City of San Diego. He recorded the excavation with high-precision GPS, was a major contributor to the project report and DPR Form, and also produced the GIS database and created report maps. His extended research on the cultural property resulted in professional presentations for the Society for California Archaeology and San Diego Archaeological Center.

Caltrans D 11 Viejas Boulevard Bridge Replacement, San Diego County, CA (2009) The Viejas Boulevard Bridge over Descanso Creek was built in 1942, but was determined not eligible for the National Register. Mr. Mengers provided historic research on the bridge, completed construction monitoring, served as excavation Crew Chief, conducted laboratory analysis, and prepared the technical report.

San Diego County Parks, Whaley House, San Diego, CA (2009) Mr. Mengers was responsible for construction monitoring, GPS field data collection, archaeological site recordation, historic artifact analysis, and GIS database and map creation.

Cosmopolitan Hotel Excavation, California State Parks, San Diego, CA (2008) Excavation crew chief, Mr. Mengers examined, evaluated and restored the historic Cosmopolitan Hotel in The Old Town San Diego State Historic Park, which was considered one of the most important building restorations in California history. His duties also included artifact analysis, identification and cataloging, and site recording, assessment and documentation.

SCE –West of Devers Transmission Project, Riverside County, CA (2015-2017) Mr. Mengers served as Archaeologist/Historian and co-author of three reports on this multi-year project. Mr. Mengers is the current Principal Investigator and authored the final project reports. He has performed and directed survey, conducted background research, evaluated prehistoric and historic sites and districts, provided site assessments and recommendations (NTRP), and produced DPR forms.

Class III Cultural Resources Inventory for the Proposed Southern California Edison Company’s Devers-Colorado River No.1 Transmission Line Rating Remediation Project, Riverside County, CA (2016-2017) Field Director/Primary report Author, Mr. Mengers conducted the inventory and identification of historic properties in compliance with NEPA and NRHP on this project that includes Federal, State, and Private property. The level of examination and study further also satisfied the Project review requirements of CEQA. The field investigations included intensive pedestrian survey of the study area, which included 88 identified work areas. Mr. Mengers was the report’s primary author and made resource assessments and eligibility recommendations, performed impact analysis, and wrote mitigation measures.

SCE Environmental Compliance MSA, Los Angeles, Riverside, San Bernardino, Kern, Tulare, and Inyo Counties (2015-2017) PanGIS provides both cultural and GIS services for SCE. Mr. Mengers has served as Principal Investigator for several projects. He supervised all field and office activities for cultural resource management including record searches, field surveys, construction monitoring, NHPA, CEQA and Section 106 compliance services, tribal



consultation and technical report preparation, WEAP training, resource recording and documentation, testing, site assessments and recommendations.

SCE CWA15 Environmental Impact Management for the Colorado River-Palo Verde 500kV Transmission Line, Riverside County, CA (2016) SCE is required to manage and document environmental impacts including biological and cultural resources during the construction of the Colorado River-Palo Verde TL. Field director/Primary Report Author, Mr. Mengers provided daily archaeological resources construction monitoring at multiple construction sites, 14 hours per day/7 days per week. His duties included: obtaining Field Work Authorization from BLM, archaeological survey ahead of construction crews, daily monitoring logs, WEAP training, monthly summary reports, safety tailboard meetings, and ESA staking. Cultural resources encountered during monitoring and survey were recorded with high precision GPS units. All cultural resources within the project area were added to the SCE GIS Schema for cultural resources. He wrote the final report and created maps. The report was submitted to both SCE and BLM.

SCE CWA24 Eagle Mountain-Blythe 161-kv Project, Riverside County, CA (2017) SCE proposes to replace 53 circuit miles of the Eagle Mountain-Blythe 161-kv circuit. The project includes 4 segments with 230 tower poles, 53 wire set up sites, 45 guard structures, 30 boring locations, 15 overland travel sites and 6 yards. Field director, Mr. Mengers supervised staff providing environmental compliance services for this 53 mile project. Staff conducted an intensive pedestrian survey of the proposed TL locations plus a 25m buffer. Survey areas are located on BLM and private land and include 379 work stations. Cultural resources encountered during survey were recorded with high precision GPS units. All cultural resources within the project area were added to the SCE GIS Schema for cultural resources.

SCE CWA23 TLRR Blythe, Riverside County, CA (2016) Field Director for this preconstruction survey and fulltime monitoring project, Mr. Mengers directed archaeological monitors, conducted daily tailboard meetings, conducted intensive pedestrian surveys, and designated and enforced ESA boundaries during construction.

SCE –Devers to Palo Verde Transmission Project, Riverside County, CA (2009- 2016) Mr. Mengers served as an Archaeologist/Historian and GIS team leader for these multi-year project. He was a co-author for the Historic Properties Management Plan and was responsible for recording a number of historic districts. Responsibilities also included the identification, cataloging, and curation for all historic artifacts recovered from the project. He also kept the GIS databases up-to-date based on ever-changing engineering GIS data for the construction of the transmission lines. He was also responsible for integration of GPS field data collected in the field, keeping GPS units updated with proper background files for monitoring and survey, creating environmental avoidance areas, and GIS graphics production for reports.

SCE –Big Bear, Doble Transmission Project, San Bernardino County, CA (2016-2017) Mr. Mengers conducted a record search at SCCIC for inventory and identification of historic and prehistoric properties in compliance with NEPA and NRHP on this project that includes Federal, State, and Private property. The level of examination and study further also satisfied the Project



review requirements of CEQA. Mr. Mengers also directed the production of geodatabases of cultural resources within the project area.

SEMPRA Energy – On Call Archaeology, Southern California (2014-2016) Mr. Mengers has served as Principal Investigator for fifteen separate projects. He supervised all field and office activities for cultural resource management including record searches, field surveys, construction monitoring, NHPA, CEQA and Section 106 compliance services, tribal consultation and technical report preparation, WEAP training, resource recording and documentation, testing, site assessments and recommendations.

SCE CWA07 & 09 TLRR Projects; SCE CWA08 RTRP Riverside, San Bernardino, Los Angeles, Kern, and Inyo Counties, CA (2015) Senior archaeologist and GIS Specialist, Mr. Mengers contributed to the creation of geodatabases for cultural resources. He conducted records searches at ICs looking for previous studies and cultural resources. Once the data were collected, he developed GIS models for data efficiency, created geodatabases, integrated data from various sources, and helped perform QA/QC procedures.

USMC Twenty-nine Palms Historic Mining Update – San Bernardino County, CA (2010-2011) Crew chief and GIS specialist, Mr. Mengers was responsible for updating site records for historic mining sites on 29 Palms. He mapped mining sites with high precision GPS units and documented the historic mine settlements. The GPS data were then used to create GIS databases and graphics for the site forms and report. He created and submitted the final GIS package as well as being primary author of the DPR forms.

SDG&E -Sunrise Powerlink Project – San Diego and Imperial Counties, CA (2009-2010) GIS and field archaeologist, Mr. Mengers was responsible for GPS field data collection, archaeological site recordation, and GIS database and map creation.

Book:

2017 *Images of Rail: San Diego Trolleys*. Arcadia Publications: Charleston, South Carolina

Thesis Research:

2016 *Tracks and Tracts in America's Finest City: An Historical Archaeology of San Diego's Early Trolley Suburbs*. Master of Arts in Anthropology Thesis, San Diego State University.

Selected Technical Reports:

Wilson, Stacie, and Doug Mengers

(2018) Cultural Resources Survey for the La Salina Wastewater Treatment Plant Decommissioning Project, City of Oceanside, California.

Mengers, Douglas

2018 Cultural Resources Survey for Del Mar Bluffs Stabilization Project 4, Del Mar, San Diego County, California



- 2018 Archaeological Survey Report for the City of Porterville River Parkway Bike Path, Phase III, City of Porterville, Tulare County, California Caltrans Local Assistance District 6 CML-5122(083) City of Porterville
- 2018 Archaeological Monitoring for the San Diego Gas & Electric Company (SDG&E) Salt Creek Substation Project, San Diego County, California. PanGIS, Inc., for AECOM and SDG&E.
- 2017 Cultural Resource Assessment and Section 106 Evaluation for Sycamore Creek Mobile Home Park, Vista, San Diego County, California. PanGIS, Inc., for HELIX and Monarch Buena Vista, LLC
- 2017 Cultural Resources Assessment of the Big Bear Lake Municipal Water District Routine Lake Maintenance Project, San Bernardino County, California. PanGIS, Inc., for Jericho Systems, Inc. and Big Bear Lake Municipal Water District.
- 2017 Cultural Resource Assessment and Section 106 Evaluation for Sycamore Creek Mobile Home Park, Vista, San Diego County, California /Helix Environmental - Historical Evaluation, Vista, CA
- 2017 Cultural Resources Assessment of the Big Bear Lake Municipal Water District Routine Lake Maintenance Project, Big Bear Lake, California
- 2017 Archaeological Monitoring Report for the Golden Hill Block 8 C 20 SD Conversion Accelerated C St Trench and Conduit Project, Golden Hill, San Diego, California
- 2017 Archaeological Survey for the C1233 Section F FiRM Project, Rainbow, San Diego County, California
- 2017 Archaeological Monitoring Report for the San Diego Gas & Electric Company (SDG&E) Salt Creek Substation Construction Project, San Diego County, California
- 2017 Cultural Resource Survey and Presence/Absence Testing for Subsurface Deposits for a Portion of Parcel 29842110, Del Mar, San Diego County, California. PanGIS, Inc.
- 2017 Archaeological Monitoring for the C1233 Section F FiRM Project, San Diego County, California
- 2016 Cultural Resources Monitoring Report for Southern California Edison Company's Colorado River-Palo Verde 500kV Transmission Line Rating Remediation Project, Riverside County, California. PanGIS, Inc. and AECOM for SCE.
- 2016 Class III Cultural Resources Inventory Report for the Proposed Southern California Edison Company's Devers-Colorado River No.1 Transmission Line Rating Remediation Project, Riverside County, California. PanGIS, Inc. and AECOM for SCE and BLM.
- 2016 Cultural Resources Survey of Engineering Revision Areas for the Southern California Edison Company's West of Devers Upgrade Project (WODUP), Riverside and San Bernardino Counties, California. PanGIS, Inc.
- 2016 Cultural Resources Survey of Site Boundary Conflicts within the APE of the Southern California Edison Company's West of Devers Upgrade Project (WOD), Riverside and San Bernardino Counties, California. PanGIS, Inc.



Mengers, Douglas, and Matthew DeCarlo

2016 Cultural Resources Survey of Engineering Revisions for the Southern California Edison Company's West of Devers Upgrade Project, San Bernardino and Riverside Counties, California.

Mengers, Douglas

2016 Archaeological Survey for C1233 Section F, Fire Mitigation, SDG&E, Rainbow, San Diego County, California

Glenny, Wayne, Shannon E. Foglia, Stacie Wilson, Julie Roy, and Douglas Mengers

2016 Archaeological Monitoring Report for the Golden Hills 8A 20SD Trench and Conduit Job, Community of Golden Hill, City of San Diego, California. AECOM for SDG&E and City of San Diego.

Mengers, Douglas

2016 Archaeological Survey and Monitoring, Creelman Palm Removal, Ramona, San Diego County, California

2016 Archaeological Survey and Monitoring, CMP, Pole Replacement, P411071, Pauma Valley, Valley Center, San Diego County, California

2016 Archaeological Survey, Ramona Pole Replacement, Rendon Valley Road, Ramona, San Diego County, California

2016 Archaeological Survey, Valley Center Pole Replacement, Sierra Lane, Valley Center, San Diego County, California

2015 Archaeological Survey and Monitoring, New Anchor Installation, 4668 Harvey Rd., University Heights, San Diego County, California

2015 Archaeological Monitoring for SDG&E Residential Extension, Vaughn North, Ramona, San Diego County, California

2015 New Pipe Intercept Installation 3154 Camino Del Rio South, and Gas Box Removal Preparation 3737 Camino Del Rio South, Mission Valley, San Diego County, California

2015 Archaeological Survey for SDG&E Residential Extension, Vaughn North, Ramona, San Diego County, California

2015 Georgia Street Bridge Gas Main Installation, North Park, San Diego County, California

2015 Archaeological Survey for Pole Brushing Project, Various Locations, San Diego County, California

2015 Archaeological Monitoring Pole Replacement, 416 10th St., Coronado, San Diego County, California

2015 Archaeological Monitoring Pole Replacement, 4966 Kensington Dr., Kensington, San Diego County, California

2015 Archaeological Survey Descanso Pathway Project Pole Relocation, Viejas Blvd. at Mizpah Ln., Descanso, San Diego County, California

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2015 Archaeological Monitoring for CIPS & Internal WPI Requests Project, Orange and San Diego Counties, California

2015 Archaeological Survey Valley Center Pole Replacement, San Gabriel Way, Valley Center, San Diego County, California

2015 Archaeological Monitoring for 2015 Intrusive Transmission Pole Inspections Project, San Diego County, California

Castells, Shelby, Sarah Stringer-Bowsher, and Douglas Mengers

2014 Results of Archaeological Monitoring for the Harbor View Hotel Project, San Diego, California. ASM Affiliates, Inc.

Eckhardt, William T., Matthew M. DeCarlo, Douglas Mengers, Sherri Andrews, Don Laylander, and Tony Quatch

2014 Archaeological Investigations and Monitoring for the Construction of the Devers-Palo Verde No. 2 Transmission Line Project, Riverside County, California. ASM Affiliates

Eckhardt, William T., Matthew M. DeCarlo, Douglas Mengers, and Audry Williams

2011 Historic Properties Management Plan for Southern California Edison Company's Devers-Palo Verde No. 2 500kv Transmission Line Project, Riverside County, California. ASM Affiliates

Winslow, Diane L., Scott Justus, Douglas Mengers, and Matthew M. DeCarlo

2011 Evaluation and National Register of Historic Places Recommendation of Eligibility for 25 Cultural Resources within Devers-Palo Verde 2 500kV Transmission Line Project Area of Potential Effect, Riverside County, California. ASM Affiliates/PanGIS, Inc.

Glenn, Brian and Douglas Mengers

2009 Viejas Bridge Replacement Project (Bridge No. 57C340), Archaeological Late Discovery Excavation Report, County of San Diego, California (County No. 1C8397). URS Corporation

Presentations:

2017 All Aboard! San Diego's Trolleys: A Discussion of the History and Archaeology of the San Diego Trolley System. Presented at San Diego County Archaeological Society.

2015 Flat bottom vs. Iron cladding: Determining the Use of a Distinctive Boat Discovered along San Diego's Waterfront. Presented at San Diego County Archaeological Society.

2014 Flat bottom vs. Iron cladding: Determining the Use of a Distinctive Boat Discovered along San Diego's Waterfront. Presented at Society for California Archaeology Southern Data Sharing Meeting.

2014 The View From the Heights: The Language of Claiming Space in San Diego. Presented at San Diego State University 2014 Anthropology Graduate Student Association Interdisciplinary Symposium. Winner: Graduate Presentation.

2014 Reviving the Classics: Documenting the North Chuckwalla Mountains Petroglyph and Quarry Districts. Presented at 48th Annual Meeting of the Society for California Archaeology.

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2009 Water Conveyance in New Spain. Presented at “First We Thirst – History of Water in the San Diego and Imperial Co. Region”, Congress of History of San Diego and Imperial Counties

Conference Proceedings:

Mengers, Douglas, Nick Doose, and William Eckhardt

2014 “Reviving the Classics: Documenting the North Chuckwalla Mountains Petroglyph and Quarry Districts.” Articles of the SCA Proceedings, Vol. 28

Professional Memberships:

2017 San Diego Electric Railway Association (Life)

2017 Coronado Historical Society

2016 California Council for the Promotion of History

2015 California Preservation Foundation

2014 University Heights Historical Society

2013 Society for California Archaeology

2012 National Trust for Historic Preservation

2012 Society for Historic Archaeology

2011 Urban and Regional Information Systems Association (URISA)

2009 San Diego Historical Society

2008 Archaeological Conservancy

2007 San Diego County Archaeological Society (Board of Directors 2016-Present)

Awards/Commendations:

2015 Society for Historical Archaeology Conference Photo Contest / Artist’s Perspective / First Place

2014 SDSU Anthropology Graduate Student Association Interdisciplinary Symposium / Graduate Presentation Winner

2014 ASM Affiliates Scholarship / Anthropology / \$1000

2009 National Science Foundation Grant / GIS / \$1200

Richard L. Carrico

Archaeologist/Historian/Tribal Affairs

Education: M.A. History, University of San Diego [Thesis Title: The Indians of San Diego County: Creation of a Marginal People 1850-1880]; BA. History, San Diego State University; B. A. Anthropology, San Diego State University.

Teaching Experience: San Diego State University, Department of American Indian Studies, 1990-Present, San Diego State University, Department of Anthropology 1993; Mesa Community College, Behavioral Sciences (Anthropology) 1978-1979 and 2011-Present; Ethnic Studies, 1995-1998; San Diego City College Behavioral Sciences (Anthropology) 1993 and 2009-2013; Palomar Community College, Behavioral Sciences Department (Anthropology) 1978-1979.

Professional Organizations: Board of Trustees for the San Diego Archaeological Center (President 2009-2013); Lifetime Member of the Society for California Archaeology [Past Southern California Vice President]; Society for Historic Archaeology; Society for California Archaeology; American Anthropological Society; San Diego Archaeological Society; San Diego Historical Society, Advisory Board for the Ramona Pioneer Society, Warner Springs Historical Society.

Professional Experience: Lead archaeologist and historian and Director of Cultural Resources for WESTEC Services/Ogden Environmental 1978-1995; Mooney & Associates 1995-2004; Jones & Stokes 2003-2007; Ethnographer at ESA 2012-2014; Owner and Principal Recuerdos Research, 2008-Present. Mr. Carrico has received numerous awards and commendations from a variety of organizations including the Association of Environmental Professionals, the San Diego Historical Society, The Society for California Archaeology, the Ramona Planning Group, and Instituto Nacional de Antropología e Historia.

Richard Carrico, principal in the firm of Recuerdos, has been active in the field of cultural resources management for more than 30 years at Jones & Stokes, Mooney & Associates, Ogden, ERCE, and ESA. He has an expert knowledge of California Environmental Quality Act/National Environmental Policy Act (CEQA/NEPA), and Section

106 documentation. His experience includes supervisory roles in both historic and prehistoric archaeological studies, surveys, evaluations, tests, data recovery, and mitigation monitoring projects.

He has been the Principal Investigator for more than 500 cultural resource projects and the Native American Coordinator/Liaison for more than 50 projects. As an educator, he is a well-known public speaker and has a long history of presentations at academic and professional conferences. In addition, he is a well-recognized authority on southern California Native Americans and is a lecturer of American Indian Studies at San Diego State University. He also has an extensive list of publications on archaeological and historical topics.

Experience as an Expert Witness: Mr. Carrico has prepared historical research and documents for federal and County of San Diego County courts beginning with water claims cases in 1974-1976, a suit between private parties in 1996-1997 regarding economic loss caused by non-disclosure of an archaeological site in the sale of a property, and on a case involving the sovereignty and trust status of the Jamul Rancheria. Additionally, in the past four years Mr. Carrico has served as an on-call expert witness and researcher for the City of San Diego beginning in 2003 on the following case: Cal Johnson and Jamie Johnson vs. City of San Diego Case No. GIC-782977 and Consolidated Case No. 793609. Mr. Carrico is currently serving as an on-call expert witness for the U. S. Department of Justice for several projects.

Project Experience (1990-2018)

PRIVATE DEVELOPMENT RELATED PROJECTS

Warner Ranch Resort, Warner's Springs, California

Recuerdos is currently (2018) under contract to the Pacific Hospitality Group to conduct extensive archaeological, anthropological, and historic studies for more than 2,200-acres of land in northeastern San Diego County. The project includes assessment of both prehistoric and historic sites, development of a Thematic National Register District, consultation with Native American tribes, and close coordination with the project planners in support of a Specific Plan Amendment.

Archaeological Testing for the Casa de Bandini Sewer Interceptor Project. Old Town San Diego

Conducted an archaeological excavation in the street between the Case de Bandini/Cosmopolitan Hotel and the Estudillo Adobe in Old Town San Diego. The excavation was required to gain environmental approval for improvements to the sewer and grease trap lines that extended into the street. Services included records search, subsurface testing, data recovery through excavation and analysis, and preparation of technical report for State of California, Department of Parks and Recreation and CEQA compliance.

Archaeological Testing for the Presidio Golf Course Improvement Project. Old Town San Diego

Conducted an archaeological excavation within the historic Presidio Golf Course in Old Town San Diego. The excavation was required to mitigate impacts to important Mexican and American period artifacts and features within the golf course. The field work included trenching and data recovery through excavation and analysis, and preparation of technical report for the City of San Diego and CEQA compliance.

Various Minor Subdivisions and Lot Splits, San Diego County

Since 2012 Recuerdos has been hired by private developers and land owners to conduct archaeological and historical surveys for submittal to local agencies including the City of San Diego, the City of Poway, and the County of San Diego. These have included a historic church, residences dating from the 1940s, and both negative and positive studies of prehistoric sites.

Otay Ranch—City of Chula Vista, CA

Directed the cultural resources evaluation for the 23,088-acre Otay Ranch Project. This included an intensive survey and inventory of 5,674 acres and development of a Cultural Resource Management Plan that was subsequently adopted by the City of Chula Vista and County of San Diego. The survey and evaluation included recordation of 111 previously unrecorded archaeological/ historical sites and updated recordation for 152 previously recorded archaeological/historical sites.

Singing Hills Golf Course—Singing Hills Recreation, LLC, El Cajon, CA

Principal Investigator of a testing program of eight prehistoric sites to be impacted by planned development located near El Cajon in San

Diego County. Directed field work, and participated in analysis and report preparation.

Oak Country Estates—Confidential Client, Ramona, CA

Directed the excavation and analysis of prehistoric artifacts and cultural debris from a Kumeyaay village site. Known as Pa'mu, the site was preserved within the context of a proposed residential development. The resulting technical report was presented with the Association of Environmental Professionals (AEP) 2003 Outstanding Technical Report Award.

Lilac Ranch-Sage Communities Historic Building Evaluation—Valley Center, CA

Principal Investigator and Project Historian for the evaluation of circa 1880s-1930s ranch and farmhouse complex in rural Valley Center, San Diego County. The structures and ranch buildings were associated with early settlers in the area and with the political and social themes of the 1930s. Several important buildings, which were determined to be RPO significant, were preserved by on site rehabilitation and restoration.

Balcor/Santa Fe Valley Land Company Cultural Resources Study—Santa Fe Land LLC, San Diego, CA

Principal Investigator for a Phase I and II cultural resources survey, testing, and evaluation program of 25 cultural resource sites on a 645-acre property. The development consisted principally of an 18-hole golf course and clubhouse facility. Directed all project archaeological activities including data analysis, report production, and design of preservation measures for National Register eligible cultural resources. Provided coordination with County of San Diego planning personnel, Bureau of Land Management (BLM), U.S. Army Corps of Engineers (USACE), and Native Americans and compliance with CEQA, County of San Diego, and Federal 106 404 Permit requirements.

Jenney Alpine Historic Building Evaluation—NTD Development, Alpine, CA

Principal Investigator and Project Historian for the evaluation of circa 1880s farm house in rural Alpine, San Diego County. The structure was the home of early settlers in the area and was deemed significant to the community. The building was preserved by moving it and restoring it as part of a larger effort to interpret Alpine's history.

Oceanside Historical Resource Survey—City of Oceanside, CA

Supervised and directed an intensive survey and evaluation of more than 220 buildings, street furniture, objects, and landscapes for the City of Oceanside.

Mission San Diego De Alcala Diocese Hall Excavation—Catholic Diocese of San Diego, San Diego, CA

Principal Investigator for excavation and interpretation of architectural features, artifacts, and human burials dating from 1774-1870. The Project included extensive archival research and translation of Spanish colonial documents.

Isham Springs National Register Nomination—The Point Hotels Corporation, Spring Valley, CA

Prepared National Register nomination of a historic bottling operation location located in Spring Valley, California, including mapping, photo-documentation, and archival research.

ENERGY AND COMMUNICATIONS RELATED PROJECTS

Pattern Energy Ocotillo Wind Project

Recuerdos Research was hired in 2013 to conduct an extensive, multi-year ethnographic and trails study for a large study area centered on the community of Ocotillo, California. The project entailed interviews with Tribal elders and leaders; compilation of data on more than 200 miles of Indian trails across the desert and eastern slopes of the Laguna Mountains, research and synthesis of more than 300 Kumeyaay place names, and recommendations for eligibility for nomination to the National Register for separate Prehistoric Districts and Traditional Cultural Landscapes.

NextEra Genesis Ford Dry Lake Solar Project

Mr. Carrico was hired by ESA in 2012 to conduct an extensive, multi-year ethnographic study for a large study area centered on Ford Dry Lake, California. The project, which involved the participation of more than ten Tribal groups entailed interviews with Tribal elders and leaders; co-research with Dr. Lowell Bean, preparation of an historiography of anthropological research in the region, attendance at Tribal workshops, field visits, development of an annotated bibliography for Tribal use, and assistance in completion of Tribal dictionaries.

Tetra Tech Environmental and Florida Power and Light/Blythe Energy Project (FPL) Blythe to San Bernardino Transmission Line—FPL,

For this on-going project, Mr. Carrico, as a principal in the firm of Recuerdos Research, is serving as the Designated Cultural Resources Specialist under contract to Tetra Tech. The scope of services include co-authorship of the Cultural Resources Mitigation and Monitoring Plan (CRMMP), working with engineers to site towers and construction zones to avoid cultural resources, and assist in overseeing the proposed mitigation monitoring program.

San Diego Gas & Electric Cleveland National Forest—SDG&E, CA

Directed the preparation of a Treatment Plan for the survey and evaluation of more than 200 miles of transmission lines within the Cleveland National Forest in southern California. The goal of the Treatment Plan was to prepare a single document that would serve as the process and procedures for SDG&E's cultural resources compliance within their overall maintenance and operation plan for the next decade.

Historic Archaeological Project—Southern California Gas Company, Santa Barbara County, CA

Principal Archaeologist for test and salvage investigations of prehistoric archaeological site CA-SBA-2087H near Gaviota in Santa Barbara County. The Project also involved surveying pipeline routes; monitoring construction activities; planning and coordination with local Native American monitors; and analysis and report preparation.

Chevron Point Arguello Pipeline Project—Chevron, USA, Santa Barbara County, CA

Directed intensive survey of more than 30 miles of oil and gas pipeline corridors in Santa Barbara, County. This four-year project included extensive Native American consultation, field surveys, excavation, and report preparation. Agency consultation included the State Office of Historic Preservation, the County of Santa Barbara and the Federal Energy Regulatory Commission.

TRIBAL NATIVE AMERICAN PROJECTS

Viejas Band of Mission Indians: Tribal History, San Diego, County

Researched and authored a history of the Viejas Band of Mission Indians from the prehistoric era (9,000 years ago) to the 1960s.

Made presentations to the Tribe and to tribal members and assisted the Tribe in development of a text book (Currently under review).

Gaming Facility Project—Big Sandy Indian Tribe, Fresno, CA

Project Archaeologist and Historian for the Big Sandy Rancheria proposed development of a gaming facility, Fresno, California. The Project included Section 106 compliance, coordination with the NIGC and the BIA, tribal liaison, field survey, subsurface excavation, evaluation of resources in the area, and preparation of a technical report.

Indian Casino Expansion Project—Pit River Indian Tribe, Birney, CA

Project Archaeologist and Historian for the Pit River Tribe's expansion of their existing casino in Birney, California. The Project included tribal liaison, field survey, evaluation of resources in the area, and preparation of a technical report.

Barona Indian Reservation—Barona Indian Reservation, San Diego County, CA

Assisted the Barona Indians in acquiring, cataloging, and interpreting an important collection of prehistoric artifacts purchased from a private collector. Helped design the displays and education materials for the Barona Cultural Center. Conducted primary research for the tribe regarding prehistoric and early historic land uses in the Capitan Grande/San Diego River Valley area.

Morongo Reservation—Morongo Band of Mission Indians, Riverside County, CA

Directed the survey and cultural resource assessment of 500 acres of the Morongo Indian Reservation near Cabazon, California.

Viejas, La Posta, Santa Ysabel, Manzanita, and Campo Bands of Mission Indians—Various Tribes, CA

Project Director for cultural resources surveys of five Indian reservations. Also served as Native American Coordinator and Principal Investigator for survey and evaluation of more than 30,000 acres of Indian Trust Lands. Projects were funded with tribal money through the Bureau of Indian Affairs.

TRANSPORTATION PROJECTS

San Diego Mission Valley Trolley—Metropolitan Transit Development Board, Mission Valley, CA

Native American Liaison, Cultural Resources Manager, and Principal Investigator of data recovery mitigation at a National Register eligible prehistoric archaeological site to be impacted by the transit line.

As-Needed Cultural Resources Services—Caltrans, San Diego County, CA

Project Manager for cultural resources (archaeological and historical) evaluation and data recovery for numerous projects throughout San Diego and Imperial Counties, including: the Highway 94 Widening; improvements to the Campo Road/Highway 94 Interchange; Highway 78 shoulder improvements; and several smaller projects in north San Diego County.

Bonita Road Bridge Replacement—County of San Diego Department of Public Works (DPW), Bonita, CA

Principal Investigator and Historian for a historical and archaeological survey and assessment that included evaluation of a temporary bridge, circa 1930 residence, and WPA-period stone/masonry way as part of a study for replacement of the Bonita Road Bridge and road widening project in San Diego County, California.

PUBLIC AGENCY PROJECTS

City of Riverside, Chinatown Project.

Conducted review of previous reports, compiled data from prior excavations, prepared cultural resources sections of the Environmental Impact Report including an extensive research design.

Dodson's Corner Commercial Development—Host-Marriot Corporation, Old Town, San Diego, CA

Conducted records and literature searches, field surveys, monitoring and excavation for historic properties within Old Town San Diego State Park. This work was overseen by the California Department of Parks and Recreation with review by the State Office of Historic Preservation..

African-American History Project—Centre City Development Corporation, San Diego, CA

Principal Investigator responsible for directing an extensive study of the role and presence of African-Americans in downtown San Diego from 1860-1960. The Project was conducted in advance of redevelopment of the East Village and Gaslamp areas. The work effort included oral interviews, primary research, documentation of the built environment, formal presentations to public bodies, community outreach, and preparation of a technical document. This project won several local and state awards including the Association of Environmental Professionals (AEP) 2005 Outstanding Public Involvement Award.

Old Town San Diego Archaeological Excavations—Bazaar Del Mundo LLC, San Diego, CA

Supervised the excavation of historic deposits dating from the 1850-1880 eras of early San Diego history. The project was done under the auspices of the State of California Department of Parks and Recreation. The project focused on materials associated with the historic Casa de Bandini and Casa de Pico. One element of the excavation was educating the public as they toured the park and presenting the findings at professional conferences.

Downtown Santa Barbara Revitalization Project—City of Santa Barbara Development Department, Santa Barbara, CA

Project Historian for initial baseline archival research, testing and data recovery of historic resources over a three-square-block portion of downtown Santa Barbara. The Project resulted in ongoing interpretation of findings to include outdoor displays, mobile presentations, and community involvement.

Wastewater Facility and Sewer Line Extension Routes—City of American Canyon, Napa County, CA

Project Historian and Principal Investigator for the cultural resource survey and assessment of proposed pipelines and treatment facilities. Located in Napa County, the project included Native American consultation and compliance with CEQA through the State Water Resources Board.

South Bay Water Reclamation Plant—City of San Diego Water and Wastewater Department, San Diego, CA

Native American Advisor and Principal Investigator for the South Bay Water Reclamation Plant near San Ysidro. The project involved

survey and archaeological assessment of the plant site near the International Border as well as several alternative routes, each containing a diverse set of cultural resource sites. Assessment of issues associated with Indian Trust Assets was also conducted. The Bureau of Reclamation served as Lead Agency, with consultation through Caltrans and the City of San Diego.

PUBLICATIONS

Books

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