CULTURAL RESOURCES SURVEY REPORT - NEGATIVE FINDINGS,
BRIGHTWATER RANCH PROJECT,
LAKESIDE, SAN DIEGO COUNTY, CALIFORNIA
(PDS2003-3100-5306)

Lead Agency:

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Project Proponent:

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October 2014

Affinis Job No. 2580
HELIX Project No. PDC-16
National Archaeological Data Base Information

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Proponent: Sohail Bokhari
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Report Date: October 2014

Type of Survey: Archaeological survey (report update)

New Sites: None

Updated Sites: None

USGS Quad: El Cajon

Acreage: 76.23 acres

Key Words: San Diego County, Lakeside, Cañada de los Coches, Rancho El Cajon; cismontane; negative archaeological survey; report update; Township 15 South, Range 1 East, unsectioned
RE: Brightwater Ranch Project, Lakeside, San Diego County, California  
PDS2003-3100-5306  
Cultural Resources – Negative Findings

To Whom It May Concern:

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

County: San Diego  
USGS 7.5' Quad: El Cajon  
Date: 1996  
Section: unsectioned (El Cajon Rancho Land Grant)  
Township: 15 South  
Range: 1 East  
Address: N/A

City: State: California

Other Locational Data: The project area is located in the Lakeside community of San Diego County. It is south of Los Coches Road and Los Coches Creek, and west of East Main Street (Business Route 8) and Interstate 8 (Figures 1 and 2). Wellington Hill Drive terminates at the northeastern side of the parcel, and the terminus of Jackson Hill Drive is located at the project’s southwestern corner (Figures 2 and 3). The project is bordered on the south by the Terrace View Mobile Home Estates community.

Assessor Parcel Number(s): 397-180-13  

UTM: 507 997 mE 3632 687 mN (approximate center)  
Elevation: 650-970 feet AMSL (on USGS map)

Owner and Address:  
Sohail Bokhari  
Pulte Homes  
27101 Puerta Real, Suite 300  
Mission Viejo, California 92691  
(949) 330-8537

Survey Type: Intensive Pedestrian (report update)  
Date of Survey: May 6, 2003  
Date of Updated Field Visit: April 9, 2014  
Field Crew (2014): Andrew Giletti (Affinis) and Clarence Brown (Viejas Band of Kumeyaay Indians)
Description: The field survey was conducted using standard archaeological procedures and techniques. To the extent feasible, the property was walked in parallel transects spaced 10 m to 15 m apart. Much of the project area consists of steep slopes with dense vegetation, impenetrable in some places. This area was surveyed as much as possible, but 10-m transect intervals could not generally be followed, due to the thick vegetation and steep terrain. Any clearings, rodent back dirt piles, and paths were checked for archaeological material. Rock outcrops were examined for milling features or pictographs.

The off-site road, Jackson Ridge Parkway, is within a parcel that was surveyed for cultural resources in 2005. No cultural resources were identified within or adjacent to the proposed road alignment (Sivba and Gross 2006).

A field visit to the project site was conducted in April 2014 by Affinis field director Andrew Giletti and Clarence Brown of the Viejas Band of Kumeyaay Indians.

The project site consists of approximately 76.23 acres and includes Assessor’s Parcel Number 397-180-13. The property is located in the Lakeside community north of I-8 and west of Los Coches Road off of Wellington Hills Drive. The project site contains split zoning. The eastern portion of the site is zoned RS (Single-Family Residential) and the western portion of the site is zoned RR (Rural Residential). The project proposes a 66-unit single-family residential subdivision on the RS zoned portion of the site. The remainder of the site will remain undeveloped with the exception of an existing water tank and associated maintenance road. The project is consistent with the existing RS zoning designation, which permits 10,000 square foot lots.

Records Search: Records searches for the project area and a one-mile radius were obtained from the South Coastal Information Center (SCIC) at San Diego State University and from the San Diego Museum of Man as a part of the 2003 survey (Robbins-Wade 2006). The record search was updated in March 2014 as a part of the current report update. Record search maps are included in Confidential Appendix A. A total of 12 cultural resources are recorded within a one-mile radius of the project, but no resources are mapped as being within or adjacent to the project area. The sites within a one-mile radius of the survey area are summarized in Table 1.

Native American Consultation: The Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File search, which “failed to indicate the presence of Native American traditional cultural places within the project site(s)” (see Confidential Appendix B). Notification letters were sent to all contacts listed by the NAHC. To date two written responses have been received. The Ewiaapaayp Band of Kumeyaay Indians replied that “the Tribe has no concerns” regarding the project area (March 25, 2014 e-mail, see Confidential Appendix B). The Ipay Nation of Santa Ysabel responded, “Please have a Kumeyaay monitor for all phases of work and ground disturbing activities related to this project. From the topo it looks like a promising area for resources” (March 28, 2014 e-mail, see Confidential Appendix B).
Clarence Brown, cultural monitor from the Viejas Band of Kumeyaay Indians visited the project site with Affinis field director Andrew Giletti in April 2014. Bernice Paipa of the Kumeyaay Cultural Repatriation Committee had planned to join the field visit as well, at the request of the Barona Group of the Capitan Grande. However, Ms. Paipa was unable to be present. Mr. Brown requested a copy of the site plan once it is available. Resurvey of the proposed development footprint may be requested, due to the lack of ground visibility at the time of the original survey.

Conclusions: The Brightwater Ranch project area was surveyed for cultural resources in May 2003 and the off-site roadway was surveyed in 2005; no resources were identified within or adjacent to the project (Robbins-Wade 2006; Sivba and Gross 2006). A field visit was conducted in April 2014 with a Native American (Kumeyaay) cultural monitor. An updated records search was conducted as part of the current study update. The NAHC was contacted for a new Sacred Lands File search, and contacts listed by the NAHC were notified of the project. Responses received from the Native American community are summarized above and included in Confidential Appendix B. No impacts to cultural resources are anticipated. However, ground visibility was quite poor during the survey, and the general area of the project is sensitive in terms of cultural resources. Based on this, as well as the comments received from the Kumeyaay community, a cultural resources monitoring program should be implemented. A qualified archaeological monitor and a Native American (Kumeyaay) cultural monitor shall be present for initial ground disturbing activity, including brushing/grubbing and grading/excavation in the upper few feet of soil. If cultural material is encountered, the monitors shall have the authority to temporarily halt or redirect ground disturbing activity while the finds are assessed. The monitoring program shall follow the County’s standard cultural resources monitoring protocols.

Sincerely,

Mary Robbins-Wade, Director of Cultural Resources
Affinis

Attachments:
- General Location Map
- USGS Topographical Map – El Cajon quadrangle
- Project Plan

Confidential Appendices:
- Records Search Map
- Native American Correspondence
References

Robbins-Wade, Mary

Sivba, Matt, and G. Timothy Gross
2006 Cultural Resources Evaluation of the Settlers Point Property, County of San Diego, California. Affinis, El Cajon. Report submitted to County of San Diego, Department of Planning and Land Use. Report on file at South Coastal Information Center, San Diego State University.
Table 1. Previously Recorded Sites within One-Mile Radius

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Site Type</th>
<th>Site Dimensions</th>
<th>Site Recorder/ Date (report reference, when available)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA-SDI-142</td>
<td>Site record missing from South Coastal Information Center since 4/22/1999. Only the site location is available</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>CA-SDI-143</td>
<td>Bedrock milling (mortars), mano fragments, fire affected rock, Native American ceramics, bone (unlisted class)</td>
<td>Not given</td>
<td>J. Lipetzky 1972; Treganza (n.d.)</td>
</tr>
<tr>
<td>CA-SDI-5046</td>
<td>Bedrock milling features; additional ceramic sherds and one flake recorded later. Two STPs were dug at each location of the new finds, no subsurface deposits were found within that area</td>
<td>50 m x 200 m (10,000 m²)</td>
<td>L. Roth 1991 (Roth 1991 – Cultural Resources Survey for Proposed Road Widening of Los Coches Road); Oetting 1979</td>
</tr>
<tr>
<td>CA-SDI-6883</td>
<td>Historic structures one adobe structure and two wood-frame structures. Adobe structure was built around 1931. One of the wood-frame houses was reportedly trucked in from an unknown location</td>
<td>150 m x 200 m</td>
<td>L. Roth (n.d.); R. Pettus 1979 (R. Pettus – A Cultural Resources Survey of Portions of the Las Chollas, South Las Chollas, Los Coches, Forester, and Loma Alta Stream Basins in San Diego County)</td>
</tr>
<tr>
<td>CA-SDI-9238</td>
<td>Bedrock milling feature probably associated with CA-SDI-5046. Site has been graded away, and no cultural material remained at the time of last survey</td>
<td>10 m x 5 m (50 m²)</td>
<td>A. Pigniolo 2007 (Pigniolo, Kwiatkowski, and Lauko 2007 – Negative Cultural Resources Survey Report Letter)</td>
</tr>
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<td>Site Dimensions</td>
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<tr>
<td>CA-SDI-12310</td>
<td>Bedrock milling feature, flaked stone debitage, Tizon Brown Ware sherds. STPs revealed subsurface concentrations near milling features close to the creek (max. 80 cm); most of the site has no subsurface</td>
<td>115 m x 85 m (7,675 m²)</td>
<td>M. Robbins-Wade, L. Jacobson, B. Heyne, R. Alter, R. Collett, L. Tift, J. Whitehouse 1991 (Alter, Robbins-Wade, Gross 1991 – Survey and Assessment of Historic and Archaeological Resources: Ha-Hana Road Property, Lakeside, San Diego County, California.)</td>
</tr>
<tr>
<td>CA-SDI-12311H</td>
<td>Historic structures: two small houses and associated area. Houses built in 1908; reportedly tenants at the time had come across buried trash deposits</td>
<td>120 m x 75 m (7,065 m²)</td>
<td>M. Robbins-Wade, L. Jacobson, B. Heyne 1991 (Alter, Robbins-Wade, Gross 1991 – Survey and Assessment of Historic and Archaeological Resources: Ha-Hana Road Property, Lakeside, San Diego County, California.)</td>
</tr>
<tr>
<td>CA-SDI-13189</td>
<td>Bedrock milling features (somewhat disturbed – graffiti), two bifacial manos</td>
<td>100 m x 20 m (2,000 m²)</td>
<td>I. Strudwick, N. Rhodes, K. Rhodes 1993 (Historical/Archaeological Survey Report for the Proposed East County Square Development, East San Diego County, California)</td>
</tr>
<tr>
<td>CA-SDI-16886</td>
<td>Historic structures related to a former chicken ranch dating to between the late 1940s and late 1950s</td>
<td>None given</td>
<td>P. McGinnis 2004</td>
</tr>
<tr>
<td>P-37-017584</td>
<td>“Lomacita Terrace Home”: historic structure. Modified Mission Revival, estimated construction date of 1926</td>
<td>.8 acre</td>
<td>R. Brandes 1985</td>
</tr>
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<tr>
<td>P-37-029508</td>
<td>Historic farm/ranch – dairy complex built between 1929 and 1949</td>
<td>Not given</td>
<td>T. Cooley and J. Patterson 2008 (Jordan and Cooley 2008 – Cultural Resources Phase I Survey and Inventory of the Lakeside Linkage Open Space Preserve, San Diego County, California.)</td>
</tr>
</tbody>
</table>
Regional Location in San Diego County

Figure 1