

**A NEGATIVE CULTURAL RESOURCES
SURVEY REPORT FOR THE 1822-1864 YORK
DRIVE PROJECT AND THE
EL VALLE OPULENTO CAPACITY
IMPROVEMENTS PROJECT**

SAN DIEGO COUNTY, CALIFORNIA

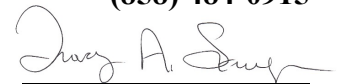
PDS2021-MPA-21-001

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Signature

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June 17, 2024



BFSA Environmental Services
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Archaeological Database Information

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Report Date: June 17, 2024

Report Title: A Negative Cultural Resources Survey Report for the 1822-1864
York Drive Project and the El Valle Opulentto Capacity
Improvements Project, San Diego County, California (PDS2021-
MPA-21-001)

Type of Study: Phase I Intensive Pedestrian Survey

New Sites: None

Updated Sites: None

USGS Quadrangle: *San Marcos, California (7.5-minute)*

Acreage: Approximately 4.3 acres

Key Words: USGS *San Marcos* Quadrangle (7.5-minute); archaeological survey;
negative; archaeological monitoring recommended.

June 17, 2024

Donna Beddow
County of San Diego
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San Diego, California 92123

RE: A Negative Cultural Resources Survey Report for the 1822-1864 York Drive Project and the El Valle Opulento Capacity Improvements Project (Master Plan Project EX B4), San Diego County, California (PDS2021-MPA-21-001)

Please be advised that a survey has been conducted for the above-referenced project. It has been determined that there are no cultural resources present on this property. The project has been plotted on the attached U.S. Geological Survey (USGS) *San Marcos, California* (7.5-minute) topographic quadrangle map (see Figure 2 in Attachment A). The pertinent survey data is presented below:

County: San Diego

USGS 7.5' Quadrangle: *San Marcos*

Date: Digital (no date)

Section: 32

Township: 11 South

Range: 3 West

Other Locational Data: The project is located east of the intersection of South Santa Fe Avenue and York Drive and off-site sewer improvements are located along a portion of El Valle Opulento, San Diego County, California

Assessor's Parcel Numbers (APNs): 184-040-04, -18, -19, -20, -21, and -22

UTMs: 11S 480301.67 m E/3670812.42 m N (taken from the center of the project)

11S 480264.55 m E/3670493.16 m N (taken from the northern extent of the off-site improvements)

11S 480226.21 m E/3670297.14 m N (taken from the southern extent of the off-site improvements)

Elevation: Approximately 440 to 450 feet above mean sea level

Owner and Address: Joe Balbas, Balbas Construction, Inc., 3189 Airway Avenue, Unit D, Costa Mesa, California 92626

Survey Type: Phase I Intensive Pedestrian Survey

Date of Survey: May 31, 2024

Field Crew: BFSa staff archaeologist James Shrieve conducted the pedestrian survey. Native American monitor Carmen Mojado of Saving Sacred Sites was present for the cultural resources survey of the project.

INTRODUCTION

BFSA Environmental Services, a Perennial Company (BFSA), conducted an archaeological assessment for the 1822-1864 York Drive Project and the El Valle Oplento Capacity Improvements Project (Master Plan Project EX B4) (York Drive Project and off-site improvements). The archaeological assessment was undertaken in order to assess the potential for cultural resources within the project area and off-site improvement alignments (APNs 184-040-04, -18, -19, -20, -21, and -22, and along a portion of El Valle Oplento). The approximately 4.3-acre proposed project is located east of the intersection South Santa Fe Avenue and York Drive. The approximately 910 feet of off-site improvements are located along a portion of El Valle Oplento, between University Drive to the south, South Santa Fe Avenue to the north, Robelini Drive to the east, and Anna Lane to the west. Both the project and off-site improvements are located in San Diego County, California, and can be seen on Figures 1 and 2 in Attachment A. Currently, the York Drive Project area is vacant, although it was previously developed with residences and a parking lot, all of which were removed in 2020. As designed, the project proposes to merge the parcels in anticipation of the construction of a senior apartment building with approximately 183 apartments, a pool, parking, and infrastructure (see Figure 3 in Attachment A).

RESULTS OF THE INSTITUTIONAL RECORDS SEARCHES AND RESEARCH

BFSA reviewed an archaeological records search of a one-mile radius around the project (Attachment B) that was conducted by the South Coastal Information Center (SCIC) at San Diego State University. The search did not identify any previously recorded cultural resources within the subject property. However, 14 cultural resources (11 prehistoric, two historic, and one multicomponent) have been recorded within a one-mile radius of the proposed project (Table 1). Of the 11 prehistoric resources recorded, four are bedrock milling feature sites, two are bedrock milling feature sites with an associated lithic scatter, one is a lithic scatter, and four are isolated artifacts. The multicomponent resource is a historic artifact scatter with a prehistoric lithic scatter component. Of the two historic resources recorded, one is Highway 395 and one is the Buena Vista Creek Bridge. In addition, 46 historic addresses have been recorded within one mile of the project. The historic addresses have not been included in Table 1.

Table 1

Recorded Cultural Resources Located Within One Mile of the
1822-1864 York Drive Project and the El Valle Oplento Capacity Improvements Project

Site Number	Site Type	Site Dimensions (meters)*	Recording Event
SDI-662	Prehistoric bedrock milling feature site	50 x 50 [†]	Wallace 1958

Site Number	Site Type	Site Dimensions (meters)*	Recording Event
SDI-8250	Prehistoric bedrock milling feature site	80 x 188 [†]	Murray Van Horn 1980
SDI-10,150	Prehistoric bedrock milling feature site	58 x 58 [†]	Murray Van Horn 1985
SDI-12,520	Historic trash scatter and prehistoric lithic scatter	85 x 30	D. James, S. Briggs, and S. Cambell 1991
SDI-12,521	Prehistoric bedrock milling feature site and lithic scatter	80 x 60	D. James, S. Cambell, and S. Briggs 1991
SDI-12,522	Prehistoric bedrock milling feature site	50 x 110	D. James, S. Cambell, and S. Briggs 1991
SDI-13,009	Prehistoric bedrock milling feature site and lithic scatter	35 x 15	B. Glenn, C. Schultze, and K. Collins 1993
P-37-015099	Prehistoric isolate (flake tool)	1 x 1 [†]	Joyce Clevenger and Steven Briggs 1991
P-37-015100	Prehistoric isolate (flake)	1 x 1 [†]	Joyce Clevenger and Steven Briggs 1991
P-37-015101	Prehistoric isolate (mano)	1 x 1 [†]	Joyce Clevenger and Steven Briggs 1991
P-37-018224	Historic Buena Vista Creek Bridge	32 x 16 [†]	John W. Snyder 1999; Koji Tsunoda 2010
SDI-19,476	Prehistoric lithic scatter	55 x 3	Richard Carrico, D. James, and A. Pigniolo 1994; Koji Tsunoda 2009
P-37-033557	Historic Highway 395	54 miles from north to south [†]	Larry Tift 2013; Kent Manchen and Matt DeCarlo 2015; Haley Chasteene 2017; A. Foglia and K. Keckeisen 2017; Sarah Stringer-Bowsher 2018; ASM Affiliates, Inc. 2021
P-37-039630	Prehistoric isolate (mano)	1 x 1 [†]	Donna Beddow 2021

* Unless otherwise noted.

[†] No dimensions noted on site form. Measurements taken from SCIC-provided shapefile.

The SCIC records search also identified 43 cultural resource studies conducted within a one-mile radius of the project, none of which include the subject property.

BFSa also reviewed the following historic sources, which did not indicate the presence of any additional resources within the project:

- The National Register of Historic Places Index
- The Office of Historic Preservation, Archaeological Determinations of Eligibility
- The Office of Historic Preservation, Built Environment Resources Directory
- The USGS 1949, 1965, 1970, and 1983 (7.5-minute) *San Marcos, California* topographic quadrangle maps

- Aerial photographs (1938 to 2023)

The historic aerial photographs indicate that the property was utilized agriculturally by 1938. Between 1938 and 1947, four structures associated with two residential properties were constructed in the west corner and north corner of the property. Between 1953 and 1964, residential structures had been constructed all along York Drive, the northwest boundary of the property. The southeast corner of the property remained agricultural through 2016. Between 2016 and 2018, a paved road was developed along the southern boundary of the property, which led to a paved parking lot in the southeast corner of the property. In 2020, all structures and paved areas were razed. No changes to the property were visible between 2020 and the current survey.

BFSa also requested a records search of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC). The purpose of the SLF search was to determine whether Traditional Cultural Properties had been recorded within or nearby the subject property. The NAHC SLF search was returned with negative results for the project vicinity. Original correspondence may be found in Attachment C.

RESULTS OF THE FIELD SURVEY

The archaeological survey of the subject property took place on May 31, 2024. The intensive pedestrian survey was directed by Principal Investigator Tracy A. Stropes, M.A., RPA, and conducted by field archaeologist James Shrieve. Native American monitor Carmen Mojado from Saving Sacred Sites was present for the cultural resources survey of the project. The entire York Drive Project was accessible for the survey; however, the survey efforts were constrained at times by dense vegetation. The property is generally flat, and visibility of the natural ground surface was limited by the dense vegetation. A series of parallel survey transects were employed to conduct the reconnaissance, spaced at approximately 15-meter intervals when not hindered by the aforementioned constraints. Noted impacts to the property included driveways associated with the residences that were located in the northwest and north portions of the property, piles of demolition debris from clearing the residences and parking lot throughout the property, and a concrete pond in the north portion of the property. A majority of the off-site improvements alignment was accessible, except for the southeast-trending alignment which was located between four fenced-off modern residences. The alignment was walked when not hindered by these constraints. Noted impacts to the off-site improvements alignment include the development of El Valle Opulento and the modern residences. The survey of the York Drive project and off-site improvements did not identify any prehistoric or historic resources on the property. Photographs were taken to document project conditions at the time of the survey (Plates 1 to 6).



Plate 1: Overview of the project property from the west corner, facing east.



Plate 2: Overview of the project property from the northeast corner, facing west.



Plate 3: Overview of the project property from the northwest border, facing east.



Plate 4: Overview of the off-site improvements alignment from the north end, facing southeast.



Plate 5: Overview of the off-site improvements alignment from the south end, facing northwest.



Plate 6: Overview of the off-site improvements alignment from the south end, facing east into the residential area.

SUMMARY

The Phase I archaeological survey for the 1822-1864 York Drive Project and the El Valle Opulentto Capacity Improvements Project (Master Plan Project EX B4) was negative for the presence of cultural resources. However, the property is considered to have a moderate potential to contain buried archaeological deposits due to the topographic location of the property, the settlement patterns for Late Prehistoric Native American occupants of the region, and the presence of known cultural resources within the project vicinity. Further, based upon the limited visibility encountered during the survey, there is the potential to encounter buried or masked resources during grading. As a result, archaeological monitoring during project-related ground disturbances is recommended as a condition of the grading permit.

Sincerely,



Tracy A. Stropes, M.A., RPA
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Attachments:

Attachment A – Figures

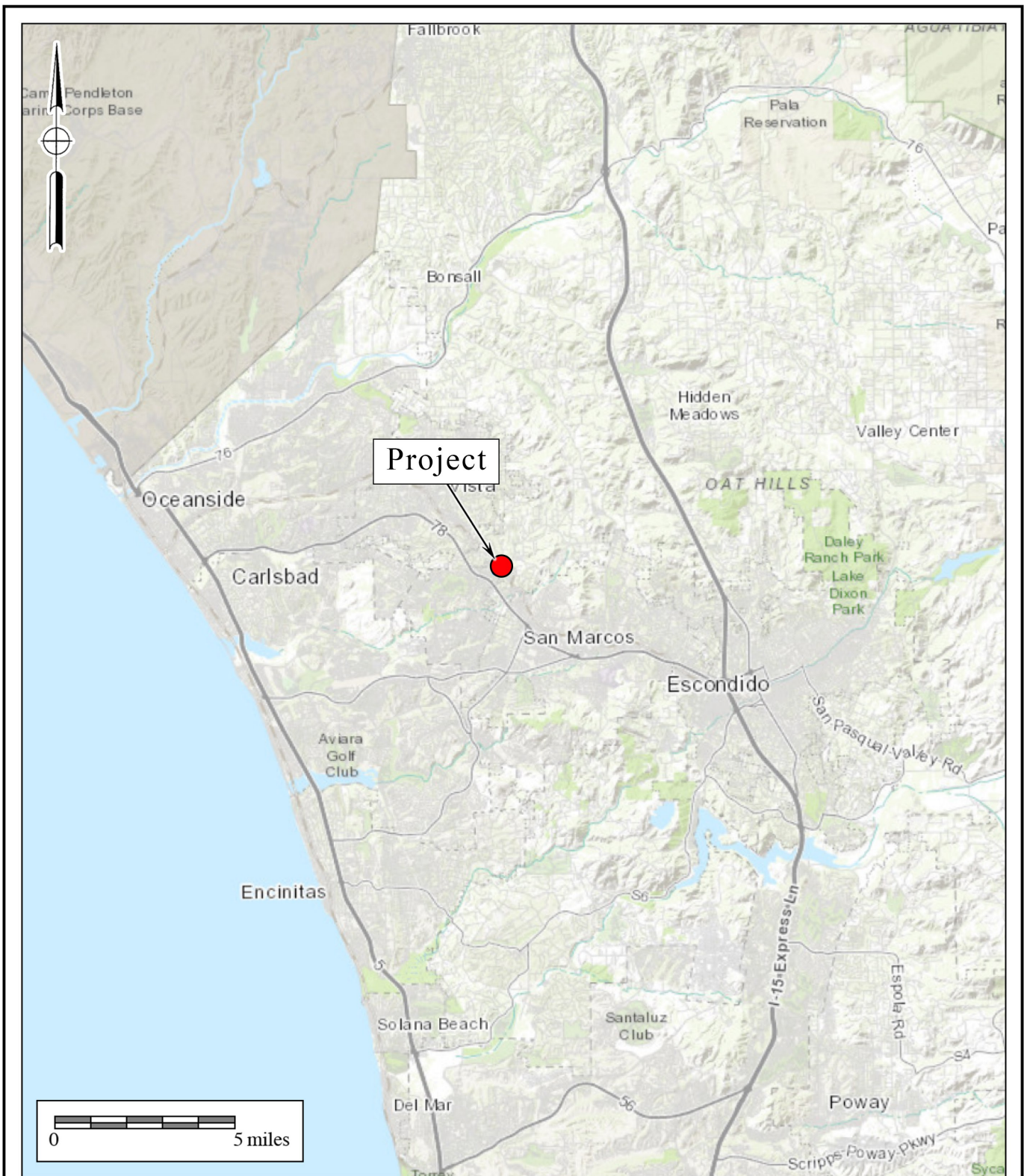
Attachment B – Archaeological Records Search Results*

Attachment C – NAHC Sacred Lands File Search Results*

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ATTACHMENT A

Figures



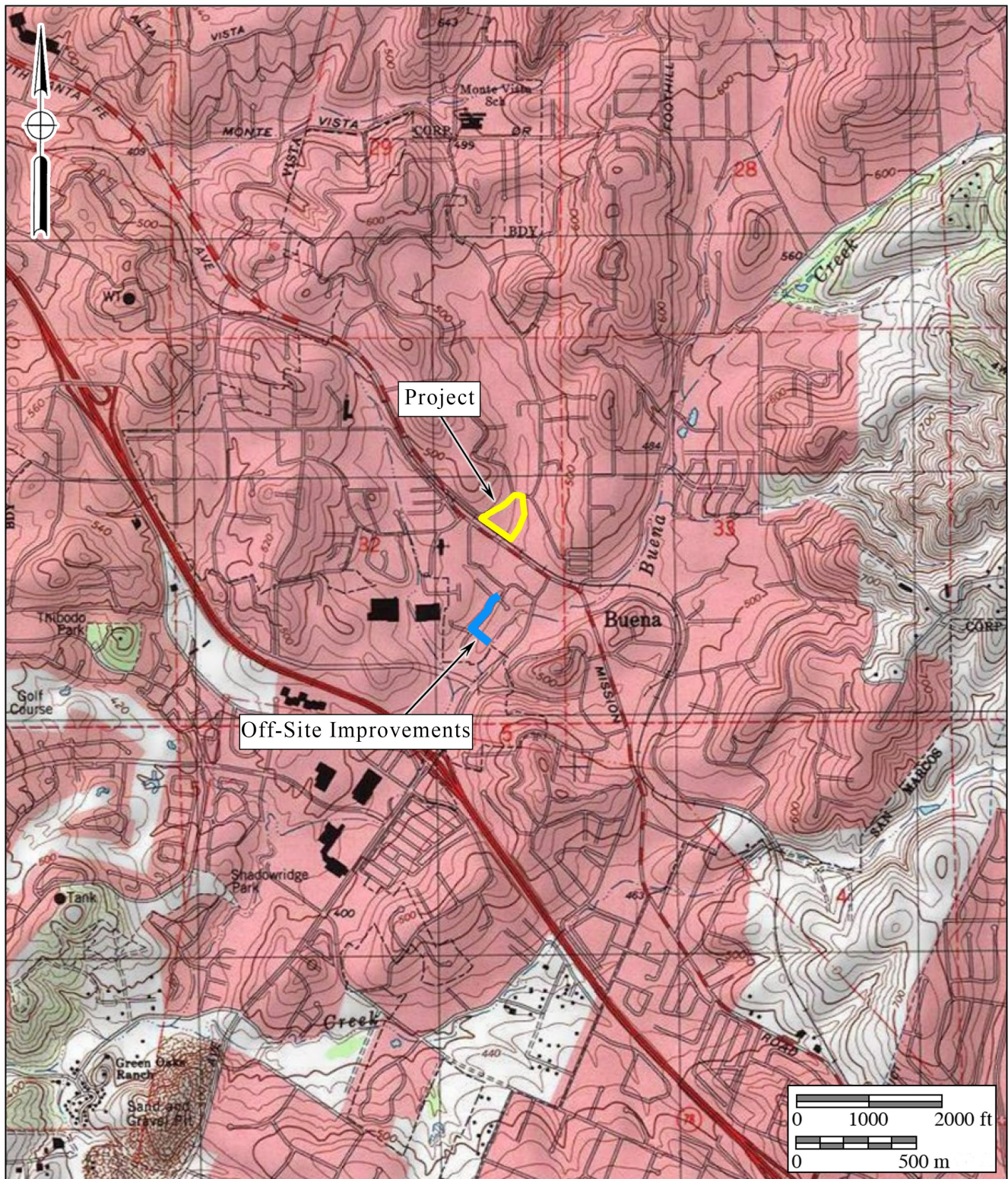
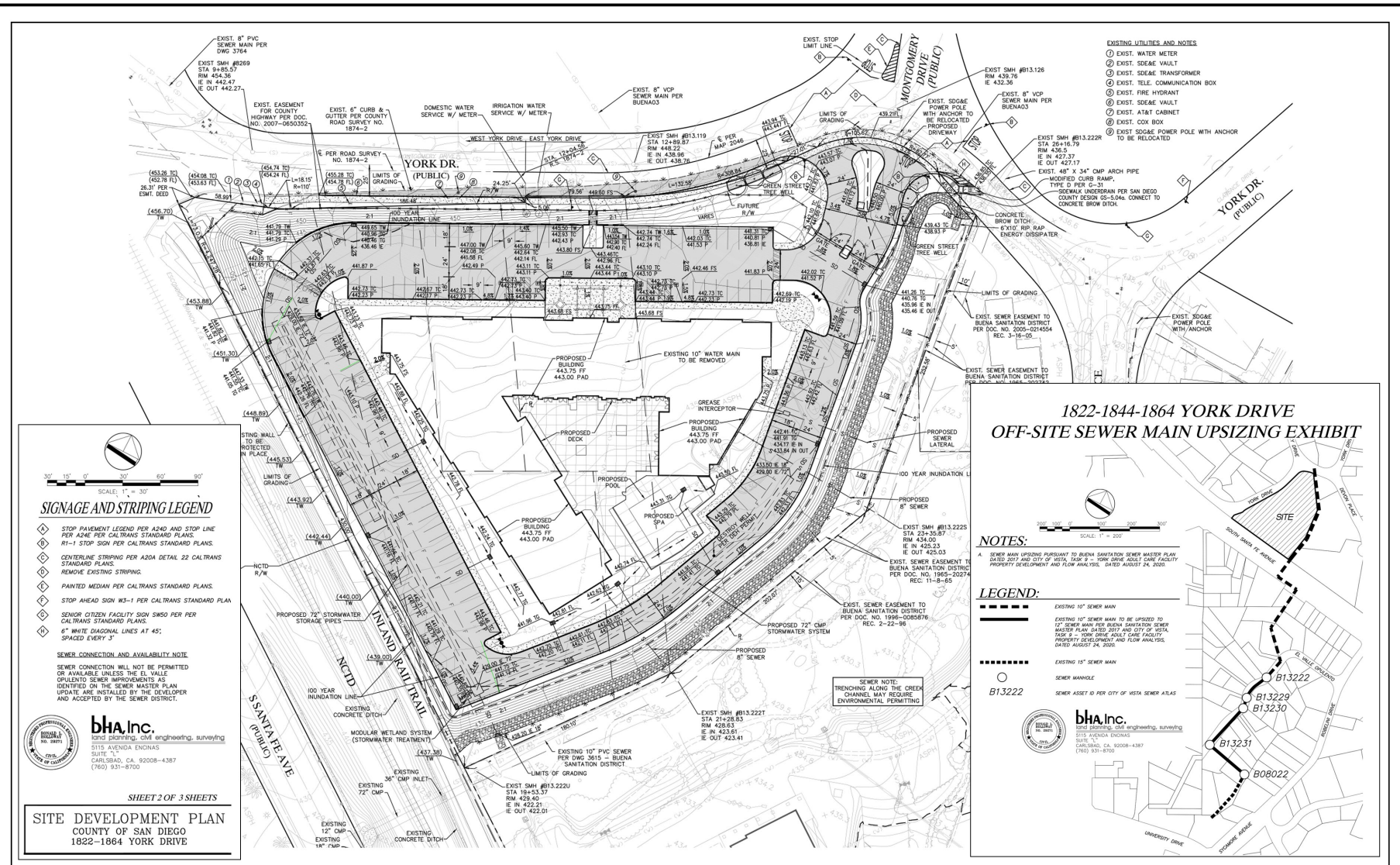


Figure 2
Project Location Map

The 1822-1864 York Drive Project and the
El Valle Opulento Capacity Improvements Project
USGS *San Marcos* Quadrangle (7.5-minute series)



ATTACHMENT B

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

ATTACHMENT C

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)