

National Archaeological Data Base Information

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Client/Project
Proponent: SD Ski Partners
9520 Pathway Street
Santee, CA 92071

Lead Agency: County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Report Date: January 2025

Report Title: Cultural Resources Survey Report – Negative Findings, Karve Ski Park Project,
Escondido, San Diego County, California. PDS2023-MUP-23-009

Type of Survey: Archaeological survey

New Sites: None

Updated Sites: None

USGS Quad: Valley Center 7.5'

Acreage: 10.45 acres

Key Words: Jesmond Dene community, Escondido, San Diego County; negative
archaeological survey; Township 11 South, Range 2 West, Section 30

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January 21, 2025

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County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Subject: Cultural Resources Survey Report – Negative Findings, Karve Ski Park Project, Escondido, San Diego County, California; PDS2023-MUP-23-009

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

County: San Diego
USGS 7.5' Quad: Valley Center **Date:** 1968
Section: Unsectioned **Township:** 16 South **Range:** 2 West
Address: 26351 North Centre City Parkway
City: Escondido **State:** California

Other Locational Data: The project area is located in the unincorporated Jesmond Dene community north of the City of Escondido, San Diego County (Figure 1, *Regional Location*). The project location lies east of Interstate 15 (I-15), south of the Deer Springs Road/Mountain Meadow Road exit (Figure 2, *USGS Topography*). The project area is bordered by Tierra Libertia Road to the north, Jesmond Dene Road to the south and southwest, I-15 to the northwest, and residential parcels to the east (Figure 3, *Aerial Photograph*).

Assessor's Parcel Number(s): 187-630-12-00 and 187-322-29-00

UTM: 11 North (N); 488825 m East (E)/3672409 m N

Elevation: approximately 1,018 to 1,073 feet above mean sea level (Google Earth)

Owner and Address: SD Ski Partners
9520 Pathway Street
Santee, CA 92071

Survey Type: Archaeological survey

Date of Survey: June 21, 2023

Field Crew: Jessica Garcia (HELIX), Shuluuk Linton (Native American monitor; Rincon Band of Luiseño Indians [Rincon])

DESCRIPTION

The project proposes to construct an outdoor recreation facility consisting of a dry slope for skiing, snowboarding, and inner tubing. Proposed recreation features include three slopes of artificial turf, a zipline and jump tower, a golf driving range, and a “magic carpet” lift station to transport guests to the top of the slopes. Four buildings totaling 9,525 square feet would provide associated amenities, including a box office, guest services, management offices, and a first aid station; a food court and bar with Americans with Disabilities Act (ADA)-compliant restrooms; an equipment rental and event room space; and a maintenance and storage shed. The northwestern portion of the property would be converted to a 146-space parking lot.

RECORDS SEARCH/PREVIOUS RESEARCH

A records search for the project area and a 1/2-mile radius was obtained from the South Coastal Information Center (SCIC) as a part of the cultural resources study. According to the records search, a total of 27 cultural resources studies have been previously conducted in the search radius. Of these, four have been previously conducted within the project area, including one archaeological records search and literature review for a water district master plan update, two cultural resources surveys for a gas pipeline project, and one visual impact assessment survey for the same gas pipeline.

According to the records search, six cultural resources have been previously identified within the project search radius, none of which are located within the project area. Historic Highway 395 is located adjacent to the project area in the modern alignment of I-15; however, the proposed project will not directly or indirectly impact this resource. Since no resources have been recorded within the project area, no known resources would be directly or indirectly impacted by the proposed project. Records Search results are included in Appendix A (Confidential, bound separately).

NATIVE AMERICAN OUTREACH

HELIX contacted the Native American Heritage Commission (NAHC) on June 8, 2023, for a Sacred Lands File search and a list of Native American contacts. The response received on June 29, 2023, indicated positive results. HELIX sent notification letters on July 6, 2023 to the 34 contacts listed by the NAHC. To date, three responses have been received from the Fort Yuma Quechan Indians (Ft. Yuma), the San Luis Rey Band of Mission Indians (San Luis Rey), and the Jamul Indian Village (Jamul). Ft. Yuma and Jamul deferred to closer tribes and had no comments on the project. San Luis Rey stated that they have knowledge of sensitive cultural and tribal resources near the project area and requested a meeting to discuss. HELIX cultural resources task lead Nikki Falvey and San Luis Rey representative Cami Mojado met on July 27, 2023, at which time nearby cultural resources were discussed. The information from this meeting has contributed to the recommendations in this study.

If any additional responses are received, they will be forwarded to County staff. Native American correspondence is included in Appendix B (Confidential, bound separately).

ARCHAEOLOGICAL SURVEY

On June 21, 2023, HELIX archaeologist Jessica Garcia and Native American (Luiseño) cultural monitor Shuuluk Linton from Rincon conducted an archaeological survey of the project area. The project area was traversed in parallel transects where possible. Visibility was extremely low (0 to 5 percent), with thick vegetation covering the entire site. A push pile of rocks was observed at the top of a hill in the southern portion of the project area.

No cultural resources were identified during the survey. The Luiseño Native American monitor requested monitoring during and after vegetation clearing to reassess site sensitivity for cultural resources.

CONCLUSION

A records search conducted as part of the current study resulted in no previously recorded cultural resources being identified within the project area. The NAHC was contacted for a Sacred Lands File search; Tribal Cultural Resources have been identified within the project vicinity. The contacts listed by the NAHC were notified of the project; to date, three responses have been received. The San Luis Rey Band of Mission Indians provided detailed information about sacred cultural sites in the project vicinity. The field survey was negative for cultural resources; however, most of the project site was covered in vegetation, severely limiting visibility; thus, there is still a potential for cultural resources to be present that could not be seen.

Due to the lack of previously recorded archaeological resources on site, no impacts to archaeological resources are anticipated. However, the positive Sacred Lands File search, inconclusive field survey, and contributions from the San Luis Rey Band of Mission Indians and Rincon mean there is a potential to encounter cultural resources during construction. The following mitigation measure (MM) should be implemented to avoid a significant impact to cultural resources:

MM-CUL-1. Archaeological and Tribal Monitoring Program

A. Pre-Construction

1. Contract with a County-approved archaeologist to perform archaeological monitoring and a potential data recovery program during all earth-disturbing activities. The Project Archaeologist shall perform the monitoring duties before, during, and after construction.
2. Pre-construction meeting to be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements.

B. Construction

1. Monitoring. The Project Archaeologist and Luiseño Native American monitor are to be on-site during earth-disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño

Native American monitor. Both the Project Archaeologist and Luiseño Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources.

2. If cultural resources are identified:

- a. The Project Archaeologist and Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
- b. The Project Archaeologist shall contact the County Archaeologist, and culturally-affiliated tribes as identified in the Treatment Agreement and Preservation Plan at the time of discovery.
- c. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
- d. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
- e. Isolates and non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied on-site as identified in the Treatment Agreement and Preservation Plan.
- f. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
- g. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - i. Preservation in place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - ii. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - I. Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - II. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that

sacred items, burial goods, and Native American human remains are excluded.

- III. Any reburial process shall be culturally appropriate.
 - IV. Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - V. The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
3. If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Luiseño Native American Monitor and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.
4. Human Remains.
- a. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - b. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseño Native American monitor.
 - c. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 - d. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - e. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall

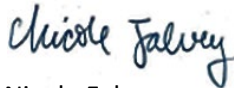
complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.

- f. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- 5. Tribal Cultural Resources: If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally-affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally-affiliated tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
- 6. Fill Soils
 - a. The Project Archaeologist and Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- C. Rough Grading
 - 1. Monitoring Report. Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.
- D. Final Grading
 - 1. Final Report. A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, and any culturally-affiliated tribe who requests a copy.
 - 2. Cultural Material Conveyance
 - a. The final report shall include evidence that all Native American cultural materials in order of preference have been conveyed as follows:
 - i. Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied.
 - or
 - ii. Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

The final report shall include evidence that all historic materials have been curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

Should the project limits change to incorporate new areas of proposed disturbance, an archaeological survey of these areas will be required.

Sincerely,



Nicole Falvey
Cultural Resources Project Manager



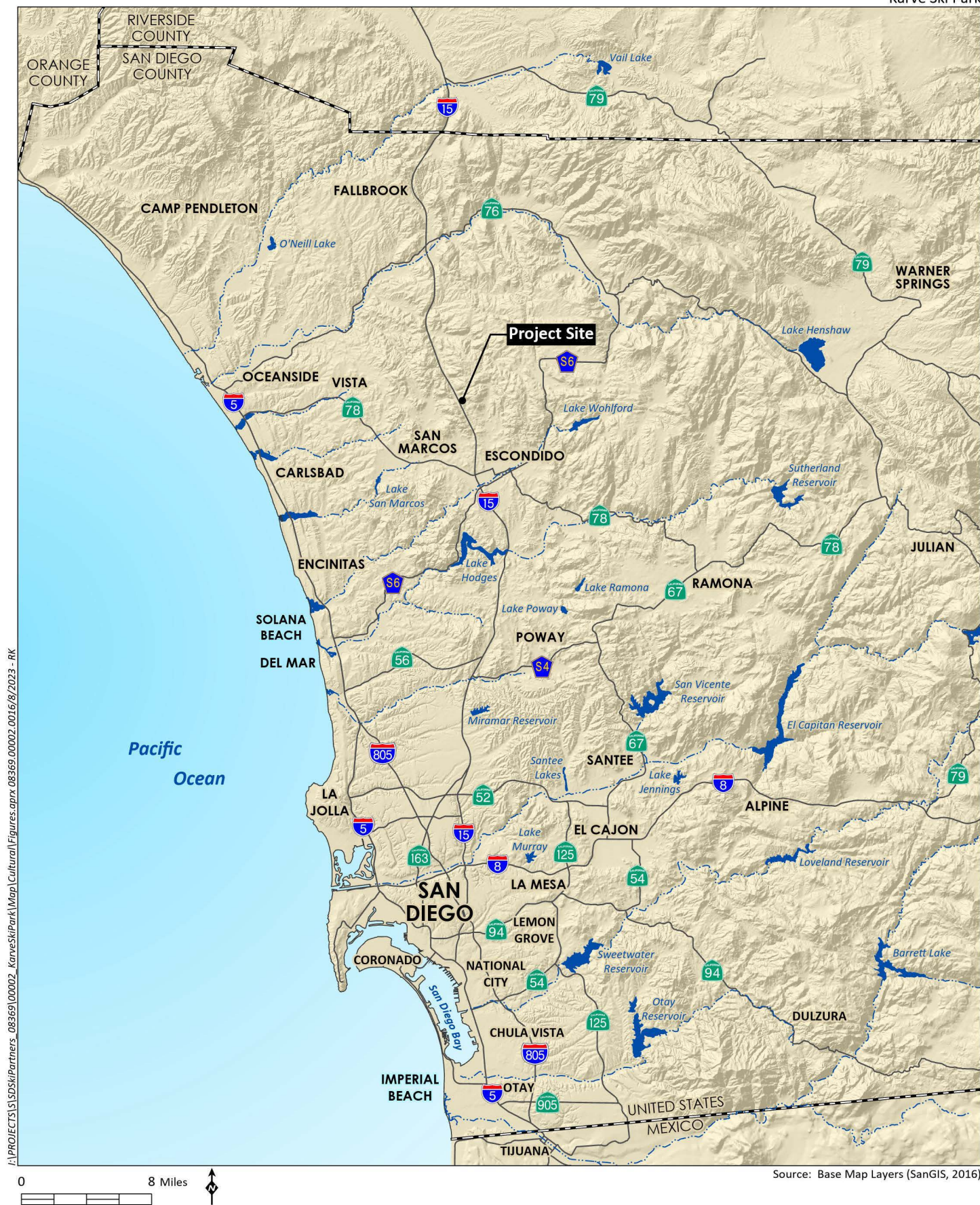
Mary Robbins-Wade, RPA
Cultural Resources Group Manager

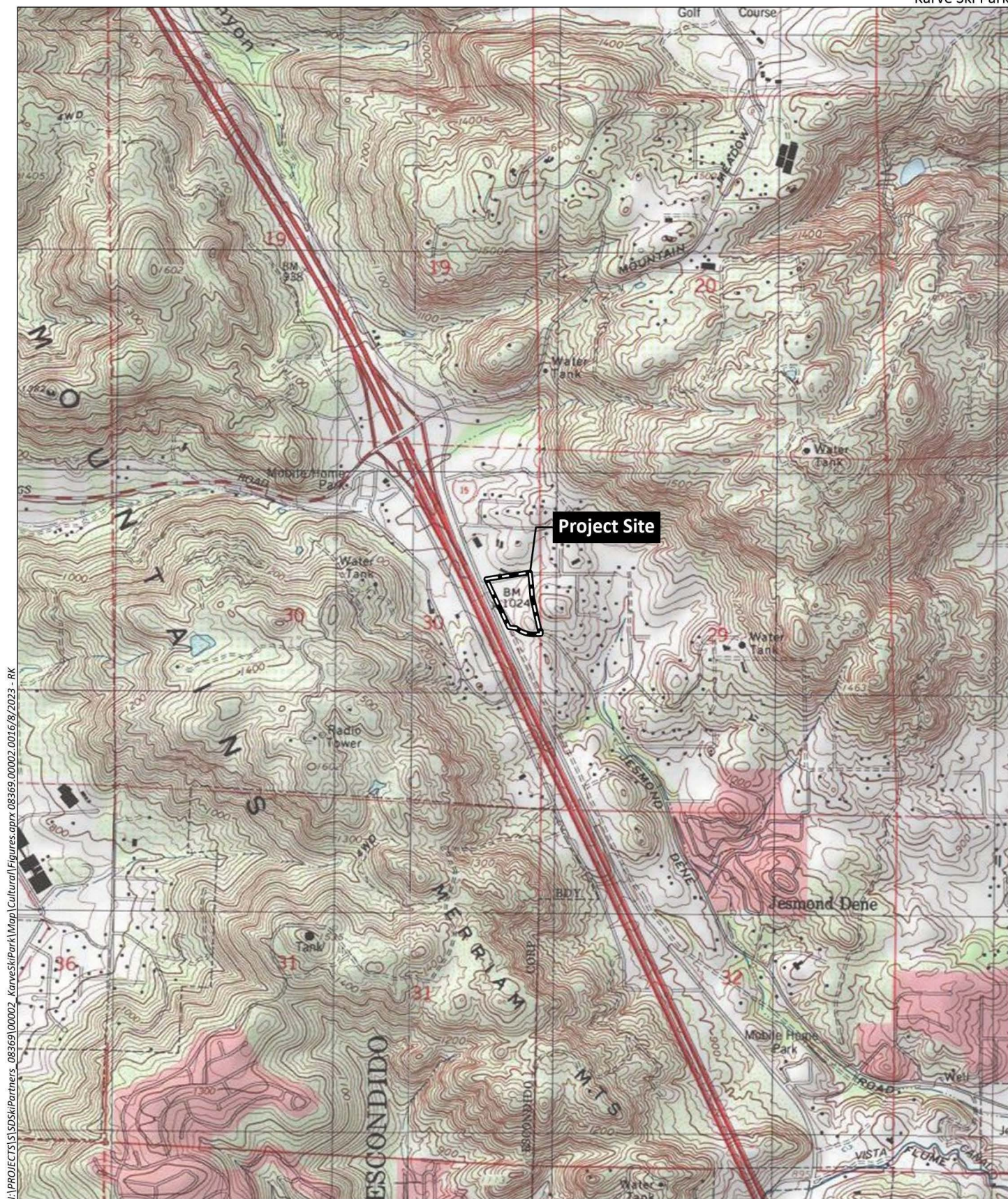
Enclosures:

- Figure 1 Regional Location
- Figure 2 USGS Topography
- Figure 3 Aerial Photograph

Confidential Attachments:

- A Records Search Summary and Map
- B Native American Correspondence





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Source: Valley Center 7.5' Quad (USGS)

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0 150 Feet

Source: Aerial (SanGIS 2023)