

PDS2023-MUP-23-013 Chabad of RSF Project Description Tech Report Cover Letter

- *Acreage: Some of the project's tech report's used the site's gross acreage, while others make reference to the net acreage. The site is 2.43 gross acres and 2.39 net acres.*
- *Existing Buildings: the square footages of the existing-to-remain buildings have been rounded in some of the tech reports (single family residential 1,701 to 1,700; office 582 to 600; candle shop/commercial space 3,395 to 4,000). the existing-to-remain 582 square feet structure is an office and is not an ADU*
- *New Building: the total sf of the proposed new building is 13,845; however, the ground floor (lot coverage) of the proposed new building is 11,550 sf.*
- *Parking Spaces: in a previous round the project had 62 parking spaces but lost 2 spaces due to tree wells. The project proposes 60 parking spaces where 47 are required.*

We have clarified all of these minor inconsistencies through the unifying Project Description below.

The project proposes a Major Use Permit for Chabad of Rancho Santa Fe (as defined by Zoning Ordinance Section 1348 – Civic, Fraternal or Religious Assembly and 1332 – Child Care Center) on 2 lots, totaling approximately 2.43 gross acres (2.39 net acres). The project proposes to redevelop the property to include the construction of one (1) new building, three (3) existing-to-remain buildings, the retention of existing covered areas and construction of new covered areas, all totaling approximately 19,898.66 square foot (sf) of lot coverage or 19.11%. The proposed new building is a Chabad religious assembly center and communal space proposed to be approximately 13,845 gross sf with 11,550 sf of ground floor lot coverage. Uses associated within the proposed new building's Religious Assembly will include administration offices, mikvah, religious education classes, kitchen, childcare, and meeting spaces. Outdoor spaces will include landscaped garden areas, courtyard, playground, and perimeter screening/fence. The project offers 60 parking spaces where 47 are required by the proposed uses. The project will consist of a single phase of construction which will consist of the Shul, parking, drive aisles, signage, right-of-way improvements, and landscaping.

Existing as-built structures include a candle shop/commercial space (approximately 3,395 gross sf), a single-family residence (approximately 1,701 gross sf), an office (approximately 582 gross sf), a stone shop, and various out-structures. Of these structures, the project proposes to retain the candle shop/commercial space, single-family residence, and office. The stone shop and various out-structures will be demolished/removed.

The Child Care Center use is requested for all buildings on site, with specific development details to be determined during the building permit phase. The residence and accessory structures are occasionally inhabited by the Rabbi, his family and guests of the organization. These structures are excluded from the in the Religious Assembly. The candle shop/commercial space will remain as a commercial use for the sale of religious and Chabad-related items. Childcare services are proposed for up to 50 children, aged six months to six years old, operating Monday through Friday,

from 6:00 AM to 6:00 PM. If the childcare program grows to serve 50 children, staffing requirements are estimated to include approximately 12 employees, depending on the ages of the children in compliance with state-mandated staffing ratios for early learning and care programs.

The Religious Assembly use would include typical Shabat weekly services held Friday evenings and Saturday mornings, as well as other holiday services, events, weddings and gatherings, such as but not limited to Rosh Hashanah, Passover, and Yom Kippur. Services may be attended by approximately 100 adults plus children. The project is designed to accommodate the growth of the population from approximately 20 to 30 adults (plus children) to approximately 100 adults (plus children) for an average service. Evening classes and gatherings will operate from Monday through Thursday with varying class times in the day. Administrative offices will operate from 8:00 AM to 5:00 PM. The Religious Assembly currently employs three (3) staff and would be anticipated to grow in accordance with the growth of the Chabad.

The project will include public road improvements along Via De La Valle. Fire would be served by the Rancho Santa Fe Fire Protection District. School Service is provided by Solana Beach (General Elementary) and San Dieguito Union (High School). Water service is provided by Santa Fe Irrigation. The project is currently not connected to a sewer district and will rely on septic. The project will require approximately 2,688 cubic yards of cut and 3,225 cubic yards of fill. A total of 537 cubic yards of imported material will be required. The project is subject to General Plan Regional Category Semi-Rural, the General Plan Land Use of SR-2 and Zoning Single Family (RS). The project is not subject to Special Area Regulations. The project is located at 14906 Via De La Valle, directly north of Villa De La Valle, approximately 1.9 miles east of Interstate 15, in the San Dieguito Community Planning Area, within unincorporated San Diego County (APNs 302-110-29 and 30).

**Negative Archaeological Resources Survey Report
for the
Chabad RSF Project, 14906 Via De La Valley, San
Dieguito Community Plan Area, San Diego County, CA
PDS2023-MUP-23-013**

Lead Agency:

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July 2023

NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

Author: Shelby Castells, M.A., RPA

Firm: ASM Affiliates, Inc.

Project Proponent: Theodore R. L. Shaw, Principal, Atlantis Group Land Use Consultants

Report Date: July 2023

Report Title: Negative Archaeological Resources Survey Report for the Chabad RSF Project, 14906 Via De La Valley, San Dieguito Community Plan Area, San Diego County, CA

Type of Study: Phase I Archaeological Survey

New Resources: None

Updated Sites: None

USGS Quads: Del Mar

Acreage: 2.43 Acres

Permit Numbers: PDS2023-MUP-23-013

Keywords: CEQA, San Diego County, San Dieguito Community Plan Area, Negative Archaeological Survey

October 22, 2024

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Re: Chabad RSF Project, 14906 Via De La Valley, San Dieguito Community Plan Area, San Diego County, CA; PDS2023-MUP-23-013; Archaeological Resources – Negative Findings

Dear Mr. Shaw,

Please be advised that an archaeological survey has been conducted on the above referenced project. It has been determined that there are no known archaeological resources present on this property. The project has been plotted on the attached USGS 7.5-minute topographical map for your information (Figures 1-4). All work was conducted in compliance with the California Environmental Quality Act (CEQA), the County of San Diego Resource Protection Ordinance (RPO), the County of San Diego Report Format and Content Requirements, Cultural Resources: Archaeological and Historic Resources (Report Requirements) (2007a), and the County of San Diego Guidelines for Determining Significance, Cultural Resources: Archaeological and Historic Resources (Guidelines) (2007b). The County of San Diego is the lead agency for the Project. This letter report is being provided per the County's Report Requirements, Section 2.3.2 Development Review Process, Surveys, as the archaeological survey was negative and therefore an Archaeological Resources Management Report (ARMR) is not required. Several built environment resources which meet the age threshold for eligibility have been identified within the Project area. The buildings will be evaluated for eligibility in a separate report.

County:	San Diego
USGS 7.5' Quad:	Del Mar USGS 7.5' Quadrangle map, unsectioned San Dieguito Land Grant, Township 14 South, Range 3 West
Address:	14906 Via De La Valle, Del Mar, California, 92014
APNs:	302-110-29 and -30
UTMs:	479379.49 mE / 3649586.91 mN
Elevation:	approximately 40 feet above mean sea level
Owner and Address:	Levi Raskin, 14906 Via De La Valle, Del Mar, CA 92014
Survey Type:	Phase I Intensive Pedestrian Survey
Survey Date:	June 5, 2023
Field Crew:	Archaeologist – Michael Buxton, ASM Affiliates, Inc. Native American Monitor – Ed Mercado, Grey Wolf (Kumeyaay) Principal Investigator – Shelby Castells, M.A., RPA, ASM Affiliates, Inc.

Archaeological Description (Methods and Results): This Phase I archaeological survey was conducted by ASM Affiliates, Inc., (ASM). The pedestrian survey of the project area was conducted by ASM Archaeologist Michael Buxton, and Kumeyaay Native American monitor Ed Mercado from Grey Wolf. The project was overseen and the report was prepared by ASM Principal Investigator Shelby Castells, M.A., RPA, who is on the San Diego County CEQA preparers list for Cultural Resources. All work was conducted in compliance with the CEQA, the RPO, the County of San Diego Report Format and Content Requirements, Cultural Resources: Archaeological and Historic Resources (2007), and the County of San Diego Guidelines for Determining Significance, Cultural Resources: Archaeological and Historic Resources (2007).

The field survey was conducted on June 5, 2023, using standard archaeological procedures and techniques. Field methods consisted of a pedestrian survey of the project area in transects spaced at 5-m intervals. In areas possessing dense vegetation and/or development, the survey methodology was adjusted to accommodate surface examination of any clearings and to facilitate the inspection of any possible bedrock outcrops and other visible soils. The project area was photographed, and all visible soils were examined for cultural resources.

The Project area is a developed and landscaped lot with a sloping topography. The Project area contains several buildings, asphalt roads, landscaping with native and non-native plants and hardscaping. A cut bank is located at the northeast corner of the property and a masonry fence on the south side of the property. A drainage with a wooden bridge is located on the east side of the property. In addition to the buildings, an outdoor gathering area and a concrete foundation are present. The Project area is approximately 3000 feet north of the San Dieguito River and is located along a terrace on the northern bank of the river. Figures 5-7 show the current condition of the Project area. No archaeological resources, artifacts, or features were observed during the survey effort.

A review of the historic topographic maps from 1903 – 1942 show no development within the Project area, but several buildings immediately adjacent as well the development of roads in the vicinity. The 1943 topographic map shows a building present within the Project area and the 1976 topographic map shows additional buildings and the current alignment of Via de la Valle. A review of historic aerial photographs of the Project area show that several buildings are present on the east side of the Project area prior to 1953, Via de la Valle is present but at a slightly different alignment and a dirt road is present to the west and north of the Project area. The 1964 photograph shows additional development on the property as well as possible agricultural use. The 1967 – 2020 aerial photographs show additional landscaping, fencing, grading and development of the Project area.

As several of the built environment features within the Project area may reach the age threshold for eligibility to the California Register of Historic Resources (CRHR) an evaluation of those resources is required under CEQA, the RPO, and County Guidelines. The built environment resources will be addressed in a separate report.

Monitoring by a qualified archaeologist and Native American Monitor is recommended for the initial ground disturbance within the Project area due to the lack of ground surface visibility during the archaeological survey, numerous cultural resources identified with the one-mile record search radius, the early development of the Project area which may have preserved cultural resources below the current hardscaping, and the Project area's vicinity to several drainages and the San Dieguito River, which were good water sources for prehistoric and historic inhabitants of the surrounding vicinity.

Project Description: The Project proposes a Major Use Permit for a Chabad Center totaling 2.43 acres. The Project proposes to redevelop an existing and developed property into four buildings, totaling approximately 24,100 square feet. Uses associated with the center include a religious assembly center, administration offices (for 4 to 5 staff), two religious school classrooms, meeting spaces. Outdoor spaces will include landscaped garden areas and perimeter screening. The facility is anticipated to serve a congregation of approximately 75 people. An existing candle gift shop and residential unit will be incorporated into the design. Future development could include a pre-school and residence for the Rabbi and his family, who would permanently live on-site. The project will include public road improvements along Via De La Valle. The project is located at 14906 Via De La Valle, directly north of Villa De La Valle, approximately 1.9 miles east of Interstate 15, in the San Dieguito Community Planning Area, within unincorporated San Diego County (APNs 302-110-29 and 302-110-30) (Figure 4).

Record Search: A record search of the California Historical Resources Information System (CHRIS) held at the South Coastal Information Center (SCIC) at San Diego State University was conducted by ASM for a one-mile radius on May 31, 2023. SCIC confirmation is included in Confidential Attachment (provided separately under Confidential cover).

Eighty-nine cultural resources studies have been completed within the 1-mile record search radius (Table 1). Three of the studies intersect the Project area. The entire Project area has been previously surveyed.

Table 1. Previously Conducted Cultural Resources Studies within 1 mi. of the Project Area. *(Italicized bolded reports are within Project Area.)*

Report Number	NADB Number	Year	Report Title	Author/ Agency
SD-00074	1120074	1981	Archaeological Reconnaissance of the Fairbanks Country Club.	American Pacific Environmental Consultants, Inc.

Report Number	NADB Number	Year	Report Title	Author/ Agency
SD-00143	1120143	1977	Results of Archaeological Test at Sun Valley Bluffs, Rancho Santa Fe, California.	Toups Corporation
SD-00212	1120212	1977	Archaeological Investigations of the Dalfio Property, San Diego, California.	WESTEC Services, Inc.
SD-00251	1120251	1978	An Archaeological Survey of San Dieguito Estates.	RECON
SD-00312	1120312	1986	Cultural Resource Assessment: El Camino Real Realignment Right-of-Way EQD N.84-0636	RBR & Associates. Inc.
SD-00672	1120672	1988	A Cultural Resource Overview for the San Dieguito River Valley San Diego, California.	WESTEC Services, Inc.
SD-00688	1120688	1975	Archaeological Survey for the Proposed Whispering Palms Interceptor Sewer, Rancho Santa Fe, California	San Diego County Engineer Department
SD-01091	1121091	1979	Archaeological Investigation of the Sorrento Valley Road Pipeline Project Limited Linear Test, City of San Diego, California SDI-4513	Flower, Ike & Roth Archaeological Consultants
SD-01273	1121273	1986	Cultural Resources Investigation of the Ukegawa Brothers Agricultural Use Permit Project, Sector R, Carmel Valley Region Sector, San Diego, California.	Scientific Resource Surveys, Inc.
SD-01292	1121292	1980	The Cultural Resources of San Dieguito Estates	RECON
SD-01360	1121360	1975	Archaeological Investigation of Rancho De La Valle, Lomas Santa Fe County of San Diego, California	Independent Archaeological Consultants
SD-01891	1121891	1983	National Register Assessment of SDI-8225	Mooney-Lettieri and Associates, Inc.
SD-02003	1122003	1984	A Cultural Resources Inventory for the El Camino Real Extension Alignment Study, EQD No. 84-0636	RBR & Associates, Inc.
SD-02129	1122129	1983	Draft Environmental Impact Report La Zanja Canyon County of San Diego Tract # 4385	Donald A. Cotton, Associates
SD-02148	1122148	1984	Draft Environmental Impact Report Rancho Del Rayo Estates (TM 4413) LOG#83-13-20	A.D. Hinshaw Associates
SD-02149	1122149	1984	Draft Environmental Impact Report Whispering Palms Sanitation District Expansion Plan LOG#84-13-18	A.D.Hinshaw Associates
SD-02394	1122394	1990	Cultural Resource Survey for the Proposed Unocal Site	TMI Environmental Services
SD-02698	1122698	1993	Historic/Archaeological Survey and Test Report for Subarea 111 Future Urbanizing Area, San Diego, California	Gallegos and Associates
SD-02725	1122725	1981	Appendix C Archaeological Reconnaissance of the Fairbanks Country Club, San Diego County	American Pacific Environmental Consultants, Inc
SD-02986	1122986	1995	Historical/Archaeological Survey and Test Report for the Rancho Santa Fe Golf Practice Range and Park Project, City of San Diego, California	Gallegos & Associates
SD-03001	1123001	1995	Historical/Archaeological Survey Report for Del Mar Highlands Estates, San Diego, California	Gallegos & Associates
SD-03255	1123255	1996	An Archaeological Constraint Study of the T.C. Hu Property, The North County Riding Center, on Via De La Valle, City of San Diego	The Keith Companies: Paul Chace
SD-03268	1123268	1995	Final: Archaeological Testing of Site CA-SDI-13094/H for Del Mar Highlands Estates, San Diego, California	Gallegos & Associates
SD-03338	1123338	1995	Negative Archaeological Survey Report, Second Addendum, 11-SD-5 P.M. R35.2 189161	Caltrans

Report Number	NADB Number	Year	Report Title	Author/ Agency
SD-03351	1123351	1998	Draft EIR Pacific Highlands Ranch (Subarea 3) Subarea Plan in the North City Future Urbanizing Area (Ncfua)	City of San Diego
SD-03352	1123352	1993	Historical/Archaeological Survey and Test Report for North City Future Urbanizing Area, Subarea 3	Gallegos & Associates
SD-03643	1123643	1999	A Cultural Resource Reconnaissance of Property Located at 1688 Lugano Land, San Diego County, California, Reported Using San Diego County Form 1	RMW Paleo Associates
SD-03676	1123676	1999	Cultural Resource Inventory for the El Camino Real Road/Bridge Widening	City of San Diego Engineering and Capital Project Dept.
SD-04177	1124177	2000	Archaeological Investigations for the San Dieguito Wetland Restoration Project EIR/EIS	Science Application International Corporation
SD-04235	1124235	1983	National Register Assessment of SDI-8225	Mooney-Lettieri and Associates
SD-04236	1124236	1981	Environmental Impact Report for San Dieguito River Study Draft Conceptual Master Plan	APEC
SD-04485	1124485	1977	Archaeological Investigations of the Dalfio Property, San Diego, California	WESTEC Services, Inc.
SD-04547	1124547	1998	Archaeological Survey of the Casa Palmera Project	Larry Pierson
SD-04760	1124760	1999	Environmental Impact Report Rancho Santa Fe Golf Range and Park	City of San Diego
SD-04961	1124961	1984	Draft EIR For La Zanja Canyon County of San Diego Tract No. 4385 Replacement Tentative Map	RECON
SD-05114	1125114	1998	EIR: Pacific Highlands Ranch Subarea Plan in the North City Future Urbanizing Area	Lawrence Monserrate
SD-05119	1125119	1994	Draft Environmental Impact Report Del Mar Highlands Estates	Ann Hix
SD-05223	1125223	1996	DEIR for Del Mar Highlands Estates	City of San Diego
SD-05793	1125793	1993	Historical/Archaeological Survey: Test Report for North City Future Urbanizing Area Subarea 3, San Diego	Gallegos and Associates
SD-06178	1126178	2000	Cultural Resources Survey Report for the Brandes Property	Gallegos & Assoc.
SD-06250	1126250	1998	An Archaeological Survey of the Casa Palmera Project, San Dieguito Valley, California	Brian F. Smith Assoc.
SD-06440	1126440	1999	Draft Archaeological Investigations for the San Dieguito Wetlands Restoration Project EIR/EIS	Science Application International Corp.
SD-06926	1126926	1999	Notice Of Preparation to Prepare A Joint Environmental Impact Report/Environmental Assessment El Camino Real Road/Bridge Widening	City of San Diego
SD-07017	1127017	1999	Public Notice of Proposed Mitigated Negative Declaration Elga Residence	City of San Diego
SD-08354	1128354	2003	Public Notice of a Draft Mitigated Negative Declaration for the Hu Residence	City of San Diego
SD-08536	1128536	1974	Sun Valley Bluffs, Lomas Santa Fe, County of San Diego, Ca	Independent Archaeological Consultants
SD-08837	1128837	2003	Cultural Resource Inventory for the El Camino Real Road/ Bridge Widening, Project Permit No. L2928, Log No. 97-14-1	Tierra Environmental Services

Report Number	NADB Number	Year	Report Title	Author/ Agency
SD-08857	1128857	1998	Indexing Program at CA-SDI-5372/H Del Mar Highlands Estates Project, City of San Diego, California	Chambers Group, Inc
SD-08989	1128989	2004	Cultural Resource Inventory for the El Camino Real Road/Bridge Widening Project, Permit No. L2928, Log No. 97-14-1 (Update)	Tierra Environmental
SD-09361	1129361	2002	Archaeological Survey Report for the Phase I Archaeological Survey Along Interstate 5 San Diego County, CA.	ASM, Inc
SD-09899	1129899	2004	Cultural Resources Records Search and Site Visits Results for Sprint Telecommunications Facility Candidate SD54XC432A (Ladera Sarina) 4932 Sun Valley Road, Rancho Santa Fe, California	Michael Brandman Associates
SD-10131	1130131	2006	Historic Property Survey Report for the El Camino Real Road/Bridge Widening/Replacement Project, San Diego County, El Camino Real Bridge 57C0042	Tierra Environmental Services
SD-10415	1130415	2006	Cultural Resources Assessment Del Mar Fairgrounds Project Cities of Del Mar and San Diego, San Diego County, California	LSA Associates, Inc.
SD-11144	1131144	2007	Encina-Penasquitos Transmission Line Records Search	ASM Affiliates, Inc.
SD-11364	1131364	2005	Archaeological Evaluation of the Rancho Valley Farms Project: Maritime Resource Exploitation in the Lower San Dieguito River Valley	ASM Affiliates
SD-11621	1131621	2002	Draft Program Environmental Impact Report Santa Fe Irrigation District Water Master Plan	Curtis Scott Englehorn and Associates
SD-11623	1131623	2002	San Dieguito River Valley Inventory of Archaeological Resources	ASM Affiliates
SD-11811	1131811	2007	Results of a Cultural Resources Survey for The River Park Equestrian Center in Del Mar, San Diego, California	Recon
SD-11823	1131823	2007	Cultural Resources Technical Report for the San Diego Vegetation Mangement Project	URS
SD-12155	1132155	2009	Archaeological Monitoring: Pump Station 79 Force Main, San Diego, California	Affinis
SD-12204	1132204	2009	Archaeological Monitoring for the SDG&E Encina-Penasquitos 230 KV Transmission Line Project from Carlsbad to Carmel Valley, and Guard Structure Pole Field Checks for the SDG&E Encina-Penasquitos Reconductor Project	ASM Affiliates
SD-12259	1132259	2008	Archaeological Resource Report Form: Archaeological Survey of the El Camino Real Road Widening Project	Brian F. Smith and Associates
SD-12422	1132422	2001	A Cultural Resources Inventory for the Route Realignment of the Proposed PF. Net / AT&T Fiber Optics Conduit Oceanside to San Diego, California	ASM Affiliates, Inc.
SD-12458	1132458	2009	Cultural Resources Survey for the San Diego Polo Club Project, Del Mar, California	ASM Affiliates
SD-12577	1132577	2009	Cultural Resources Records Search and Site Visit Results for Clearwire Candidate Ca-SDG5517A/SD03XC177B (Polo Fields), 3675 Via De La Valle, Del Mar, San Diego County, California	Michael Brandman Associates

Report Number	NADB Number	Year	Report Title	Author/ Agency
SD-12814	1132814	2010	Cultural Resources Survey for Gas Regulator Station, Del Mar Area of San Diego County, California	AECOM
SD-12817	1132817	2010	Cultural Resources Survey For 57 Wood to Steel Pole Undergrounding and Pole Replacements Along TL667 And TL610 and Staging Yard Areas along Via De La Valle and El Camino Real, Del Mar Area of San Diego County, California	AECOM
SD-13283	1133283	2011	Cultural Resources Review and Records Searches for Line 3010 Operations & Maintenance Potholing and Phase I & 2 Pipeline Integrity/Retrofit Activities	ASM Affiliates
SD-13520	1133520	2007	<i>Cultural Resources Study of the Encinitas, Ca Project Externet Systems, Inc. Site No. SW-CA-MISC-01, Near Rancho Santa Fe, San Diego County, California 92024</i>	<i>Historic Resource Associates</i>
SD-13959	1133959	2002	Archaeological Resources Inventory for the Villa Paraiso Project, San Diego, California	Affinis
SD-14174	1134174	2011	Letter Report: ETS 21402- Cultural Resources Monitoring for New Anchors at Two Poles, South of El Camino Real, Del Mar, San Diego County, California	AECOM
SD-14257	1134257	2012	ETS 21039- Cultural Resources Monitoring for Gas Line 3010/MLV 3009 Pipeline Integrity Retrofit Project, Del Mar Area of San Diego County, California- IO 200418241	AECOM
SD-14327	1134327	2013	Results of the Test Excavations for the Via De La Valle Road Widening Project City of San Diego	RECON
SD-14354	1134354	2013	Via De La Valle Street Widening	City of San Diego
SD-14397	1134397	2010	Record Search Results for the Underground Utility District Via De La Valle Project	Laguna Mountain Environmental, Inc.
SD-14537	1134537	2013	Letter Report: ETS 22035- Cultural Resources Monitoring for Row Maintenance for Five Tie Lines, City of Del Mar, San Diego County, California- IO FE5711322100	AECOM
SD-14739	1134739	2014	St. John Garabed Church Project San Diego, California Draft Environmental Impact Report	City of San Diego
SD-16654	1136654	2013	Cultural Resources Survey: Rancho Del Mar, San Diego, California Project No. 226777	Affinis
SD-16881	1136881	2016	Negative Cultural Resources Phase I Survey for the El Apajo Drainage Project, Rancho Raseana, Rancho Santa Fe, California	Dudek
SD-16917	1136917	2017	Cultural Resources Survey for Ackad Minor Grading PDS2016-LDGRMN-20115 APN# 302-201-22 Negative Findings	County of San Diego
SD-17103	1137103	2017	Cultural Resources Survey Report for the Proposed San Diego Gas & Electric TL674A Reconfiguration & TL666D Removal Project, San Diego County, California	AECOM
SD-17135	1137135	2015	Archaeological Survey for Pole Brushing Project, Various Locations, San Diego County, California (SDG&E ETS# 29109, PanGIS Project# 1401.07)	PanGIS
SD-17152	1137152	2013	Cultural and Paleontological Resources Survey Report for the St. John Garabed Church Project, San Diego County, California	Dudek

Report Number	NADB Number	Year	Report Title	Author/ Agency
SD-17153	1137153	2013	Phase II Archaeological Evaluation of CA-SDI-20031 for the St. John Garabed Church Project, San Diego County, California	Dudek
SD-17891	1137891	2018	Cultural Resources Survey Report for the 153A Recycled Water Pipeline Extension Project, City of San Diego, San Diego County, California	ECORP Consulting, Inc.
SD-17892	1137892	2018	Cultural Resources Survey Report for the San Dieguito Valley Groundwater Desalination Pilot Project, City of San Diego, San Diego County, California	ECORP Consulting, Inc.
SD-18511	1138511	2019	Results of Data Recovery Excavations of CA-SDI - 14971, CA-SDI-16695, And CA-SDI -16696 for the Via De La Valle Road Widening Project, San Diego, California	RECON Environmental, Inc.
SD-18838	1138838	2021	Archaeological Monitoring for TCM Access Roads, Annual Report 2020, San Diego County, California (ASM #23005.67)	ASM Affiliates
SD-18875	1138875	2020	Cultural Resource Monitoring for the The 387 1/3 Via De La Valle Cox Cable Project, City of San Diego, California (Project No. 653360)	Laguna Mountain Environmental, Inc.

No cultural resources have been previously recorded within the Project area. Twenty-six cultural resources have been previously recorded within the 1-mile record search radius (Table 2).

Table 2. Previously Recorded Cultural Resources Studies within 1 mi. of the Project Area

Primary Number	Trinomial	Time Period	Recorder & Year Recorded/Updated	Site Description
37-000194	CA-SDI-000194	Prehistoric	Mock and Thomson (2007); Gallegos & Associates (1993); Norwood (1977); Unknown recorder and date (pre-1977)	Habitation site (Not relocated in 2007; compromised or destroyed by housing development)
37-000293	CA-SDI-000293	Prehistoric	Strudwick et al (1993); Walker (1977); Diamond (1960)	Temporary habitation site
37-000322	CA-SDI-000322	Prehistoric	Mock and Thomson (2007); Gallegos & Associates (1993); Norwood (1977); Warren (1958)	Habitation site (Not relocated in 2007; compromised or destroyed by housing developments)
37-000685	CA-SDI-000685	Prehistoric	Gallegos & Associates (1993); Norwood (1977); Warren (1960)	Temporary habitation site
37-000686	CA-SDI-000686	Prehistoric	Foglia & Spelts (2016); Glenn (2015); Beitz (2011); Droessler (2010); Potter (2009); Robbins-Wade (1986); Muranaka (1984); Warren (1960)	AP15: Habitation Debris Sparse artifact surface scatter, subsurface deposits up to 50cm
37-005154	CA-SDI-005154	Prehistoric	Berryman (No listed date); Ryzdyski (1975)	Sparse lithic scatter
37-005155	CA-SDI-005155	Prehistoric	Berryman (no date listed)	Ephemeral camp with lightly scattered shell and lithics

Primary Number	Trinomial	Time Period	Recorder & Year Recorded/Updated	Site Description
37-005369	CA-SDI-005369	Prehistoric	Roy (2015); Bowden-Renna (2012); Bowden-Renna (2010); Potter (2009); Strudwick et al. (1993); Norwood (1977)	Temporary camp containing a lithic scatter, shell scatter, hammerstones, groundstones, and fire-affected rock.
37-005371	CA-SDI-005371	Prehistoric	Serr (2013); Mock and Thomson (2007); Strudwick et al. (1993); Peter (1986); Norwood (1977)	Temporary camp containing a shell scatter and lithic tools
37-005373	CA-SDI-005373	Prehistoric	Mock and Thomson (2007); Strudwick et al. (1993); Norwood (1977)	Habitation site containing manos, cores, flakes, and shell
37-005612	CA-SDI-005612	Prehistoric	Strudwick et al. (1993); RECON (1978)	Temporary habitation site containing manos, cores, and flakes
37-008225	CA-SDI-008225	Multi-component	Mooney-Lettieri & Associates (1983); Dittmar (1980)	Large, light density lithic and ceramic scatter with intermixed historic material
37-010117	CA-SDI-010117	Prehistoric	Strudwick et al (1993); RBR & Cardenas & Robbins Wade (1984)	Temporary habitation site (Not relocated in 1993; believed to no longer exist due to development)
37-010749	CA-SDI-010749	Prehistoric	Smith (1980)	Site with scatter of shell, cobbles (natural and modified), and lithic tools
37-014112		Prehistoric	Kyle and Tift (1995)	Ceramic isolate
37-015295		Prehistoric	Eighmey et al. (1993)	Lithic isolate
37-016567	CA-SDI-016695	Prehistoric	Fulton (2006); Pignoli and Bark (1998); Hedges (1977); Rogers (1929)	AP15: Habitation Debris Temporary Habitation with hearths, petroglyphs, and ollas
37-016568	CA-SDI-016696	Prehistoric	Pignoli and Bark (1998); Hedges (1977)	AP16: Other Light shell scatter, potential for buried deposits noted
37-016570	CA-SDI-014971	Prehistoric	Fulton (2006); Pignoli and Bark (1998)	AP15: Habitation Debris Midden Deposit
37-017590	CA-SDI-015376	Prehistoric	Bissell (1999)	AP2: Lithic Scatter; AP16: Other (Shell Scatter)
37-029050	CA-SDI-018608	Prehistoric	Ryzdyski (1975)	Hearth feature
37-029941		Prehistoric	Hedges (1980)	Sandstone Bowl (collected and in Museum of Us collection); no site details, and described location not field checked
37-035277		Historic	May and Burnett (2004);	Rancho Santa Fe Cultural Landscape
37-038575		Historic	O'Connor (2018)	AH6: Water Conveyance System Concrete irrigation standpipe
37-038576		Historic	O'Connor (2018)	AH16: Other (Utility Line) Series of utility poles part of a functioning electric transmission line
37-038924		Historic	Andre Pignoli (2020)	AH16: Other (historic bottle isolate)

One historic address has been previously recorded within the 1-mile record search radius (Table 3). No historic addresses have been recorded within the project area.

Table 3. Previously Recorded Cultural Resources Studies within 1 mi. of the Project Area

Address	City, Zip Code	Historic Name	Primary Number	Construction Date
6862 Las Planideras	Rancho Santa Fe, 92067	Galli-Curci Residence/ Dr. Anthony Mork Residence	N/A	No Date Listed

Native American Consultation: A record search request of the Sacred Lands File (SLF) held by the Native American Heritage Commission (NAHC) was made on May 24, 2023. The NAHC responded on June 21, 2023, that the record search of the Sacred Lands File was negative. The NAHC provided a list of 23 Native American individuals and organizations which may have additional information on the Project area. ASM sent information request letters to the Native American groups and individuals provided by the NAHC, on June 23, 2023.

On July 7, 2023, Shuuluk Linton, Tribal Historic Preservation Office Coordinator, Rincon Band of Luiseño Indians, responded that the Project is within the Traditional Use Area of the Luiseño people. The tribe has no cultural resource information available to share at this time, no comments, and do not request consultation. They recommend contacting local Kumeyaay tribes that are closer to the Project area.

On July 18, 2023, Daniel Tsosie, Cultural Resources Manager, Campo Band of Mission Indians, responded regarding a Kumeyaay Village within the vicinity of the Project area and request consultation and monitoring.

On July 19, 2023, Stephen Rochester, Assistant Cultural Resources Director, La Posta Band of Mission Indians, responded that the Project is located near the San Dieguito valley and river, and the Tribe would like to be included in consultation and field work.

To date, no other responses have been received. All NAHC correspondence is included in Confidential Attachment (provided separately under Confidential cover).

Conclusions and Recommendations: No archaeological resources were identified during the Phase I survey. Due to the Project area's proximity to numerous prehistoric resources, the Project area's proximity to important water sources for prehistoric and historic inhabitants and the lack of ground surface visibility during the survey, monitoring by a qualified archaeologist and Native American Monitor is recommended for the initial ground disturbance within the project area.

Sincerely,

A handwritten signature in black ink that reads "Shelby G. Castells". The signature is written in a cursive, flowing style.

Shelby Castells, M.A., RPA
Director
ASM Affiliates, Inc.

Figures:

Figure 1. Project vicinity map.

Figure 2. Project location map, shown on USGS Del Mar 7.5" Quad Map.

Figure 3. Project location, shown on aerial photograph.

Figure 4. Project's Site Plan.

Figure 5. View of the Project area, showing the drainage, bridge, and development, facing northeast.

Figure 6. View of the Project area, showing, the development and landscaping, facing east.

Figure 7. View of the Project area, showing the different ground surface visibility, facing east.

Confidential Attachments (Provided under separate Confidential cover):

SCIC Record Search Confirmation (Confidential)

NAHC Correspondence (Confidential)

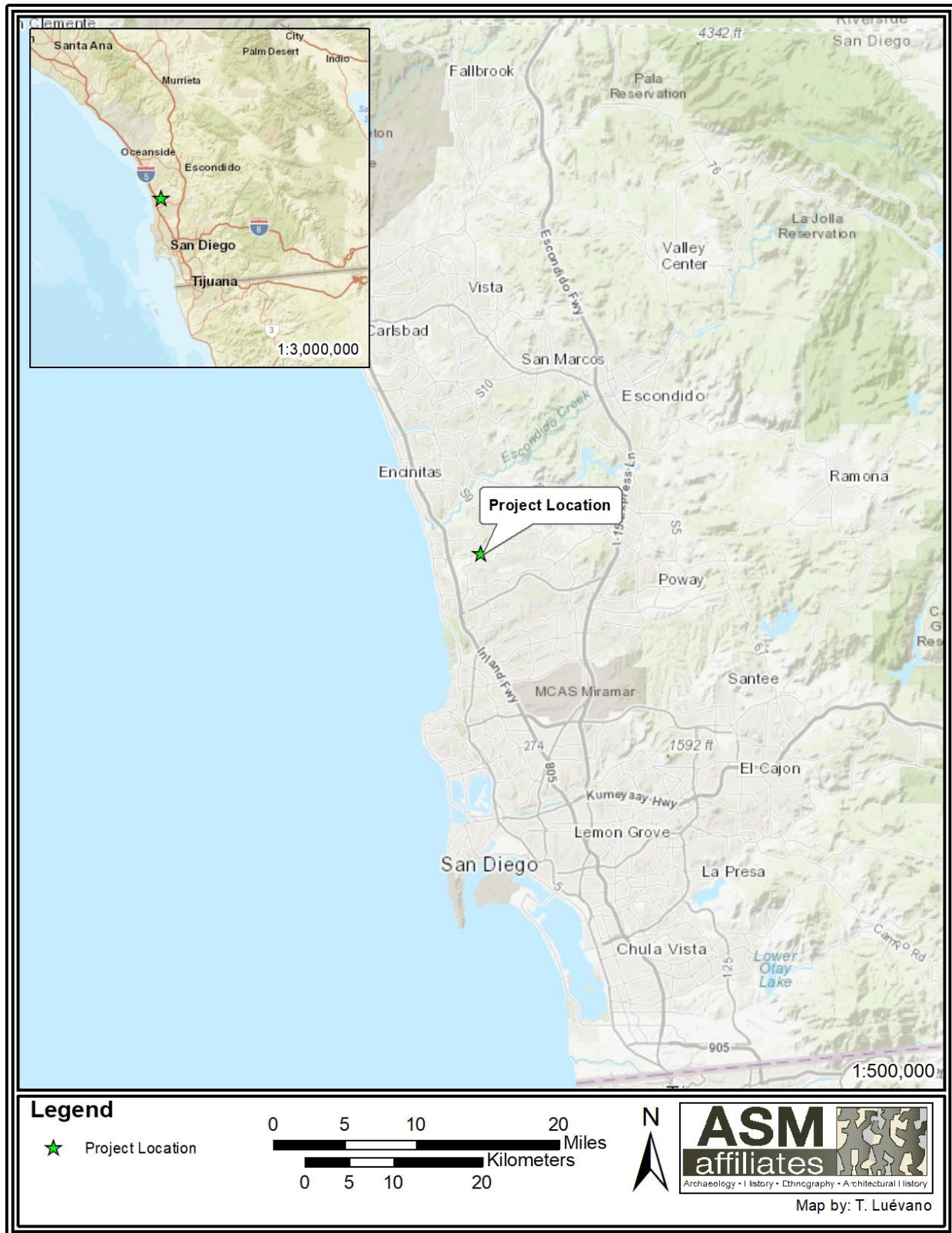


Figure 1. Project vicinity map.

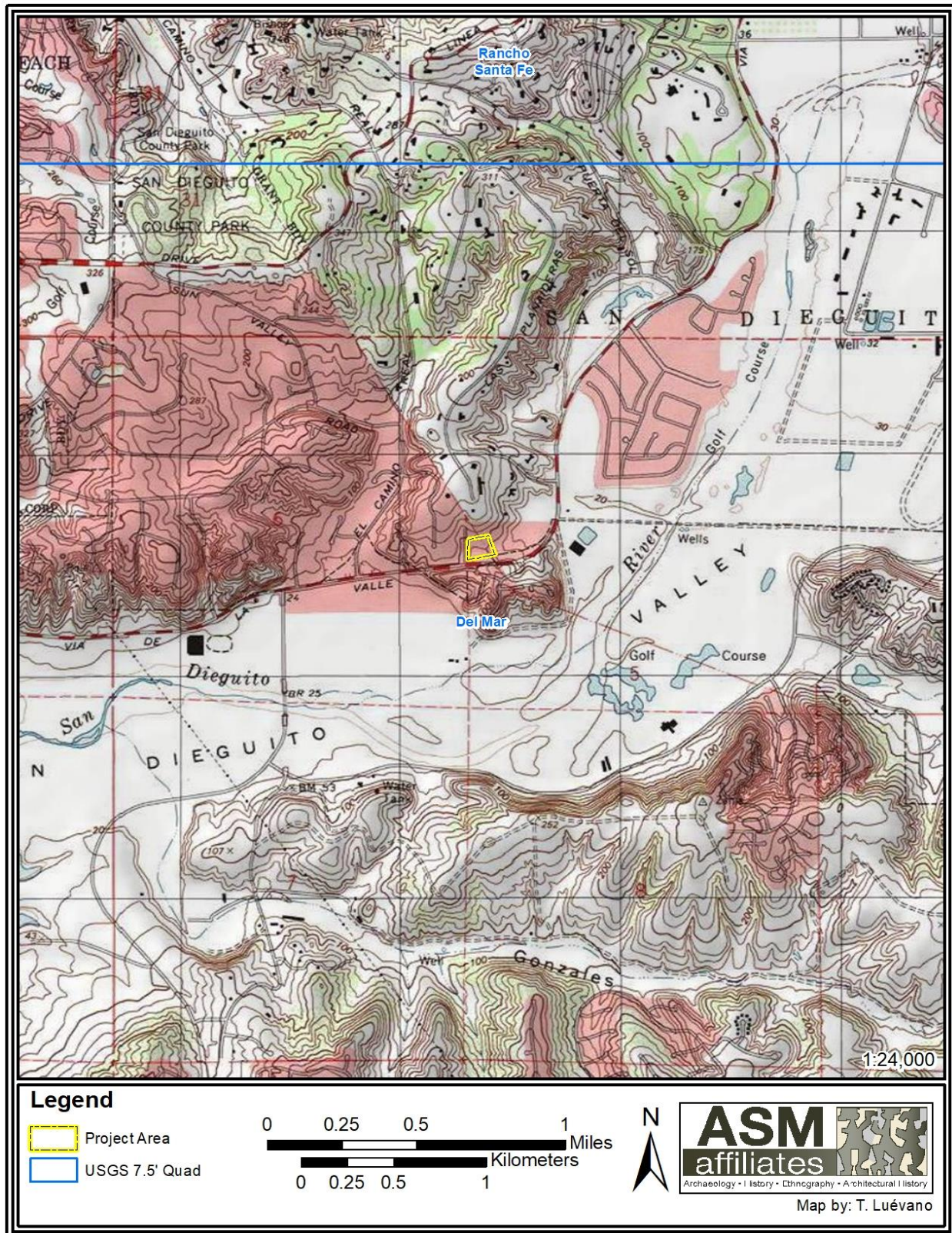


Figure 2. Project location map, shown on USGS Del Mar 7.5" Quad Map.

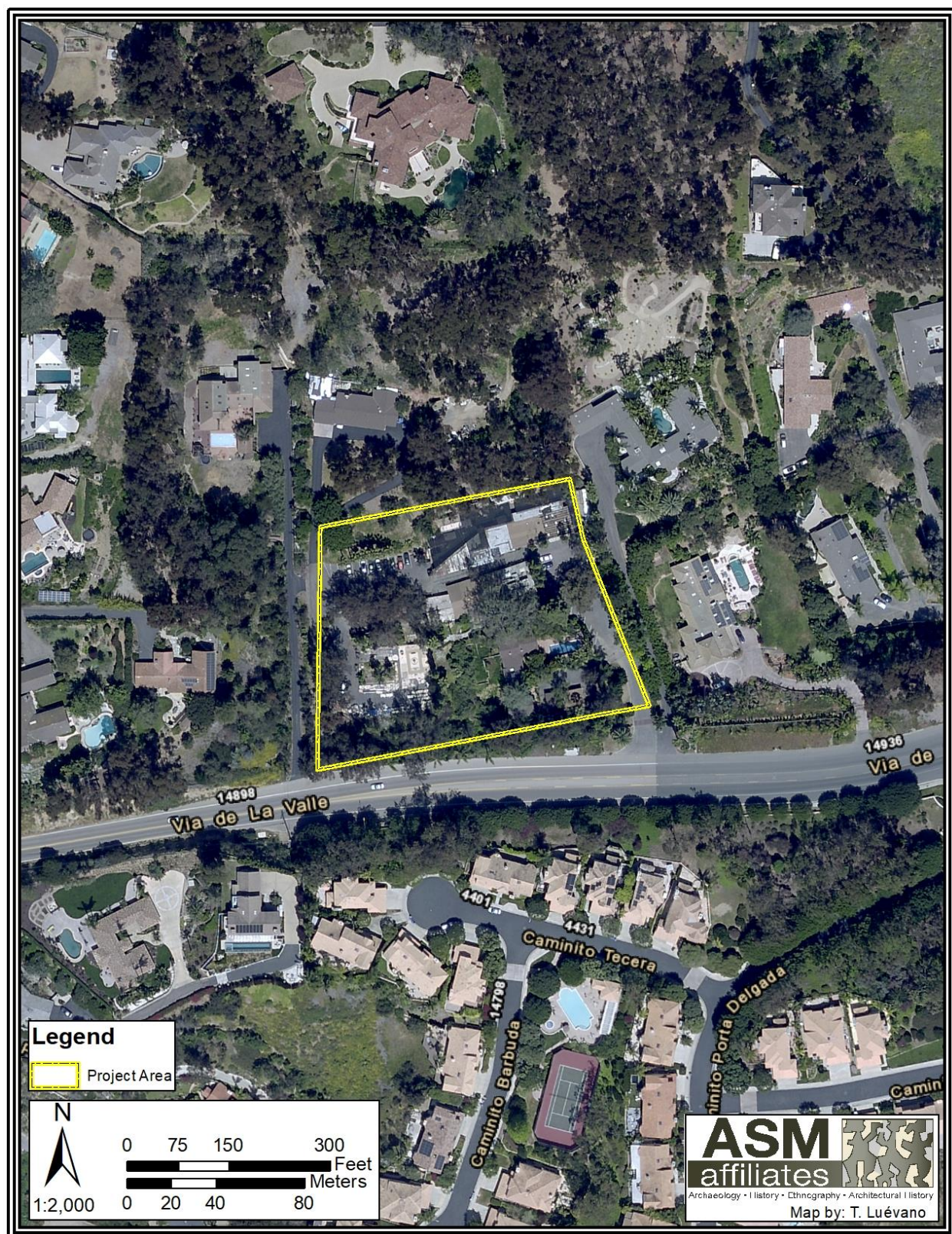
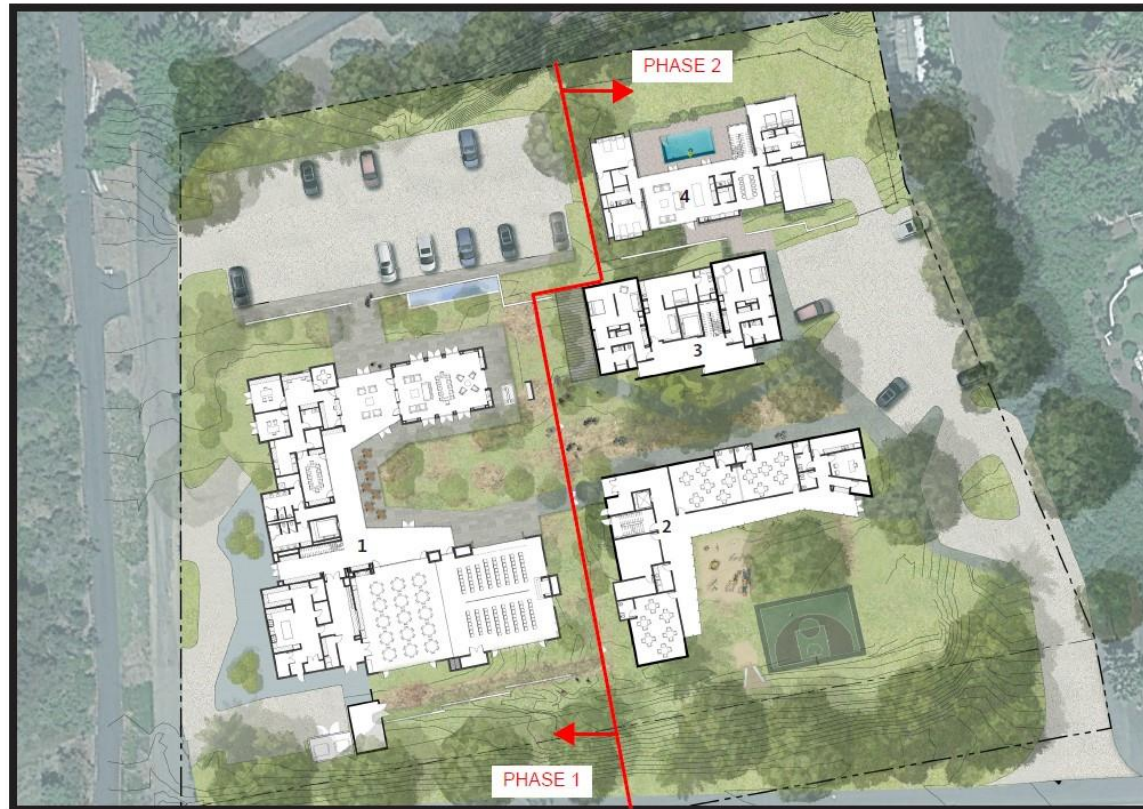


Figure 3. Project location, shown on aerial photograph.

SITE PLAN



Master Plan Fulfillment

1. Main Building Footprint	11,770 SF
2. Education Facilities Footprint	5,440 SF
3. Hospitality Suites/ Mikveh Footprint	3,390 SF
4. Rabbi House	3,500 SF
Total Masterplan Area	24,100 SF

TOTAL PARKING FOR PHASE 1 & 2 = 56 PARKING (PUBLIC)
& 2 PRIVATE RABBI SPACES IN PHASE 2

122 SEATS IN SHUL. 1 PARKING SPACE PER 4
OCCUPANTS = 31 PARKING SPACES

Figure 4. Project's Site Plan.

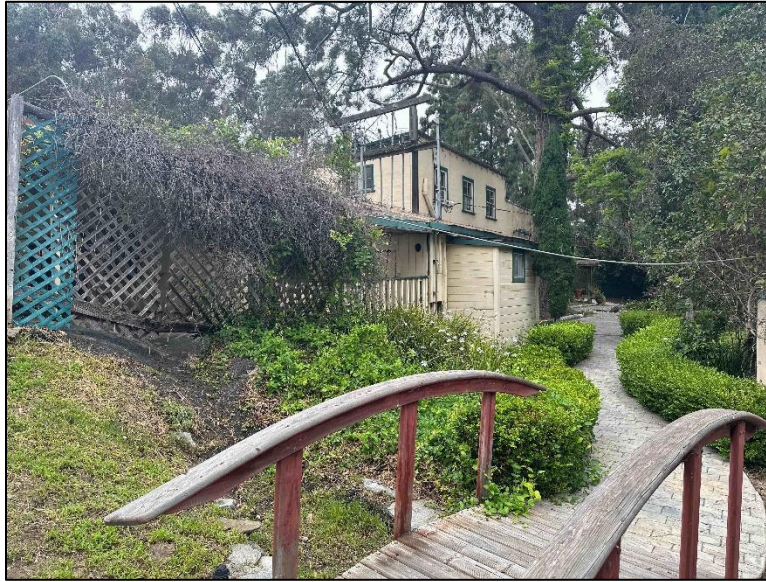


Figure 5. View of the Project area, showing the drainage, bridge, and development, facing northeast.

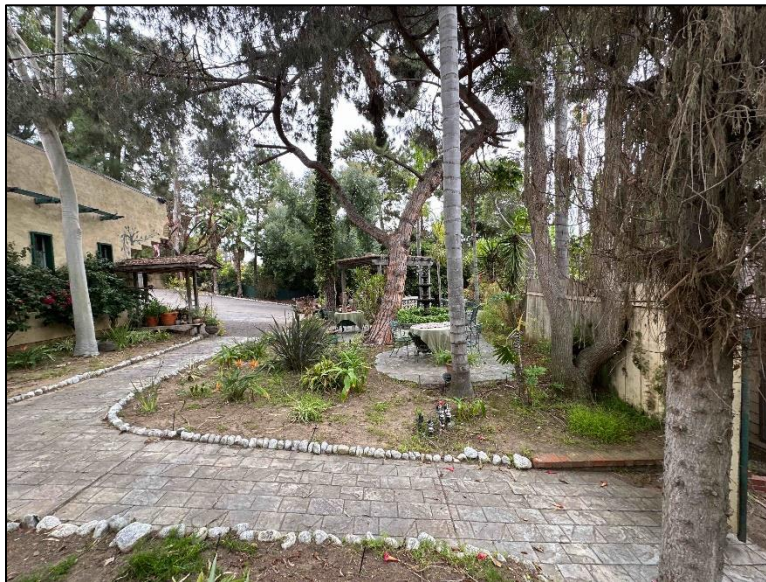


Figure 6. View of the Project area, showing the development and landscaping, facing east.



Figure 7. View of the Project area, showing the different ground surface visibility, facing east.