
Historic Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, California PDS2020-STP-03-026W1

Lead Agency:

County of San Diego
Department of Planning and Land Use
Donna Beddow
5510 Overland Avenue
San Diego, CA 92123
(858) 694-3656

Prepared by:

Justin Castells, M.A.
Senior Architectural Historian
PaleoWest
3990 Old Town Avenue, Suite C101
San Diego, CA 92110
619.210.0199



Preparer Signature

Project Proponent:

Neil R. Kadakia
Greens Global
910 South El Camino Real, Suite 100
San Clemente, CA 92672
(949) 546-2560

January 2021

NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Author: Justin Castells, M.A.

Firm: PaleoWest, 3990 Old Town Avenue, Suite C101, San Diego, CA 92110

Client: Greens Global, 910 South El Camino Real, Suite 100, San Clemente, CA 92672

Report Date: October 2019

Report Title: Historic Resources Study for the Greens Storage Valley Center Expansion Project, San Diego County, California, PDS2020-STP-03-026W1

Type of Study: Built Environment Survey, Built Environment Evaluation

New Sites: 28435 Lizard Rocks Road (Site number pending)

Updated Sites: None

USGS Quad: Valley Center 7.5-minute Topographic Quad Map

Acreage: 5.74 acres

Keywords: Valley Center 7.5-minute quadrangle, APN 188-250-15-00

TABLE OF CONTENTS

Chapter	Page
EXECUTIVE SUMMARY	iv
1. INTRODUCTION.....	5
1.1 Project Description.....	5
1.2 Project Location	5
1.3 Existing Conditions	10
1.3.1 Environmental Setting	10
1.3.2 Historical Setting	10
1.4 Record Search Results	12
1.4.1 Previous Studies	12
1.4.2 Previously Recorded Sites	15
1.4.3 Previously Recorded Historic Addresses	21
1.5 Applicable Regulations	21
1.5.1 California Environmental Quality Act (CEQA)	21
1.5.2 San Diego County Local Register of Historical Resources (Local Register)	24
1.5.3 County of San Diego Resource Protection Ordinance (RPO).....	24
2. GUIDELINES FOR DETERMINING IMPACT SIGNIFICANCE.....	25
3. ANALYSIS OF PROJECT EFFECTS.....	27
3.1 Methods	27
3.1.1 Archival Research	27
3.1.2 Historic Resources Survey	27
3.1.3 Structures Assessment	27
3.2 Results	28
3.2.1 Archival Research	28
3.2.4 Built Environment Survey	28
4. INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION.....	31
4.1 Resource Importance.....	31
4.1.1 28435 Lizard Rocks Road	31
4.2 Impact Identification	32
5. MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS	33
5.1 Effects Found Not to Be Significant	33
6. REFERENCES.....	35
7. LIST OF PREPARERS	37
APPENDICES	39
APPENDIX A.....	41
APPENDIX B.....	54
APPENDIX C	56

LIST OF TABLES

Page

Table 1. Previously Conducted Studies within 1-Mile of the Project Area.....	12
Table 2. Previously Recorded Cultural Resources within 1-Mile of the Project Area.....	16
Table 3. Previously Recorded Historic Addresses within 1-Mile of the Project Area.....	21

LIST OF FIGURES

Page

Figure 1. Project Vicinity	6
Figure 2. Project Location, USGS 7.5' <i>Valley Center, California</i> Topographic Map	7
Figure 3. Project Area, aerial photograph.	8
Figure 4. Project Plot Plan.	9

List of Acronyms and Abbreviations

APN	Assessor Parcel Number
CA	California
CY	Cubic Yards
CRHR	California Register of Historical Resources
CEQA	California Environmental Quality Act
Local Register	San Diego County Local Register of Historical Resources
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
RPO	Resource Protection Ordinance
SCIC	South Coastal Information Center
SDG&E	San Diego Gas and Electric

EXECUTIVE SUMMARY

This report is an evaluation of the historic period buildings located at 28435 Lizard Rocks Road, Valley Center, San Diego County, California (28435 Lizard Rocks Road), for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historical 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 development of a new self-storage facility (Project), which would result in the demolition of historic period buildings. 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 purpose of the investigation was to determine the potential for the Project to impact historic resources under CEQA.

A cultural resource records search and literature review was conducted by Red Tail Environmental on October 1, 2019, at the South Coastal Information Center (SCIC) of the California Historical Resource Information System housed at San Diego State University. The records search indicated that no fewer than 62 previous studies have been conducted within 1-mile of the Project area. Sixty-three cultural resources have been previously recorded within a one-mile record search radius of the Project Area. One cultural resource, P-37-010459/CA-SDI-10459, has been previously recorded in the Project area. The resource was originally recorded by D. Collins and P.G. Chace in 1986 as a granitic bedrock outcropping containing a single milling slick. No surface artifacts were observed. The site has not been revisited or updated since original recordation in 1986. No evidence that the site was tested or evaluated was provided on the site form. Red Tail did not relocate this site during the survey. Please see *Cultural Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, California* for further information regarding archaeological resources and records search results (Castells 2020).

An intensive pedestrian survey of the Project area was conducted on October 22, 2018. During the field survey, the exteriors of the subject buildings within the Project area were analyzed, photographed, and recorded. 28435 Lizard Rocks Road was evaluated for historic significance by applying the criteria of the California Register of Historical Resources (CRHR) and as a San Diego County Historic Landmark (Local Register). The elevations of all buildings on the property were visible during the field survey. Only the exteriors of the buildings were photographed and documented. PaleoWest does not recommend the buildings located at 28435 Lizard Rocks Road, Valley Center as eligible for listing on the CRHR or the Local Register. Moreover, the buildings do not qualify as a significant historic site under the RPO, nor as a historic resource under CEQA. The proposed project will result in the demolition of the buildings located at 28435 Lizard Rocks Road.

All resources were recorded on California Department of Parks and Recreation (DPR) forms, submitted to the SCIC, and field notes, photographs, and reports are kept on file at PaleoWest, 3990 Old Town Avenue, Suite C101, San Diego, CA 92110.

1. INTRODUCTION

This report is an evaluation of the historic period buildings located at 28435 Lizard Rocks Road, Valley Center, San Diego County, California (28435 Lizard Rocks Road), for eligibility for the California Register of Historical Resources (CRHR), San Diego County Local Register of Historical 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 development of a new self-storage facility (Project), which would result in the demolition of historic period buildings. 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 purpose of the investigation was to determine the potential for the Project to impact historic resources under CEQA.

1.1 Project Description

The Project proposes to construct one 2-story building totaling a maximum of 36,724-square feet for a self-storage facility. The applicant is proposing to modify the existing site plan S03-026 on the adjacent property to encompass Assessor Parcel Number (APN) 188-250-15-00 and expand the mini-warehouse complex. Additionally, a two-lot merger is proposed to expand the existing project. Earthworks for the Project include 9,380 cubic yards (cy) raw cut, 1,390 cy raw fill and will export 7,990 cy. The total disturbed area will be 2.02 acres. The San Diego Gas & Electric easement will be removed. The Project will not have phasing. The San Diego Gas & Electric easement will be removed. The Project will not have phasing. An existing 120-foot San Diego Gas and Electric (SDG&E) utilities easement is located within the property.

1.2 Project Location

The Project is located at 28435 Lizard Rocks Road in the Valley Center Community Planning area, within unincorporated San Diego County. The Project area is bounded by Lizard Rocks Road to the west, commercial development to the north and south, and agriculture to the east. More specifically, the Project area is shown on the USGS 7.5' *Valley Center, California* topographic quadrangle within Section 7, of Township 11 South, Range 1 West (Figures 1, 2, 3, and 4).



Figure 1. Project Vicinity

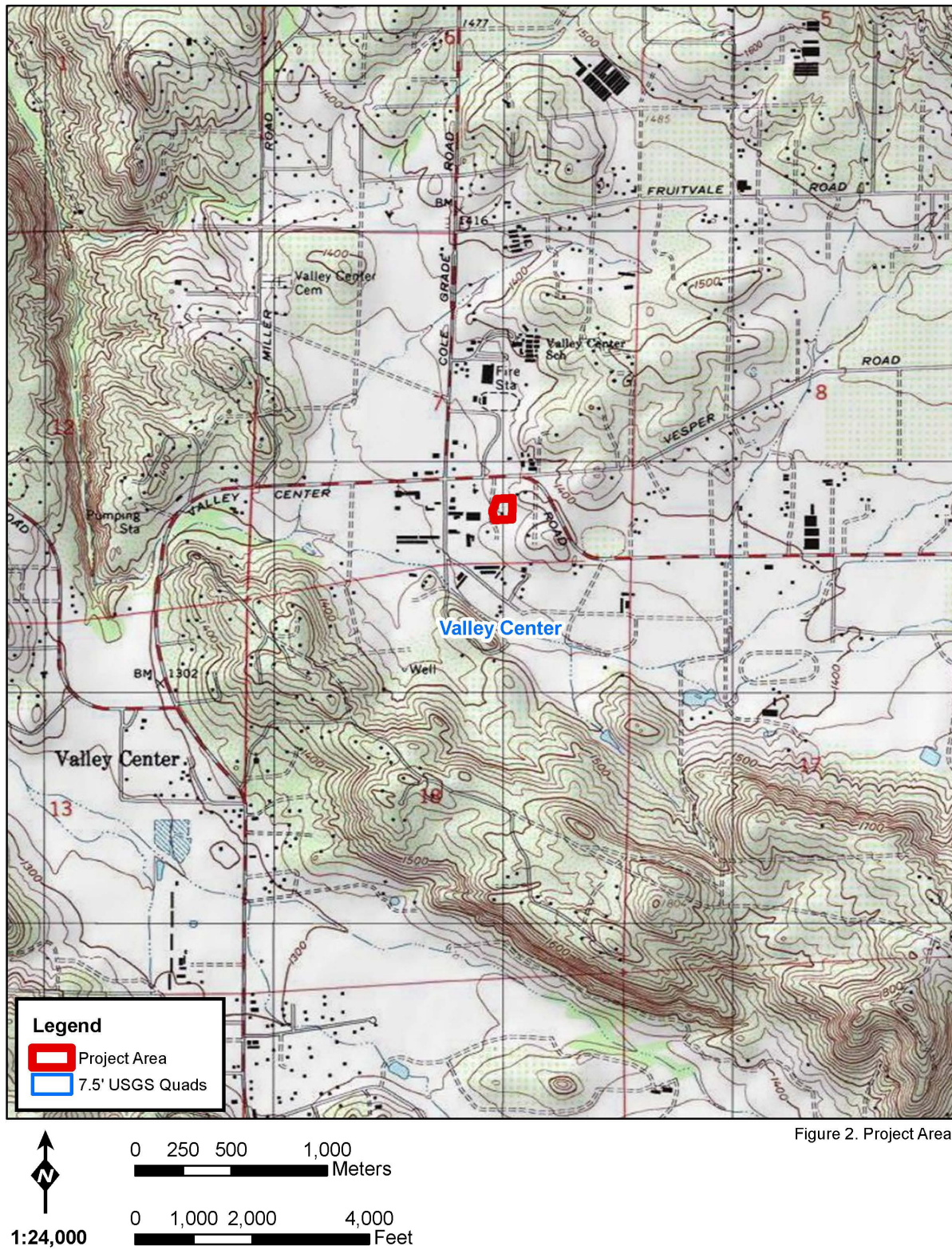


Figure 2. Project Area

Figure 2. Project Location, USGS 7.5' Valley Center, California Topographic Map

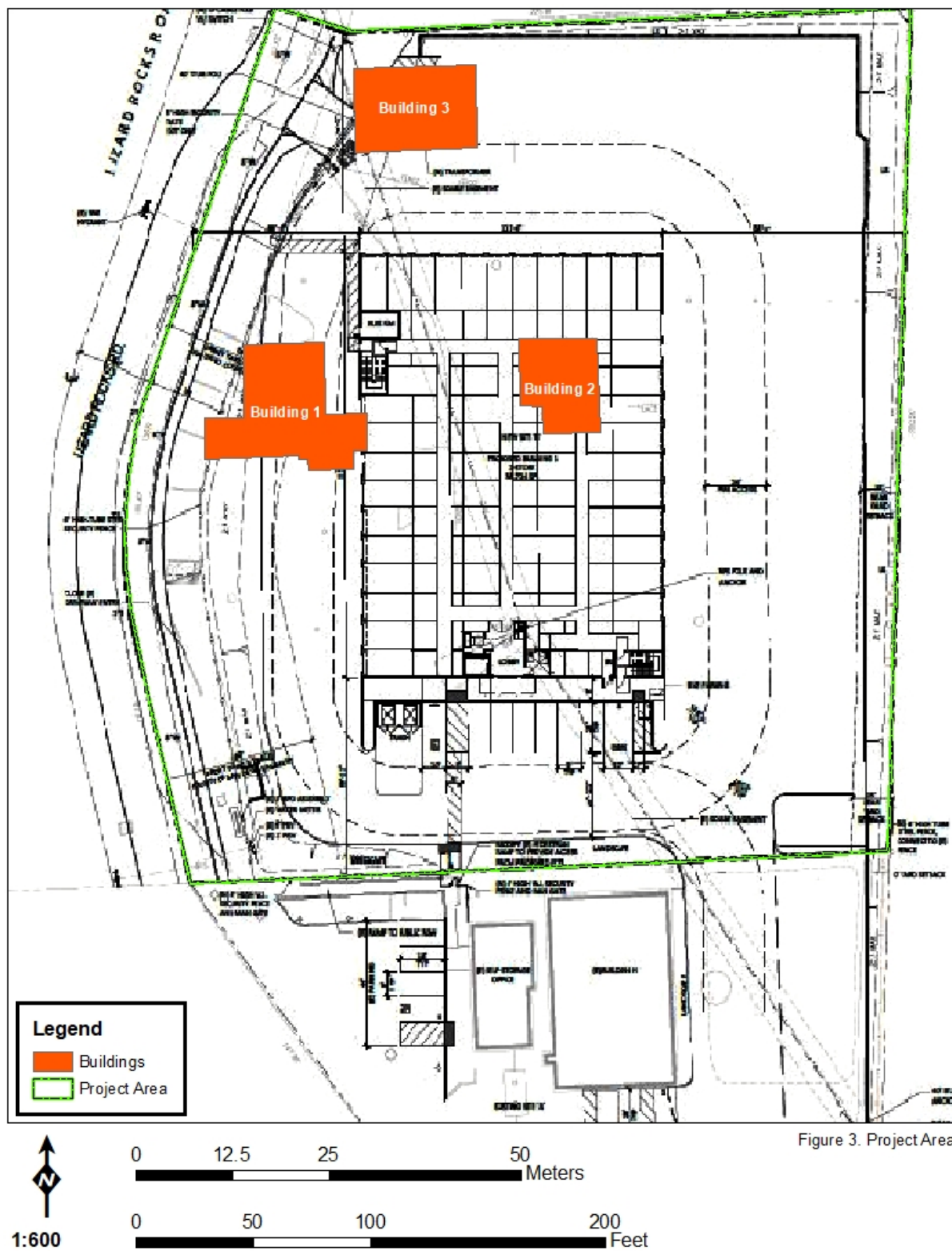


Figure 3. Project Area

Figure 3. Project Area, aerial photograph.

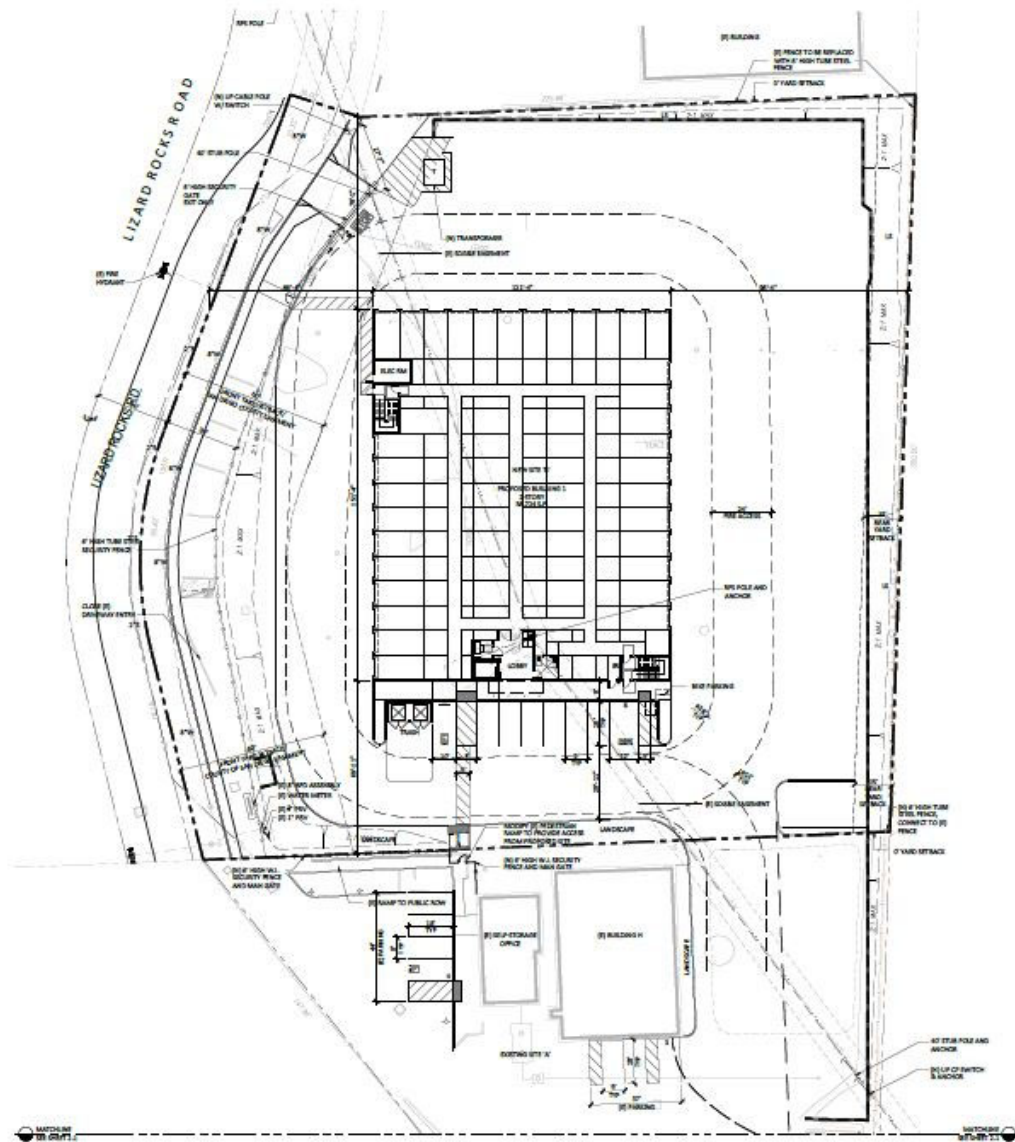


Figure 4. Project Plot Plan.

1.3 Existing Conditions

1.3.1 Environmental Setting

Natural Setting

San Diego County is geographically diverse, the western edge of the county is along the coastal terrace, which rises to the Peninsular Ranges in the center of the county, of which the Project area is in. The eastern most edge of the County is within the Colorado Desert. The Peninsular Ranges Geomorphic Provinces, making up the majority of the county, contains a series of mountain ranges separated by northwest trending valleys (California Department of Conservation, California Geological Survey, 2002). The geology of the area surrounding the Project Area consists primarily of Cretaceous plutonic rocks including granitic, dioritic, and gabbroic rocks of the batholith of southern California.

The Project area is approximately 1,360 feet above mean sea level and contains Cienega-Fallbrook association soils, typically associated with excessively drained to well-drained coarse sandy loams and sandy loams with a sandy clay loam subsoils over decomposed granodiorite, present upon slopes ranging from 9 to 75 percent (USDA 2019). Granitic bedrock is present within the vicinity of the Project area. The primary soil series within the Project Area is Fallbrook sandy loam, well-drained moderately deep to deep sandy loams which are formed in material weathered in place from granodiorite. Within the Project Area, Fallbrook series soils are typically present from the surface through 27 to 57 inches in depth (USDA 2019). Soils within the Project Area consisted of a brown sandy silt loam with small pea-sized granitic gravels and broken fragments of granitic rock

The climate in the Valley Center area is characterized as Mediterranean warm and consists of hot, dry summers and warm, moist winters. The temperature on average is about 85 degrees Fahrenheit (°F) in the summer, but with maximums that can occasionally reach the high 90s. In the winter, the average temperature is 40°F but can drop almost to freezing. Rainfall occurs primarily during the winter months and averages about 15 inches per year. The closest natural body of water to the Project area is the San Luis Rey River, located approximately 5.5 miles northwest of the Project area.

The Project area was devoid of vegetation and any geologic features, all of which had been previously removed at an unknown time. No animals were identified within the Project area. A wide range of small mammals, birds, and reptiles are indigenous faunal resources within the vicinity of the Project area. Some of the mammals that occur in the area include several species of mice and bats, desert cottontail (*Sylvilagus audubonii*), California ground squirrel (*Spermophilus beecheyi*), desert wood rat (*Neotoma lepida*), and coyote (*Canis latrans*), among others. Waterfowl and ducks also occur in the region. Agricultural use is common in the Valley Center area and may include grazing horses and cows. Other surrounding land uses include residential and commercial development. Nonnative grasslands and chaparral habitat presently dominate the landscape in the vicinity of the Project area. The landscape within the project vicinity has been subjected to considerable historic and prehistoric human modification, including the replacement and extinction of native plants through the introduction of nonnative annual grass species. Chaparral vegetation community would have included manzanita, chamise, oak trees, and ceanothus

1.3.2 Historical Setting

San Diego history can be divided into three periods: the Spanish, Mexican and American periods.

Spanish Period (1769-1822)

European exploration of the San Diego area was initiated with the maritime expeditions of Juan Rodriguez Cabrillo in 1542 and Sebastián Vizcaíno in 1602. Continuous European settlement began in 1769 when expeditions under the leadership of Gaspar de Portolá and Junípero Serra reached the region from Baja

California and passed northward along the coastal plain to seek Monterey, and the presidio and the Misión San Diego de Alcalá were founded. Additional missions were founded in the region at San Juan Capistrano in 1776, San Luis Rey de Francia in 1798, and the San Antonio de Pala Asistencia in 1816. Native Americans within the vicinity of the Project area were removed from their lands and forced into servitude at Mission San Luis Rey de Francia. Interior valleys and mesas surrounding the Project Area were also often relied upon by the missions as grazing land for cattle.

Mexican Period (1822-1846)

In 1821 Mexico achieved its independence from Spain and by 1833 the missions were secularized. Native Americans released from the Mission San Luis Rey de Francia returned to their native villages, moved east to areas lying beyond Mexican control, or sought work on ranchos or in the towns across the region. Numerous large land grants were issued to private owners during this period and the Project area is located between the Rancho Guejito y Cañada de Palomia, located 7.3 miles to the southeast, and the Rincon del Diablo Landgrant, located 6.4 miles to the southwest. Ranchos established upon these landgrants were bestowed by Mexican Governor Manuel Micheltoren, and remained the center of economic and social activities for the region for many years (Coons nd, McHenry 1998). During this time there is no evidence that the Project area was used during this time, besides possibly continued Native American use and grazing cattle (McHenry 1998).

American Period (1846-Present)

The American Period began at the end of the Mexican American War, between 1846-1848, with the Treaty of Guadalupe Hidalgo. After the Mexican-American war the population of the region began to grow, as the Ranchos changed hands and eventually were sold. Immigrants from the eastern U.S. gradually moved into the area and supplanted old Californio customs. Small scale agricultural ventures began in the area during the 1850s and gradually grew. Most of the land in the vicinity of the Project area was held by the U.S. government until the Homestead Act of 1862. In addition to being grazing land for cattle, agriculture expanded in the area, as Valley Center consisted of relatively flat land with a high water (McHenry 1998).

Valley Center was originally called Bear Valley due to the presence of one of the last grizzly bears in the County living in the area in 1866 (McHenry 1998). After the bear was killed, it was said to be the largest grizzly bear in California, and possibly the largest ever (McHenry 1998).

By the 1870 Census approximately 11 families lived in Valley Center, all of which subsisted off of agriculture or ranching. By 1880s the community had expanded with 30 families living in the Bear Valley area. During this period the name of the area transformed from Bear Valley to Valley Center. By 1887 the first subdivision had taken place with the advertisement of subdivided lots of over 2,250 acres (McHenry 1998). The increase in population further developed Valley Center with the creation of a new school, post office, community church and cemetery. The railroad, while bypassing the community was in proximity going from Temecula to Escondido (McHenry 1998). While the population and development of Valley Center continued to grow over the next few decades the surrounding cities of Temecula and Escondido far surpassed Valley Center in growth. Valley Center remained an agricultural community with large tracks of land undeveloped and unused (McHenry 1998). During this time agriculture focused on eggs and poultry, dairies and creameries, and a variety of fruits, vegetables, and cereal grains.

While the population of Valley Center grew through the 1900s the character of the Valley Center community has not changed over time and remains an agricultural enclave. Agriculture uses and farms have expanded with modern technology. Electricity was brought to Valley Center in 1930 and a more reliable water source for irrigation was developed in 1995 (Valley Roadrunner 2015).

1.4 Record Search Results

A cultural resource records search and literature review was conducted by Red Tail Environmental on October 1, 2019, at the South Coastal Information Center (SCIC) of the California Historical Resource Information System housed at San Diego State University. The records search indicated that no fewer than 62 previous studies have been conducted within 1-mile of the Project area. Sixty-three cultural resources have been previously recorded within a one-mile record search radius of the Project Area. One cultural resource, P-37-010459/CA-SDI-10459, has been previously recorded in the Project area. The resource was originally recorded by D. Collins and P.G. Chace in 1986 as a granitic bedrock outcropping containing a single milling slick. No surface artifacts were observed. The site has not been revisited or updated since original recordation in 1986. Available USGS maps showing the Project area in 1893, 1897, 1901, 1907, 1913, 1929, 1937, 1946, 1949, 1955, 1963, 1970, 1988, and 2000 were consulted as were historic aerials dated between 1946 and 2016. Please see *Cultural Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, California* for further information regarding archaeological resources (Castells 2019). A copy of the records search results are included in confidential Appendix B.

1.4.1 Previous Studies

A total of 62 cultural resources studies have been completed within the 1-mile record search radius (Table 1). Five of the previously conducted studies have intersected the Project area.

Table 1. Previously Conducted Studies within 1-Mile of the Project Area

Report Number	Year	Authors	Report Title	Relation to the Project Area
SD-00052	1979	ADVANCE PLANNING & RESEARCH ASSOCIATES	SCHULLERI LOT SPLIT ARCHAEOLOGICAL AND BIOLOGICAL SURVEY TPM 15202, EAD LOG #78-8-277, VALLEY CENTER, CALIFORNIA	OUTSIDE PROJECT AREA
SD-00072	1979	AMERICAN PACIFIC ENVIRONMENTAL CONSULTANTS INC.	ARCHAEOLOGICAL INVESTIGATION ON CHOUMAS LOT SPLIT VALLEY CENTER, CALIFORNIA	OUTSIDE PROJECT AREA
SD-00258	1977	CARRICO, RICHARD	ARCHAEOLOGICAL INVESTIGATIONS AT SDI-265A (O'NEAL TENTATIVE PARCEL NO. 13163).	OUTSIDE PROJECT AREA
SD-00351	1975	CARRICO, RICHARD	ARCHAEOLOGICAL SURVEY OF THE PROPOSED VALLEY CENTER COMMERCIAL DEVELOPMENT.	OUTSIDE PROJECT AREA
SD-00398	1977	BULL, CHARLES S.	AN ARCHAEOLOGICAL SURFACE RECONNAISSANCE OF THE STONE PROPERTY.	OUTSIDE PROJECT AREA
SD-00482	1979	CHACE, PAUL G.	AN ARCHAEOLOGICAL SURVEY OF THE LEADS PROPERTY, NEAR VALLEY CENTER, COUNTY OF SAN DIEGO (T.P.M. #15463, EAD LOG #78-8-351).	OUTSIDE PROJECT AREA
SD-00593	1984	CHACE, PAUL G.	A CULTURAL RESOURCES SURVEY FOR THE CENTRAL VALLEY CENTER SEWER SWCB PROJECT NO. C-06-1567.	WITHIN PROJECT AREA
SD-00765	1987	CHACE, PAUL G. AND DONNA COLLINS	1987 ADDENDUM, A CULTURAL RESOURCES SURVEY FOR THE CENTRAL VALLEY CENTER SEWER	WITHIN PROJECT AREA
SD-01071	1989	FOSTER, DANIEL	VALLEY CENTER FOREST FIRE STATION SAN DIEGO COUNTY SEWER SYSTEM IMPROVEMENTS.	OUTSIDE PROJECT AREA
SD-01172	1980	HEUETT, MARY LOU	ARCHAEOLOGICAL RECONNAISSANCE AND SIGNIFICANCE TEST FOR THE THOMAS LOT SPLIT (TPM 16581) VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA.	OUTSIDE PROJECT AREA

Report Number	Year	Authors	Report Title	Relation to the Project Area
SD-01270	1978	PETTUS, ROY E. AND SCOTT FULMER	ARCHAEOLOGICAL TESTING AND DATA RECOVERY AT SDI-752: MITIGATION OF ADVERSE IMPACTS FORM THE PROPOSED METZNER LOT SPLIT T.P.M. 13592.	OUTSIDE PROJECT AREA
SD-01570	1978	SUTTON, MARK Q.	AN ARCHAEOLOGICAL SURVEY OF THE TALBERT PROPERTY NEAR VALLEY CENTER, COUNTY OF SAN DIEGO T.P.M. #14991	OUTSIDE PROJECT AREA
SD-01819	1980	HIGHTOWER, JANET	MICRO-MAPPING AND SURFACE COLLECTION PROGRAM ADDENDUM TO AN ARCHAEOLOGICAL SURVEY OF THE TALBERT PROPERTY NEAR VALLEY CENTER, COUNTY OF SAN DIEGO T.P.M. #14991	OUTSIDE PROJECT AREA
SD-01838	1979	CHACE, PAUL G.	THE ARCHAEOLOGY OF THE SULSBERGER PROPERTY, VALLEY CENTER (T.P.M. #15611)	OUTSIDE PROJECT AREA
SD-01925	1977	HANNA, DAVID JR.	AN ARCHAEOLOGICAL RECONNAISSANCE NEAR VALLEY CENTER SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-02022	1978	ADVANCE PLANNING & RESEARCH ASSOCIATES	METZNER LOT SPLIT TPM 13592, LOG #77-8-228 AND VUKSIC LOT SPLIT TPM 13618, LOG # 77-8-232	OUTSIDE PROJECT AREA
SD-02327	1992	GALLEGOS, DENNIS AND CAROLYN KYLE	HISTORICAL/ARCHAEOLOGICAL SURVEY REPORT FOR THE PROPOSED VALLEY CENTER SEWAGE AND WATER RECLAMATION FACILITIES - VALLEY CENTER, CA	OUTSIDE PROJECT AREA
SD-02785	1993	BROWN, JOAN	ARCHAEOLOGICAL TESTING AND SIGNIFICANCE ASSESSMENT OF THREE PREHISTORIC SITES LOCATED IN VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-03574	1999	WAHOFF, TANYA L. AND REBECCA M. APPLE	CULTURAL RESOURCES INVENTORY AND EVALUATION FOR THE PROPOSED 69/12 KV VALLEY CENTER SUBSTATION, SAN DIEGO CALIFORNIA	OUTSIDE PROJECT AREA
SD-04118	1977	RECON	REPORT OF A BIOLOGICAL RECONNAISSANCE OF THE STONE PROPERTY, VALLEY CENTER, CALIFORNIA	OUTSIDE PROJECT AREA
SD-04220	1979	APEC	ARCHAEOLOGICAL INVESTIGATION OF THE CHOUMAS LOS SPLIT VALLEY CENTER, CALIFORNIA	OUTSIDE PROJECT AREA
SD-04435	1990	MOONEY, BRIAN F.	CULTURAL RESOURCE SURVEY & SIGNIFICANCE EVALUATION FOR THE KHOJA PROPERTY VALLEY CENTER, CA	OUTSIDE PROJECT AREA
SD-04446	1992	SERR, CAROL	APPENDIX B: ARCHAEOLOGICAL INVESTIGATION OF WOODS VALLEY CENTER, CALIFORNIA	OUTSIDE PROJECT AREA
SD-04698	1999	ROBINSON, MARK	PHASE ONE CULTURAL RESOURCES SURVEY: VALLEY CENTER FIRESTATION REPLACEMENT PROJECT, SAN DIEGO, CALIFORNIA	OUTSIDE PROJECT AREA
SD-05184	1997	WAHOFF, TANYA	ARCHAEOLOGICAL TESTING AT SITE CA-SDI-11078, COLE GRACLE ROAD WIDENING, SAN DIEGO, CA	OUTSIDE PROJECT AREA
SD-07729	2000	FOSTER, DANIEL G. AND MARK THORNTON	MANAGEMENT PLAN FOR CDF'S HISTORIC BUILDINGS AND ARCHAEOLOGICAL SITES	WITHIN PROJECT AREA
SD-07751	1994	THORNTON, MARK V.	A SURVEY AND HISTORIC SIGNIFICANCE EVALUATION OF THE CDF BUILDING INVENTORY	OUTSIDE PROJECT AREA
SD-08124	2003	WRIGHT, GAIL	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR STP02-071; LOG NO. 02-08-068; SRECKOVIC SITE PLAN APN 188-260-35 NEGATIVE FINDINGS	OUTSIDE PROJECT AREA
SD-08287	2003	PLETKA, NICOLE	CULTURAL RESOURCE ASSESSMENT AT&T WIRELESS SERVICE FACILITY NO. 20063A, VALLEY CENTER, CA	OUTSIDE PROJECT AREA
SD-08352	2003	WRIGHT, GAIL	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR STP-03-021 ER 03-08-014-AUTOMOTIVE SPECIALTY, VALLEY CENTER; APN 188-250-14	WITHIN PROJECT AREA

1. Introduction

Report Number	Year	Authors	Report Title	Relation to the Project Area
SD-08437	2003	WRIGHT, GAIL	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR TPM 20707; LOG NO. 02-08-065-THORNTON-MINOR USE PERMIT APN 188-240-70-00 NEGATIVE FINDINGS	OUTSIDE PROJECT AREA
SD-08495	2003	WRIGHT, GAIL	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR STP 03-026; LOG NO. 03-08-029- LIZARD ROCKS APN 188-250-41	OUTSIDE PROJECT AREA
SD-08555	2003	ECKHARDT, WILLIAM T.	COMPLETION OF SITE PRESERVATION CAPPING AND CONSTRUCTION DEVELOPMENT MONITORING PROGRAM FOR WOODS VALLEY RANCH DEVELOPMENT (SP91-004, TM5004,P91-38)	OUTSIDE PROJECT AREA
SD-08910	1978	ARCHAEOLOGICAL ASSOCIATES	ARCHAEOLOGICAL SURVEY REPORT: ON 38 ACRES NEAR VALLEY CENTER IN SAN DIEGO CO., CALIFORNIA	OUTSIDE PROJECT AREA
SD-09021	2003	WRIGHT, GAIL	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR TPM 20707; LOG NO. 02-08-065-THORNTON MINOR USE PERMIT APN 188-240-70-00 NEGATIVE FINDINGS	OUTSIDE PROJECT AREA
SD-09396	2005	COLLETT, RUSSELL O. AND HARRY J. PRICE	RESULTS OF DATA RECOVERY EXCAVATIONS FOR THE WESTERN PORTION OF CA-SDI-13727, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-09516	2005	CATERINO, DAVID	THE CEMETERIES AND GRAVESTONES OF SAN DIEGO COUNTY: AN ARCHAEOLOGICAL STUDY	OUTSIDE PROJECT AREA
SD-10390	2004	DE BARROS, PHILIP	CULTURAL RESOURCES SURVEY AND EVALUATION OF A 20-ACRE PARCEL INCLUDING TEST EXCAVATIONS AT SDI-294 FOR THE VALLEY CENTER COMMUNITY CHURCH, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-10544	2007	WRIGHT, GAIL	CULTURAL RESOURCES SURVEY REPORT FOR: TPM 20820, LOG NO. 04-08-016 - SOURIS MINOR SUBDIVISION, APN 189-012-68-00, NEGATIVE FINDINGS	OUTSIDE PROJECT AREA
SD-10960	2003	WRIGHT, GAIL	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR STP 03-021 ER 03-08-014 - AUTOMOTIVE SPECIALITY, VALLEY CENTER; APN 188-250-14	WITHIN PROJECT AREA
SD-11556	1978	FULMER, SCOTT	***REPORT DOES NOT EXIST***	OUTSIDE PROJECT AREA
SD-11755	2008	MCGINNIS, PATRICK	CULTURAL RESOURCES REPORT VALLEY CENTER VIEW PROPERTIES MILLER ROAD, VALLEY CENTER COUNTY OF SAN DIEGO, CALIFORNIA	OUTSIDE PROJECT AREA
SD-12041	2008	GUERRERO, MONICA AND DENNIS R. GALLEGOS	CULTURAL RESOURCES SURVEY FOR THE VCMWD SOUTH VILLAGE WATER RECLAMATION PROJECT VALLEY CENTER, CALIFORNIA	OUTSIDE PROJECT AREA
SD-12534	2009	BONNER, WAYNE AND SARAH WILLIAMS	CULTURAL RESOURCE RECORDS SEARCH RESULTS AND SITE VISIT FOR CRICKET COMMUNICATIONS CANDIDATE SAN-259 (PARADISE PET CLINIC), 29277 VALLEY CENTER ROAD, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-13150	2010	GROSS, G. TIMOTHY, MARY ROBBINS-WADE, TRACY A. STROPES, AND BRIAN F. SMITH	A CULTURAL RESOURCES SURVEY AND EVALUATION PROGRAM FOR THE BUTTERFIELD TRAILS RANCH PROJECT VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-14654	2013	ROY, JULIE	LETTER REPORT: ETS 26452- CULTURAL RESOURCES SURVEY FOR POLE P113399, COMMUNITY OF VALLEY CENTER, NORTHERN SAN DIEGO COUNTY, CALIFORNIA- IO 7011102	OUTSIDE PROJECT AREA
SD-14699	2014	CASTELLS, SHELBY GUNDERMAN AND SARAH STRINGER-BOWSER	VALLEY CENTER- PAUMA UNIFIED SCHOOL DISTRICT SPORTS FIELD PROJECT	OUTSIDE PROJECT AREA
SD-14937	2014	LONG, BRADY	LETTER REPORT: ETS 26452- CULTURAL RESOURCES MONITORING REPORT FOR THE REMOVAL OF POLE P113399, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA- IO7011102	OUTSIDE PROJECT AREA

Report Number	Year	Authors	Report Title	Relation to the Project Area
SD-15519	2015	SMITH, BRIAN F.	CULTURAL RESOURCES MONITORING REPORT FOR THE VALLEY CENTER CHURCH PHASE I PROJECT, INTERIM INTERSECTION IMPROVEMENTS - COLE GRADE ROAD AND FRUITVALE ROAD (P03-083; ER03-08-034), VALLEY CENTER, SAN DIEGO, CALIFORNIA	OUTSIDE PROJECT AREA
SD-15678	2015	SMITH, BRIAN F.	A NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR THE WESTON-VALLEY CENTER COMMERCIAL PROJECT, SAN DIEGO COUNTY, CALIFORNIA (PDS2013-STP-13-029; ENVIRONMENTAL LOG NO. PDS2014-ER-14-08-001)	OUTSIDE PROJECT AREA
SD-15727	2015	PHIL FULTON	CULTURAL RESOURCES ASSESSMENT CLASS III INVENTORY, VERIZON WIRELESS SERVICES RIDGE RANCH FACILITY, CITY OF VALLEY CENTER, COUNTY OF SAN DIEGO, CALIFORNIA	OUTSIDE PROJECT AREA
SD-15749	2014	GUSICK, AMY, AND KRISTIN TENNESEN	CULTURAL RESOURCES TECHNICAL REPORT: VALLEY CENTER MUNICIPAL WATER DISTRICT NORTH VILLAGE WASTEWATER INFRASTRUCTURE PROJECT	OUTSIDE PROJECT AREA
SD-16363	2014	ROY, JULIE	LETTER REPORT: ETS 28640 - CULTURAL RESOURCES SURVEY FOR REMOVAL ACTIVITIES FOR POLE P113398, COMMUNITY OF VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA - IO 7011102	OUTSIDE PROJECT AREA
SD-16700	2015	COX, NARA AND CHMIEL, KAROLINA	ETS 30043 - CULTURAL RESOURCES SURVEY FOR THE FIRM C1030 SECTION U RECONDUCTOR PROJECT, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA (IO 7071280)	OUTSIDE PROJECT AREA
SD-16762	2016	SMITH, BRIAN F.	CULTURAL RESOURCES MONITORING REPORT FOR THE VILLAGE STATION PROJECT (PDS-2016-LDPCHG-00286; PDS-2012-2700-15688), VALLEY CENTER, SAN DIEGO, CALIFORNIA	OUTSIDE PROJECT AREA
SD-17035	2017	SMITH, BRIAN F.	CULTURAL RESOURCES MONITORING REPORT FOR THE VALLEY CENTER COMMUNITY CHURCH PROJECT (PDS2016-LDGRMJ-30070), VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-17135	2015	CORDOVA, ISABEL	ARCHAEOLOGICAL SURVEY FOR POLE BRUSHING PROJECT, VARIOUS LOCATIONS, SAN DIEGO COUNTY, CALIFORNIA (SDG&E ETS# 29109, PANGIS PROJECT# 1401.07)	OUTSIDE PROJECT AREA
SD-17252	2018	WHITAKER, JAMES E.	ETS #34534, CULTURAL RESOURCES SURVEY FOR THE SDG&E FIRM C908 SECTION D, WOOD TO STEEL PROJECT, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-17323	2018	WHITAKER, JAMES E.	ETS #35176, CULTURAL RESOURCES SURVEY FOR THE SDG&E FIRM C908 SECTION L PROJECT, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA	OUTSIDE PROJECT AREA
SD-17370	2018	COOLEY, THEODORE G.	LETTER REPORT: ETS 35928 - CULTURAL RESOURCES MONITORING REPORT FOR VEGETATION MANAGEMENT SDWP INTRUSIVE INSPECTIONS, SAN DIEGO COUNTY, CALIFORNIA - IO 29109	OUTSIDE PROJECT AREA
SD-17507	2018	COOLEY, THEODORE G.	LETTER REPORT: SDG&E ETS # 35928 - CULTURAL RESOURCES SURVEY FOR INTRUSIVE INSPECTION PROGRAM, ANZA BORREGO DESERT STATE PARK, SAN DIEGO COUNTY, CALIFORNIA - IO 29109	OUTSIDE PROJECT AREA
SD-17546	2017	COX, NARA	LETTER REPORT: ETS 30043 - CULTURAL RESOURCES MONITORING OF FIRM C1030 SECTION U, VALLEY CENTER, SAN DIEGO COUNTY, CALIFORNIA - IO 7071280	OUTSIDE PROJECT AREA

1.4.2 Previously Recorded Sites

Sixty-three cultural resources have been previously recorded within a one-mile record search radius of the Project area (Table 2). One cultural resource, P-37-010459/CA-SDI-10459, has been previously recorded in the Project area. The resource was originally recorded by D. Collins and P.G. Chace in 1986 as a granitic bedrock outcropping containing a single milling slick. No surface artifacts were observed. The site has not been revisited or updated since original recordation in 1986. The site form states that a milling slick only was recorded, no artifacts were recorded or collected and no information providing if the site was tested or evaluated was included.

1. Introduction

Table 2. Previously Recorded Cultural Resources within 1-Mile of the Project Area

Primary Number	Trinomial	Contents	Site Dimensions	Recorder Date	Evaluation	Relation to the Project Area
P-37-000030	CA-SDI-30	Prehistoric Milling Feature and Lithic Scatter, Petroglyphs	15x8 m	Chace, P.G., and D. Collins (1986)	Not evaluated	Outside Project Area
P-37-000265	CA-SDI-265	Prehistoric Ground Stone Scatter	50x200 ft	True, D.L. (1954)	Not evaluated	Outside Project Area
P-37-000278	CA-SDI-278	Prehistoric Milling Features	50x70 m	McGinnis, P. (2008) Chace, P.G. (1985) True, D.L. (1955)	Not evaluated	Outside Project Area
P-37-000283	CA-SDI-283	Prehistoric Lithic Scatter, Ground Stone Scatter	n/a	True, D.L. (1953)	Not evaluated	Outside Project Area
P-37-000291	CA-SDI-291	Prehistoric Milling Features, Lithic Scatter	110x45 m	Brogan, J. (1999) True, D.L. (1955)	Not evaluated	Outside Project Area
P-37-000292	CA-SDI-292	Prehistoric Habitation Site	60x200+ m	Cox, N. (2017) Chace, P.G. (1985) True, D.L. (1955)	Not evaluated	Outside Project Area
P-37-000294	CA-SDI-294	Prehistoric Lithic Scatter	n/a	True, D.L. (1955)	Not evaluated	Outside Project Area
P-37-000595	CA-SDI-595	Prehistoric Milling Features, Lithic Artifacts and Scatter, Midden	n/a	True, D.L. (1960)	Not evaluated	Outside Project Area
P-37-000599	CA-SDI-599	Prehistoric Milling Features	5x100 ft	Chace, P.G., and D. Collins (1985)	Not evaluated	Outside Project Area
P-37-000759	CA-SDI-759	Prehistoric Milling Features, Lithic Artifacts and Scatter, Rockshelter, Historic-era Adobe	120x65 m	Wahoff, T., and Underwood, J. (1998) Bissell, R.M., Becker, K., Morgan, C., Victorino, K., and Giacomini, B. (1993) Collins, D., and Chace, P.G. (1985) True, D.L. (1960)	Not evaluated	Outside Project Area

Primary Number	Trinomial	Contents	Site Dimensions	Recorder Date	Evaluation	Relation to the Project Area
P-37-004572	CA-SDI-4572	Prehistoric Milling Features and Lithic Scatter	50x50 ft	Carrico, R. (1975)	Not evaluated	Outside Project Area
P-37-004672	CA-SDI-4672	Prehistoric Milling Features and Lithic Scatter, Historic-era Dam	75x100 ft	Mooney, B., and Hanna, D. (1975)	Not evaluated	Outside Project Area
P-37-006862	CA-SDI-6882	Prehistoric Milling Feature	6x8 m	Harris, G., and Cook, J.R. (1979)	Not evaluated	Outside Project Area
P-37-007200	CA-SDI-7200	Prehistoric Milling Features and Lithic Isolate	n/a	Laylander, D. (1979)	Not evaluated	Outside Project Area
P-37-010447	CA-SDI-10447	Prehistoric Milling Feature	2x1 m	Collins, D. (1985)	Not evaluated	Outside Project Area
P-37-010456	CA-SDI-10456	Prehistoric Milling Feature	2x2 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993) Collins D., and Chace, P.G. (1985)	Not evaluated	Outside Project Area
P-37-010457	CA-SDI-10457/H	Prehistoric Milling Features, Historic-era Refuse Scatter	55x50 m	Bissell, R.M., Becker, K., and Victorino, K. (1993) Collins, D., and Chace, P.G. (1985)	Not evaluated	Outside Project Area
P-37-010459	CA-SDI-10459	Prehistoric Milling Feature	3x2 m	Collins, D., and Chace, P.G. (1985)	Not evaluated	Within Project Area
P-37-010460	CA-SDI-10460	Prehistoric Milling Features	160x120 m	Collins, D., and Chace, P.G. (1986)	Not evaluated	Outside Project Area
P-37-010461	CA-SDI-10461	Prehistoric Milling Feature	2x1 m	Collins, D., and Chace, P.G. (1985)	Not evaluated	Outside Project Area
P-37-010462	CA-SDI-10462	Prehistoric Milling Features	15x2 m	Collins, D., and Chace, P.G. (1986) Bull, C.S. (1977)	Not evaluated	Outside Project Area
P-37-010465	CA-SDI-10465	Prehistoric Milling Features, Ceramic and Lithic Scatter	140x120 m	Roy, J. (2014) Roy, J., and Bietz, S. (2013) Chace, P.G., and Collins, D. (1985)	Not evaluated	Outside Project Area
P-37-010466	CA-SDI-10466	Prehistoric Pictographs	5x5 m	Collins, D., and Chace, P.G. (1985)	Not evaluated	Outside Project Area

1. Introduction

Primary Number	Trinomial	Contents	Site Dimensions	Recorder Date	Evaluation	Relation to the Project Area
P-37-010483	CA-SDI-10483	Prehistoric Milling Features, Lithic Isolate	4x5 m	Chace, P.G., and Collins, D. (1986)	Not evaluated	Outside Project Area
P-37-010484	CA-SDI-10484	Prehistoric Milling Features, Ground Stone Isolate	200x100 m	Chace, P.G., and Collins, D. (1986)	Not evaluated	Outside Project Area
P-37-010557	CA-SDI-10557	Prehistoric Milling Features	100x75 m	Bissell, R.M., Becker, K., and Victorino, K. (1993) Chace, P.G., and Collins, D. (1986)	Not evaluated	Outside Project Area
P-37-010891	CA-SDI-10891	Prehistoric Milling Features, Pictograph	27x5 m	Chace, P.G., and Collins, D. (1987)	Not evaluated	Outside Project Area
P-37-010892	CA-SDI-10892	Prehistoric Milling Features and Lithic Scatter	n/a	Chace, P.G., and Collins, D. (1987)	Not evaluated	Outside Project Area
P-37-011078	CA-SDI-11078	Prehistoric Milling Features	125x115 m	Whitaker, J. (2018) HDR (2017) Joyner, K., Loy, M., and Smith, D. (1990) Berryman, S. (1989)	Not evaluated	Outside Project Area
P-37-012637	CA-SDI-12637	Prehistoric Milling Features	2x2 m	Baker, E., and Kyle, C. (1992) Brown, J.C. (1993)	Not evaluated	Outside Project Area
P-37-012638	CA-SDI-12638	Prehistoric Milling Features, Ground Stone Isolate	4x6 m	Brown, J.C. (1993) Kyle, C., and Baker, E. (1992)	Not evaluated	Outside Project Area
P-37-013579	CA-SDI-13579	Prehistoric Milling Feature	1x1 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013580	CA-SDI-13580	Prehistoric Milling Feature	3x2 m	Bissell, R.M., Giacomini, B., and Morgan, C. (1993)	Not evaluated	Outside Project Area
P-37-013582	CA-SDI-13582	Prehistoric Milling Feature	5x4 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area

Primary Number	Trinomial	Contents	Site Dimensions	Recorder Date	Evaluation	Relation to the Project Area
P-37-013583	CA-SDI-13583	Prehistoric Milling Features	35x20 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013584	CA-SDI-13584	Prehistoric Milling Features	55x40 m	Bissell, R.M., Becker, K., and Victorino, K. (1993)	Not evaluated	Outside Project Area
P-37-013586	CA-SDI-13586	Prehistoric Milling Features	175x128 m	Bissell, R.M., Becker, K., and Victorino, K. (1993)	Not evaluated	Outside Project Area
P-37-013588	CA-SDI-13588	Prehistoric Milling Feature	3x3 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013589	CA-SDI-13589	Prehistoric Milling Feature	6x6 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013590	CA-SDI-13590	Prehistoric Milling Features	50x15 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013591	CA-SDI-13591	Prehistoric Milling Feature	12x11 m	Bissell, R.M., Becker, K., and Victorino, K. (1993)	Not evaluated	Outside Project Area
P-37-013594	CA-SDI-13594	Prehistoric Milling Features	50x25 m	Bissell, R.M., Becker, K., and Victorino, K. (1993)	Not evaluated	Outside Project Area
P-37-013595	CA-SDI-13595H	Historic-era Refuse Scatter	9x3 m	Bissell, R.M., Morgan, C., Giacomini, B., and Victorino, K. (1993)	Not evaluated	Outside Project Area
P-37-013597	CA-SDI-13597	Prehistoric Milling Features	5x17 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013600	CA-SDI-13600	Prehistoric Milling Features	90x75 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-013732	CA-SDI-13755	Historic-era Stone and Cement Bridge Abutments	15x10x15 ft	Whitaker, J. (2014) Noah, A., and Beck, R. (1992)	Not evaluated	Outside Project Area
P-37-013733	CA-SDI-13756H	Historic-era Well and Refuse Isolate	3x3 ft	Noah, A., Hanna, D., and Beck, R. (1992)	Not evaluated	Outside Project Area
P-37-013737	CA-SDI-13759	Historic-era Refuse Scatter	45x35 m	Whitaker, J. (2018) Bissell, R.M. (1994)	Not evaluated	Outside Project Area

1. Introduction

Primary Number	Trinomial	Contents	Site Dimensions	Recorder Date	Evaluation	Relation to the Project Area
P-37-014080	-	Valley Center Forest Fire Station Complex	n/a	Thornton, M.V. (1994)	4B: May Become Eligible for Future Listing with Additional Information	Outside Project Area
P-37-015150	-	Prehistoric Lithic Isolate	1x1 m	Baker, E., and Kyle, C. (1992)	Not evaluated	Outside Project Area
P-37-015414	-	Prehistoric Lithic Isolate	1x1 m	Bissell, R.M., Morgan, C., and Giacomini, B. (1993)	Not evaluated	Outside Project Area
P-37-015415	-	Prehistoric Ground Stone Isolate	1x1 m	Bissell, R.M., Becker, K., and Victorino, K. (1993)	Not evaluated	Outside Project Area
P-37-017525	-	Historic-era Refuse Isolate	1x1 m	Wahoff, T. (1999)	Not evaluated	Outside Project Area
P-37-017526	-	Prehistoric Lithic Isolate	1x1 m	Wahoff, T. (1999)	Not evaluated	Outside Project Area
P-37-017527	CA-SDI-15358	Prehistoric Milling Features and Lithic Scatter	56x61 m	Williams, B. (2009) Wahoff, T. (1999)	Not evaluated	Outside Project Area
P-37-019030	CA-SDI-13727	Prehistoric Milling Features, Lithic and Marine Shell Scatter, and Historic-era Refuse Isolate	30x40 m	Noah, A., Joyner, K., and Beck, R. (1991)	Not evaluated	Outside Project Area
P-37-023870	CA-SDI-13728	Historic-era Refuse Scatter	16x10 m	Whitaker, J. (2014) Noah, A., and Beck, R. (1992)	Not evaluated	Outside Project Area
P-37-030999	CA-SDI-19674	Prehistoric Milling Features, Lithic and Ceramic Scatter, Midden	80x65 m	Williams, B., Mengers, D., Reed, W., and Justus, S. (2009)	Not evaluated	Outside Project Area
P-37-031002	CA-SDI-19677	Prehistoric Milling Features	10x10 m	Williams, B. (2009)	Not evaluated	Outside Project Area
P-37-033119	CA-SDI-20856	Prehistoric Lithic and Marine Shell Scatter, Historic-era Refuse Scatter and Rock Feature (Wall)	50x25 m	Robbins-Wade, R., and Van Wormer, S. (2014) Giletti, A., and Taylor, B. (2013)	Not evaluated	Outside Project Area

Primary Number	Trinomial	Contents	Site Dimensions	Recorder Date	Evaluation	Relation to the Project Area
P-37-033120	CA-SDI-20858	Prehistoric Milling Feature	5x3 m	Giletti, A. (2013) Giletti, A., Robbins-Wade, M., Stoneburner, P.J., and Linton, C. (2013)	Not evaluated	Outside Project Area
P-37-034566	-	Historic-era Refuse Isolate	1x1 m	Lown, A. (2015)	Not evaluated	Outside Project Area
P-37-035928	CA-SDI-21887	Prehistoric Milling Feature, Lithic Artifact and Debitage Scatter	33x7 ft	Roy, J. (2016)	Not evaluated	Outside Project Area

1.4.3 Previously Recorded Historic Addresses

The SCIC record search also indicated that there is one previously recorded historic address within the 1-mile record search radius (Table 3). The previously recorded historic address is outside of the Project area.

Table 3. Previously Recorded Historic Addresses within 1-Mile of the Project Area

Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the Project Area
-	28741 Cole Grade Road	Valley Center Forest Fire Station	Government Building	-	Not Evaluated	Outside

1.5 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 the San Diego County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA, RPO, and the San Diego County Local Register, to provide the guidance for making such a determination. The following sections details the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act (CEQA)

CEQA requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

Historical resources are considered part of the environment, and a project that may cause a substantial adverse effect to the significance of a historical resource is a project that may have a significant effect on the environment. "Historical resource" applies to a building and/or structure that:

1. Introduction

1. is 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, § 5024.1, Title 14 CCR, Section 4850 et seq.); or
2. is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or
3. is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Lead agencies have a responsibility to evaluate historical resources prior to making a finding as to a proposed project's impacts. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) is considered to materially impair the resource's significance.

The California Register of Historic Resources program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the National Register of Historic Places (NRHP).

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

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.
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.

Historical resources achieving significance within the past 50 years are considered for eligibility for the CRHR only if they meet special consideration. In order 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. The NRHP has a comparable special consideration for resources less than 50 years old, and requires those resources to be of "exceptional importance." In 2012, the California Office of Historic Preservation clarified that the guidance regarding resources less than 50 years old is the same for both the CRHR and NRHP, and that the intent of the CRHR regulations is to be the same as the NRHP (California Department of Transportation 2012).

Not only must historical resources eligible for listing in the CRHR meet one of the criteria of significance described above, eligible resources must also retain integrity, or enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For

the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001). This general definition is strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

Integrity

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance” (National Park Service, National Register of Historic Places 1991). The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character
7. **Association** is the direct link between the important historic event or person and a historic property.

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.

1.5.2 San Diego County Local Register of Historical Resources (Local Register)

The County requires that resource importance be assessed not only at the State level as required by CEQA, but at the local level as well. 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.

1.5.3 County of San Diego Resource Protection Ordinance (RPO)

The County of San Diego's RPO protects significant cultural resources. The PRO 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 National Register of Historic Places 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.

The RPO does not allow non-exempt activities or uses damaging to significant prehistoric or historic lands on properties under County jurisdiction. The only exempt activity is scientific investigation authorized by the County. 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. Noncompliance would result in a project that is inconsistent with County standards.

2. GUIDELINES FOR DETERMINING IMPACT SIGNIFICANCE

The following guidelines are used in determining whether the proposed Project would have a 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 not 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 Resource Protection Ordinance and fails to preserve those resources.
5. The project proposes activities or uses that would cause a substantial adverse change in the significance of a tribal cultural resource as defined under Public Resources Code §21074.

The Guidelines listed above have been selected for the following reasons:

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 (NAHC) for any project in which human remains have been identified.

Guideline 4 was selected because the Resource Protection Ordinance requires that cultural resources be considered when assessing environmental impacts. Any project that would have an adverse impact direct, indirect, and cumulative) on significant cultural resources as defined by this Guideline would be considered a significant impact. The only exemption 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 Watercourses Ordinance (§87.429). Non-compliance would result in a project that is inconsistent with County standards.

Guideline 5 was selected because tribal cultural resources are of cultural value to Native American tribes. Any project that would have an adverse impact (direct, indirect, and/or cumulative) on a significant tribal cultural resource as defined by PRC §21074 would be considered a significant impact.

3. ANALYSIS OF PROJECT EFFECTS

3.1 Methods

Methods used to assess the presence or absence of cultural resources within the Project area included a search of existing records, archival research, and an intensive pedestrian field survey.

3.1.1 Archival Research

A cultural resource records search and literature review was conducted by Red Tail Environmental on October 1, 2019, at the South Coastal Information Center (SCIC) of the California Historical Resource Information System housed at San Diego State University. The records search indicated that no fewer than 62 previous studies have been conducted within 1-mile of the Project area. Sixty-three cultural resources have been previously recorded within a one-mile record search radius of the Project Area. One cultural resource, P-37-010459/CA-SDI-10459, has been previously recorded in the Project area. The resource was originally recorded by D. Collins and P.G. Chace in 1986 as a granitic bedrock outcropping containing a single milling slick. No surface artifacts were observed. The site has not been revisited or updated since original recordation in 1986. Please see *Cultural Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, California* for further information regarding archaeological resources and records search results (Castells 2019).

Additional sources consulted include the National Register of Historic Places, the Office of Historic Preservation Directory of Properties in the Historic Property Data File, historical newspaper databases, and general research. Research was conducted at the San Diego County Assessor's office on October 22, 2019. There are no listed historic properties, historical resources, or historic landmarks recorded within the Project area.

3.1.2 Historic Resources Survey

A reconnaissance pedestrian survey of the Project area was conducted by Justin Castells, Senior Architectural Historian with PaleoWest on October 22, 2019. The Project area was surveyed with transects at 5-meter intervals. During the field survey, the exteriors of above-ground built environment resources within the Project area were analyzed, photographed, and recorded. All buildings within the Project area were visible. Any building or structure determined to have been built prior to 1974 or to be potentially eligible for the CRHR were formally evaluated on DPR 523 series forms, which are included in Appendix A. All DPR 523 series forms were submitted to the SCIC and field notes, photographs, and reports are kept on file at PaleoWest, 3990 Old Town Avenue, Suite C101, San Diego, CA 92110.

3.1.3 Structures Assessment

In the assessment of the historical and architectural significance of the building in the Project area, several factors were considered, including:

- the history of the building's construction and use;
- the history of the surrounding community and the building's historical context within that community;
- the building's association with important people or events;
- whether the building is the work of a master architect, craftsman, artist, or landscaper;

- whether the building is representative of a particular style or method of construction; and
- whether the building has undergone structural alterations over the years, and the extent to which such alterations have compromised the historical integrity of the building, and the current condition of the property.

3.2 Results

3.2.1 Archival Research

Available USGS maps showing the Project area in 1893, 1897, 1901, 1907, 1913, 1929, 1937, 1946, 1949, 1955, 1963, 1970, 1988, and 2000 were consulted. The 1893, 1897, 1901, 1907, 1913, 1929, 1937, and 1946 topographic maps show no development in the Project area. A road is present to the south of the Project area. The 1949 map shows one building present within the project area and a dirt road on the west side of the Project area that passes by the building to the east side of it and ends further south of the Project area. The 1955 and 1963 topographic maps show no changes. The 1970 topographic map shows that the dirt road now ends at the building and the 1988 map shows the newer agricultural building is now present to the north of the residence. The 2000 topographic map now shows an additional building to the south east.

The original government patent for the land on which 28435 Lizard Rocks Road was granted to Mr. Joseph Fleshman in 1886 (GLO 1886). Joseph Fleshman was born in Germany on June 22, 1833 and came to the United States in 1841. Fleshman traveled with his brother Frank to Northern California in 1854 before relocation to San Diego County in 1869. Fleshman established a ranch in Valley Center and lived on the property until 1912 when, owing to failing health, he moved in with his nephew George Jacoby (*Daily Times Advocate* 1920). By 1961 the property was owned by Ervin and Thelma Kubart before transferring to Paul Gentile in 1962. By 1991 the property was owned by Eugene Weston III and his wife Wanda. While owners of the property, research yielded no information to suggest that they lived there. In 2001 the property was sold to Albert Witholt before transferring to the current owners in 2019 (San Diego County Assessor 2019).

Based on a review of County of San Diego Records, the existing single-family residence (Building 1) was constructed in 1935. An addition to the east elevation of the building was constructed between 1946 and 1953 and an addition to the north elevation of the building was constructed between 1968 and 1980 (NETR 2019). Building 2 was constructed on the property between 1946 and 1953 and Building 3 was constructed between 1980 and 1989 (NETR 2019).

3.2.4 Built Environment Survey

28435 Lizard Rocks Road is comprised of a two-story minimal traditional-style single family residence constructed in 1935 (Building 1), an agricultural building constructed between 1946 and 1953 (Building 2), and a detached garage constructed between 1980 and 1989 (Building 3).

Building 1 is a two-story minimal traditional-style single family residence constructed in 1925. It features a steep-pitched side gable roof with asphalt shingles. A large shed-roof dormer is centered on the south elevation roofline and features two sliding metal framed windows. The building is clad in thin horizontal wood siding. The south elevation features vinyl and metal framed sliding and double hung windows in wooden sills. A small patio cover supported by wood poles is located over a water heater located off-center on the elevation. A patio cover supported by wood poles extends over the east portion of the south elevation and continues over the south elevation of the east addition. The east elevation features one sliding metal framed window at the peak of the gable. A sliding metal framed window is located on the north portion of the first floor of the elevation. A one-story shed-roof addition is located on the south corner on the east

elevation. The addition features wood-framed multi-light windows on the east and north elevations. The north elevation features two sliding windows. A one-story shed roof addition with horizontal wood siding covers the majority of the elevation. The south elevation of the addition features French doors and metal framed sliding and fixed windows. The shed roof extends over the addition to form a patio cover supported by wood poles. The west elevation features an addition with sliding vinyl windows.

Building 2 is a one-story utilitarian style agricultural building constructed between 1946 and 1953. The building features a steep-pitched gable roof and is clad in vertical wood siding. The south elevation features an entrance door and a square, unfilled window. The east elevation features a shed roof addition that extends over the entirety of the elevation. The addition features vertical wood siding and sliding windows. The north elevation features an unfilled square window with decorative shutters at the peak of the gable. A corrugated metal and plywood shed roof addition covers the length of the elevation. The west elevation features no fenestration or doors.

Building 3 is a detached garage constructed between 1980 and 1989. The building has not reached sufficient age to contribute to the potential historical significance of 28435 Lizard Rocks Road.

4. INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

In order to interpret a resource's importance, a comprehensive assessment must be conducted, including measuring the resource against the guidelines and criteria established by the CRHR, Local Register, RPO, and CEQA, as identified in Section 1.3, as well as assessing the integrity of the resource. To minimize the subjectivity of the interpretive process, it is important to utilize a standard assessment approach for that evaluation. PaleoWest's approach to determining the historic significance of the 28435 Lizard Rocks Road was also based on guidance in 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)*, the City of San Diego Historical Resources Board's *Guidelines for the Application of Historical Resources Board Designation Criteria*, and the County of San Diego's *Guidelines for Determining Significance*. PaleoWest also referred to guidance from the NRHP—specifically to *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (National Park Service, National Register of Historic Places 1991). Bulletin 15 establishes the nationally accepted professional protocols to be followed in determining eligibility for nomination/listing:

1. Categorize the property. Determine whether the property is 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.

4.1.1 28435 Lizard Rocks Road

California Register of Historical Resources Significance Evaluation

CRHR Criterion 1: 28435 Lizard Rocks Road does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. While the history of the property itself can be traced to the late 19th century, the buildings on the property were constructed between 1935 and 1989. Research has yielded no information to suggest that these buildings were significant to the establishment and growth of Valley Center or any other significant historical events. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 1.

CRHR Criterion 2: 28435 Lizard Rocks Road does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The property was initially owned by an early settler of Valley Center, Joseph Fleshman; however, no buildings that are associated with Fleshman are located on the property. Research yielded no information to suggest that any subsequent owners or residents made significant contributions to history specifically associated with the buildings

4. Results

located at 28435 Lizard Rocks Road Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 2.

CRHR Criterion 3: 28435 Lizard Rocks Road does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. Two buildings on the property contribute to the potential historical significance of 28435 Lizard Rocks Road: Building 1 and Building 2. Building 1 is a minimal traditional-style single family residence that has been heavily modified over time including multiple additions, roof replacement, and window replacement. Building 2 is a utilitarian style agricultural building that has also been heavily modified with additions and non-historic material. Both are unremarkable, common, and heavily altered examples of their individual property types. The architects and builders of the two buildings were not identified, but it is unlikely that either are the work of a master. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 3.

CRHR Criterion 4: 28435 Lizard Rocks Road does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of the history of Valley Center or mid-twentieth century agricultural practices. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 4.

San Diego County Local Register of Historical Resources Evaluation

28435 Lizard Rocks Road is recommended ineligible for the Local Register under Criteria 1-4, following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria.

County of San Diego Resource Protection Ordinance Evaluation

28435 Lizard Rocks Road does not qualify as a significant historic resource under the RPO, as it does not meet any of the definitions set forth by the RPO. 28435 Lizard Rocks Road is not formally determined eligible or listed in the NRHP, has not been given an H designator, and is not one-of-a-kind, locally unique, or regionally unique cultural resource that contains a significant volume and range of data or materials.

California Environmental Quality Act Significance Criteria Evaluation

28435 Lizard Rocks Road does not qualify as historical resources under the terms of CEQA, as it does not meet any of the definitions set forth by CEQA. 28435 Lizard Rocks Road is not listed, or determined to be eligible for listing, in the CRHR; it is not included in a local register, or identified as significant in an historical resource; nor is it determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

4.2 Impact Identification

The Project proposes the demolition of 28435 Lizard Rocks Road. 28435 Lizard Rocks Road is recommended as not eligible for listing in the CRHR or the Local Register at the local or state level. Moreover, it does not qualify as a significant historic site under the RPO, nor as a historic resource under CEQA provisions. As 28435 Lizard Rocks Road is not recommended as historically important, the Project will not result in a significant adverse impact on the built environment resources addressed in this report. The Project will not result in a significant adverse impact on the built environment resource addressed in this report, the effects of the Project are not significant. As such, no mitigation is required.

5. MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Effects Found Not to Be Significant

The Project will not result in a significant adverse impact on the built environment resource addressed in this report, the effects of the Project are not significant. As such, no mitigation is required.

6. REFERENCES

Castells, Shelby G.

2019 *Cultural Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, California*. Red Tail Environmental

County of San Diego

2007a *Guidelines for Determining Significance, Cultural Resources: Archaeological and Historic Resources*. Land Use and Environment Group, Department of Planning and Land Use, Department of Public Works, San Diego County, California.

2007b *Report Format and Content Guidelines: Archaeological and Historic Resources*. Land Use and Environment Group, Department of Planning and Land Use, Department of Public Works, San Diego County, California

Daily Times Advocate

1920 “Funeral of Mr. Fleshman.” *Daily Times Advocate*, June 4, 1920.

Government Land Office (GLO)

1886 “Document No. 765, Ascension No. CA610_.212.” Government Land Office, Los Angeles, CA.

McHenry, Petei

1998 *The History of Valley Center, California: The Homestead Years 1860-1900*. GP Marketing, Escondido, CA.

National Environmental Title Research (NETR)

2019 Historic Aerials from 1947-2016 Accessed at: <https://www.historicaerials.com/>.

San Diego County Assessor

2019 “San Diego County Assessor Records for APN 188-250-2500.” On file at the San Diego County Assessor.

USDA

2019 Natural Resources Conservation Service: Web Soil Survey. Electronic Document: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Site accessed May 22, 2019.

Valley Roadrunner

2015 A Walkabout Through Valley Center History, July 23, 2015. Electronic Document: <https://www.valleycenter.com/articles/a-walkabout-through-valley-center-history/>. Site accessed October 18, 2019.

7. LIST OF PREPARERS

Justin Castells: Authored the technical report, completed the field survey, and acted as Senior Architectural Historian.

APPENDICES

APPENDIX A
DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 28435 Lizard Rocks Road

P1. Other Identifier: N/A

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Valley Center

Date: 2018 T S; R W; ¼ of ¼ of Sec ; SB

B.M.

c. Address: 28435 Lizard Rocks Road

City: Valley Center

Zip: 92082

d. UTM: Zone: 11N; 497978 mE/ 3676800 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The property is located at Assessor Parcel Number (APN) 188-250-15

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
28435 Lizard Rocks Road is comprised of a two-story minimal traditional-style single family residence constructed in 1935 (Building 1), an agricultural building constructed between 1946 and 1953 (Building 2), and a detached garage constructed between 1980 and 1989 (Building 3).

(See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP33. Farm/Ranch

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View of Subject Property, facing north, October 22, 2019

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1935, San Diego County Assessor

*P7. Owner and Address:

Greens Global

910 South El Camino Real, Suite 100

San Clemente, CA 92672

*P8. Recorded by: (Name, affiliation, and address)

PaleoWest

3990 Old Town Avenue, Suite C101

San Diego, CA 92110

*P9. Date Recorded: October 2019

*P10. Survey Type: (Describe)

Intensive

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

Historic Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, California. PaleoWest,

2019

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 12

*Resource Name or # (Assigned by recorder) 28435 Lizard Rocks Road

*Recorded by: PaleoWest Archaeology

*Date: October 2019

B1. Historic Name: 28435 Lizard Rocks Road

B2. Common Name: 28435 Lizard Rocks Road

B3. Original Use: Farm/Ranch

B4. Present Use: Single-family residence

***B5. Architectural Style:** Minimal Traditional/ utilitarian

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1935 (San Diego County Assessor), additions to Building 1 and Building 2, dates unknown (based on field observations)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** N/A

Original Location: N/A

***B8. Related Features:** N/A

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme:** N/A

Area: N/A

Period of Significance: N/A

Property Type: Farm/Ranch, Single-family residence

Applicable

Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

European exploration of the San Diego area was initiated with the maritime expeditions of Juan Rodriguez Cabrillo in 1542 and Sebastián Vizcaíno in 1602. Continuous European settlement began in 1769 when expeditions under the leadership of Gaspar de Portolá and Junípero Serra reached the region from Baja California and passed northward along the coastal plain to seek Monterey, and the presidio and the Misión San Diego de Alcalá were founded. Additional missions were founded in the region at San Juan Capistrano in 1776, San Luis Rey de Francia in 1798, and the San Antonio de Pala Asistencia in 1816. Native Americans within the vicinity of the Project area were removed from their lands and forced into servitude at Mission San Luis Rey de Francia. Interior valleys and mesas surrounding the Project Area were also often relied upon by the missions as grazing land for cattle.

In 1821 Mexico achieved its independence from Spain and by 1833 the missions were secularized. Native Americans released from the Mission San Luis Rey de Francia returned to their native villages, moved east to areas lying beyond Mexican control, or sought work on ranchos or in the towns across the region. Numerous large land grants were issued to private owners during this period and the Project area is located between the Rancho Guejito y Cañada de Palomia, located 7.3 miles to the southeast, and the Rincon del Diablo Landgrant, located 6.4 miles to the southwest. Ranchos established upon these landgrants were bestowed by Mexican Governor Manuel Micheltoren, and remained the center of economic and social activities for the region for many years (Coons nd, McHenry 1998). During this time there is no evidence that the Project area was used during this time, besides possibly continued Native American use and grazing cattle (McHenry 1998).

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) N/A

***B12. References:**

Refer to Continuation Sheet

B13. Remarks: N/A

***B14. Evaluator:** J. Castells, MA

***Date of Evaluation:** October 2019

(Sketch Map with north arrow required.)

Please see attached

***P3a. Description (Continued):**

Building 1 is a two-story minimal traditional-style single family residence constructed in 1925. It features a steep-pitched side gable roof with asphalt shingles. A large shed-roof dormer is centered on the south elevation roofline and features two sliding metal framed windows. The building is clad in thin horizontal wood siding. The south elevation features vinyl and metal framed sliding and double hung windows in wooden sills. A small patio cover supported by wood poles is located over a water heater located off-center on the elevation. A patio cover supported by wood poles extends over the east portion of the south elevation and continues over the south elevation of the east addition. The east elevation features one sliding metal framed window at the peak of the gable. A sliding metal framed window is located on the north portion of the first floor of the elevation. A one-story shed-roof addition is located on the south corner on the east elevation. The addition features wood-framed multi-light windows on the east and north elevations. The north elevation features two sliding windows. A one-story shed roof addition with horizontal wood siding covers the majority of the elevation. The south elevation of the addition features French doors and metal framed sliding and fixed windows. The shed roof extends over the addition to form a patio cover supported by wood poles. The west elevation features no fenestration or doors.

Building 2 is a one-story utilitarian style agricultural building constructed between 1946 and 1953. The building features a steep-pitched gable roof and is clad in vertical wood siding. The south elevation features an entrance door and a square, unfilled window. The east elevation features a shed roof addition that extends over the entirety of the elevation. The addition features vertical wood siding and sliding windows. The north elevation features an unfilled square window with decorative shutters at the peak of the gable. A corrugated metal and plywood shed roof addition covers the length of the elevation. The west elevation features no fenestration or doors.

Building 3 is a detached garage constructed between 1980 and 1989. The building has not reached sufficient age to contribute to the potential historical significance of 28435 Lizard Rocks Road.

***D6. Significance (Continued):**

The American Period began at the end of the Mexican American War, between 1846-1848, with the Treaty of Guadalupe Hidalgo. After the Mexican-American war the population of the region began to grow, as the Ranchos changed hands and eventually were sold. Immigrants from the eastern U.S. gradually moved into the area and supplanted old Californio customs. Small scale agricultural ventures began in the area during the 1850s and gradually grew. Most of the land in the vicinity of the Project area was held by the U.S. government until the Homestead Act of 1862. In addition to being grazing land for cattle, agriculture expanded in the area, as Valley Center consisted of relatively flat land with a high water (McHenry 1998).

Valley Center was originally called Bear Valley due to the presence of one of the last grizzly bears in the County living in the area in 1866 (McHenry 1998). After the bear was killed, it was said to be the largest grizzly bear in California, and possibly the largest ever (McHenry 1998).

By the 1870 Census approximately 11 families lived in Valley Center, all of which subsisted off of agriculture or ranching. By 1880s the community had expanded with 30 families living in the Bear Valley area. During this period the name of the area transformed from Bear Valley to Valley Center. By 1887 the first subdivision had taken place with the advertisement of subdivided lots of over 2,250 acres (McHenry 1998). The increase in population further developed Valley Center with the creation of a new school, post office, community church and cemetery. The railroad, while bypassing the community was in proximity going from Temecula to Escondido (McHenry 1998). While the population and development of Valley Center continued to grow over the next few decades the surrounding cities of Temecula and Escondido far surpassed Valley Center in growth. Valley Center remained an agricultural community with large tracks of land undeveloped and unused (McHenry 1998). During this time agriculture focused on eggs and poultry, dairies and creameries, and a variety of fruits, vegetables, and cereal grains.

(See Continuation Sheet)

CONTINUATION SHEET

Primary #
HRI#

Trinomial

Page 4 of 12

*Resource Name or # (Assigned by recorder) 28435 Lizard Rocks Road

*Recorded by: PaleoWest Archaeology

*Date: October 2019 ■ Continuation □ Update

*D6. Significance (Continued):

While the population of Valley Center grew through the 1900s the character of the Valley Center community has not changed over time and remains an agricultural enclave. Agriculture uses and farms have expanded with modern technology. Electricity was brought to Valley Center in 1930 and a more reliable water source for irrigation was developed in 1995 (Valley Roadrunner 2015).

The original government patent for the land on which 28435 Lizard Rocks Road was granted to Mr. Joseph Fleshman in 1886 (GLO 1886). Joseph Fleshman was born in Germany on June 22, 1833 and came to the United States in 1841. Fleshman traveled with his brother Frank to Northern California in 1854 before relocation to San Diego County in 1869. Fleshman established a ranch in Valley Center and lived on the property until 1912 when, owing to failing health, he moved in with his nephew George Jacoby (*Daily Times Advocate* 1920). By 1961 the property was owned by Ervin and Thelma Kubart before transferring to Paul Gentile in 1962. By 1991 the property was owned by Eugene Weston III and his wife Wanda. While owners of the property, research yielded no information to suggest that they lived there. In 2001 the property was sold to Albert Witholt before transferring to the current owners in 2019 (San Diego County Assessor 2019).

Based on a review of County of San Diego Records, the existing single-family residence (Building 1) was constructed in 1935. An addition to the east elevation of the building was constructed between 1946 and 1953 and an addition to the north elevation of the building was constructed between 1968 and 1980 (NETR 2019). Building 2 was constructed on the property between 1946 and 1953 and Building 3 was constructed between 1980 and 1989 (NETR 2019).

CRHR Evaluation

The historical significance of the subject property was determined by applying the procedure and criteria forth by the California Register of Historical Resources (CRHR).

CRHR Criterion 1: 28435 Lizard Rocks Road does not meet CRHR Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. While the history of the property itself can be traced to the late 19th century, the buildings on the property were constructed between 1935 and 1989. Research has yielded no information to suggest that these buildings were significant to the establishment and growth of Valley Center or any other significant historical events. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 1.

CRHR Criterion 2: 28435 Lizard Rocks Road does not meet CRHR Criterion 2 for any direct associations with the productive lives of persons important in local, state, or national history. The property was initially owned by an early settler of Valley Center, Joseph Fleshman; however, no buildings that are associated with Fleshman are located on the property. Research yielded no information to suggest that any subsequent owners or residents made significant contributions to history specifically associated with the buildings located at 28435 Lizard Rocks Road. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 2.

CRHR Criterion 3: 28435 Lizard Rocks Road does not meet CRHR Criterion 3 for embodying the distinctive characteristics of a type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. Two buildings on the property contribute to the potential historical significance of 28435 Lizard Rocks Road: Building 1 and Building 2. Building 1 is a minimal traditional-style single family residence that has been heavily modified over time including multiple additions, roof replacement, and window replacement. Building 2 is a utilitarian style agricultural building that has also been heavily modified with additions and non-historic material. Both are unremarkable, common, and heavily altered examples of their individual property types. The architects and builders of the two buildings were not identified, but it is unlikely that either are the work of a master. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 3.

***D6. Significance (Continued):**

CRHR Criterion 4: 28435 Lizard Rocks Road does not meet CRHR Criterion 4 since it is unlikely to yield information important to prehistory or history. It is unlikely that this property has the potential to broaden our understanding of the history of Valley Center or mid-twentieth century agricultural practices. Therefore, 28435 Lizard Rocks Road is not eligible for the CRHR under Criterion 4.

Local Register Evaluation

The historical significance of the subject property was determined by applying the procedure and criteria forth by the San Diego County Local Register of Historical Resources (Local Register).

28435 Lizard Rocks Road is recommended ineligible for the Local Register under Criteria 1-4, following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria.

***B12. References (Continued):**

Daily Times Advocate

1920 "Funeral of Mr. Fleshman." *Daily Times Advocate*, June 4, 1920.

Government Land Office (GLO)

1886 "Document No. 765, Ascension No. CA610_212." Government Land Office, Los Angeles, CA.

McHenry, Petei

1998 *The History of Valley Center, California: The Homestead Years 1860-1900*. GP Marketing, Escondido, CA.

National Environmental Title Research (NETR)

2019 Historic Aerials from 1947-2016 Accessed at: <https://www.historicaerials.com/>

San Diego County Assessor

2019 "San Diego County Assessor Records for APN 188-250-2500." Accessed at: <https://arcc.sdcounty.ca.gov/Pages/default.aspx>

Valley Roadrunner

2015 A Walkabout Through Valley Center History, July 23, 2015. Electronic Document:

<https://www.valleycenter.com/articles/a-walkabout-through-valley-center-history/>. Site accessed October 18, 2019.



Building 1, south elevation, facing north



Building 1, north and west elevations, facing southeast



Building 2, south and east elevations, facing northwest



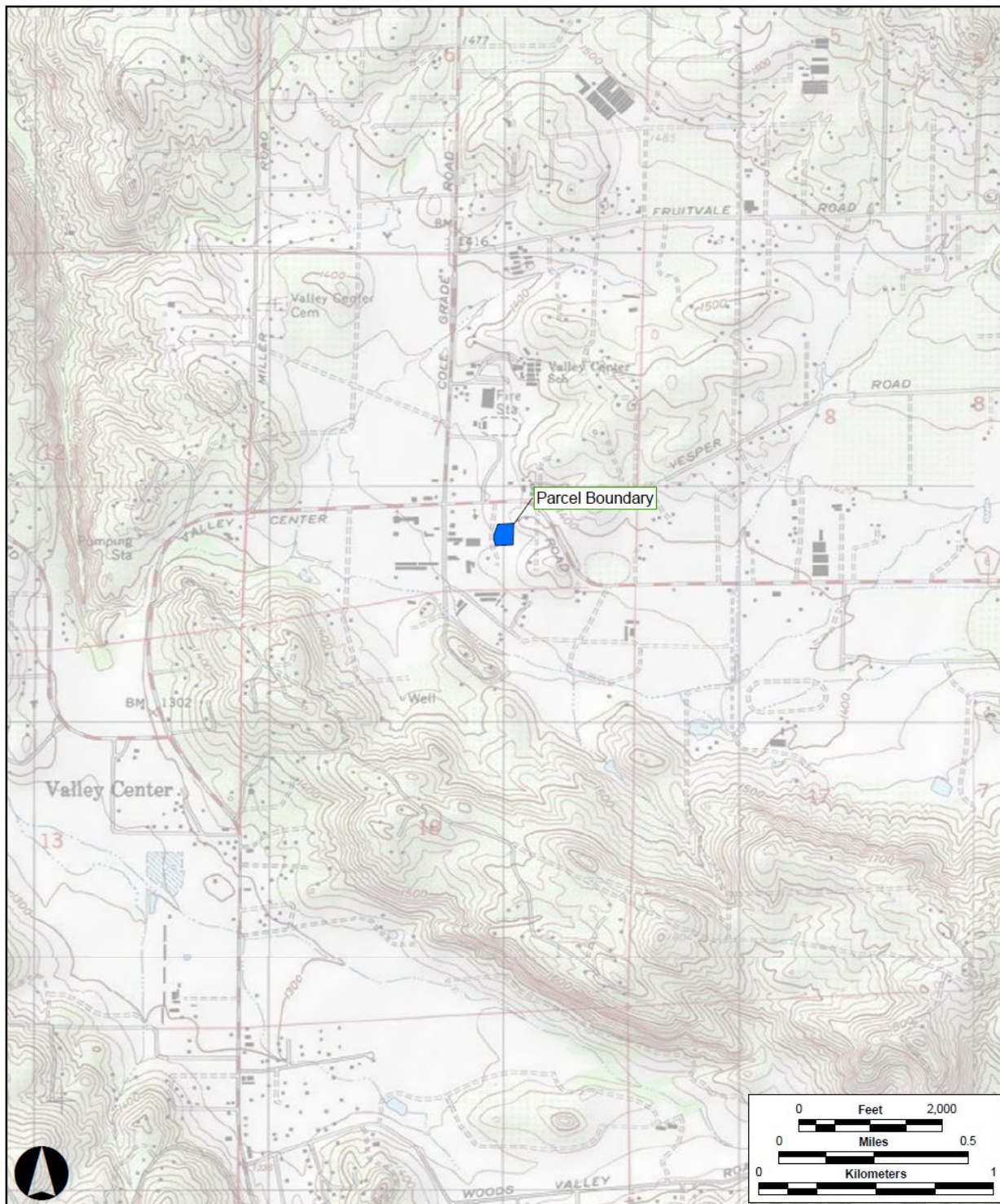
Building 2, east and south elevations, facing northwest



Building 3, south and west elevations, facing northeast

Map Name: Valley Center (1978), CA 7.5' USGS Quad.

Date: 2019



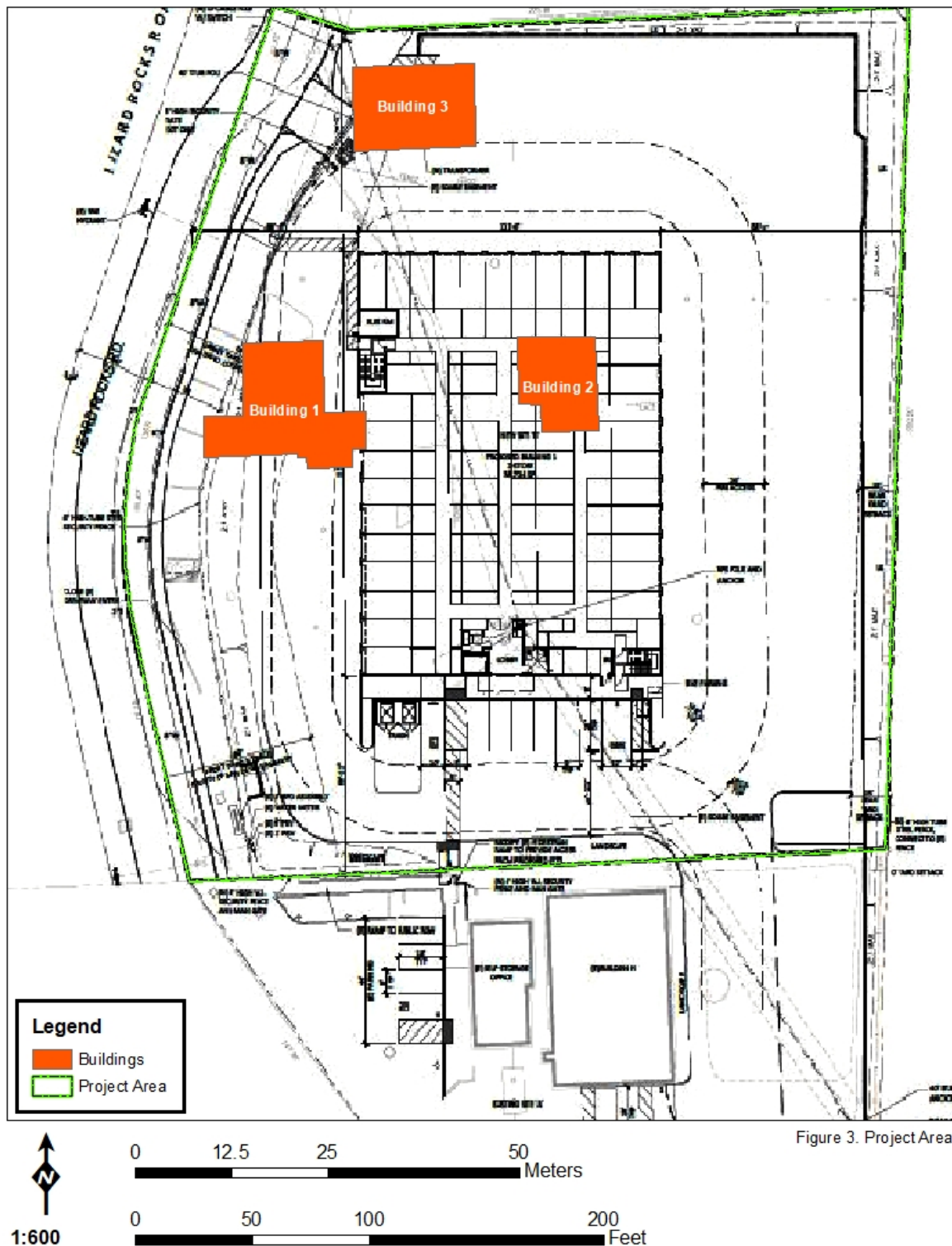
SKETCH MAP

Page 12 of 12

*Resource Name or # (Assigned by recorder) 28435 Lizard Rocks Road

*Recorded by: PaleoWest Archaeology

*Date: October 2019 ■ Continuation □ Update



APPENDIX B

Confidential SCIC Record Search Confirmation



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: Red Tail Environmental

Company Representative: Shelby Castells

Date: 10/1/2019

Project Identification: Green Storage Valley Center Expansion

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: 519

Hours: 1

APPENDIX C
PaleoWest Staff Resumes

JUSTIN CASTELLS, M.A.

Senior Architectural Historian

EDUCATION

M.A., University of South Florida,
2009

B.A., University of South Florida,
2006

YEARS OF PROFESSIONAL EXPERIENCE

13

YEARS W/ FIRM

2

Justin Castells is an Architectural Historian who exceeds the Secretary of the Interior's Professional Qualification Standards in Architectural History and History. Justin has a M.A. in History and over thirteen years of professional experience in historic preservation and cultural resources management. Justin has worked on assessments for properties based on local, California Register of Historic Resources (CRHR), and National Register of Historic Places (NRHP) criteria. He has prepared technical reports in compliance with the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (Section 106) including Environmental Impact Studies/Environmental Impact Reports, California Department of Parks and Recreation (DPR) 523 series forms, HABS/HAER Documentation, historic preservation plans, and cultural landscape reports. He has completed work for various Federal, state, and local agencies, including the Federal Emergency Management Agency (FEMA), California High Speed Rail Authority, California Department of Transportation (Caltrans), as well as numerous private clients.

SELECT PROJECT EXPERIENCE

Historical Resources Assessment in Support of the CityMark Project, Las Mesa, San Diego County, CA. *Senior Architectural Historian, Project Manager (2020).* Responsible for Historic Resources Assessment of historic-period buildings in compliance with CEQA for a mixed-use project in La Mesa, CA. Conducted field surveys, archival research, and recorded historic buildings on appropriate DPR 523 series forms. Prepared a CEQA level assessment report. Client: City of La Mesa

Historical Resources Assessment of Glendale Community College Verdugo Campus in Support of the 2019 Glendale Community College District Facilities Master Plan Update, Glendale, Los Angeles County, CA. *Senior Architectural Historian, Project Manager (2020).* Responsible for Historic Resources Assessment of historic-period buildings in compliance with CEQA. Conducted field surveys, archival research, and recorded historic buildings on appropriate DPR 523 series forms. Prepared a CEQA level assessment report. Client: Glendale Community College District

Perris Valley Storm Drain Channel Project, Riverside County, CA. *Senior Architectural Historian (2020).* Responsible for conducting cultural and architectural resources field survey and archival research, recording historic-period structures on appropriate DPR 523 series forms, and the preparation of the cultural resources assessment report, Historic Property Survey Report (HPSR) and the Historical Resources Evaluation report (HRER) in compliance with state, Caltrans District 8 and local regulations. Client: City of Perris, Riverside County Flood Control District, and Caltrans

Star Theater Historic Assessment and Historic American Buildings Survey (HABS), Los Angeles County, CA. *Senior Architectural Historian, Project Manager (2019).* Responsible for historic resources assessment of a historic-period movie theater, conducting field survey and archival research, and recording historic buildings on appropriate DPR 523 series forms, including the preparation of a CEQA level assessment report and mitigation measures. Presented finding to

Justin Castells, M.A. (continued)

the City Council and the Planning Commission on behalf of the City of La Puente. Prepared HABS-level documentation of the CRHR eligible Star Theater in compliance with mitigation measures established by the City of La Puente. Client: City of La Puente

Historical Resources Assessment Report of Seven Buildings Located on the Los Angeles Valley College Campus, Los Angeles County, CA. *Senior Architectural Historian, Project Manager (2019).* Responsible for Historic Resources Assessment of seven historic-period buildings in compliance with CEQA. Conducted field surveys, archival research, and recorded historic buildings on appropriate DPR 523 series forms. Prepared a CEQA level assessment report. Client: Los Angeles Community College District

Historic Resources Study for the Green Storage Valley Center Expansion Project, San Diego County, CA. *Senior Architectural Historian, Project Manager (2019).* Responsible for Historic Resources Assessment of historic-period buildings in compliance with state and County of San Diego regulations. Conducted field surveys, archival research, and recorded historic buildings on appropriate DPR 523 series forms. Prepared a County of San Diego and CEQA level assessment report. Client: Greens Global

SDUSD Multi-Site Historical Resources Assessments, San Diego County, CA. *Senior Architectural Historian, Project Manager (2018).* Responsible for Historic Resources Assessment of 15 historic-period school campuses. Conducted field surveys, archival research, and recorded historic buildings on appropriate DPR 523 series forms. Prepared a CEQA level assessment report. Client: San Diego Unified School District

AES Fallbrook Project Cultural Resources Survey Report, San Diego County, CA. *Architectural Historian, Archaeologist, Project Manager (2018).* Responsible for conducting cultural and architectural resources field survey and archival research, recording historic buildings on appropriate DPR 523 series forms, and the preparation of the cultural resources assessment report in compliance with state and local regulations. Client: AES Energy Storage

Green Valley Site Project Cultural Resource Investigation Report, Riverside County, CA. *Architectural Historian, Archaeologist (2018).* Responsible for conducting cultural and architectural resources field survey and archival research, recording historic-period structures on appropriate DPR 523 series forms, and the preparation of the cultural resources assessment report in compliance with state and local regulations. Client: Glenn Lukos Associates, Inc.

SDG&E Pole Replacement, San Diego County, CA. *Archaeologist, Architectural Historian (2017-2018).* Responsible for providing cultural resource monitoring and preparing monitoring reports for SDG&E pole replacement projects within San Diego County. Recorded and evaluated historic period transmission lines based on local, state, and national criteria. Client: SDG&E

Sierra Avenue Widening Project, City of Fontana, CA. *Architectural Historian (2017).* Responsible for historic resources assessment of historic-period buildings and structures, conducted field survey and archival research, recorded historic resources on appropriate DPR 523 series forms, and prepared the Historical Resources Assessment Report in compliance with CEQA standards. Client: City of Fontana

Village South Specific Plan, Los Angeles County, CA. *Architectural Historian (2017).* Responsible for conducting cultural and architectural resources field survey and archival research, recording historic buildings on appropriate DPR 523 series forms, and the preparation of the cultural resources assessment report in compliance with state and local regulations. Client: Meridian Consultants, LLC.