

**CULTURAL RESOURCES SURVEY REPORT
FOR THE AES FALLBROOK PROJECT,
FALLBROOK, CALIFORNIA,
PDS2019-ZAP-19-001**

Prepared for:

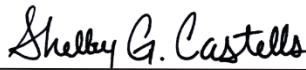
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October 2018

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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Client/Project Proponent: AES Energy Storage, LLC

County Permit Numbers: PDS2019-ZAP-19-001

Report Date: October 2018

Report Title: Cultural Resources Survey Report for the AES Fallbrook Project, Fallbrook, California

Type of Study: Phase I Cultural Resources Survey

New Sites: 1405 East Mission Road, Fallbrook, CA (P-37-037636)

Updated Sites: None

USGS Quad: Temecula 7.5-min Quad

Acreage: 20.2

Key Words: County of San Diego, Fallbrook, Positive Survey, Built Environment, Historical, 1405 East Mission Road

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LIST OF ACRONYMS AND ABBREVIATIONS

AES	AES Energy Storage, LLC
APN	Assessor Parcel Number
CA	California
CRHR	California Register of Historical Resources
CEQA	California Environmental Quality Act
Chambers Group	Chambers Group, Inc.
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

MANAGEMENT SUMMARY

Red Tail Environmental (Red Tail) in conjunction with Chambers Group, Inc. (Chambers) conducted a cultural resources survey at a 20.2-acre project area comprised of three parcels for the proposed AES Fallbrook Project (Project). Archaeological and historical research included a records search, literature review, examination of historic maps, and a cultural resource survey of the property.

The cultural resources survey was conducted in accordance with the California Environmental Quality Act (CEQA) *County of San Diego Guidelines for Determining Significance* (County of San Diego 2007a), *Report Format and Content Guidelines* (County of San Diego 2007b), Resource Protection Ordinance (RPO), Section 21083.2 of the Public Resources Code, and the San Diego County CEQA Guidelines. The County of San Diego will serve as lead agency for the purposes of CEQA.

A pedestrian survey of the approximately 20.2-ac project area was conducted by Chambers Group archaeologists and architectural historian Justin Castells under Rachel Nixon, M.A, RPA on November 29, 2017. An additional pedestrian survey was completed by Chambers Group archaeologist Lauren DeOliveira and Luiseño Native American Monitor P.J. Stoneburner of Saving Sacred Sites on October 2, 2018 under the direction of Archaeology Principal Investigator (P.I.) Shelby Castells, M.A., RPA of Red Tail Environmental, and Historic Resources P.I. Douglas Mengers, M.A., RPA, DPPH of PanGIS, Inc, in order to update the current site conditions. Finalization of the report was made by Archaeology P.I. and primary author Shelby Castells, M.A., RPA, and Historic Resources P.I. Douglas Mengers, M.A., RPA, DPPH. The Project area is located within a previously tilled agricultural area with remnants of an orchard. Portions of the Project area have been improved with a single-family residence, detached garage, and paved areas.

One built environment resource, the single-family residence located at 1405 E. Mission Road (P-37-037636) and the associated orchard, was identified with the project area. No other cultural resources were identified. P-37-037636 consists of a one-story Ranch-style building constructed in 1956 and its associated features including an orchard. The significance of P-37-037636 was determined by applying the procedure and criteria for the California Register of Historical Resources (CRHR), the San Diego County Local Register of Historical Resources (Local Register), and the RPO. The historic single-family residence is not eligible for the CRHR, the Local Register, or the RPO and is, therefore, not a historic resource for the purposes of CEQA. No archaeological resources, Traditional Cultural Properties, or tribal cultural resources were observed within the Project area. The terrain throughout the entire Project area has been disturbed extensively by agricultural activities. However, monitoring of the initial ground disturbance by a qualified archaeologist and Native American monitor is recommended to mitigate for potential impacts to cultural resources, should subsurface cultural resources be present within the Project area.

Field notes, photographs, and reports are kept on file at Chambers, 5 Hutton Centre Drive, Suite 750, Santa Ana, CA, 92707. California Department of Parks and Recreation (DPR) forms for each resource documented are provided as an appendix to this report and have been submitted to the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) at San Diego State University (SDSU). The final report will be submitted to the SCIC for inclusion in the CHRIS database.

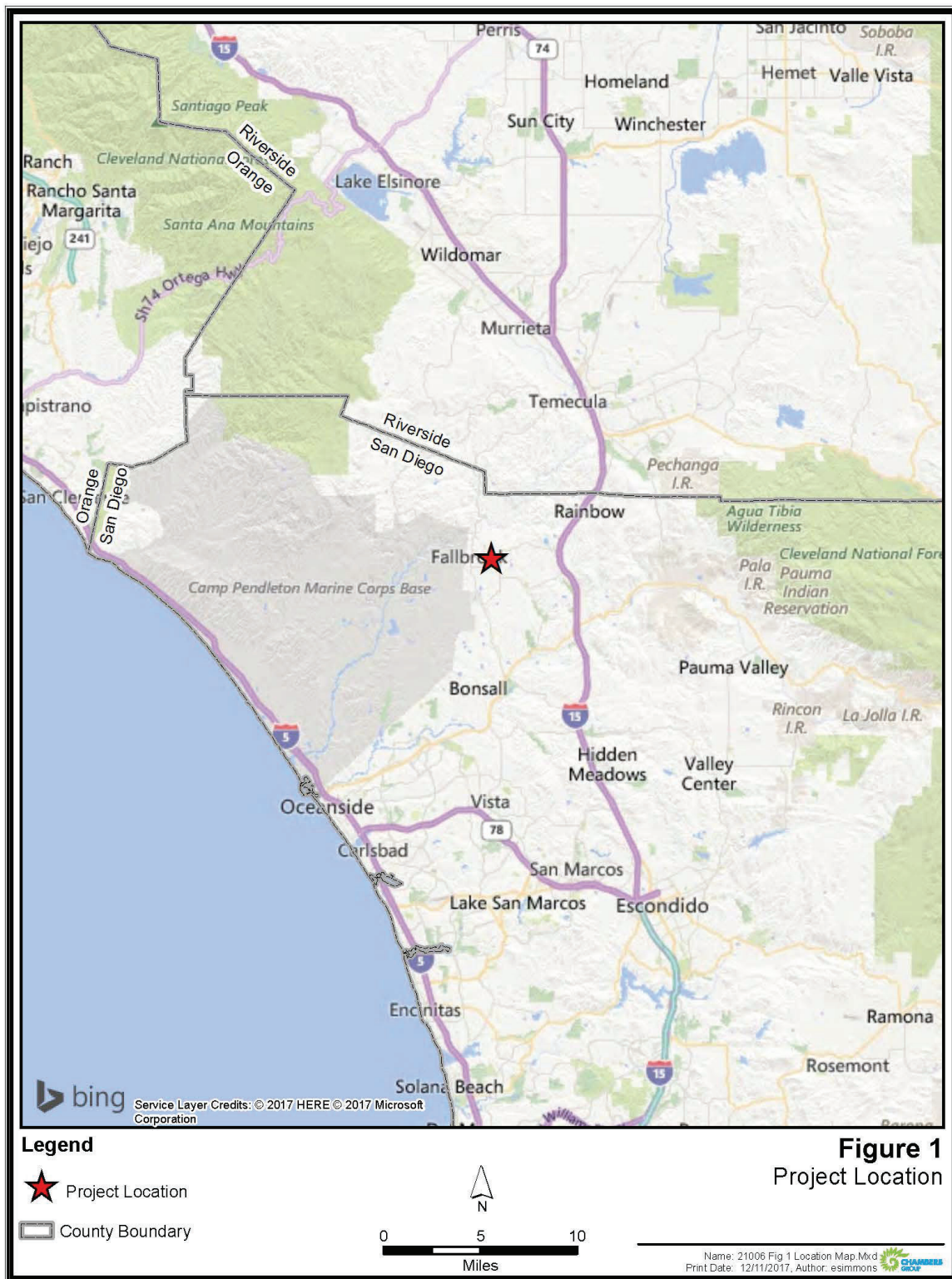
SECTION 1.0 – INTRODUCTION

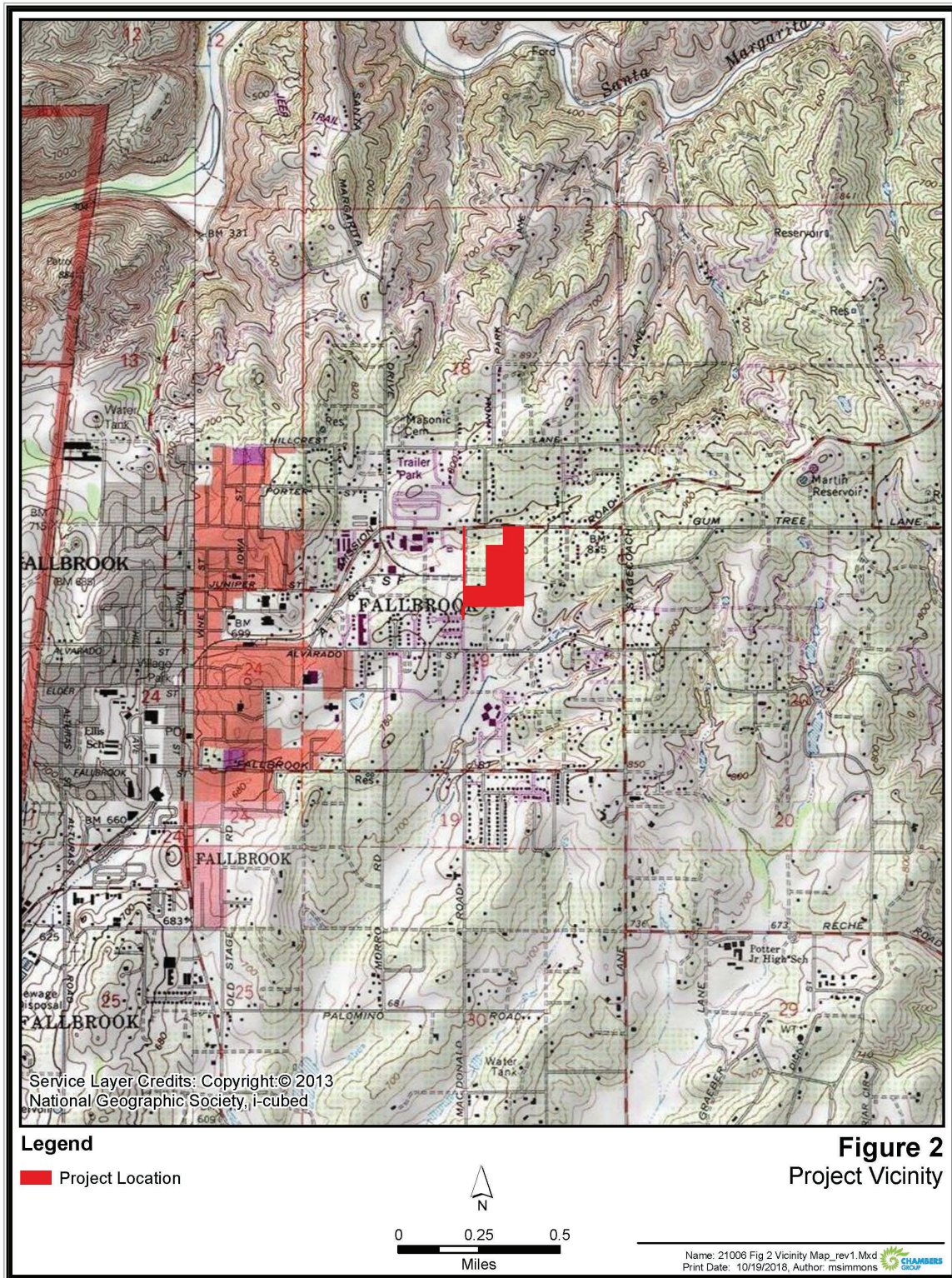
1.1 PROJECT DESCRIPTION AND LOCATION

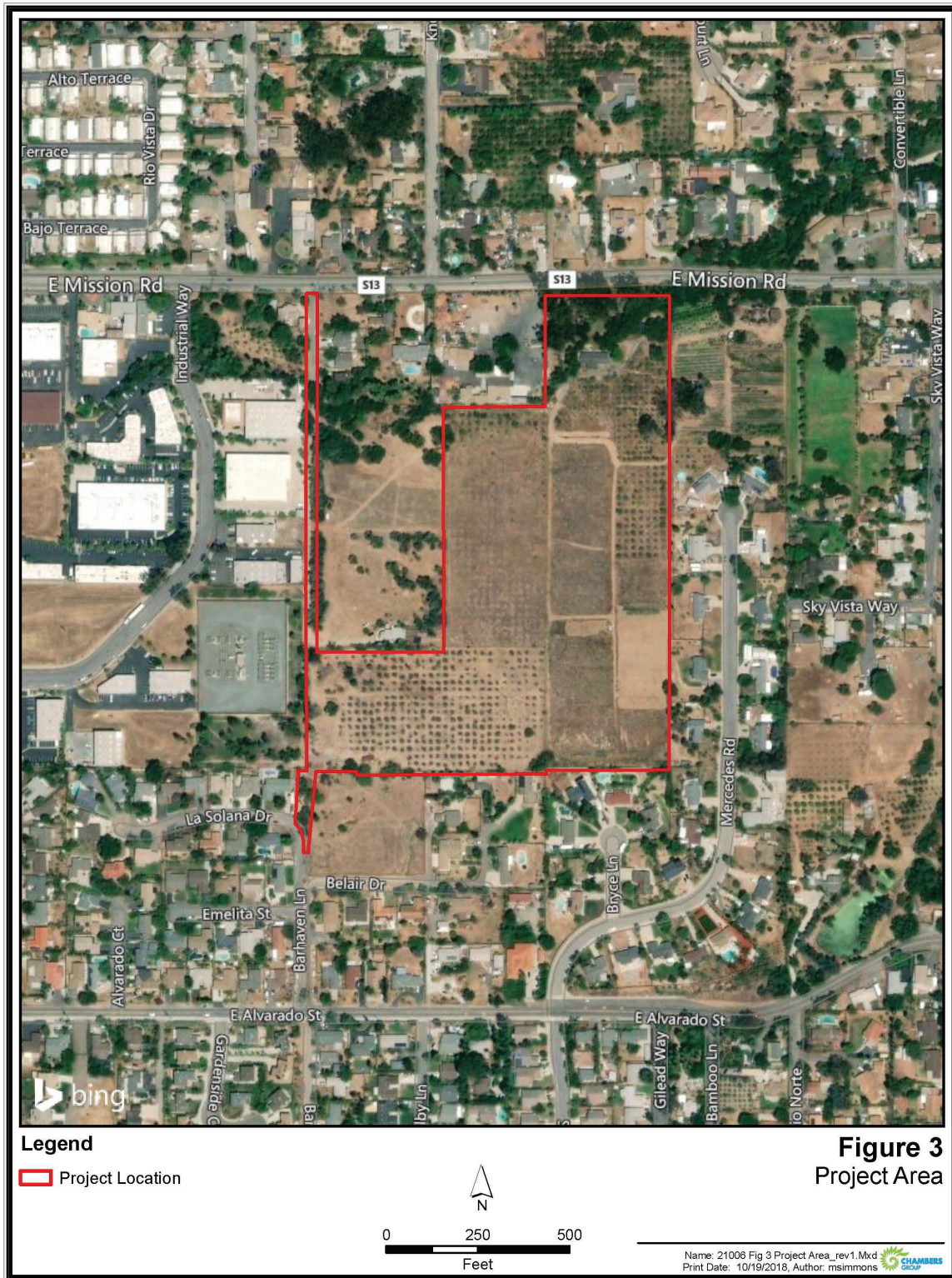
AES Energy Storage, LLC (AES) proposes to construct a battery energy storage facility on an approximately 20.2-acre area within Assessor's Parcel Numbers (APN) 105-410-44, 105-410-1000, 105-410-1100, 105-410-1900. (Project area). The project would have a total capacity of 40 MW using batteries which would be housed in a single building of approximately 100 feet by 250 feet in size. Ancillary facilities such as a small 69kV substation, and parking for approximately two to three cars will also be constructed.

The 20.2-acre project area is located within the community of Fallbrook in San Diego County. It is located at 1405 E. Mission Road and 1309 E. Mission Road, Fallbrook, CA, within the United States Geological Survey (USGS) 7.5' Temecula Quadrangle, Township 9 South, Range 3 West, Section 18 (Figures 1, 2, and 3).

The cultural resources survey was conducted in accordance with the California Environmental Quality Act (CEQA) 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 RPO, Public Resources Code Section 21083.2, and the County of San Diego CEQA Guidelines. The County of San Diego will serve as lead agency for the purposes of CEQA.







1.2 EXISTING CONDITIONS

1.2.1 Environmental Setting

The Project area is located at 1405 E. Mission Road and 1309 E. Mission Road in Fallbrook, California, and is comprised of APNs 105-410-44, 105- 410-1000, 105-410-1100, 105-410-1900. The Project area is bounded by E. Mission Road to the north, an access road, agricultural and industrial development to the west, residential development to the south, and agricultural and residential development to the east.

Natural Setting

The climate in the Fallbrook 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. Rainfall occurs primarily during the winter months and averages about 15 inches per year (Shaver et al. 2006).

The closest natural body of water to the Project area is De Luz Creek, located approximately 2,200 meters northwest of the Project area. A storm water outfall and channel is located within the northern portion of the Project area.

Prehistorically, the vegetation in the Fallbrook area was predominantly mixed sage and chaparral, with riparian zones along the rivers, creeks, and drainages. The chaparral vegetation community is characterized by chamise, manzanita, oak, wild lilac, and redshank (Pryde 1992). Riparian zones are composed of shrubs and trees such as sycamore, cottonwood, willow, and several types of rushes. This area provided the population with acorns, and a fairly wide variety of other edible plants and seeds. After European contact, activities such as agriculture, ranching, and development resulted in introduced plants such as grasses, mustard, and various shrubs. The Project area currently consists of citrus trees, non-native grasses and shrubs, and cultivated cactus (Shaver et al. 2006).

The fauna that was present to prehistoric populations in the region included mule deer, coyote, grey fox, and rabbits. There was also a wide variety of birds and reptiles in the area. Birds and rodent burrows were observed within the Project area.

The geology of the surrounding area consists primarily of Cretaceous plutonic rocks including granitic, dioritic, and gabbroic rocks of the batholith of southern California. Soils present within the Project area include Fallbrook sandy loam, Fallbrook-Vista sandy loams, and Placentia sandy loam (Shaver et al. 2006).

1.2.2 Cultural Setting

Prehistoric Period

A variety of syntheses of the prehistory of southern California have been proposed by such authors as Wallace (1955), Warren and Crabtree (1986), Schaefer (1994), and Reddy and Byrd (1997). Regional schema for San Diego County have been proposed by Rogers (1939, 1945), Meighan (1954), and True (1958, 1966, 1970). Human occupation in San Diego County has been documented for at least 9,000 years, although a handful of researchers has suggested a considerably earlier date for the initial occupation of the area (Carter 1957:369-373; Minshell 1976; Moriarty 1987; Moriarty and Minshell 1972), perhaps as

early as 40,000 years ago. The following is a brief summary of the major periods of human occupation of San Diego County.

San Dieguito

The earliest recognized occupation of the region, dating to 10,000-8,000 years before present (B.P.), is known as the San Dieguito complex (Rogers 1939, 1945). Assemblages from this occupation generally consist of flaked stone tools. Evidence of milling activities is rare for sites dating to this period. It is generally agreed that the San Dieguito complex shows characteristics of the Western Pluvial Lakes tradition, which was widespread in California during the early Holocene (Moratto 1984; Moratto et al. 1994). This reflects a generalized hunting economy.

Archaic

The following period, the Archaic (8,500-1,300 B.P.), is traditionally seen as encompassing both a coastal and an inland focus, with the coastal Archaic represented by the shell middens of the La Jolla complex and the inland Archaic represented by the Pauma complex (True 1980). Coastal settlement is also thought to have been significantly affected by the stabilization of sea levels around 4,000 years ago that led to a general decline in the productivity of coastal ecosystems. Nevertheless, recent research on Camp Pendleton has documented continued occupation along the coast well after this decline was in progress (Byrd 1996, 1998). Artifacts associated with this period include milling stones, unshaped manos, flaked cobble tools, Pinto-like projectile points, and flexed inhumations.

Late Prehistoric

The Late Prehistoric period (1,300-200 B.P.) is marked by the appearance of small projectile points indicating the use of the bow and arrow, the common use of ceramics, and the replacement of inhumations with cremations, all characteristic of the San Luis Rey complex as defined by Meighan (1954). The San Luis Rey complex is divided temporally into San Luis Rey I and San Luis Rey II, with the latter distinguished mainly by the addition of ceramics. Along the coast of northern San Diego County, deposits containing significant amounts of Donax shell are now often assigned to the Late Prehistoric, based on a well-documented increase in the use of this resource at this time (e.g., Byrd and Reddy 1999). The inception of the San Luis Rey complex is suggested by True (1966; True et al. 1974) to mark the arrival of Takic speakers from regions farther inland. Waugh (1986) is in general agreement with True but suggests that the migration was probably sporadic and took place over a considerable period. Titus (1987) uses burials showing physical differences between pre- and post-1,300 B.P. remains to further support this contention. However, some researchers have suggested that these Shoshonean groups may have arrived considerably earlier, perhaps as early as 4,000 years ago. Vellanoweth and Altschul (2002:102-105) provide an excellent summary of the various avenues of thought on the Shoshonean Incursion.

Ethnohistoric Period

When the Spanish arrived in southern California, the Project area was occupied by Takic speaking Native Americans known to the Spanish as the Luiseño. Luiseño territory is thought to have comprised some 1,500 square miles (3,890 square kilometers) of coastal and interior southern California (White 1963). The Luiseño speak a language that is placed within the Cupan group of the Takic family of the Uto-Aztecan stock (Shipley 1978) also known as Southern California Shoshonean (Kroeber 1925:574). Kroeber (1925) estimated a population of only 5,000 pre-contact Luiseño. White (1963) and Shippek (1977) estimated that,

at the time of Spanish contact, there were on the order of 50 Luiseño rancherías with an average population of some 200 people, for a total Luiseño population of about 10,000. This number rapidly decreased after contact, with the introduction of new diseases for which the native population lacked immunity. The way these diseases spread is poorly understood. Preston (1996) documents known pathways of smallpox and other contagious diseases from their origin in central Mexico to southern Arizona and northern Baja California and points out that there was regular and frequent contact between these areas and southern California. Lightfoot and Simmons (1998), on the other hand, believe the effects of disease throughout much of native California during the Protohistoric period was limited. Like Preston, however, Lightfoot and Simmons note that the San Diego County region was particularly vulnerable to the introduction of pathogens both from ships arriving at San Diego Bay and by overland trade routes originating in Arizona and Mexico.

Historic Period

The historical context below provides a brief overview of the history of the Project area. It has been divided into time periods based on significant historical periods. These include the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). The section concludes with examinations of the history of Fallbrook and the Project area.

Spanish

The first significant European settlement of California began during the Mission Period (1769 to 1822) with the founding of the first mission in San Diego and lasted until 1833-1834 when the Mexican secularization laws effectively opened the area to social and economic growth. The establishment of the Mission San Diego de Alcalá in 1769, the Mission San Luis Rey de Francia in 1798, and the San Antonio de Pala Asistencia in 1816, had a number of impacts on the region, resulting in the abandonment of some areas and the agricultural and ranching development of other portions. The mission system was dismantled after Mexican governors introduced new secularization acts between 1822 and 1833, thus freeing the Indians from mission control.

Mexican

After secularization, the dominance of the large land grant ranchos became established. In 1810, the Spanish government granted the first rancho to Jose Antonio Yorba and his nephew Juan Pablo Peralta. The Mexican government granted ranchos throughout California to Spanish and Hispanic soldiers and settlers (Castillo 1978). Rancho San Onofre and Rancho Santa Margarita was granted to Pio and Andres Pico in 1841. Las Flores, which had been one of the few Indian pueblos established by the Mexican government, was acquired by the Pico brothers in 1844, thus creating the Rancho Santa Margarita y Flores. By 1862, the Picos had fallen into financial difficulties and they sold part of the rancho to their brother-in-law, Juan Forster, to avoid losing it to creditors. Forster, after undertaking a number of improvements, died in 1882, and the ranch eventually was transferred to James C. Flood and Richard O'Neill (Thurman 1960:104). During this period, the entire area was almost constantly involved in political and military revolts. The tense situation ended in 1847 when California gained independence from Mexico during the “Bear Flag” revolt. One year later, the United States gained control of the area as a result of the Mexican-American War.

American

Although California had been under the control of the United States since 1847, the American Period did not really begin in the study area until 1851, when the Land Act required rancho owners to confirm the ownership of their lands. Many rancho dons lacked funds and legal documents to confirm land ownership. Along with legal problems related to the Land Act and new taxes imposed by the United States, many second-generation dons experienced a disastrous two-year drought (McWilliams 1973:62). The combination of these hardships resulted in many rancho families losing their lands. A steady influx of Euro-Americans was brought in by the railroads. The Euro-Americans expanded commercial and land development primarily in farming and dairy endeavors. In the twentieth century, independent businesses began to dominate the economic strategy, much as they do today.

Fallbrook

The first permanent recorded settlement in the Fallbrook area was established in 1869 by the Vital Reche family. They named the new community Fall Brook after their former homestead in Pennsylvania. The presence of the railroad during the 1880s initiated a period of growth for the region and the town site was plotted in 1885 (Fallbrook Chamber of Commerce 2017). The economy of Fallbrook was primarily agricultural, with a particular emphasis on honey production as well as oats and barley (Moramarco 2012). In the early years, dry farming was common for the production of wheat and olives. As water systems were established in the region, avocado production became widespread. The growth of agriculture spurred the development of a railroad line between Fallbrook and the coast in 1890 which led to increased exports, growing demand, and the rapid rise of acreage under production (County of San Diego 2016). By the twentieth century olives became the primary agricultural product of the region followed closely by grapes and citrus. In 1912 the first recorded avocado trees in the area were planted by William Moore. By the 1920s the popularity of avocados had grown and farmers began to significantly increase the number of trees, including Raymond and Mary Waymen, who planted 250 acres of avocados and citrus between 1922 and 1932 near the community of Winterwarm. By 1945, avocado trees also covered acres of land in San Luis Rey Heights and Red Mountain Ranch as well as numerous smaller plots. In the mid-50's the Olive Hill and Morro Hills areas were subdivided, by William Shaw and Jim Wayman respectively, and developed for growing avocados and some citrus. Once water was provided for the Pala Mesa area in the late 50's, over 2,000 more acres were planted with avocados and citrus. The growing number of producing avocado trees led to a need for packing plants. The McDaniel Fruit Co. was started in 1968 and Del Rey Avocado Co. in 1969. By 1972, avocados had become Fallbrook's number one crop (Moramarco 2012). Though the population of Fallbrook continues to increase at a moderate pace, the area remains largely rural and avocados remain the region's primary crop (Fallbrook Chamber of Commerce 2017).

Project Area

Based on a review of historic aerials, small portions of the Project area were utilized as orchard land between 1938 and 1946, however the majority of the property appears to have been cleared but undeveloped. By 1953, the Project area was primarily used as orchard land. By 1964 the residence on the property had been constructed, and portions of the orchard land appear to have fallen into disuse. The area utilized as active orchard fluctuated between 1964 and 2002, but did not achieve the same coverage as prior to 1964 (NETR Online 2017). Research into available sources yielded little information regarding the previous residents of 1309 and 1405 E. Mission Road.

1.2.3 Records Search Results

A cultural resource literature and records search of the California Historical Resources Inventory System (CHRIS) was conducted on May 30, 2017, at the South Coastal Information Center (SCIC). The objective of the records search was to determine whether any prehistoric or historic-period resources had been previously recorded within or near the Project area. The scope of the records search included the Project area and all the land within a one-mile radius of the Project area. Results of this search indicate that 23 cultural resource investigations have been conducted within a one-mile radius of the Project area between 1973 and 2015 (Table 1). The Project area is included in three of these studies (SD-07458, SD-08860, and SD-12847).

Table 1: Previous Cultural Studies within One-Mile of the Project Area

Report Number	Date	Author(s)	Report Title	Survey Results	Located within Project area
SD-10603	2007	DeBarros, Phillip	Cultural Resource Survey and Evaluation of Tentative Maop 5502; A 32-Acre Parcel at 1030 De Luz Road APN 103-010-72, Fallbrook, San Diego County, California	No resources identified	No
SD-01391	1973	Fink, Gary	The Archaeology of The Fallbrook Street Extension	No resources identified	No
SD-02801	1993	Rosen, Marty, Karen C. Krafts, and Alan Willis	Negative Archaeological Survey Report for the Four Lane Alignment for State Route 76, San Diego County	No resources identified	No
SD-05275	2001	Beddow, Donna	Negative Survey Report for Steinmar, Inc.; TPM 20641; Log No. 10-02-055 APN 105-560-44,45	No resources identified	No
SD-05847	2001	Wade, Sue	Vande Vegte Tentative Map: Cultural Resources Survey	No resources identified	No
SD-07458	1989	Joyner, Kathie and Anna Noah	Fallbrook Drainage and Flood Control	2 resources identified	Yes

Report Number	Date	Author(s)	Report Title	Survey Results	Located within Project area
SD-08860	2000	Hunt, Kevin P. and Brian F. Smith	An Archaeological Survey for the Crest Subdivision Project, Fallbrook, San Diego County, CA	No resources identified	Yes
SD-09516	2005	Caterino, David	The Cemeteries and Gravestones of San Diego County: An Archaeological Study	No resources identified	No
SD-09672	2005	Wright, Gale	Cultural Resources Survey Report for: TPM 20710, Log No. 02-02-033 – Valentine Project APN 105-640-92, Negative Findings	No resources identified	No
SD-10480	1977	Fink, Gary R.	Archaeological Survey, Potter Street Improvements, Fallbrook, California Project No: UJ0235	No resources identified	No
SD-10603	2007	De Barros, Philip	Cultural Resources Survey and Evaluation of Tentative Map 5502; A 32-Acre parcel at 1030 De Luz Road, APN 103-010-072, Fallbrook, San Diego County, California	No resources identified	No
SD-11561	2007	Polhemus, Mary	The Ellis – John House, 230 West Alvarado Street, Fallbrook, California	No resources identified	No
SD-11804	2008	Shalom, Diane	Cultural Resources Survey Report for the BUYS – TPM 21130, Log Number 08-02-008, APN 105-020-16	No resources identified	No

Report Number	Date	Author(s)	Report Title	Survey Results	Located within Project area
SD-11917	2008	Shalom, Diane	Cultural Resources – Negative Findings Ferraro TPM 20833, Log No. ER 04-020-20	No resources identified	No
SD-11979	2008	Kwiatkowski, Heather	Cultural Resources Survey Report for TPM 21144: Hagerty/Grajek Minor Subdivision APN 105-800-63	No resources identified	No
SD-12847	2010	Loftus, Shannon	AT&T Site SD0663 Fallbrook Downtown 550 East Ivey Fallbrook, San Diego County, California 92028	No resources identified	Yes
SD-14096	2012	Becker, Mark S., Dave Iversen, Sarah Stringer-Bowsher, and Michelle Dalope	Final An Archaeological Survey for the Santa Margarita River Conjunctive Use Project, Marine Corps Base Camp Pendleton San Diego County, California	10 resources identified	No
SD-14130	2013	Rosen, martin and Robin Hoffman	Negative Cultural Resources Survey Letter Report Fallbrook Burn Dump, San Diego County, California	No resources identified	No
SD-15143	2014	Phil Fulton	Cultural resource Assessment Class III Inventory Verizon Wireless Services Reche Facility City of Fallbrook, San Diego County, California	No resources identified	No

Report Number	Date	Author(s)	Report Title	Survey Results	Located within Project area
SD-15553	2013	Wayne H. Bonner, Sarah A. Williams, and Kathleen A. Crawford	Cultural resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SD06236A (PAC Bell/Stagecoach) 717 South Stagecoach Lane, Fallbrook, San Diego County, California	No resources identified	No
SD-15554	2013	Wayne H. Bonner and Kathleen A. Crawford	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate	No resources identified	No
			SD06236A (PAC Bell/Stagecoach) 717 South Stagecoach Lane, Fallbrook, San Diego County, California		
SD-15666	2015	Phil Fulton	Cultural Resource Assessment Class III Inventory, Verizon Wireless Services, Reche Facility, City of Fallbrook, San Diego County, California	No resources identified	No
SD-16678	2015		ETS 29807 – Cultural Resources Survey for Path to Pole P316791 Fallbrook, San Diego County, California – IO 7074264	No resources identified	No

As a result of this and other similar studies, five cultural resources have been documented within a one-mile radius of the Project area (Table 2). These resources date to the historic period and consist of standing buildings. None of the documented resources are located within the Project area.

Table 2: Previously Documented Cultural Resources within One-Mile of the Project Area

Site Number	Site Type	Site Dimensions	Report Reference	Located within Project Area
P-37-029054	Two-story single-family residence	N/A	Fleming, Kaylene. Cultural Resource Survey and Evaluation for the Mission Road Improvements Project, Fallbrook, CA; 2001	No
P-37-035155	Multi-level Modern style public utility building	N/A	None	No
P-37-036022	A pair of 1940s work buildings	N/A	Hudlow, Scott M. A Phase I Cultural Resource Survey for Fallbrook Apartments, Fallbrook, San Diego County, California; 2014	No
P-37-036023	One-story single-family residence	N/A	Hudlow, Scott M. A Phase I Cultural Resource Survey for Fallbrook Apartments, Fallbrook, San Diego County, California; 2014	No
P-37-036024	One-story single-family residence	N/A	Hudlow, Scott M. A Phase I Cultural Resource Survey for Fallbrook Apartments, Fallbrook, San Diego County, California; 2014	No

In addition to the five cultural resources discussed in Table 2, the SCIC provided a list of historic addresses located within a one-mile radius of the Project area. None of the historic addresses are located within the Project area (Table 3).

Table 3: Historic Addresses within One-Mile of the Project Area

Address	Common Name	Located within Project Area
101 W Kalmia St, Fallbrook, 93038	Apostolic Church	No
101 N Main Av, Fallbrook, 93038	Kelley's Pharmacy	No
109 N Main Av, Fallbrook, 93038	Valentina's/Professional Lapidaries	No
110 W Ash St, Fallbrook, 93038	None	No
110 W Beech St, Fallbrook, 93038	Tourist Court Apartments	No
111 N Vine St, Fallbrook, 93038	La Caseta Restaurant	No
113 E Hawthorne St, Fallbrook, 93038	Mission Theater	No
113 N Vine St, Fallbrook, 93038	Potter House	No
115 N Main Av, Fallbrook, 93038	Two Bees	No
116 W Mission Rd, Fallbrook, 93038	None	No
117 N Main Av, Fallbrook, 93038	Jackson Square/Brandon Gallery-Square One	No
119 E Alvarado St, Fallbrook, 93038	Sports Collectibles/Estilo; J.J. Perez	No
121 W Ash St, Fallbrook, 93038	Heritage Hall	No
121 S Main Av, Fallbrook, 93038	El Real Hotel	No
123 W Alvarado St, Fallbrook, 93038	None	No
123 N Main Av, Fallbrook, 93038	Barkows	No
126 S Main Av, Fallbrook, 93038	The Place/Yogurt Palace/Carved Lion	No
127 W Elder St, Fallbrook, 93038	Elder House	No
127 W Mission Rd, Fallbrook, 93038	Satellite Tv Shop	No
129 S Vine St, Fallbrook, 93038	Quilters Cottage	No
131 W Beech St, Fallbrook, 93038	None	No
135 S Mission Rd, Fallbrook, 93038	Fallbrook County Day School	No
138 S Main Av, Fallbrook, 93038	Abigail's Flower Shop	No
202 W Mission Rd, Fallbrook, 93038	None	No
204 N Mission Rd, Fallbrook, 93038	None	No
205 W Mission Rd, Fallbrook, 93038	None	No
208 E Mission Rd, Fallbrook, 93038	Flowers by Rhonda/Vega's Tailor Shop	No
210 S Vine St, Fallbrook, 93038	Dr. Pruett Residence	No
211 N Main Av, Fallbrook, 93038	Dr. Parker House	No
211 N Mission Rd, Fallbrook, 93038	None	No
211 S Stage Coach Ln, Fallbrook, 93038	None	No
215 Woodcrest Dr, Fallbrook, 93038	Car Place	No
216 E Mission Rd, Fallbrook, 93038	Village Salon/Dolls & Such	No
219 N Main Av, Fallbrook, 93038	None	No
219 W Mission Rd, Fallbrook, 93038	None	No
220 N Mission Rd, Fallbrook, 93038	Denarde Building	No
228 E Aviation Rd, Fallbrook, 93038	Dr. Morgan's House	No
230 W Alvarado St, Fallbrook, 93038	None	No
231 E Hawthorne St, Fallbrook, 93038	Mission Theater	No
231 N Main Av, Fallbrook, 93038	None	No
237 W Alvarado St, Fallbrook, 93038	Clark/Falles House / Fallbrook Woman's Club	No
238 W Mission Rd, Fallbrook, 93038	Adobe Bus Barn/Fire Department Garage	No
239 E Hawthorne St, Fallbrook, 93038	None	No
242 E Aviation Rd, Fallbrook, 93038	None	No
304 N Orange Av, Fallbrook, 93038	Doctor's Office and Residence	No

Address	Common Name	Located within Project Area
309 S Main Av, Fallbrook, 93038	La Belle Property/Teen Center	No
315 Heald Ln, Fallbrook, 93038	None	No
321 E Ivy St, Fallbrook, 93038	Kirk's Antiques	No
321 N Orange Av, Fallbrook, 93038	None	No
321 N Pico Av, Fallbrook, 93038	Dr. Parker House	No
331 E Elder St, Fallbrook, 93038	Hearing Aid Center	No
331 S Main Av, Fallbrook, 93038	Fallbrook Hospital	No
334 Dougherty St, Fallbrook, 93038	None	No
339 S Main Av, Fallbrook, 93038	Frame Shop	No
429 N Pico Av, Fallbrook, 93038	None	No
431 S Main Av, Fallbrook, 93038	Fallbrook Sanitary District	No
445 E Ivy St, Fallbrook, 93038	Potter Gymnasium/Boys And Girls Club Of Fallbrook	No
462 Golden Rd, Fallbrook, 93038	Mrs. Earle Stanley Gardner House	No
507 S Main Av, Fallbrook, 93038	Wayside Cafe/Heritage Square	No
511 N Main Av, Fallbrook, 93038	None	No
515 N Iowa St, Fallbrook, 93038	None	No
516 N Iowa St, Fallbrook, 93038	None	No
519 N Main Av, Fallbrook, 93038	Rhyme Time Day Care	No
520 S Main Av, Fallbrook, 93038	Fallbrook Post Office/Creature Comforts	No
522 S Main Av, Fallbrook, 93038	Fallbrook Florist	No
527 N Main Av, Fallbrook, 93038	None	No
535 N Main Av, Fallbrook, 93038	None	No
536 S Main Av, Fallbrook, 93038	Richardson's Drive-In	No
537 N Iowa St, Fallbrook, 93038	None	No
557 E Alvarado St, Fallbrook, 93038	Brandon House	No
566 E Alvarado St, Fallbrook, 93038	Stubblefield House/Wheeler Law Offices	No
607 S Main Av, Fallbrook, 93038	Ron Neeley Automotive	No
616 E Fallbrook St, Fallbrook, 93038	William Gray Residence	No
622 N Iowa St, Fallbrook, 93038	None	No
641 N Main Av, Fallbrook, 93038	None	No
655 E Alvarado St, Fallbrook, 93038	None	No
726 N Main Av, Fallbrook, 93038	None	No
802 N Main Av, Fallbrook, 93038	None	No
805 N Stage Coach Ln, Fallbrook, 93038	None	No
914 N Orange Av, Fallbrook, 93038	None	No
935 Mcdonald Rd, Fallbrook, 93038	None	No
1010 E Hillcrest Ln, Fallbrook, 93038	Fallbrook Masonic Cemetery	No
2075 E Alvarado St, Fallbrook, 93038	Van Renssalaer House	No
100 N Main Av, Fallbrook, 93038	The Bank	No
219 West Mission Road, Fallbrook, 93038	None	No
420 E. Dougherty Street, Fallbrook, 93038	None	No

1.3 1.3 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 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, the Resource Protection Ordinance (RPO), and the San Diego County Local Register provide the guidance for making such a determination. The following section(s) details the criteria that a resource must meet in order to be determined important.

1.3.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term “historical resource” includes the following:

- (1) A resource 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 SS5024.1, Title 14 CCR. Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency

from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

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.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

- (1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
- (2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
- (3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

- (4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) & (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- (d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American heritage Commission as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American heritage Commission. Action implementing such an agreement is exempt from:
 - (1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
 - (2) The requirement of CEQA and the Coastal Act

1.3.2 San Diego County Local Register of Historical Resources

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.

1.3.3 San Diego County Resource Protection Ordinance

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.

1.3.4 Traditional Cultural Properties / Tribal Cultural Resources

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed project.

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management (CRM) performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices.

The County of San Diego Guidelines (2007a) identify that cultural resources can also include TCPs, such as gathering areas, landmarks, and ethnographic locations in addition to archaeological districts. These guidelines incorporate both State and Federal definitions of TCPs. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district; traditional cultural landscape), or an area of cultural/ethnographic importance.

The Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American representatives during the project planning process. The intent of this legislation is to encourage

consultation and assist in the preservation of “Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance” (County of San Diego 2007a). It further allows for tribal cultural places to be included in open space planning. State Assembly Bill (AB) 52, in effect as of July 1, 2015, introduces the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally-defined TCP; however, it incorporates consideration of local and state significance and required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resources described in PRC §21083.2, or is a non-unique archaeological resource if it conforms with the above criteria.

In 1990, the NPS and Advisory Council for Historic Preservation introduced the term ‘TCP’ through National Register Bulletin 38 (Parker and King 1998). A TCP may be considered eligible based on “its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community” (Parker and King 1998:1). Strictly speaking, Traditional Cultural Properties are both tangible and intangible; they are anchored in space by cultural values related to community-based physically defined “property referents” (Parker and King 1998:3). On the other hand, TCPs are largely ideological, a characteristic that may present substantial problems in the process of delineating specific boundaries. Such a property’s extent is based on community conceptions of how the surrounding physical landscape interacts with existing cultural values. By its nature, a TCP need only be important to community members, and not the general outside population as a whole. In this way, a TCP boundary, as described by Bulletin 38, may be defined based on viewscape, encompassing topographic features, extent of archaeological district or use area, or a community’s sense of its own geographic limits. Regardless of why a TCP is of importance to a group of people, outsider acceptance or rejection of this understanding is made inherently irrelevant by the relativistic nature of this concept

SECTION 2.0 – GUIDELINES FOR DETERMINING SIGNIFICANCE

Section 15064.5(b) of the State CEQA Guidelines identifies adverse environmental impacts to historical resources. The County has prepared guidelines for determining the significance of environmental impacts to cultural resources, based on CEQA and the County RPO. Pursuant to the County of San Diego Guidelines for Determining Significance – Cultural Resources: Archaeological and Historical Resources (2007b), any of the following will be considered a significant impact to cultural resources:

1. The project, as designed, causes a substantial 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 alterations of characteristics or elements of a resource that cause it to be significant in the manner not consistent with the Secretary of Interior Standards.
2. The project, as designed, 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 the potential to contain information important to history or prehistory.
3. The project, as designed, disturbs any human remains, including those interred outside formal cemeteries.
4. The project proposes non-exempt activities or uses damaging to, and fails to preserve, significant cultural resources as defined by the Resource Protection Ordinance and fails to preserve those resources.
5. The project causes a substantial adverse change in the significance of a tribal cultural resource as defined under Public Resources Code §21074.

The Guidelines listed above are 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 RPO requires that cultural resources be considered when assessing environmental impacts. Guideline 5 was select because CEQA Section 21074 requires that tribal cultural resources be identified and evaluated to determine whether a proposed action would have a significant effect. Any project that would have an adverse impact (direct, indirect, cumulative) on significant cultural resources as defined by the guidelines would be considered a significant impact.

SECTION 3.0 – ANALYSIS OF PROJECT EFFECTS

3.1 SURVEY METHODS

3.1.1 Survey Methods

A pedestrian survey of the approximately 20.2-acre Project area was conducted by Chambers archaeologists and architectural historian Justin Castells under Rachel Nixon on November 29, 2017. An additional archaeological survey to update the current site conditions was conducted by Chambers' archaeologist Lauren DeOliveira and Luiseño Native American Monitor P.J. Stoneburner of Saving Sacred Sites on October 2, 2018, under the direction of P.I. Shelby Castells (Archaeology) and P.I. Douglas Mengers (Historic Resources). The Project area is located within a previously tilled agricultural area with remnants of an orchard. Portions of the Project area have been improved with a single-family residence, detached garage, and paved areas. Transects were spaced approximately 10-15 meters apart.

3.1.2 Native American Consultation

The Native American Heritage Commission (NAHC) was contacted on May 5, 2017, for a review of the Sacred Lands File (SLF), to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity, etc.) are present within or adjacent to the Project area. The NAHC responded on May 8, 2017, noting that the SLF search failed to indicate the presence of Native American cultural resources in the immediate Project area. The NAHC requested that Native American individuals and organizations be contacted to elicit information and/or concerns regarding cultural resource issues related to the proposed Project. A letter describing the Project and asking these individuals and organizations for their input was sent via mail and electronic mail on December 12, 2017. A copy of the letters sent, the list of contacts, and responses received are included in Appendix C.

As of the date of this report, four responses have been received.

Agua Caliente Band of Cahuilla Indians:

Chambers Group Inc. sent out a request for consultation on December 12, 2017 and received a response from the tribe's Cultural Resource Manager Katie Croft on January 4, 2018 stating that the project is not located in the tribe's traditional use area and that the letter concludes their consultation efforts.

Ilipay Nation of Santa Ysabel

Chambers Group Inc. sent out a request for consultation letter on December 12, 2017 and received a response from the tribe's contact Clint Linton on December 15, 2017 stating that the tribe would defer to Cami Mojado at the San Luis Rey Band.

Pala Band of Mission Indians

Chambers Group Inc. sent out a request for consultation on December 12, 2017 and received a response from the tribe's THPO Shasta Gaughen on December 13, 2017 stating that the project is within the tribe's traditional use area and therefore, they request that documentation regarding the project be provided to them and archaeological monitoring be conducted.

Jamul Indian Village

Chambers Group Inc. sent out a request for consultation on December 12, 2017. Rachael Nixon of Chambers Group Inc. received a call from a representative of Jamul Indian Village stating that the tribe would be deferring to the Pala Band of Mission Indians.

Government-to-government consultation pursuant to Assembly Bill 52 is ongoing and is conducted by County staff. Seven tribes (Manzanita, Pala, Pechanga, Rincon, San Luis Rey, Santa Ysabel, and Soboba) were contacted on March 29, 2019 for the purpose of AB-52 consultation. Three tribes (Pechanga, Rincon, and San Luis Rey) have requested formal consultation. Consultation will be ongoing throughout the environmental processing of this project.

Native American correspondence documents and a table summarizing communication with Native American groups and/or individuals is located in Appendix C.

3.2 SURVEY RESULTS

No prehistoric cultural resources were identified within the Project area, however; one historic period resource consisting of a 1956 single-family residence and associated orchard (P-37-037636) was identified and recorded as 1405 E Mission Road. A DPR 523 Form was completed and submitted to the South Costal Information Center. Debris and trash were noted throughout the Project area, as was an irrigation system. The debris, trash, and irrigation system were all determined to be modern. Cultivated cactus and citrus trees were present south of the residence. The western most section of the Project area was recently burned. Soils consist of Fallbrook sandy loam, Fallbrook-Vista sandy loams, and Placentia sandy loam. Vegetation included non-native grasses and shrubs, remnants of a citrus orchard, and cultivated cactus. Ground visibility ranged between 10 to 100 percent on non-paved areas. The soil across the Project area has been disturbed due to agricultural activities and rodent activity. Several compacted dirt roads transect the Project area. On the north side of the Project area there is a small valley with a storm water channel.

The historic period resource consists of a single-family residence located at 1405 E. Mission Road. The residence is a one-story Ranch-style building constructed in 1956. The T-shaped building features a medium pitched cross-gabled roof with composite shingle. The roof extends into a car port supported by wood poles on the east elevation. The building is clad in horizontal composite siding with decorative brick along the base of the building. The primary entrance is centered on the east elevation and recessed under a porch. The entrance includes a wood door featuring glass windows. The south elevation features aluminum frame sliding windows with decorative faux shutters. The east elevation features an entrance door recessed beneath the car port. The west elevation features a brick chimney. The north elevation features a door centered on the façade and fixed windows. A detached garage with a medium pitched gabled roof and lateral wood siding is located on the property. The detached garage features a large sliding wood door and sliding aluminum windows.

The roof of the main house appears to be a modern replacement. Condition is good and the residence is currently unoccupied. The detached garage is of lower quality construction and is in fair condition with faded and peeling paint and some wood rot.

Portions of the orchard located adjacent to the building, which is comprised of citrus trees, may have been in use as early as 1953; however, much of the orchard appears to have been removed or replanted (NETR

Online 2017). An irrigation system is also present on the property; however, it appears to be modern and consist of modern PVC piping.

No tribal cultural resources were identified within the proposed project site during the archaeological survey. The Native American monitor did not identify any areas of concern.



Figure 4: Overview of building. View North East.



Figure 5: Overview of Project Area. View North



Figure 6: Overview of Project Area. View South

SECTION 4.0 – INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

The County of San Diego is the lead review agency for the Project. Accordingly, the built environment resource has been evaluated for eligibility for the CRHR under CEQA Guidelines as well as being evaluated for importance under the County Guidelines. While resources may be recommended as eligible or not eligible for listing on the CRHR, under the County Guidelines all resources are considered “important.” Under the County Guidelines, the “importance” of resources recommended as not eligible for listing on the CRHR can be exhausted through recordation and construction monitoring.

The single-family residence and associated orchard located at address 1405 E. Mission Road (P-37-037636) was identified during the cultural resources survey.

No archaeological sites were identified within the Project area either during the record search, archival research, or the pedestrian archaeological survey.

No information has been obtained through Native American consultation or communication with the Native American monitors during fieldwork that there are any culturally or spiritually significant sites within the Project area. No Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the Project area. During the current archaeological survey, no artifacts or remains were identified or recovered that could be reasonably associated with such practices. No Tribal Cultural Resources were identified or reported from the Native American contacts.

4.1 RESOURCE IMPORTANCE

4.1.1 Native American Heritage Resources / Traditional Cultural Properties

No Native American Heritage Resources or Traditional Cultural Properties were identified within the Project area. Therefore, the Project will not have an effect on Native American Heritage Resources or Traditional Cultural Properties.

4.1.2 P-37-037636

The historical significance of the historic single-family residence located at 1405 E. Mission Road was evaluated by applying the procedure and criteria for the CRHR, the Local Register, and the RPO. The main house is a typical Ranch style, the most common residential building type from the mid-1950s through the 1970s in San Diego (City of San Diego 2007). Primary character-defining features include horizontal massing, single story, and low-sloped gable roof; secondary character-defining features include attached carport, wood shutters, wide brick chimney, and brick cladding below the windows (McAlester 2013).

CRHR Criterion 1/ Local Register Criterion 1: P-37-037636 does not meet CRHR/ Local Register Criterion 1 for association with events that have made a significant contribution to the broad patterns of California’s or San Diego County’s history and cultural heritage. The building located on the parcel is one of many Ranch-style residences constructed within southern California during the mid-twentieth century. The remaining area of P-37-037636 is comprised of active and former orchard land, and is one of many orchards located within Fallbrook and California. Research has yielded no information to suggest that this property is specifically associated with any historical events, including events related to the proliferation of orchard agriculture in the state or is associated with any notable agricultural innovations. Therefore,

this resource is recommended not eligible for the CRHR or the Local Register under Criterion 1.

CRHR Criterion 2/ Local Register Criterion 2: P-37-037636 does not meet CRHR/ Local Register Criterion 2 for any direct association with lives of persons important in local, state, or national history or the history San Diego County or its communities. Research has yielded no information to suggest that this building is specifically associated with the productive lives of persons important to local, state, or national history. Little information regarding the previous owners or tenants of the property was identified. It is unlikely that persons associated with the property are historically significant or the actions by which they became historically significant are specifically associated with this property. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 2.

CRHR Criterion 3/ Local Register Criterion 3: P-37-037636 does not meet CRHR/ Local Register Criterion 3 for embodying the distinctive characteristics of a San Diego County region, type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building on the property is a common and unremarkable example of a Ranch style single family residence, and the associated orchard exhibits no indication that it is innovative in design. While the architect and builder of the property have not been identified, it is unlikely that the single-family residence is the work of a master. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 3.

CRHR Criterion 4/ Local Register Criterion 4: P-37-037636 does not meet CRHR/Local Register Criterion 4 since it is unlikely to yield information important to prehistory or history. This property does not have the potential to broaden our understanding of life in Fallbrook, California or in the region's agricultural practices. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 4.

P-37-037636 does not qualify as a significant historic resource under the RPO. It is not formally determined eligible or listed in the National Register of Historic Places (NRHP), it has not been given an H designator, and is not a one-of-a-kind, locally unique, or regionally unique cultural resource that contains a significant volume and range of data or materials.

P-37-037636 does not meet any of the eligibility criteria for inclusion on the CRHR, the local register or the RPO and is, therefore, not a historic resource for the purposes of CEQA.

4.2 IMPACT IDENTIFICATION

P-37-037636 does not meet any of the eligibility criteria for inclusion on the CRHR, the local register, or the RPO and is, therefore, not a historic resource for the purposes of CEQA. No prehistoric or historic resources were identified during research or the field survey. No Tribal Cultural Resources have been identified within the Project area. Therefore, the proposed project has no potential to impact historic or cultural resources.

SECTION 5.0 – MANAGEMENT CONSIDERATIONS

5.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

No potentially significant prehistoric or historic-period cultural resources were identified during the cultural resource survey of the Project area. One potential resource, P-37-037636 located at 1405 E. Mission Road and the associated orchard, was identified within the project area but did not meet the eligibility criteria for inclusion on the CRHR, the Local Register, or the RPO and is, therefore, not a historic resource for the purposes of CEQA. No archaeological resources were identified during the survey and the terrain throughout the entire Project area has been disturbed extensively by agricultural activities. Consequently, there is little potential for the Project area to contain intact buried cultural deposits. Native American correspondence and the survey failed to identify tribal cultural resources within the Project area. Therefore, there are no unavoidable impacts to cultural or tribal resources associated with this Project.

5.2 MITIGABLE IMPACTS

Due to the poor ground surface visibility within portions of the Project area monitoring of the initial ground disturbance by an archaeologist and Luiseno Native American monitor is recommended to mitigate for potential impacts to cultural resources as outlined below.

Archaeological Monitoring

- **Pre-Construction**
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor(s) to explain the monitoring requirements.
- **Construction**
 - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor(s) are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor(s). Both the Project Archaeologist and Luiseno Native American monitor(s) will evaluate fill soils to ensure that they are negative for cultural resources
 - If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American monitor(s) shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.

- Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor(s) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
- If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor(s) and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. Should the human remains need to be taken offsite for evaluation, they shall be accompanied by a Luiseno Native American monitor.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- **Rough Grading**
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to any culturally-affiliated tribe who requests a copy.
- **Final Grading**
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, and any culturally-affiliated tribe who requests a copy.

- Cultural Material Conveyance
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

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SECTION 7.0 – LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

7.1 LIST OF PREPARERS

Shelby Castells, MA, RPA, Red Tail Environmental, Director of Archaeology

Ms. Castells is a Secretary of the Interior Professional Qualified Archaeologist and is listed on the Register of Professional Archaeologists. She has a M.A. and over fourteen years of cultural resources management experience dealing with both prehistoric and historic sites. She is on the San Diego County CEQA Consultants list for Archaeological Resources.

Douglas Mengers, MA, RPA, DPPH, Pangis, Inc., Senior Archaeologist/Historian

Mr. Mengers is a Secretary of the Interior Professional Qualified Archaeologist and Historian and is listed on the Register of Professional Archaeologists and the Directory of Professionals in Public History. He has an M.A. in Anthropology, a B.A. in History, and over twelve years of cultural resource management experience including archaeology, history, and architectural history. He is on the San Diego County CEQA Consultants list for Archaeological Resources and Historical Resources.

Rachael Nixon, MA, RPA Managing Cultural Resources Specialist

Ms. Nixon is a Secretary of the Interior Professional Qualified Archaeologist and is listed on the Register of Professional Archaeologists. She has a M.A. and over fifteen years of cultural resources management dealing with both prehistoric and historic sites.

Justin Castells, MA, Project Cultural Resources Specialist/ Senior Architectural Historian

Mr. Castells is a Secretary of the Interior Professional Qualified Architectural Historian. He has a M.A. in History and over six years of professional experience in archaeological surveys, historic preservation, cultural resources management.

Lauren DeOliveira, Cultural Resources Specialist/Project Manager

Ms. DeOliveira is an archaeologist with Chambers Group.

P.J. Stoneburner, Native American Monitor

Mr. Stoneburner is a Luiseño Native American Monitor from Saving Sacred Sites.

7.2 ORGANIZATIONS CONTACTED

South Coastal Information Center (SCIC)

Native American Heritage Commission (NAHC)

Agua Caliente Band of Cahuilla Indians

Borona Group of the Capitan Grande

Campo Band of Mission Indians

Ewiiapaayp Tribal Office

Iipay Nation of Santa Ysabel

Inaja Band of Mission Indians

Jamul Indian Village

Kwaaymii Laguna Band of Mission Indians

La Jolla Band of Luiseno Indians

La Posta Band of Mission Indians

Manzanita Band of Kumeyaay Nation

Mesa Grande Band of Mission Indians

Pala Band of Mission Indians

Pauma Band of Luiseno Indians - Pauma & Yuima Reservation

Pechanga Band of Mission Indians

Rincon Band of Mission Indians

San Luis Rey Band of Mission Indians

San Pasqual Band of Mission Indians

Soboba Band of Luiseno Indians

Sycuan Band of Kumeyaay Nation

Viejas Band of Kumeyaay Indians

SECTION 8.0 – LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Avoidance through Project design is the recommended mitigation measure. The recommended mitigation measures for the project are described in Table 4. Monitoring by a qualified archaeologist and Native American Monitor is recommended for all ground disturbance within the Project area.

Table 4: Recommended Mitigation Measures

Site Number	Direct Impacts	Evaluation	Mitigation Measure
P-37-037636	Impacted by the Project Design	Not Significant	None required
Buried Resources	Potential	N/A	Archaeological Monitoring

APPENDIX A – DPR-523 SERIES FORMS



DPR forms added to main report. This page removed in final PDF

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

Primary # 37-037636
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: 1405 E. Mission Road

P1. Other Identifier: 1405 E. Mission Road

*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: Temecula

Date: 1966

T 9S; R 3W; ¼ of ¼ of Sec 18; SB

B.M.

c. Address: 1405 E. Mission Road

City: Fallbrook

Zip: 92028

d. UTM: Zone: 11; 478252 mE/ 3694206 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 334 AMSL

The property is located at Assessor Parcel Number (APN) 105-410-1000, 105-410-1100, 105-410-1900

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building located at 1405 E. Mission Road is a one-story Ranch-style building constructed in 1956. The building features a medium pitched cross-gabled roof with composite shingle. The roof extends into a car port supported by wood moles on the east elevation. The building is clad in horizontal composite siding with decorative brick along the base of the building. The primary entrance is centered on the east elevation and recessed under a porch. The entrance is filled with a wood door featuring glass windows. The south elevation features aluminum frame sliding windows with decorative faux shutters. The east elevation features an entrance door recessed beneath the car port. The west elevation features a brick chimney. The north elevation features a door centered on the façade and fixed windows. A detached garage with a medium pitched gabled roof and lateral wood siding is located on the property. The detached garage features a large sliding wood door and sliding aluminum windows.

*P3b. Resource Attributes: (List attributes and codes) NA

*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 #)

Looking west at subject property,
November 29, 2017

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1956

*P7. Owner and Address:

Unknown

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

J. Castells, MA
Chambers Group, Inc.
9620 Chesapeake Drive, Suite 202
San Diego, CA 92123

*P9. Date Recorded: November 2017

*P10. Survey Type: (Describe)

Intensive

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

Cultural Resources Survey Report for the AES Fallbrook project, Fallbrook, California. Chambers Group, Inc., 2017

*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 9

*NRHP Status Code:

*Resource Name or # (Assigned by recorder) 1405 E. Mission Road

B1. Historic Name: 1405 E. Mission Road

B2. Common Name: 1405 E. Mission Road

B3. Original Use: Residence and orchard

B4. Present Use: Residence

*B5. Architectural Style: Ranch

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

The building was constructed in 1956

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: NA

Original Location: NA

*B8. Related Features:

Portions of the orchard located adjacent to the building may have been in use as early as 1953, however; much of the orchard appears to have been removed, replanted, or no longer in use (NETR Online 2017). An irrigation system is also present on the property, however; it appears to be modern.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential and agricultural growth in Fallbrook, CA Area: Fallbrook, CA

Period of Significance: 1956

Property Type: Single-Family residence and orchard Applicable Criteria:

N/A

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

The first significant European settlement of California began during the Mission Period (1769 to 1822) with the founding of the first mission in San Diego and lasted until 1833-1834 when the Mexican secularization laws effectively opened the area to social and economic growth. The establishment of San Gabriel and San Juan Capistrano missions in 1771 and 1776, respectively, had a number of impacts on the region, resulting in the abandonment of some areas and the agricultural and ranching development of other portions. The mission system was dismantled after Mexican governors introduced new secularization acts between 1822 and 1833, thus freeing the Indians from mission control.

After secularization, the dominance of the large land grant ranchos became established. In 1810, the Spanish government granted the first rancho to Jose Antonio Yorba and his nephew Juan Pablo Peralta. The Mexican government granted ranchos throughout California to Spanish and Hispanic soldiers and settlers (Castillo 1978). Rancho San Onofre and Rancho Santa Margarita was granted to Pio and Andres Pico in 1841. Las Flores, which had been one of the few Indian pueblos established by the Mexican government, was acquired by the Pico brothers in 1844, thus creating the Rancho Santa Margarita y Flores. By 1862, the Picos had fallen into financial difficulties and they sold part of the rancho to their brother-in-law, Juan Forster, to avoid losing it to creditors. Forster, after undertaking a number of improvements, died in 1882, and the ranch eventually was transferred to James C. Flood and Richard O'Neill (Thurman 1960:104). During this period, the entire area was almost constantly involved in political and military revolts. The tense situation ended in 1847 when California gained independence from Mexico during the "Bear Flag" revolt. One year later, the United States gained control of the area as a result of the Mexican-American War.

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

HP2. Single family property; HP33. Farm/ranch

*B12. References:

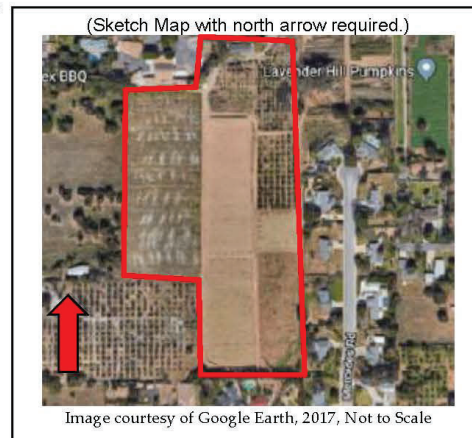
Refer to Continuation Sheet

B13. Remarks:

NA

*B14. Evaluator: J. Castells, MA

*Date of Evaluation: November 2017



***B10. Significance (Continued):**

Although California had been under the control of the United States since 1847, the American Period did not really begin in the study area until 1851, when the Land Act required rancho owners to confirm the ownership of their lands. Many rancho dons lacked funds and legal documents to confirm land ownership. Along with legal problems related to the Land Act and new taxes imposed by the United States, many second-generation dons experienced a disastrous two-year drought (McWilliams 1973:62). The combination of these hardships resulted in many rancho families losing their lands. A steady influx of Euro-Americans was brought in by the railroads. The Euro-Americans expanded commercial and land development primarily in farming and dairy endeavors. In the twentieth century, independent businesses began to dominate the economic strategy, much as they do today.

The first permanent recorded settlement in the Fallbrook area was established in 1869 by the Vital Reche family. They named the new community Fall Brook after their former homestead in Pennsylvania. The presence of the railroad during the 1880s initiates a period of growth for the region and the town site was plotted in 1885 (Fallbrook Chamber of Commerce 2017). The economy of Fallbrook was primarily agricultural, with a emphasis on honey production as well as oats and barley (Moramarco 2012). In the early years, dry farming was common for the production of wheat and olives. As water systems were established in the region, avocado production became widespread. The growth of agriculture spurred the development of a railroad line between Fallbrook and the coast in 1890 which led to increased exports, growing demand, and the rapid rise of acreage under production (County of San Diego 2016). By the twentieth century olives became the primary agricultural product of the region followed closely by grapes and citrus. In 1912 the first recorded avocado trees in the area were planted by William Moore. By the 1920s the popularity of avocados had grown and farmers began to significantly increase the number of trees, including Raymond and Mary Waymen had planted 250 acres of avocados and citrus between 1922 and 1932 near the community of Winterwarm. By 1945, avocado trees also covered acres of land in San Luis Rey Heights and Red Mountain Ranch as well as numerous smaller plots. In the mid-50's the Olive Hill and Morro Hills areas were subdivided, by William Shaw and Jim Wayman respectively, and developed for growing avocados and some citrus. Once water was provided for the Pala Mesa area in the late 50's, over 2,000 more acres were planted with avocados and citrus. The growing number of producing avocado trees led to a need for packing plants. The McDaniel Fruit Co. was started in 1968 and Del Rey Avocado Co. in 1969. By 1972, avocados had become Fallbrook's number one crop (Moramarco 2012). Though the population of Fallbrook continues to increase at a moderate pace, the area remains largely rural and avocados remain the regions' primary crop (Fallbrook Chamber of Commerce 2017).

Based on a review of historic aerials, small portions of the subject property were utilized as orchard land between 1938 and 1946, however the majority of the property appears to have been cleared but undeveloped. By 1953, the subject property was largely utilized as orchard land. By 1964 the residence on the property had been constructed, and portions of the orchard land appear to have fallen into disuse. The area utilized as active orchard fluctuated between 1964 and 2002, but appears to never have achieved the same coverage as prior to 1964 (NETR Online 2017). Research into available sources yielded little information regarding the previous residents of 1405 E. Mission Road.

CRHR and Local Register Evaluation

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

CRHR Criterion 1/ Local Register Criterion 1: This resource does not meet CRHR/ Local Register Criterion 1 for association with events that have made a significant contribution to the broad patterns of California's or San Diego County's history and cultural heritage. The building located on the parcel is one of many Ranch-style residences constructed within southern California during the mid-twentieth century. The remaining area of the 1405 E. Mission Road is comprised of active and former orchard land, and is one of many orchards located within Fallbrook and California. Research has yielded no information to suggest that this property is specifically associated with any historical events, including events related to the proliferation of orchard agriculture in the state or is associated with any notable agricultural innovations. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 1.

CRHR Criterion 2/ Local register Criterion 2: This resource does not meet CRHR/ Local Register Criterion 2 for any direct association with lives of persons important in local, state, or national history or the history San Diego County or its communities. Research has yielded no information to suggest that this building is specifically associated with the productive lives of persons important to local, state, or national history. Little information regarding the previous owners or tenants of the property was identified, but it is unlikely that persons associated with the property are historically significant or the actions by which they became historically significant are specifically associated with this property. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 2.

CRHR Criterion 3/ Local Register Criterion 3: This resource does not meet CRHR/ Local Register Criterion 3 for embodying the distinctive characteristics of a San Diego County region, type, period, and method of construction, or as the work of an important creative individual, or as having high artistic value. The building on the property is a common and unremarkable example of a Ranch style single family residence, and the associated orchard exhibits no indication that it is innovative in design. While the architect and builder of the property have not been identified, it is unlikely that the single-family residence is the work of a master. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 3.

CRHR Criterion 4/ Local Register Criterion 4: This resource does not meet CRHR/Local Register 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 life in Fallbrook, California or in the region's agricultural practices. Therefore, this resource is recommended not eligible for the CRHR or the Local Register under Criterion 4.

This resource does not meet any of the eligibility criteria for inclusion on the CRHR or the local register and is, therefore, not a historic resource for the purposes of CEQA.

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

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State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # <u>37-037636</u> HRI# Trinomial
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Page 5 of 9 *Resource Name or # (Assigned by recorder) 1405 E. Mission Road
 *Recorded by: Chambers Group *Date: November 2017 ☒ Continuation ☐ Update



South Elevation, facing north

CONTINUATION SHEET



North Elevation, facing southwest



Detached garage, facing south



Representative image with extant orchard citrus trees

APPENDIX B – Records Search Results (Confidential and Submitted Separately)



Appendix B and C were combined with a cover page, per Donna's request, and sent separately to Donna

This page was removed in final PDF.
