



**Historical Resources Survey Report
for the Avion Project
San Diego, California**

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A handwritten signature in black ink, reading "Harry Price". The signature is fluid and cursive, with the first name "Harry" and last name "Price" clearly distinguishable.

Harry Price, Principal Investigator

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report Title: Historical Resources Survey Report for the Avion
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USGS Quadrangle Map: Poway, California, quadrangle, 1996 edition

Acreage: 41.48 acres

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Diego,

ABSTRACT

RECON completed a field and archival investigation of the Avion Project in the city of San Diego. The project site consists of a 41.48-acre parcel of undeveloped land located in northern part of the city of San Diego approximately 1.2 miles west of Interstate 15. Carmel Valley Road/Bernardo Center Drive is approximately 0.6 mile to the north, and Black Mountain Road is approximately 1.4 miles to the west. Heritage Bluffs, a new residential development currently under construction, abuts the northern edge of the property. Land uses surrounding the site include a portion of the Black Mountain Open Space Park to the west, east, and south, and residential development and open space lands to the north. RECON conducted a record search of the archaeological data bases maintained at the South Coastal Information Center (SCIS). The files at SCIC list two prehistoric archaeological sites recorded on the project property CA-SDI-18428 and CA-SDI-18429. Both are flake scatters.

A total of seven cultural resources were identified during the July 2013 and December 2017 surveys: three prehistoric isolates consisting of one or two flakes (7178-RDS-1, 7178-RDS-2, and 7178-HJP-1), two prehistoric sites (7179-HJP-2 and 7178-RDS-3), a historic farmstead site (7178-HJP-3), and a historic structure and associated road (7178-RDS-4). None of the material identified during the 2013 survey was at or immediately adjacent to the mapped locations of either CA-SDI-18428 or CA-SDI-18429. The 2017 survey did find seven flakes within 15 meters of the mapped location of SDI-18428. RDS-3 and the flakes adjacent to SDI-18428 have been included in an expanded boundary for this site.

SDI-18428 has the potential to be eligible under criterion 4 for inclusion on the California Register of Historical Resources (CRHR). It is also potentially eligible for inclusion on the City of San Diego (City) Historic Resources Register (HRR) under criterion a. The site would have to be tested using City guidelines to determine if it does possess sufficient information to be eligible for inclusion on either the City HRR or CRHR. RECON recommends a testing program that uses shovel scrapes instead of shovel test pits. The use of 2-meter-square shovel scrapes would cover a larger percentage of the site and give a more accurate picture of site composition. RECON recommends 15 shovel scrapes placed across the site; some placed adjacent to locations of flakes and others to cover the remainder of the site area.

No cultural material was found at or adjacent to the mapped location of CA-SDI-18429 during either the 2013 or the 2017 surveys. The mapped location of the site is within the proposed development footprint. RECON recommends a testing plan for CA-SDI-18429 consisting of three 2-meter-square surface scrapes. The scrapes will be placed within the mapped location of the site.

Cultural isolates are not considered significant historical resources, because they generally lack characteristics that would qualify them for listing on the CRHR. Isolates are not considered significant cultural resources either under City guidelines. Therefore, RDS-1, RDS-2, and HJP-1 are not historical resources under the CRHR or the City's HRR requirements.

Currently the known components of HJP-3 lack sufficient integrity to be eligible for inclusion on the CRHR or for inclusion on the City HRR. There is however, the potential for as yet undiscovered subsurface deposits associated with the farmstead to exist. These deposits, if they exist, could potentially be significant historical resources under the CRHR and the City HRR. RECON recommends a monitoring by a qualified archaeologist during all ground-disturbing activities in the area of HJP-3. If, during grading, subsurface deposits such as privies or trash deposits are uncovered, they will be evaluated for significance at that time.

HJP-2, the lithic scatter site in the north-south dirt road approximately 36 meters north of the southern boundary of the project, is not within the proposed development area and would not be impacted by the project.

RDS-4, the historic structure and associated road, are not within the proposed development area and would not be impacted by the project.

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ATTACHMENT

- 1: Native American Heritage Commission Response Letter

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- 1: Historical Resources within the Project in Relation to Project Impact Limits
- 2: Record Search Results
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- 4: Proposed Locations of Surface Scrapes at CA-SDI-18428
- 5: Proposed Locations of Surface Scrapes at CA-SDI-18429

Acronyms

APE	Area of Potential Effect
CEQA	California Environmental Quality Act
City	City of San Diego
CRHR	California Register of Historical Resources
HRR	Historic Resources Register
NAHC	Native American Heritage Commission
project	Avion Project
SCIC	Southern California Information Center

1.0 Management Summary

This report summarizes the results of the Historical Resources field and archival investigation of the Avion Project (project) in the city of San Diego. The project site consists of a 41.48-acre parcel of undeveloped land located in northern part of the city of San Diego, approximately 1.2 miles west of Interstate 15. Carmel Valley Road/Bernardo Center Drive is located approximately 0.6 mile to the north, and Black Mountain Road is located approximately 1.4 miles to the west.

A record search was conducted of the archaeological databases maintained at the California Historical Resources Information System, South Coastal Information Center at San Diego State University (SCIC). The files at SCIC list two prehistoric archaeological sites recorded on the project property CA-SDI-18428 and CA-SDI-18429, both are flake scatters.

A total of seven cultural resources were identified during the July 2013 and December 2017 surveys: three prehistoric isolates consisting of one or two flakes (7178-RDS-1, 7178-RDS-2, and 7178-HJP-1), two prehistoric sites (7179-HJP-2 and 7178-RDS-3), a historic farmstead site (7178-HJP-3), and a historic structure and associated road (7178-RDS-4). None of the material identified during the 2013 survey was at or immediately adjacent to the mapped locations of either CA-SDI-18428 or CA-SDI-18429. The 2017 survey did find seven flakes within 15 meters of the mapped location of SDI-18428. RDS-3 and the flakes adjacent to SDI-18428 have been included in an expanded boundary for this site for recording purposes.

Cultural isolates are not considered significant historical resources, because they generally lack characteristics that would qualify them for listing on the California Register of Historical Resources (CRHR). Isolates are not considered significant cultural resources either under City of San Diego (City) guidelines. Therefore, RDS-1, RDS-2, and HJP-1 are not historical resources under the CRHR or the City's HRR requirements.

SDI-18428 consists of approximately 15 flakes. The site has the potential to be eligible under criterion 4 for inclusion on the CRHR. It is also potentially eligible for inclusion on the City HRR under criterion a; it could potentially reflect special elements of the City's archaeological and cultural development. The site would have to be tested using City guidelines to determine if it does possess sufficient information to be eligible for inclusion on either the City HRR or CRHR. RECON recommends a testing program that uses shovel scrapes instead of shovel test pits. The use of 2-meter-square shovel scrapes would cover a larger percentage of the site and give a more accurate picture of site composition. RECON recommends 15 shovel scrapes placed across the site; some placed adjacent to locations of flakes and others to cover the remainder of the site area. If testing determines that CA-SDI-18428 is a significant historical resource, a mitigation program would be required.

No cultural material was found at or adjacent to the mapped location of CA-SDI-18429 during either the 2013 or the 2017 surveys. The mapped location of the site is within the proposed development footprint. RECON recommends a testing plan for CA-SDI-18429, consisting of three 2-meter-square surface scrapes. The scrapes will be placed within the mapped location of the site.

Currently, the known components of HJP-3 lack sufficient integrity to be eligible for inclusion on the CRHR or for inclusion on the City HRR. None of the original buildings still stand, and the remaining slabs, few walls, and tank do not convey sufficient information of setting, feeling, or association of the original farmstead on their own. They also do not exhibit sufficient design or construction characteristics to be eligible themselves. There is, however, the potential for as yet undiscovered subsurface deposits associated with the farmstead to exist which could potentially be significant historical resources under criterion 4 for inclusion on the CRHR and under criterion a for inclusion on the City HRR. RECON recommends a monitoring by a qualified archaeologist during all ground-disturbing activities in the area of HJP-3. If, during grading, subsurface deposits such as privies or trash deposits are uncovered, they will be evaluated for significance at that time.

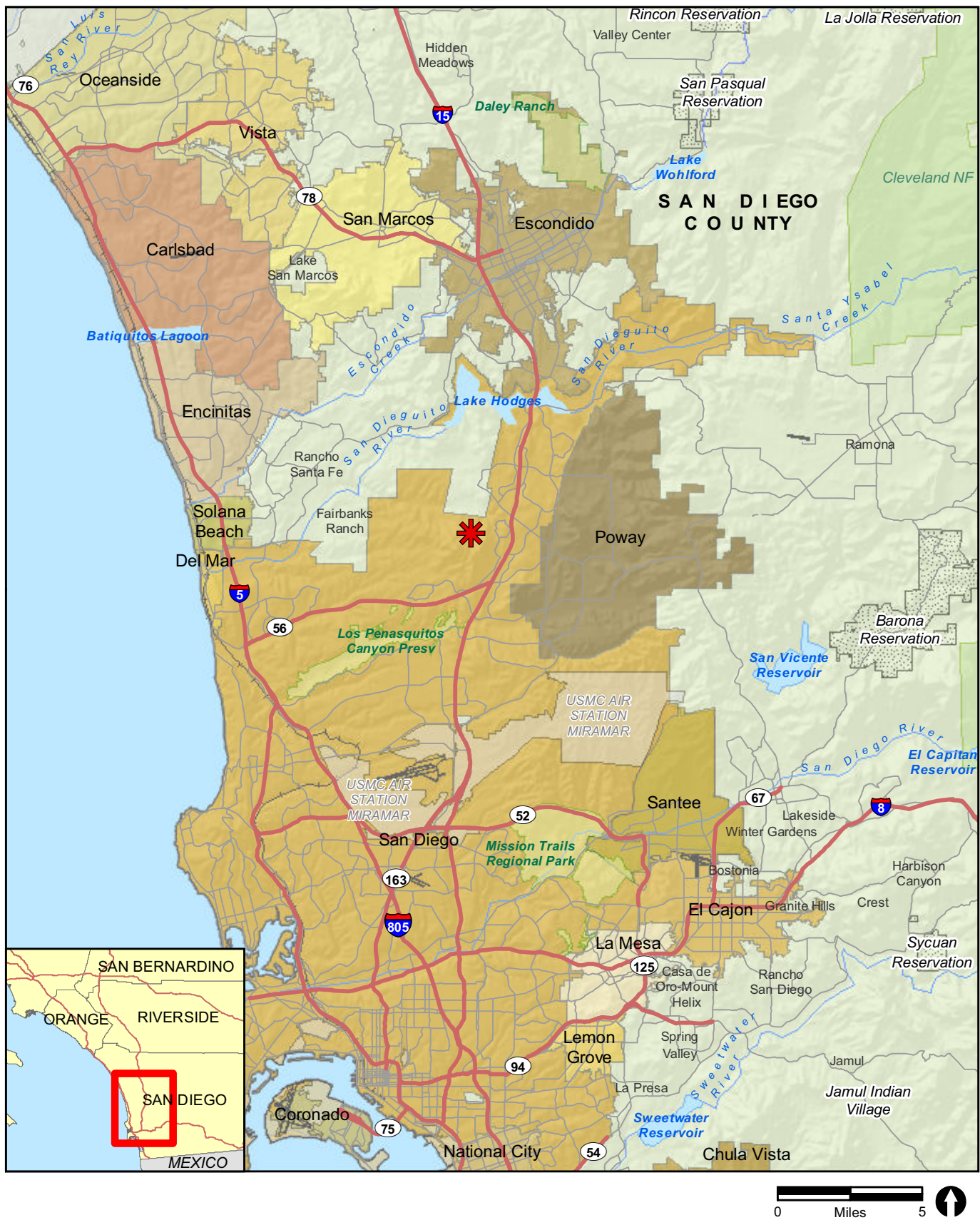
HJP-2, the lithic scatter site in the north-south dirt road approximately 36 meters north of the southern boundary of the project, is not within the proposed development area and would not be impacted by the project. RECON does not propose any additional work on this historical resource at this time.

RDS-4, the historic structure and associated road, are not within the proposed development area and would not be impacted by the project. At the survey level, the site does not appear to be significant under any of the CRHR or City criteria. RECON does not propose and additional work on this historical resource at this time.

2.0 Introduction

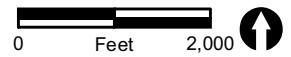
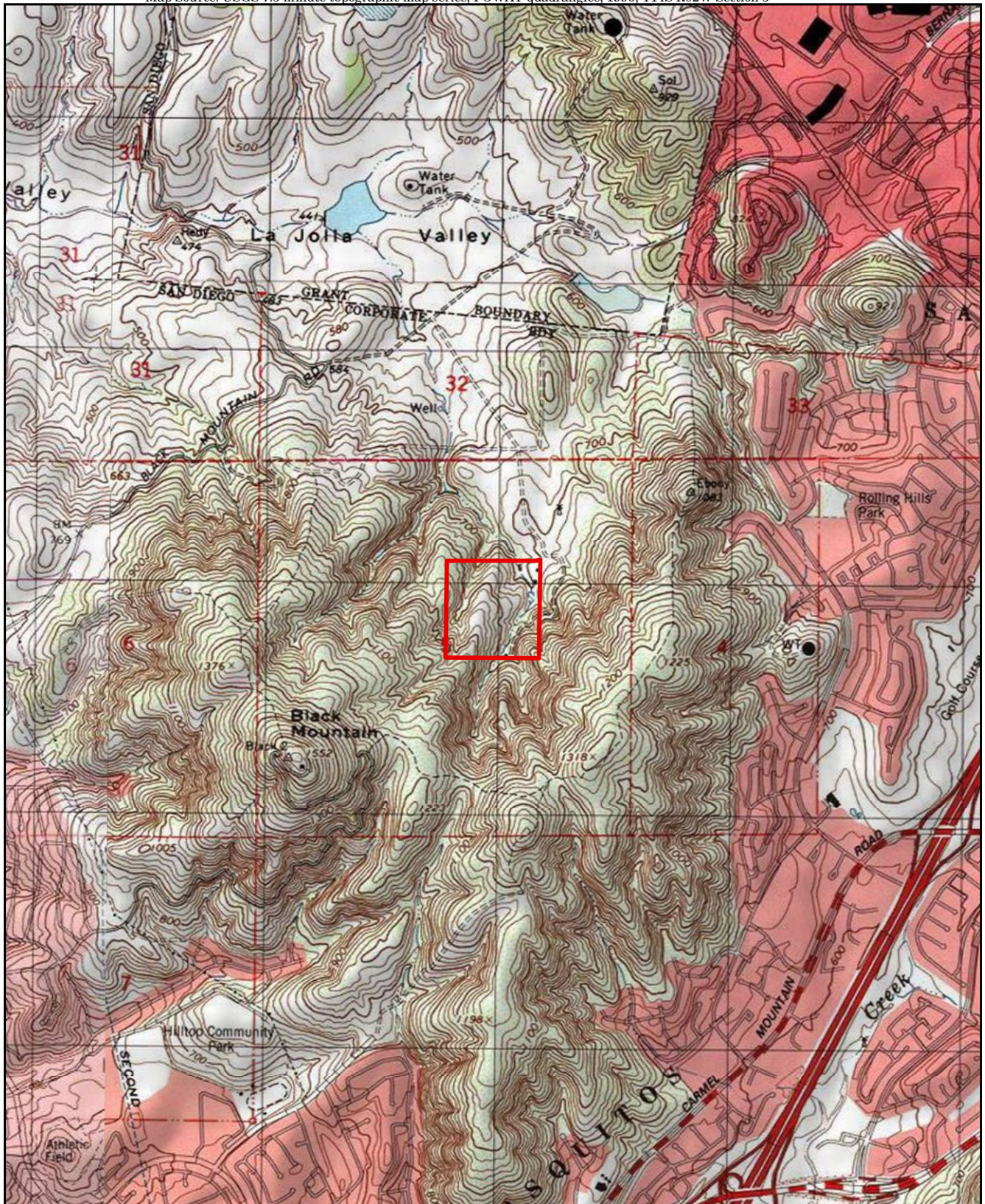
The project site consists of a 41.48-acre parcel of undeveloped land located in northern part of the city of San Diego, approximately 1.2 miles west of Interstate 15 (Figure 1). The project is in the northeast $\frac{1}{4}$ of Section 5, Township 14 South, Range 2 West, of the U.S. Geological Survey 1996 7.5-minute topographic map, Poway quadrangle (see Figure 2). Carmel Valley Road/Bernardo Center Drive is located approximately 0.6 mile to the north, and Black Mountain Road is located approximately 1.4 miles to the west. Heritage Bluffs, a new residential development currently under construction, abuts the northern edge of the property. Future access would be provided at the northeast corner of the project site via Winecreek Road. Land uses surrounding the site include a portion of the Black Mountain Open Space Park to the west, east, and south, residential development to the north, and additional Black Mountain Open Space Park open space lands to the northwest (Figure 3).

The project site was previously analyzed as Southeast Perimeter Parcel C in the Black Mountain Ranch (Subarea I) Subarea Plan EIR (96-7902) (Subarea Plan EIR). The project would develop 84 detached multi-family residential units and associated infrastructure (i.e., private drives, sewer, water, etc.), which would be consistent with the land use identified for the project site in the Subarea Plan EIR. Project density on-site would be less than what was assumed and analyzed for the property under the Subarea Plan EIR, and the project would transfer the remaining density (14 market-rate units and 19 affordable housing units) to the Black Mountain Ranch North Village Town Center, pursuant to the density transfer allowances established by the Subarea Plan.

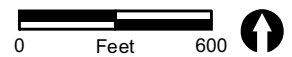


 Project Location

FIGURE 1
Regional Location



 Project Boundary



- Project Boundary
- Heritage Bluffs Boundary

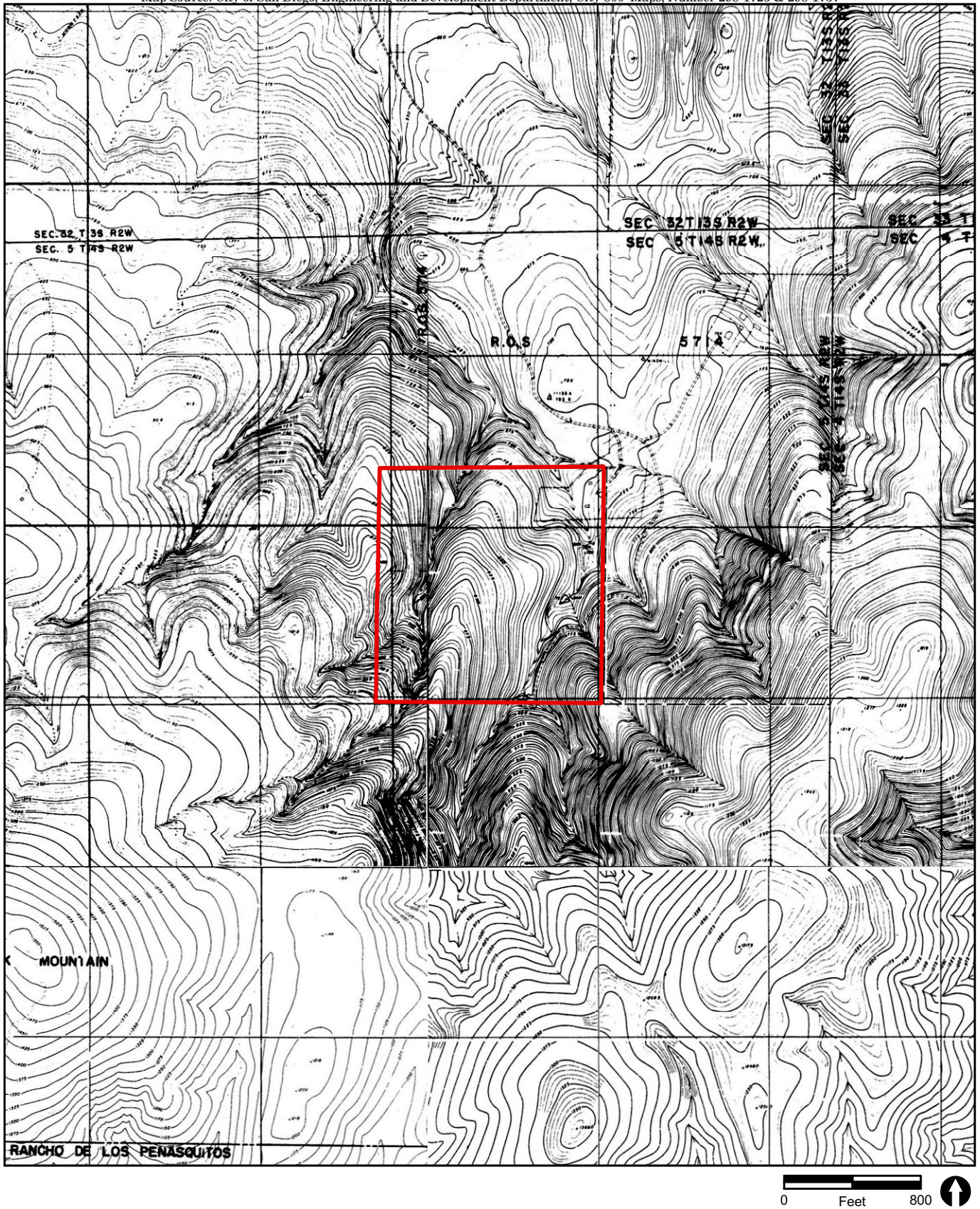
3.0 Physical and Cultural Setting


3.1 Physical Setting

The project is located on the northwestern slope of Black Mountain, approximately 0.6 mile south of Carmel Valley Road/Bernardo Center Drive. Topography on the property consists of a south/north-trending central ridge with southerly trending seasonal drainages to the west and east. These drainages have slopes of moderate to steep grade. There is a small meadow in the northwest corner of the property, at the mouth of the eastern drainage (Figure 4).

Topography slopes away to the north from the north edge of the property, eventually meeting the La Jolla Valley, about one mile to the north. One soil type occurs on the site, San Miguel-Exchequer rocky silt loam (U.S. Department of Agriculture 1973). This relatively shallow rocky soil is derived from meta-volcanic parent materials.

Four vegetation communities occur on the project site (RECON Environmental, Inc. 2018). Southern mixed chaparral comprises the majority of the site with lesser acreages of coastal sage scrub, non-native grassland, and freshwater marsh patches. The southern mixed chaparral on the site is dominated by a mixture of chaparral shrub species that includes chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosma laurina*), mission manzanita (*Xylococcus bicolor*), toyon (*Heteromeles arbutifolia*), and lilac (*Ceanothus tomentosus*). Dense chaparral covers the slopes to the east and west while a more open chaparral occurs along the central ridge and eastern flank. The central ridge has been brushed at least once in the 1990s. Patches of coastal sage scrub vegetation occur in the northeast corner and northwest portion of the site. Black sage (*Salvia mellifera*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac, and California sagebrush (*Artemisia californica*) make up this shrub community. Non-native grassland occurs in the northeast portion of the site in the meadow where the homestead is situated. The grassland area supports a mixture of non-native annual grasses such as purple falsebrome (*Brachypodium distachyon*), smooth brome (*Bromus hordaceus*), red brome (*Bromus madritensis*), ripgut grass (*Bromus diandrus*), and slender wild oat (*Avena barbata*). Scattered non-native trees were planted in this area and include species of eucalyptus (*Eucalyptus* spp.), Italian cypress (*Cupressus sempervirens*), Canary Island pine (*Pinus canariensis*), and Peruvian peppertree (*Schinus molles*).



 Project Boundary

3.2 Cultural Setting

3.2.1 Prehistoric Period

The prehistoric cultural sequence in San Diego County is generally conceived as comprising three basic periods: the Paleoindian, dated between about 11,500 and 8,500 years ago and manifested by the artifacts of the San Dieguito Complex; the Archaic, lasting from about 8,500 to 1,500 years ago (A.D. 500) and manifested by the cobble and core technology of the La Jollan Complex; and the Late Prehistoric, lasting from about 1,500 years ago to historic contact (i.e., A.D. 500 to 1769) and represented by the Cuyamaca Complex. This latest complex is marked by the appearance of ceramics, small arrow points, and cremation burial practices.

The Paleoindian Period in San Diego County is most closely associated with the San Dieguito Complex, as identified by Rogers (1938, 1939, 1945). The San Dieguito assemblage consists of well-made scraper planes, choppers, scraping tools, crescentics, elongated bifacial knives, and leaf-shaped points. The San Dieguito Complex is thought to represent an early emphasis on hunting (Warren et al. 1993:III-33).

The Archaic Period brings an apparent shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural manifestations of the Archaic Period are called the La Jollan Complex along the coast and the Pauma Complex inland. Pauma Complex sites lack the shell that dominates many La Jollan sites. Along with an economic focus on gathering plant resources, the settlement system appears to have been more sedentary. The La Jollan assemblage is dominated by rough cobble-based choppers and scrapers, and slab and basin metates. Large side-notched and Elko series projectile points appeared. Large deposits of marine shell at coastal sites argue for the importance of shellfish gathering to the coastal Archaic economy.

Near the coast and in the Peninsular Mountains beginning approximately 1,500 years ago, patterns began to emerge which suggest the ethnohistoric Kumeyaay. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversify and intensify during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, but effective technological innovations. The late prehistoric archaeology of the San Diego coast and foothills is characterized by the Cuyamaca Complex. It is primarily known from the work of D. L. True at Cuyamaca Rancho State Park (True 1970). The Cuyamaca Complex is characterized by the presence of steatite arrowshaft straighteners, steatite pendants, steatite comales (heating stones), Tizon Brownware pottery, ceramic figurines reminiscent of Hohokam styles, ceramic “Yuman bow pipes,” ceramic rattles, miniature pottery various cobble-based tools (e.g., scrapers, choppers, hammerstones), bone awls, manos and metates, mortars and pestles, and Desert side-notched (more common) and Cottonwood Series projectile points.

3.2.2 Ethnohistory

The Kumeyaay (also known as Kamia, Ipai, Tipai, and Diegueño) occupied the southern two-thirds of San Diego County. The Kumeyaay lived in semi-sedentary, politically autonomous villages or rancherias. Settlement system typically consisted of two or more seasonal villages with temporary camps radiating away from these central places (Cline 1984a and 1984b). Their economic system consisted of hunting and gathering with a focus on small game, acorns, grass seeds, and other plant resources. The most basic social and economic unit was the patrilocal extended family. A wide range of tools were made of locally available and imported materials. A simple shoulder-height bow was used for hunting. Numerous other flaked stone tools were made including scrapers, choppers, flake-based cutting tools, and biface knives. Preferred stone types were locally available metavolcanics, cherts, and quartz. Obsidian was imported from the deserts to the north and east. Ground stone objects include mortars and pestles typically made of locally available, fine-grained granite. Both portable and bedrock types are known. The Kumeyaay made fine baskets. These employed either coiled or twined construction. The Kumeyaay also made pottery, using the paddle-and-anvil technique. Most were a plain brown utility ware called Tizon Brownware, but some were decorated (Meighan 1954; May 1976, 1978).

3.2.3 Spanish/Mexican/American Periods

The Spanish Period (1769–1821) represents a time of European exploration and settlement. Military and naval forces along with a religious contingent founded the San Diego Presidio, the pueblo of San Diego, and the San Diego Mission in 1769 (Rolle 1998). Native American culture in the coastal strip of California rapidly deteriorated despite repeated attempts to revolt against the Spanish invaders (Cook 1976). One of the hallmarks of the Spanish colonial scheme was the rancho system. In an attempt to encourage settlement and development of the colonies, large land grants were made to meritorious or well-connected individuals.

In 1821, Mexico declared its independence from Spain. During the Mexican Period (1822–1848), the mission system was secularized by the Mexican government and these lands allowed for the dramatic expansion of the rancho system. The southern California economy became increasingly based on cattle ranching. San Bernardo Rancho, approximately 0.64 mile to the north, is the closest rancho to the project. San Bernardo Rancho, 17,763 acres in size, was comprised of two land grants given to Joseph F. Snook in 1842 and 1845 (Pourade 1969). Snook, a British sea captain, married Maria Antonia Alvarado, daughter of Don Juan Bautista Alvarado. Don Juan owned Rancho Rincon del Diablo, the rancho just east of San Bernardo (Pourade 1969).

A second rancho, Los Peñasquitos Rancho, is approximately 0.7 mile to the south. Los Peñasquitos Rancho was awarded to Captain Francisco María Ruiz for meritorious service in 1823 (Pourade 1969). Los Peñasquitos Rancho comprised 8,486 acres, stretching from Soledad Canyon, near the Pacific Ocean, to within feet of the west end of the project, at the current intersection of Interstate 15 and Poway Road. Captain Ruiz built an adobe near Soledad Canyon and raised cattle on the rancho, but lived in Old Town. He transferred

ownership of the rancho to Don Francisco María Alvarado, a prominent member of the San Diego community, in 1837 (Pourade 1969). Don Alvarado lived on the rancho, continuing to raise cattle. Ownership then passed to Captain George Johnson through his marriage to Don Francisco's daughter, Tomasa (Pourade 1969).

The Mexican Period ended when Mexico signed the Treaty of Guadalupe Hidalgo on February 2, 1848, concluding the Mexican–American War (1846–1848; Rolle 1998). The Battle of San Pasqual, fought during the Mexican–American War, was fought in the San Pasqual Valley, approximately nine miles northeast of the project. The battle was fought on December 6 and December 7, 1846, between American forces led by General Stephen W. Kearny and a smaller contingent of local Californios and Mexican Lancers, led by Captain Leonardo Cota and Major Andrés Pico. The American forces lost the battle and spent the next night at the Rancho San Bernardo ranch house. The great influx of Americans and Europeans resulting from the California Gold Rush in 1848–49 eliminated many remaining vestiges of Native American culture. California became a state in 1850.

The American homestead system encouraged settlement beyond the coastal plain into areas where Indians had retreated to avoid the worst of Spanish and Mexican influences (Carrico 1987; Cook 1976). A rural community cultural pattern existed in San Diego County from approximately 1870 to 1930. These communities were composed of an aggregate of people who lived within well-defined geographic boundaries, on farmsteads tied together through a common school district, church, post office, and country store (Hector and Van Wormer 1986). A small community developed in the San Dieguito River Valley to the north of the project in the late 1800s, but it was destroyed when Lake Hodges was filled in 1917 (Pourade 1969). In the post-World War II period, the economy shifted from ranching and agriculture to light manufacturing, military, and tourism.

4.0 Area of Potential Effect

The area of potential effect (APE) is considered for this report to be the project impact limits, which include both permanent and temporary construction impacts (Confidential Attachment 1). These impacts include 14.2 acres for residential housing and associated infrastructure.

5.0 Study Methods

Site record searches were conducted through the California Historical Resources Information System, SCIC at San Diego State University (Confidential Attachment 2).

The project area has been surveyed twice by RECON archaeologists; once on July 19, 2013, and a second time on December 21, 2017. RECON archaeologists Harry Price and Richard Shultz conducted the 2013 field survey. This survey was conducted as part of a constraints evaluation for possible purchase of the property. Field inspection was conducted on foot in conditions of good weather and natural daylight. The survey area consisted of the central ridge, meadow, and accessible areas of the west-facing slopes of the eastern drainage. The

steep brush-covered slopes of the western drainage with ground visibility between 0 and 15 percent and slopes of 50 percent were not inspected (Photograph 1). The densely vegetated west-facing slopes of the eastern drainage were spot-checked when access permitted. Transect spacing varied depending on the extent of disturbance and ground cover, but averaged 13 meters. Vegetation on the central ridge consisted of disturbed southern mixed chaparral. Ground visibility in this area was between 40 and 90 percent, significantly better than the eastern and western drainage areas (Photograph 2). This area has been brushed in the past. Vegetation in the meadow consisted of non-native grasses and trees, with eucalyptus being the most common tree type. Ground visibility was below 50 percent in this area due to the dense grasses.

The 2017 survey was conducted by RECON archaeologist Richard Shultz and Tom Sowles, accompanied by Native American monitor Nick Ruiz from Red Tail Monitoring and Research, Inc. Vegetation cover during the 2017 survey had changed significantly on the central ridge. The southern mixed chaparral vegetation and non-native grass ground cover had experienced substantial growth due to the 2016-2017 rains and ground visibility was significantly reduced (Photograph 3). The western drainage slopes and west-facing slope of the eastern drainage were not surveyed, as the vegetation was even denser than in 2013. The central ridge was surveyed, as was the homestead site in the northeastern corner of the project.

6.0 Survey Results

6.1 Record Search

A record search was conducted at the SCIC in December 2017 for previously recorded historical resources on the project site. A total of 56 historic resources are listed within a one-mile radius of the project. The SCIC lists two prehistoric resources on the parcel, CA-SDI-18428 and CA-SDI-18429. CA-SDI-18428 is a flake scatter consisting of at least 15 quartz flakes. The site is located on the main ridge on the project, on both sides of the north-south dirt road. The core site measures 20 meters north-south by 5 meters east-west. Two additional flakes discussed in the site form potentially increased the site dimensions to 120 meters by 40 meters. However, the site boundary shape file did not include these two flakes. The site form noted limited ground visibility. The site was recorded by Affinis in 2007.

CA-SDI-18429 is a scatter of five quartz flakes located 5 meters east of the north-south dirt road and approximately 36 meters south of the northern project boundary. The quartz flakes were in a 5-by-5 meter area. Limited ground visibility was noted on the site form, recorded by Affinis in 2007. The record search, including a list of the sites within the one-mile radius, is included as Confidential Attachment 2.



PHOTOGRAPH 1

Looking West at the Steep Slopes of the Western Drainage Showing
Dense Vegetation Cover



PHOTOGRAPH 2

Typical Central Ridge Ground Cover in 2013



PHOTOGRAPH 3
Typical Central Ridge Ground Cover in 2017

A letter was sent to the Native American Heritage Commission (NAHC) in Sacramento on January 4, 2018 requesting a search of their Sacred Lands File. A response was received on January 9, 2018. The response stated that a NAHC Sacred Lands File was completed for the project area with negative results (Attachment 1).

6.2 Survey Results

A total of seven cultural resources were identified during the July 2013 and December 2017 surveys: three prehistoric isolates consisting of one or two flakes (7178-RDS-1, 7178-RDS-2, and 7178-HJP-1), two prehistoric sites (7179-HJP-2 and 7178-RDS-3), a historic farmstead site (7178-HJP-3), and a historic structure and associated road (7178-RDS-4). None of the material identified during the 2013 survey was at, or immediately adjacent to, the mapped locations of either CA-SDI-18428 or CA-SDI-18429. The 2017 survey did find seven flakes within 15 meters of the mapped location of SDI-18428. No cultural material was found at or adjacent to the mapped location of CA-SDI-18429 during the 2017 survey.

6.2.1 Isolates

7178-RDS-1 is a prehistoric isolate consisting of two secondary flakes found on the central ridge approximately 7 meters west of the dirt road that runs north-south along the ridgeline. One flake was of fine-grained porphyritic metavolcanic material and the other was of medium-grained metavolcanic material. RDS-1 is approximately 110 meters south of the northern property boundary, and approximately 87 meters southwest of the mapped location of SDI-18429. In 2017, RDS-1 was not relocated due to the substantial increase in ground cover resulting from the 2017 spring rains. Data from 2013 was used to complete a site form for this isolate.

7178-RDS-2 is a prehistoric isolate consisting of a single white quartz secondary flake located during the 2013 survey. It is approximately 6 meters west of the north-south dirt road on the central ridge, and approximately 91 meters north-northeast of the berm isolating the dirt road accessing the ridge near the southern property boundary and 95 meters south of the mapped location of SDI-18428. In 2017, RDS-2 was not relocated on this survey due to the substantial increase in ground cover resulting from the 2017 spring rains. Data from 2013 was used to complete a site form for this isolate.

7178-HJP-1 is a prehistoric isolate consisting of a single white quartz secondary flake located during the 2013 survey. It is approximately 6 meters east of the north-south dirt road accessing the ridgeline, and approximately 130 meters north of the southern property boundary. Although it is somewhat close to RDS-2 they were separated by 18 meters and therefore were not combined at the time of the survey. It is approximately 80 meters south of the mapped location of SDI-18428. HJP-1 was not relocated on the 2017 survey due to the substantial increase in ground cover resulting from the 2017 spring rains. Data from 2013 was used to complete a site form for this isolate.

Primary site forms have been filled out for these isolates and will be submitted to the SCIC (Confidential Attachment 3).

6.2.2 Sites

7178-RDS-3 is a prehistoric site found during the 2013 survey consisting of three secondary flakes in an area of approximately 6 square meters. It is on the east side of the north-south road about 40 meters downslope. It is approximately 50 meters southeast of the mapped location of SDI-18428. No material was relocated in the mapped location of RDS-3 during the 2017 survey. However, seven flakes were found in a 61-by-14-meter area beginning about 10 meters north of SDI-18428 and stretching south to just west of RDS-3. These are close enough to SDI-18428 to be included in an expanded boundary for that site. The area of RDS-3 is also included in the expanded boundary of SDI-18428.

7178-HJP-2 is a prehistoric site located during the 2013 survey. It consists of two secondary flakes and a single piece of shatter. All are fine-grained porphyritic metavolcanic material. HJP-2 is located approximately 10 meters southeast of in the north-south dirt road. The site is 41.5 meters north-northeast of the berm constructed at the end of the access road, and approximately 74 meters north of the southern boundary of the project. It is approximately 146 meters south of the mapped location of SDI-18428. Only one flake was relocated during the 2017 survey.

7178-HJP-3 is a homestead site located during the 2013 survey in the northeastern corner of the project (Photograph 4). The existing components consist of two concrete slabs, a wall, an asphalt pad with associated fieldstone wall, a steel tank, and a fenced in area. One slab measures 28 feet by 23 feet by at least 10 inches in thickness. It has no lag bolts or other metal attachments for connecting a wood structure. Aerial photographs from the 1990s show a structure on this slab. The second slab measures 7 feet by 7 feet 9 inches, and has no lag bolts or other metal attachments for connecting a wood structure. The wall is constructed of concrete masonry block. It is 15 feet long, 3 feet 6 inches high at its highest, and slightly convex, with a concrete cap (Photograph 5). There is no foundation at the house site, as determined from aerial photographs. There is an asphalt pad immediately to the north and a low fieldstone wall and concrete walkway (Photograph 6) on the east side.

It is possible the house sat on preformed concrete masonry piers that have been moved during or after the house was demolished in the early 2000s. The cylindrical metal storage tank sits across a small drainage approximately 330 feet southwest of the house site. The fenced area is located in the small drainage west of the house site and measures approximately 100 feet north-south by 20 feet east-west. Fence posts are pipe. There are earthen berms at the south end of the fenced area, probably pushed up when the fenced area was graded flat.



PHOTOGRAPH 4
Overview of Main Area of HJP-3 Looking Northeast



PHOTOGRAPH 5
HJP-3, Convex Concrete Block Wall



PHOTOGRAPH 6
HJP-3, Fieldstone Wall and Concrete Walkway

A structure and accompanying dirt access road are shown on the 1942 Poway Valley 7.5-minute topographic quadrangle map in the location of HJP-3. Prior to this no structures are shown in this location. However, a single structure is shown approximately 250 meters to the west on a low ridgeline. This structure is shown on U.S. Geological Survey editions back to 1903. There is a definite difference in the topography as drawn on the 1942 and pre-1942 maps and the difference in location may be the result of greater accuracy of the 1942 topography. A 1953 air photo (<https://www.historicaerials.com/viewer>, accessed on 01/03/2018) shows two buildings on the property in the meadow area, in the locations of the current foundations.

7178-RDS-4 is a historic site consisting of two buildings and an associated dirt road found during the 2013 survey. The main building and a small storage shed are built on a graded pad that cuts into the slope. The main building is single story and measures 21 feet by 11 feet. It is oriented with the long axis east-west (Photographs 7 and 8). There is currently no roof, and there is no debris that appears to be a collapsed roof remaining. The floor is a poured concrete slab. Two pipes for plumbing extend up out of floor. The south (rear) wall of the main building is constructed of poured concrete with two triangular buttresses, and serves as a retaining wall for the cut into the slope. The other three walls are composed of walls of adobe (probably made on-site), and a poured concrete top plate. There is a window and door opening in the west wall, a single large window opening in the north wall, and a large door opening in the east wall. The door openings are framed in poured concrete.

A 0.75-inch pipe framework extends up from the top of the walls (see Photograph 7). This frame is not substantial enough to support a wood-framed roof, and may have supported a shade cloth or other fabric covering. The second building is a 10-foot-by-7-foot wood-framed storage shed with a shallow pitch gable roof. It is divided into two rooms by a wood-framed wall. It sits a few feet west of the main building on the same pad. A low adobe block wall extends out from the southeastern corner of the main building approximately 30 feet along the dirt access road.

The associated dirt road runs along the west-facing slope on the eastern side of the project. The road is 10 to 15 feet wide and is cut into the slope. The cut on the upslope side varies between 3 and 6 feet high. No rock walls were visible on either the upslope or downslope sides. The fill areas are heavily eroded in several areas where the road crosses small drainages. The road extends off-project on its northeast end. The road ends at the east end of the pad on which the buildings are set.

The dirt road and the main building are first shown on the 1942 Poway Valley 7.5-minute topographic quadrangle map.

Primary site forms have been filled out for these four sites and will be submitted to the SCIC (see Confidential Attachment 3).



PHOTOGRAPH 7
RDS-4, Eastern Exterior Wall and Low Adobe Block Wall



PHOTOGRAPH 8
RDS-4, Interior of Main Building Looking West
Also Shows Portion of Small Storage Shed

7.0 Recommendations

According to CEQA, a significant impact is a project effect that may cause a substantial adverse change in the significance of a historical resource. Adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings resulting in the impairment of the resource's significance (Section 15064.5.4b of the CEQA Guidelines). Mitigation measures are required for adverse effects on significant historical resources (Section 21083.2 of the CEQA Code).

State criteria are those listed in CEQA and used to determine whether a historic resource qualifies for the CRHR. CEQA also recognizes resources listed in a local historic register or deemed significant in a historical resource survey. Some resources that do not meet these criteria may still be historically significant for the purposes of CEQA.

A resource may be listed in the CRHR if it is significant at the federal, state, or local level under one of more of the four criteria listed below.

1. Are associated with events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
2. Are associated with the lives of persons important to the nation or to California's past.
3. 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.
4. Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.

Since resources that are not listed or determined eligible for the state or local registers may still be historically significant, their significance must be determined if they are affected by a project.

The City has developed a set of guidelines that ensure compliance with state and federal guidelines for the management of historical resources. These guidelines are stated in the City's HRR. The HRR has been developed to implement applicable local, state, and federal policies and mandates. Included in these are the City's Progress Guide and General Plan, the CEQA of 1970, and Section 106 of the National Historic Preservation Act of 1966. The intent of the City's guidelines is to ensure consistency in the identification, evaluation, preservation/mitigation, and development of the City's historical resources.

The criteria used by the City to determine significance for historic resources reflect a more local perspective of historical, architectural, and cultural importance for inclusion on the City's HRR. The resource can meet one or more of the following criteria:

- a. Exemplifies or reflects special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or agricultural development.
- b. Is identified with persons or events significant in local, state, or national history.
- c. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or crafts.
- d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
- e. Is listed or has been determined eligible by National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historic Resources.
- f. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value, or which represent one or more architectural periods or styles in the history and development of the city.

Unless demonstrated otherwise, archaeological sites with only a surface component are not typically considered significant. The determination of an archaeological site's significance depends on a number of factors specific to that site including size, type, integrity, presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostic artifacts, or datable material; artifact/ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance. Under the City's guidelines, all archaeological sites are considered potentially significant (City of San Diego 2001:13).

Under City's Historical Resources Guidelines for the Land Development Code there are historical resource types which are typically considered insignificant for planning purposes. These are isolates, sparse lithic scatters, isolated bedrock milling features, shellfish processing stations, and sites and buildings less than 45 years old (City of San Diego 2001:13).

7.1 Evaluation of Historical Resources

All of the isolates, RDS-1, RDS-2, and HJP-1, are within the proposed development footprint and would be disturbed by proposed grading (see Confidential Attachment 3).

Cultural isolates are not considered significant historical resources, because they generally lack characteristics that would qualify them for listing on the CRHR. Isolates are not considered significant cultural resources either under City guidelines. Therefore, RDS-1, RDS-2, and HJP-1 are not historical resources under the CRHR or the City's inventory requirements. Since the isolates are not significant historical resources, there are no adverse effects to historical resources associated with the project.

With the inclusion of the seven flakes found during the 2017 survey, the three flakes from the 2013 survey (not relocated) and the original 15 flakes found by Affinis (not relocated), SDI-18428 consists of approximately 25 flakes. The expanded boundary increases the site area to just over 2,300 square meters. The site has the potential to be eligible under criterion 4 for inclusion on the CRHR. It is also potentially eligible for inclusion on the City HRR under criterion a; it could potentially reflect special elements of the City's archaeological and cultural development. The site would have to be tested using City guidelines to determine if it does possess sufficient information to be eligible for inclusion on either the City HRR or CRHR. The site sits on a metavolcanic ridgeline with a very shallow soil horizon, in many places the bedrock is exposed on the surface. Because of this RECON recommends a testing program that uses shovel scrapes instead of shovel test pits. The use of 2-meter-square-by-10-centimeter-deep shovel scrapes would cover a larger percentage of the site and give a more accurate picture of site composition than shovel test pits that would most likely be terminated in less than 20 centimeters. RECON recommends a total of 15 shovel scrapes placed across the site; some placed adjacent to locations of flakes and others to cover the remainder of the site area. Proposed scrape locations are shown on Confidential Attachment 4. Any material recovered during the test will be washed, cataloged, and analyzed, and a discussion will be included in the testing program results report. The test program results report will also include a determination of significance for the site and recommend any additional work, if deemed necessary. Any recovered material will be curated at the San Diego Archaeological Center. If testing determines that CA-SDI-18428 is a significant historical resource, a mitigation program would be required.

No cultural material was found at or adjacent to the mapped location of CA-SDI-18429 during either the 2013 or the 2017 surveys. The mapped location of the site is within the proposed development footprint. Since limited ground visibility may have obscured cultural material, RECON recommends a testing plan for CA-SDI-18429. The site area was described in the site form as being 5 meters by 5 meters, although the shape file obtained for the record search shows the site with a 20-meter diameter. RECON recommends a testing plan of three 2-meter-square surface scrapes. The scrapes will be placed within the mapped location of the site. Proposed scrape locations are shown on Confidential Attachment 5. Any material recovered during the test will be washed, cataloged, and analyzed, and a discussion will be included in the testing program results report. The test

program results report will also include a determination of significance for the site and recommend any additional work, if deemed necessary. Any recovered material will be curated at the San Diego Archaeological Center.

Currently, the known components of HJP-3 lack sufficient integrity to be eligible for inclusion on the CRHR or for inclusion on the City HRR. None of the original buildings still stand, and the remaining slabs, few walls, and tank do not convey sufficient information of setting, feeling or association of the original farmstead on their own. They also do not exhibit sufficient design or construction characteristics to be eligible themselves. There is however, the potential for as yet undiscovered subsurface deposits associated with the farmstead to exist. These deposits, if they exist, could potentially be significant historical resources under criterion 4 for inclusion on the CRHR and under criterion a for inclusion on the City HRR. RECON recommends a monitoring by a qualified archaeologist during all ground-disturbing activities in the area of HJP-3. If, during grading, subsurface deposits such as privies or trash deposits are uncovered, they will be evaluated for significance at that time.

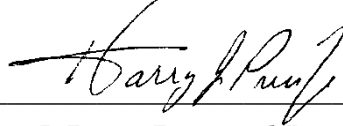
HJP-2, the lithic scatter site in the north-south dirt road approximately 36 meters north of the southern boundary of the project, is not within the proposed development area and would not be impacted by the project. RECON does not propose any additional work on this historical resource at this time.

RDS-4, the historic structure and associated road, are not within the proposed development area and would not be impacted by the project. At the survey level, the site does not appear to be significant under any of the CRHR or City criteria. RECON does not propose and additional work on this historical resource at this time.

This report was prepared in compliance with the CEQA and with policies and procedures of the City. To the best of our knowledge, the statements and information contained in this report are accurate.

8.0 Certification and Project Staff

This report was prepared in compliance with the CEQA (Section 21083.2 of the Statutes and Appendix K of the Guidelines) and with policies and procedures of the City. To the best of our knowledge, the statements and information contained in this report are accurate.



Harry J. Price, Principal Investigator

Resumes for key personnel are on file at the City. The following individuals participated in the field tasks or preparation of this report.

Harry Price	Principal Investigator
Richard Shultz	Field Archaeologist
Tom Sowles	Field Archaeologist
Sean Bohac	GIS Analyst
Stacey Higgins	Senior Production Specialist
Jennifer Gutierrez	Production Specialist

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ATTACHMENTS

ATTACHMENT 1
NAHC Response Letter

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
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January 9, 2018

Carmen Zepeda-Herman
RECON Environmental

Sent by E-mail: czepeda@reconenvironmental.com

RE: Proposed Anne DeBevoise Property (RECON # 8958) Project, Community of Rancho Penasquitos; Poway USGS Quadrangle, San Diego County, California

Dear Ms. Zepeda-Herman:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

Attached is a list of tribes culturally affiliated to the project area. I suggest you contact all of the listed Tribes. If they cannot supply information, they might recommend others with specific knowledge. The list should provide a starting place to locate areas of potential adverse impact within the APE. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact via email: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton, M.A., PhD.
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1/9/2018**

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This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Anne DeBevoise Property Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
1/9/2018**

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CONFIDENTIAL ATTACHMENTS

Are not for public review