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July 10, 2019

SEK-01

Mr. Brent Mitchell
Viri Estates, LLC
420 N. Twin Oaks Valley Road, Suite 1209
San Marcos, CA 92079

Subject: Cultural Resources Survey, Sandpiper Villa Residential Care Facility for the Elderly Project

Dear Mr. Mitchell:

HELIX Environmental Planning, Inc. (HELIX) was contracted to conduct a cultural resources survey for the proposed Sandpiper Villa Residential Care Facility for the Elderly Project (project) located in the City of Oceanside (City). This letter report details the methods and results of the cultural resources study, which included a records search, Sacred Lands File search, Native American outreach, a review of historic maps and aerial photographs, and a field survey. No cultural resources were identified within the project site, but the general area is sensitive for cultural resources, and ground visibility was poor during the field survey. Based on this, monitoring of initial ground-disturbing activities is recommended.

PROJECT DESCRIPTION AND LOCATION

The 2.02-acre project site is located in the City of Oceanside in northwestern San Diego County, south of State Route (SR) 76 and east of Interstate 5 (Figures 1 and 2, *Regional Location* and *Project Vicinity [USGS Topography]*, respectively). The project site is located at the northwest corner of Dixie Street and Grace Street in the Dixie Village neighborhood of Oceanside (Figure 3, *Project Vicinity [Aerial Photograph]*). The project area is in Township 11 South, Range 5 West, Section 24, on the U.S. Geological Survey (USGS) 7.5-minute San Luis Rey quadrangle (Figure 2).

The Sandpiper Villa Residential Care Facility for the Elderly Project proposes to develop a convalescent care facility consisting of up to 81 private rooms in four two-story residential style buildings. Recipients can receive care according to specialized needs, e.g., short-term recovery, long-term care, dementia/memory, diabetes, and/or hospice. The project will add sidewalk, curb-adjacent parkway, trees, and utilities, and provide three new street lights along Grace and Dixie Streets. The site has a current General Plan designation of Single Family Residential (SRD-R) and current zoning of Residential Single Family (RS). The project proposes to amend the General Plan designation to Private Institutional (PI) and proposes to amend the zoning designation to the Public Semipublic (PS) designation that allows for the intended use as a convalescent facility built to Office of Statewide Healthcare Planning and Development standards for skilled nursing licensed facilities.

The project also proposes to improve a vacant portion in the back of the adjacent church parcel with 21 new parking spaces, low impact lighting, and landscaping. The proposed parking annex would provide the project with enough parking to accommodate the peak parking demand during shift changes.

REGULATORY FRAMEWORK

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines (§15064.5) address determining the significance of impacts to archaeological, historic, and tribal cultural resources. Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance (Office of Historic Preservation 1995). Significant resources are designated as “historical resources,” and are defined per Public Resources Code 21084.1 and CEQA Guidelines, California Code of Regulations (CCR) Title 14 Section 15064.5 as follows:

- Resource(s) listed or eligible for listing in the California Register of Historic Resources (CRHR) (14 CCR Section 15064.5[a][1])
- Resource(s) either listed in the National Register of Historic Places (NRHP) or in a “local register of historical resources” unless “the preponderance of evidence demonstrates that it is not historically or culturally significant” (14 CCR Section 15064.5[a][2])
- Resources identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code (14 CCR Section 15065.5[a][2])

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- B. It is associated with the lives of persons important to local, California, or national history;
- C. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; and
- D. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

All resources nominated for listing must have integrity, which is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. A resource must also be judged with reference to the particular criteria under which it is proposed for nomination.

Under 14 CCR Section 15064.5(a)(3), the final category of “historical resources” may be determined at the discretion of the lead agency.

City of Oceanside Regulations

The City's General Plan is currently undergoing an update; the existing General Plan has as one its stated goals, "Encourage the conservation and protection of significant cultural resources for future scientific, historic, and educational purposes."

Chapter 14A of the City's Municipal Code addresses historic preservation. Sec. 14A.2 – Policy and purpose states:

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, perpetuation and use of structures, landscape features, sites and areas within the City of Oceanside having historical, architectural, archeological, cultural or aesthetic significance is required in the interest of the economic prosperity, cultural enrichment and general welfare of the people [City of Oceanside Code of Ordinances, Sec. 14A.2].

Native American Heritage Values

Cultural resources can include Traditional Cultural Properties (TCP), such as gathering areas, landmarks, and ethnographic locations in addition to archaeological districts. "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 (Parker and King 1998). Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ethnographic importance.

In addition to the historical resources described above, per Section 21084.2 of the Public Resources Code, the City must take into account the proposed project's impacts on Tribal Cultural Resources (TCRs), separately defined in Section 21074 of the Public Resources Code. 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. To determine whether the proposed project may have an impact on tribal cultural resources, the City is conducting government-to-government consultation with California Native American tribes that have requested such consultation per Section 21080.3.1 of the Public Resources Code. Results of this consultation will be documented separately by the City as part of the CEQA process.

ENVIRONMENTAL SETTING

The project area is in the coastal plains of northwestern San Diego County, where the climate is characterized as semi-arid, cool (Griner and Pryde 1976:Figure 3.4). Average annual temperatures range from a January low of about 44 degrees Fahrenheit (° F) to a July high of about 75° F, and annual rainfall averages around 10 inches (Griner and Pryde 1976). The project site is located on a high mesa approximately 0.75 mile south of the San Luis Rey River and approximately 0.65 mile north of Loma Alta Creek. The open coast of the Pacific Ocean lies approximately 2 miles to the west.

Elevations within the project area range from approximately 152 feet above mean sea level (AMSL) in the southern portion of the project area to 160 feet in the northern portion. The project site is near the head of a canyon that drains into Loma Alta Creek to the south (Figure 2).

Geologically, the project site is underlain by old paralic deposits, undivided, dating from late to middle Pleistocene. (Kennedy and Tan 2007). One soil type was mapped within the project area: Carlsbad fine sandy loam, 5 to 9 percent slopes (Web Soil Survey 2017). The Carlsbad soil series consists of moderately well drained and well drained gravelly loam sands that are moderately deep over a hardpan and supports chiefly chamise, black sage, sumac, and annual grasses and forbs (Bowman 1973). These plants and others found in the vegetation communities nearby are known to have been used by the Luiseño people for food, medicine, tools, shelter, ceremonial and other uses (Bean and Shippek 1978; Sparkman 1908). Many of the animal species found in these communities would have been used by native populations as well. The proximity to the coast and to the environments of Loma Alta Creek and the San Luis Rey River would have provided access to fish, shellfish, birds, and other resources as well.

CULTURAL ENVIRONMENT

Prehistory

Several summaries discuss the prehistory of San Diego County and provide a background for understanding the archaeology of the general area surrounding the project. Moratto's (1984) review of the archaeology of California contains important discussions of Southern California, including the San Diego region, as does a relatively recent book by Neusius and Gross (2007). Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries of archaeological work and interpretations; another paper (Arnold et al. 2004) discusses advances since the 1980s. The following is a brief discussion of the culture history of the San Diego region.

Carter (1957, 1978, 1980), Minshall (1976) and others (e.g., Childers 1974; Davis 1968, 1973) have long argued for the presence of Pleistocene humans in California, including the San Diego area. The sites identified as "early man" are all controversial. Carter and Minshall are best known for their discoveries at Texas Street and Buchanan Canyon. The material from these sites is generally considered nonartifactual, and the investigative methodology is often questioned (Moratto 1984).

The earliest accepted archaeological manifestation of Native Americans in the San Diego area is the San Dieguito complex, dating to approximately 10,000 years ago (Warren 1967). The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. The San Dieguito complex is chronologically equivalent to other Paleoindian complexes across North America, and sites are sometimes called "Paleoindian" rather than "San Dieguito". San Dieguito material underlies La Jolla complex strata at the C. W. Harris site in San Dieguito Valley (Warren, ed. 1966).

The traditional view of San Diego prehistory has the San Dieguito complex followed by the La Jolla complex at least 7000 years ago, possibly as long as 9000 years ago (Rogers 1966). The La Jolla complex is part of the Encinitas tradition and equates with Wallace's (1955) Millingstone Horizon, also known as Early Archaic or Milling Archaic. The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147). "Crude" cobble tools, especially choppers and scrapers, characterize the La Jolla complex (Moriarty 1966). Basin

metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic.

Warren et al. (1961) proposed that the La Jolla complex developed with the arrival of a desert people on the coast who quickly adapted to their new environment. Moriarty (1966) and Kaldenberg (1976) suggested an in-situ development of the La Jolla people from the San Dieguito. Moriarty later proposed a Pleistocene migration of an ancestral stage of the La Jolla people to the San Diego coast. He suggested this Pre-La Jolla complex is represented at Texas Street, Buchanan Canyon, and the Brown site (Moriarty 1987).

Various authors (see Bull 1987; Gallegos 1987) have proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, with differing site types "explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time" (Gallegos 1987:30). The classic "La Jolla" assemblage is one adapted to life on the coast and appears to continue through time (Robbins-Wade 1986, 1988; Winterrowd and Cárdenas 1987). Inland sites adapted to hunting contain a different tool kit, regardless of temporal period (Cárdenas and Van Wormer 1984).

Other archaeologists argue that an apparent overlap among assemblages identified as "La Jolla," "Pauma," or "San Dieguito" does not preclude the existence of an Early Milling period culture in the San Diego region, separate from an earlier culture (see Cook 1985; Gross and Hildebrand 1998; Warren 1998). One perceived problem is that many site reports in the San Diego region present conclusions based on interpretations of stratigraphic profiles from sites at which stratigraphy cannot validly be used to address chronology or changes through time. The subsurface deposits at numerous sites are the result of such agencies as rodent burrowing, insect activity, and other bioturbative factors (see Bocek 1986; Erlandson 1984; Gross 1992; Johnson 1989).

The Late Prehistoric period is represented by the San Luis Rey complex in the northern portion of San Diego County and the Cuyamaca complex in the southern portion of the county. The San Luis Rey complex represents the Shoshonean predecessors of the ethnohistoric Luiseño people, while the Cuyamaca complex is the archaeological manifestation of the Yuman forebears of the Kumeyaay. The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indian people associated with that mission, while the Kumeyaay people are also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá). Agua Hedionda Creek is often described as the division between the territories of the Luiseño and the Kumeyaay people (Bean and Shipek 1978; Luomala 1978; White 1963).

Historical Background

While Juan Rodriguez Cabrillo visited San Diego briefly in 1542, the beginning of the historic period in the San Diego area is generally given as 1769. It was that year that the Royal Presidio of San Diego was founded on a hill overlooking Mission Valley. The Mission San Diego de Alcalá was constructed in its current location five years later. The Spanish Colonial period lasted until 1821 and was characterized by religious and military institutions bringing Spanish culture to the area and attempting to convert the Native American population to Christianity. Mission San Diego was the first mission founded in Southern California. Mission San Luis Rey, in Oceanside, was founded in 1798. Asistencias (chapels) were established at Pala (1816) and Santa Ysabel (1818).

The Mexican period lasted from 1821, when California became part of Mexico, to 1848, when Mexico ceded California to the United States under the treaty of Guadalupe Hidalgo at the end of the Mexican-American War. Following secularization of the missions in 1834, mission lands were given as large land grants to Mexican citizens as rewards for service to the Mexican government. The society made a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. The Pueblo of San Diego was established during the period, and transportation routes were expanded. Cattle ranching prevailed over agricultural activities.

The American period began in 1848, when California was ceded to the United States. The territory became a state in 1850. Terms of the Treaty of Guadalupe Hidalgo brought about the creation of the Lands Commission in response to the Homestead Act of 1851, which was adopted as a means of validating and settling land ownership claims throughout the state. Few of the large Mexican ranchos remained intact, due to legal costs and the difficulty of producing sufficient evidence to prove title claims. Much of the land that once constituted rancho holdings became available for settlement by immigrants to California. The influx of people to California and to the San Diego region resulted from several factors, including the discovery of gold in the state, the end of the Civil War, the availability of free land through passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. During the late 19th and early 20th centuries, rural areas of San Diego County developed small agricultural communities centered on one-room schoolhouses. Such rural farming communities consisted of individuals and families tied together through geographical boundaries, a common schoolhouse, and a church. Farmers living in small rural communities were instrumental in the development of San Diego County. They fed the growing urban population and provided business for local markets. Rural farm school districts represented the most common type of community in the county from 1870 to 1930. The growth and decline of towns occurred in response to boom and bust cycles in the 1880s.

Ethnography

The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the people associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily, which has also been called Southern California Shoshonean, and is part of the widespread Uto-Aztecan language family (Bean and Shipek 1978; Sparkman 1908; White 1963). Neighboring groups that speak Cupan languages are Cupeño, Cahuilla, and Gabrielino. The people associated with Mission San Juan Capistrano were called Juaneño by the Spanish; they call themselves Acjachemen. The language, culture, and territory of the Luiseño and Juaneño people are so closely related that the two are sometimes considered by ethnographers to be a single ethnic nationality (Bean and Shipek 1978; White 1963); however, the Luiseño and Juaneño people consider themselves to be separate tribes. Cameron (1987:319-321) noted archaeological differences between the two groups.

The territory of the Luiseño people is generally described as extending along the coast from Agua Hedionda Creek on the southwest to Aliso Creek on the northwest. On the north, this boundary extended east beyond Santiago Peak to the eastern side of the Elsinore Fault Valley, continuing southeast to Palomar Mountain, then around the southern slope above the valley of San Jose. The southern boundary follows westerly to Agua Hedionda Creek (Bean and Shipek 1978; White 1963). It must be noted that various researchers use slightly different ethnographic territory boundaries. Traditional stories and songs of the Native people also describe the extent of traditional use areas.

Ethnographic and ethnohistoric studies of the Luiseño include Bean and Shipek (1978), Boscana (1947), Kroeber (1976), Robinson (1947), Shipek (1977), Sparkman (1908), Talley (1982), and White (1963). Archaeological studies addressing the Late Prehistoric San Luis Rey complex include Meighan (1954), McCown (1955), True et al. (1974), and Wallace (1960). Most of the ethnographic studies, as well as the "classic" archaeological studies of the Luiseño, have concentrated on the Pauma Valley and the Palomar Mountain area, although Wallace's (1960) study was an archaeological survey of the Buena Vista Creek watershed.

Native American Perspective

It must be noted that interpretations by archaeologists and linguistic anthropologists may differ from the beliefs of the Luiseño people. The Luiseño creation story indicates that the Luiseño people have always been here, not migrating from elsewhere. The creation story of the Pechanga Band of the Luiseño tells that the world was created at Temecula. "The Káamalam [first people] moved to a place called Nachíivo Pomíisavo, but it was too small so they moved to a place called 'exva Teméeku,' this place you now know as Temeku. Here they settled while everything was still in darkness (DuBois 1908)" (Masiel-Zamora 2013:2).

Project Vicinity

Mission San Luis Rey is located approximately 3.5 miles northeast of the project area. Sparkman (1908) lists *Keish* as the name his Luiseño informants gave for San Luis Rey. Kelsey indicated that the Luiseño name for the village in the area of Mission San Luis was *Tacayme*, "although Pablo Tac recalls that the people called the area *Quechla*, the Indian name for the stone found there" (Kelsey 1990:26). Hudson (1964) noted that *Keish*, *Qee'sh*, and *Quechla* are all orthographic variants of the same village or place name (Franklin and Carrico 1978:19). The rancherias at San Luis Rey became integral parts of the Mission, supplying laborers as well as converts (Carrico 1977; Hewes and Hewes 1958). Kroeber (1976: Plate 57) noted several villages along the San Luis Rey River in addition to *Keish*, including one at the coast (*Wiawio*), two a short distance east of San Luis Rey (*Wiasamai* and *Wahaumai*), and two between this area and Pala (*Kwalam* and *Tomkav*). Kroeber (1976:Plate 57) also shows a village called *Ikaimai* (Carrico 1977 lists is as *Ikalmal*) at San Luis Rey.

When it came time to establish a mission between San Diego and San Juan Capistrano, the site on the San Luis Rey River was chosen, and a mission was established there on June 13, 1798 (Englehardt 1921:8). Father Antonio Peyri was founder of the Mission San Luis Rey and guided its construction. The site selected for the Mission had been a thriving Indian community and continued to be so during the mission period. The Luiseño village of San Luis Rey was tallied as a separate entity in the 1860 census, containing 20 dwellings, with a population of 106 (Swanson 1994).

The Wanis site complex, located on the north side of the San Luis Rey River probably represents the archaeological manifestation of the village of San Luis Rey or *Keish*. This site includes a La Jolla period component, with radiocarbon samples yielding dates between 5310 ± 60 years before present (BP) and 6090 ± 90 BP (Quillen et al. 1984). Late Prehistoric use of the site has also been documented, and the site was occupied into the nineteenth century (see Moratto et al. 1994; Robbins-Wade 2000). Human remains have been found at the Wanis site complex as well. A number of other archaeological sites have been recorded in the San Luis Rey River valley to the north of the project site, many associated with the occupation of Mission San Luis Rey or with the Wanis complex.

Following the Mission and Mexican periods, agricultural use of the valley by homesteaders began in the nineteenth century. Settlers included the Hubberts, Goldbaums, and Crouches (Corum 1991; Swanson 1994).

STUDY METHODS

HELIX conducted a records search at the South Coastal Information Center (SCIC) on September 11, 2017. The records search covered a one-mile radius around the project area and included archaeological and historical resources, locations and citations for previous cultural resources studies, as well as a review of the state Office of Historic Preservation (OHP) historic properties directory. The records search summary and map are included as Confidential Appendix A to this letter report.

HELIX contacted the Native American Heritage Commission (NAHC) on September 14, 2017 to request a search of its Sacred Lands File (SLF) and a list of Native American individuals and organizations that might have knowledge of, or concerns regarding, cultural resources within the project area. Outreach to the recommended tribal contacts provided by the NAHC is currently underway. NAHC and Native American correspondence is included as Confidential Appendix B.

Historic maps and aerial photographs were reviewed to assess the potential for historic structural resources and historic archaeological resources. Maps included the 1901 30-minute USGS San Luis Rey quadrangle and the 1948 7.5-minute USGS San Luis Rey quadrangle; aerial photographs from 1947 through 2012 were reviewed at historicaerials.com (NETR Online 2017).

HELIX archaeologist Kristina Davison and Luiseño Native American monitor Rich Hernandez from Saving Sacred Sites (San Luis Rey Band) surveyed the project area on September 8, 2017. The parcel was surveyed in parallel transects spaced 2 meters apart to ensure maximum coverage, especially given the poor ground visibility across the property; the ground surface was obscured by leaf litter, low grasses, and other low-lying vegetation such as mustard and Russian thistle.

PREVIOUS RESEARCH

SCIC has a record of 52 cultural resources studies conducted within the one-mile radius records search area. One of these studies is shown as covering the project area; however, it was a records search and literature review in conjunction with proposed alignments for SR 76 and did not include any fieldwork. Based on information at SCIC, the project site has not been surveyed for cultural resources in the past.

Eighteen resources have been recorded within the one-mile search radius (see Table 1, *Previously Recorded Resources within One Mile*), as well as numerous historic addresses. None of these resources are within $\frac{1}{4}$ mile, and only three are mapped within $\frac{1}{2}$ mile of the project site. Ten of the 18 resources recorded within a mile of the project area consist mainly of marine shell; in some cases, a moderate to heavy shell scatter or shell midden, in others a few shells or a light density scatter. Two prehistoric sites include ground stone and flaked stone artifacts. Five resources are historic buildings, and one site consists of historic trash and structural remains. The records search maps are included as Confidential Appendix A to this letter report.

Table 1
PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE

Resource Number (P-37-#)	Resource Number (CA-SDI-#)	Description	Recorder, Date
006008	6008	Sparse and scattered midden deposit on a sandbar	Franklin, et al., 1978
006011	6011	Thin and scattered shell deposit	Franklin, 1978
006012	6012	Sparse shell midden, primarily Donax	Franklin, et al., 1978
006882	6882	Moderate to heavy shell scatter and light lithic scatter with dark midden	Pettus, 1979; Laylander, 2003; Hale, 2004
010161	10161	Small surface site with cores, flakes, and one tool	Gallegos, 1985
016260	--	Single-family residence constructed in 1947	Alter, 1997
016261	--	Craftsman style home built in 1926	Alter, 1997
017220	--	Historic home constructed in 1913	Alter, 1999
018810	--	One Chione shell	O'Neill, 2000
018811	--	Fragments of Mytilus shell	O'Neill, 2000
018812	--	Two shell fragments	O'Neill, 2000
019190	15877	Small light density shell scatter	Robbins-Wade and Bignell, 2000
026342	17305	Shell deposit and one shell bead	Cooley, 2004
029336	18767	Hearth and artifacts recovered during monitoring, including hammerstones, manos, metates, biface, cores, and debitage	Giletti et al., 2008
030570	19433	Three historic trash scatters and structural remains, built in 1930s and removed by 1960s	De Barros, 2009
033928	21313	Small shell scatter	Pignuolo, 2014
036018	--	California ranch-style historic housing complex	Van Wormer and Falvey, 2016
036019	--	Historic single-family residence dating to between 1947 and 1953	Van Wormer and Falvey, 2016

RESULTS

No archaeological resources were identified during the field survey, and none have been previously recorded in the immediate vicinity of the project site. Some modern trash and building debris was observed (concrete and asphalt, presumably from demolition of the buildings that had once been present, as addressed below). Ground visibility was poor, with less than 25 percent visible ground

surface. The adjacent small parcel that is proposed to be used for additional parking could not be accessed at the time of the field survey; it was fenced. This area was examined to the extent possible through the fence.

A small complex of concrete foundations was noted in the southern portion of the project site. Some of the foundations have a thin layer of red-colored concrete above the normal, uncolored concrete. Buildings of the same shape and size first appear on the 1948 USGS map and a 1953 aerial photograph of this area; they were not yet present in a 1947 aerial photograph (NETR Online 2017). Additional foundational remnants within this complex were partially obscured by dried grasses. No buildings or structures are shown in the project area or immediate vicinity on the 1901 USGS map. Due to the relatively recent age of the foundations (post-World War II), they do not represent a significant resource. Given the lack of structures within or adjacent to the property in the early part of the twentieth century, the potential for historic archaeological resources is considered low.

The NAHC was contacted for a Sacred Lands File search and list of Native American contacts on September 14, 2017. A response was received on September 15, 2017 with negative results. Outreach letters to the Native American contacts provided by the NAHC is currently underway. As responses are received they will be forwarded to the applicant and the City. Native American correspondence is included as Confidential Appendix B.

IMPACTS AND SIGNIFICANCE

A study was undertaken to identify cultural resources that are present in the proposed Sandpiper Villa Residential Care Facility for the Elderly project area and to determine if the proposed project may adversely affect any resources eligible for the CRHR. No archaeological or historical resources have been identified within the project property; therefore, no impacts to cultural resources are anticipated. As noted above, foundations are present that appear to date to the late 1940s; there are no standing structures, and the foundations are not important resources. The general area is sensitive for Native American resources, and previously unrecorded cultural material was encountered during monitoring at P-37-029336 (CA-SDI-18767), located ½ mile away. The project site is not in an alluvial or colluvial setting, so buried resources are not anticipated, but ground visibility was poor during the field survey, so there is a potential for resources that could not be seen.

RECOMMENDATIONS

No cultural resources have been identified; however, the general vicinity of the project is culturally sensitive, and ground visibility was poor at the time of the survey. Given these factors, a grading monitoring program is recommended, at least during initial ground disturbance. If the archaeologist and the Native American monitor agree after initial grading that the potential for encountering cultural resources is low, the monitoring program would be terminated following authorization by City staff. The monitoring program would include the following elements:

- Prior to issuance of grading permits, a pre-excavation agreement shall be developed among the appropriate Native American Tribe(s), the applicant, and the City, as the lead agency;
- The qualified archaeologist and the Native American representative(s) shall attend the pre-grading meeting with the contractors to explain the requirements of the monitoring program;

- An archaeologist and a Native American monitor shall be on site during initial grading, trenching, and other ground-disturbing activities, including brushing/grubbing, unless otherwise agreed upon by the archaeological Principal Investigator, the Native American representative, and City staff;
- If cultural resources are encountered, both the archaeologist and the Native American monitor shall have the authority to temporarily halt or redirect grading/trenching while the cultural resources are documented and assessed. If significant resources are encountered, appropriate mitigation measures must be developed and implemented;
- If any human remains are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains;
- Recovered artifactual materials shall be cataloged and analyzed;
- A report shall be completed describing the methods and results of the monitoring and data recovery program; and
- Recovered cultural material shall be curated with accompanying catalog to current professional repository standards.

If you have any questions, please contact Mary Robbins-Wade at (619) 462-1515.



Mary Robbins-Wade, RPA
Director of Cultural Resources
Southern California



Dominique Diaz de Leon
Staff Archaeologist

Attachments:

Figure 1: Regional Location
Figure 2: Project Vicinity (USGS Topography)
Figure 3: Project Vicinity (Aerial Photograph)

Confidential Appendices:

A: Records Search Map
B: NAHC and Native American Correspondence

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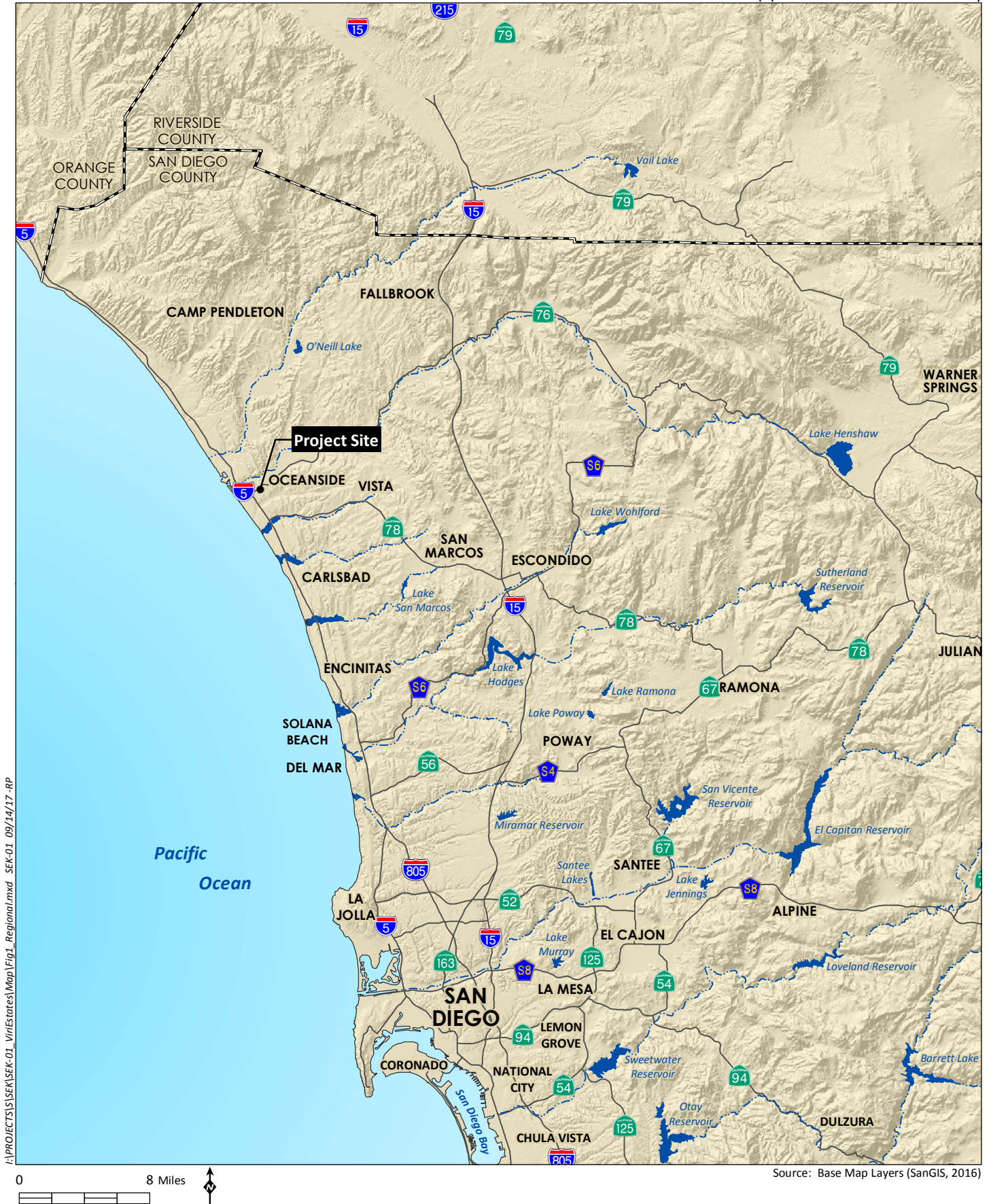
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Regional Location

Figure 1

