The Junipers Project
Environmental Impact Report
SCH No. 2018041032 - Project No. 586670

Appendix I1

Archaeological Resources Report Form
(excludes Confidential Appendices)

February 2020

HELIX Environmental Planning

The Junipers Project

Archaeological Resources Report Form

August 2019

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TABLE OF CONTENTS

LIST OF ATTACHMENTS

CONFIDENTIAL APPENDICES
(Bound Separately)

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I. PROJECT DESCRIPTION

This letter report documents a cultural resources study for the proposed development of The Junipers Project (project). The project is located at 14455 Peñasquitos Drive, on the former Carmel Highland Golf Course. The 112.3-acre project site is located west of Interstate 15 (I-15), north of Carmel Mountain Road, and east of Peñasquitos Drive in the community of Rancho Peñasquitos in the City of San Diego (City) (Figure 1, *Regional Location*). Surrounding uses include single- and multi-family residential to the west and north, and a hotel (Hotel Karlan) immediately to the south. I-15 forms the eastern boundary of the property. A large commercial shopping area is located beyond I-15, east of the site along Carmel Mountain Road. Black Mountain Open Space Park is located farther west of the project site, west of Peñasquitos Drive. The project site is situated within an unsectioned portion of the Pueblo Lands of San Diego, on the U.S. Geological Survey (USGS) 7.5' Poway topographic quadrangle (Figure 2, *USGS Topography*; Attachment C).

The project entails the development of a vacant property to create a residential subdivision with 455 multi-family attached and detached residences, 81 affordable multi-family apartments, a public park, publicly accessible "Social Loop" trails, other open space/parks, and internal streets. As part of the project approval, a Community Plan Amendment is needed to change the designated land use from "Open Space" to "Residential" to be consistent with the existing, underlying residential zoning (RS-1-14) on the site, and the existing, underlying zoning will be changed to RM-1-1 and RM-3-7. The proposed parks will be designated OP-1-1 and open space areas will be designated OR-1-1. An approximately 2.75-mile pedestrian "Social Loop" trail will be developed and maintained around the perimeter of the project.

This report details the methods and results of the cultural resources study for the proposed project, which included a records search, a Sacred Lands File (SLF) search, Native American outreach, a review of historic maps and aerial photographs, an archaeological field survey with a Native American monitor, and archaeological testing to evaluate the significance of a marine shell scatter identified during the survey. It also recommends measures to protect undetected historic resources that may be present on the parcels. A historic built environment study was also conducted for the project (DeBiase 2017), under separate cover.

II. SETTING

REGULATORY SETTING

California Environmental Quality Act

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 those resources that have been found eligible for listing in the California Register of Historical Resources (CRHR).

The California Environmental Quality Act (CEQA), Public Resources Code (PRC) 21084.1 and CEQA Guidelines, California Code of Regulations Title 14 Section 15064.5 defines a "historical resource" as follows:

- Resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1]);

- Resource(s) either listed in the NRHP [National Register of Historic Places] or in a "local register of historical resources" or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code (PRC), unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2]); and,

- Resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3]).

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:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; and/or

4. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a "historical resource" at the discretion of the lead agency.

All resources that are eligible 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. In an archaeological deposit, integrity is assessed with reference to the preservation of material constituents and their culturally and historically meaningful spatial relationships. A resource must also be judged with reference to the particular criteria under which it is proposed for nomination.

California State Assembly Bill 52 (AB 52) revised PRC Section 21074 to include Tribal Cultural Resources as an area of CEQA environmental impact analysis. Further, per new PRC Section 21080.3, a CEQA lead agency must consult with any California Native American tribe that requests consultation and that is traditionally and culturally affiliated with the geographic area of a proposed project to identify resources of cultural or spiritual value to the tribe, even if such resources are already eligible as historical resources as a result of cultural resources studies.

City of San Diego Historical Resources Guidelines

The purpose and intent of the City's Historical Resources Guidelines (HRG), located in the City's Land Development Manual (City of San Diego 2001) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The HRG states that if a project will potentially impact a resource, the resource's significance must be determined, even if it is not listed in or previously considered eligible for the CRHR or a local register (Section II.D.5).

In order to be designated as a City of San Diego historically significant site, one or more of the following criteria must be met:

(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 architectural 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 craftsmanship;

(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 the National Park Service for listing on the NRHP or is listed or has been determined eligible by the California Office of Historic Preservation for listing in the CRHR; or,

(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.

Properties or sites are designated to the City's Register of Designated Historical Resources (City Register) by the City's Historical Resources Board (HRB) at a publicly noticed hearing.

NATURAL ENVIRONMENT

The project area is located in the coastal plain of western San Diego County, where the climate is characterized as semi-arid, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The project is situated within a large tributary of Los Peñasquitos Canyon in the Rancho Peñasquitos neighborhood of the City of San Diego. The elevation of the project area ranges from approximately 600 to 700 feet above mean sea level (AMSL).

Geologically, the immediate project area is composed of undocumented fill, topsoil/colluvium, alluvium, Mission Valley Formation, granitic rock, and Santiago Peak Volcanics. According to Leighton and Associates (2014), the undocumented fill soils include fill placed in association with the development of the golf course and embankments associated with the surrounding developments. Topsoil and colluvial deposits are present with a maximum thickness of 8.5 feet, as identified during a geotechnical study of the project. Alluvial soils were found within the low-lying drainage areas throughout the site and varied in thickness between 4.5 and 8.5 feet. Eocene-age Mission Valley Formation is present throughout the project area and consists of hard claystones and siltstones, and dense sandstones. Cretaceous-age granitic rock underlies the Mission Valley Formation within the southern portion of the project site and consists of completely to highly weathered decomposed granite. Santiago Peak Volcanics dating to the Jurassic period were encountered along the southwestern and northeastern margins of the site.

Prior to historic and modern activities, the native vegetation within the project vicinity consisted of chamise chaparral (*Adenostoma fasciculatum*), coastal sage scrub, and mixed chaparral vegetation communities; however, these communities may have been less extensive than those found in modern undeveloped areas

because of intentional burning and management by native peoples (AECOM 2015a). As a result, the area was likely interspersed with native grasslands (*Stipa, Elymus, Poa, Muhlenbergia*). Major drainages nearby, such as Los Peñasquitos Creek, would have contained extensive stands of riparian community, with plants such as sycamore (*Platanus racemosa*), Fremont cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*), and willow (*Salix* sp.) (Beauchamp 1986; Munz 1974). A close proxy for the natural environment in the project is the nearby 1,554-acre Black Mountain Open Space Park, which is located west of the project area, just beyond an existing residential development.

CULTURAL SETTING

Prehistoric Period

The earliest well-documented sites in the San Diego area belong to the San Dieguito Tradition, dating to over 9,000 years ago (Warren 1967; Warren et al. 1998). The San Dieguito Tradition is thought by most researchers to have an emphasis on big game hunting and coastal resources (Warren 1967). Diagnostic material culture associated with the San Dieguito complex includes scrapers, scraper planes, choppers, large blades, and large projectile points (Rogers 1939; Warren 1967). In the southern coastal region, the traditional view of San Diego prehistory has the San Dieguito Tradition followed by the Archaic Period, dating from circa 8,600 years Before Present (BP) to circa 1,300 BP (Warren et al. 1998).

A large number of archaeological site assemblages dating to this period have been identified at a range of coastal and inland sites. These assemblages, designated as the La Jolla/Pauma complexes, are considered part of Warren's (1968) "Encinitas tradition" and Wallace's (1955) "Early Milling Stone Horizon." The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147), and brings a 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 complex site assemblages. Sites dating to the Archaic Period are numerous along the coast, near-coastal valleys, and around estuaries. In the inland areas of San Diego County, sites associated with the Archaic Period are less common relative to the Late Prehistoric complexes that succeed them (Cooley and Barrie 2004; Laylander and Christenson 1988; Raven-Jennings and Smith 1999; True 1970). The La Jolla complex tool assemblage is dominated by rough cobble tools, especially choppers and scrapers (Moriarty 1966). The La Jolla complex tool assemblage includes manos and metates, terrestrial and marine mammal remains, flexed burials, doughnut stones, discoidals, stone balls, plummets, bifacial points, beads, and bone tools (True 1958, 1980).

While there has been considerable debate about whether San Dieguito and La Jollan patterns might represent the same people using different environments and subsistence techniques, or whether they are separate cultural patterns (e.g., Bull 1983; Ezell 1987; Gallegos 1987; Warren et al. 1998), abrupt shifts in subsistence and new tool technologies occurred at the onset of the Late Prehistoric period (1500 BP to AD 1769). The Late Prehistoric period is characterized by higher population densities and intensification of social, political, and technological systems. 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. Late prehistoric artifactual material known for the region is characterized by Tizon Brown Ware pottery, various cobble-based tools (e.g., scrapers, choppers, and hammerstones), arrow shaft straighteners, pendants, manos and metates, and mortars and pestles. The arrow point assemblage is dominated by the Desert Side-notched series, but the Cottonwood series and the Dos Cabazas Serrated type also occur. Subsistence is thought to have been focused on the utilization of acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish

were also secondary resources, except immediately adjacent to the coast where they assumed primary importance (Bean and Shipek 1978; Luomala 1978; Sparkman 1908). The settlement system is characterized by seasonal villages where people used a central-based collecting subsistence strategy.

Based on ethnographic data, including the areas defined for the Hokan-based Yuman-speaking peoples at the time of contact, it is now generally accepted that the Cuyamaca complex is associated with the Kumeyaay people, 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 (Takic Shoshonean-speaking peoples) and the Kumeyaay people (Bean and Shipek 1978; Luomala 1978), although various archaeologists and ethnographers use slightly different boundaries.

Ethnohistoric Period

The project area is located within the traditional territory of the Kumeyaay people. At the time of Spanish contact, Yuman-speaking Kumeyaay bands occupied southern San Diego and southwestern Imperial counties, and northern Baja California. The Kumeyaay lived in semi-sedentary, politically autonomous villages or rancherias. Most rancherias were the seat of a clan, although it is thought that, aboriginally, some clans had more than one rancheria and some rancherias contained more than one clan, often depending on the season of the year (Luomala 1978). Several sources indicate that large Kumeyaay villages or rancherias were located in river valleys and along the shoreline of coastal estuaries (Bean and Shipek 1978; Brackett 1951; Hoover et al. 1966; Kroeber 1925).

Historic Period

Spanish Period (1769–1821)

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. During the mid-eighteenth century, Spain had escalated its involvement in California from exploration to colonization (Weber 1992), and it was that year that the Royal Presidio of San Diego was founded on a hill overlooking the San Diego River. There were three types of settlements in Spanish Alta California: presidial, mission, and civic. San Diego was the first of these and was the presidial type; that is, it was administered by the military based at the presidio (Rolle 1998). Initially, both a mission and a military presidio were located on Presidio Hill overlooking the San Diego River. A small pueblo, now known as Old Town San Diego, developed below the presidio. The Mission San Diego de Alcalá was constructed in its current location five years later.

The economy of Alta California during the Spanish period was based on cattle ranching at the missions and a few Spanish land grant ranchos. A minor amount of agriculture and commerce took place in and around San Diego.

Mexican Period (1821–1848)

Mexico, including Alta California, gained its independence from Spain in 1821, but Spanish culture and influence remained as the missions continued to operate as they had in the past; laws governing the distribution of land were also retained for a period of time.

Following secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals. In 1823, the first Mexican land grant in California, the Rancho de Peñasquitos, was granted to Francisco de Maria Ruiz. In 1825, Ruiz built a small adobe on the property that was expanded

in 1862 by George Alonzo Johnson; the house remains the oldest private standing structure in San Diego County. The main highway between San Diego and Yuma passed right by Rancho Peñasquitos and was designated as San Diego's first County Highway and as a segment of the first Transcontinental Mail Route (Friends of Los Peñasquitos Canyon Preserve 2018).

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. With numerous new ranchos, cattle ranching expanded and prevailed over agricultural activities. These ranches put new pressures on California's native populations, as grants were made for inland areas still occupied by the Kumeyaay, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2008; Farris 1994).

American Period (1848–Present)

The Mexican period ended when Mexico ceded California to the United States after the Mexican-American War (1846–1848), which concluded with the signing of the Treaty of Guadalupe Hidalgo. The terms of the Treaty 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. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors including the discovery of gold in the state in 1848, 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. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions, and greatly increased the rate of population decline among Native American communities.

At the beginning of the American Period, Old Town San Diego remained the center of civic life in the region; however, the San Diego River was prone to major floods, and in the 1870s, downtown San Diego, then known as Horton's Addition, become the urban center (AECOM 2015b).

The 1880s saw "boom and bust" cycles that brought thousands of people to San Diego County. By the end of the decade, many had left, although some remained to form the foundations of small communities based on dry farming, orchards, dairies, and livestock ranching. During the late-nineteenth and early-twentieth 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. In 1910, Charles H. Mohnike paid more than $100,000 for the rancho and associated grazing areas. He and his family used the ranch as a summer home until 1912, when a fire wiped out many of the buildings on the property (Friends of Los Peñasquitos Canyon Preserve 2018). The 1920s saw the use of nearby Black Mountain for the mining of arsenic, which was used as pesticide for boll weevils, and gold. By 1927 the mine fell into disuse and was abandoned. In 1921, two cattlemen purchased the ranch, stocking it with cattle and using the former ranch house as quarters for cowhands and family.

The influence of military development, beginning in 1916 and 1917 (during World War I), moved much of the population away from the ranching and agricultural lifestyles, and the need to fight a two-ocean war during World War II resulted in substantial development in infrastructure and industry to support the military and accommodate soldiers, sailors, and defense industry workers.

By 1962, the ranch was spread over 14,000 acres and was purchased by San Diego real estate developer Irving Kahn, who planned to develop the property as a golf course and fairway homes, providing housing for up to 150,000 San Diegans. Kahn was responsible for developing major subdivisions in Clairemont, University City, Chula Vista, and La Mesa, as well. Kahn was persuaded by the City and County to sell Rancho Peñasquitos and in 1974, the County obtained the Rancho Peñasquitos Ranch House and began restoration (Friends of Los Peñasquitos Canyon Preserve 2018).

III. AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) for this project includes three existing parcels: 313-011-06-00, 313-011-07-00, and 313-011-10-00, with a total acreage of 112.3 acres.

IV. STUDY METHODS

Archival Research

HELIX archaeologist Bonnie Bruce conducted a records search at the South Coastal Information Center (SCIC) on August 29, 2016 for the proposed project area and a one-mile radius surrounding it. The records search included the identification of previously recorded cultural resources, locations and citations for previous cultural resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory. A review of resources listed in the National Register of Historic Places (NRHP), CRHR, California Historical Landmarks (CHL), California Points of Historic Interest, and the City of San Diego Historical Landmarks Designations was also conducted. The records search maps can be found in Confidential Appendix A, bound separately.

Historical maps and aerial photographs were reviewed to assess the potential for historical structural resources and historical archaeological resources, including the 1903 and 1930 15' La Jolla USGS topographic maps, the 1942 (1:31,680) Poway Valley USGS topographic map, the 1952 7.5 Poway Valley USGS topographic map, the 1967 and 1975 Poway 7.5 USGS topographic maps, and aerial photos from 1953, 1964, 1966, 1967, and 1968 (NETR Online 2018). The golf course first appears on the 1966 aerial photo; grading of the property is evident on the 1964 aerial photo.

Native American Contact Program

HELIX contacted the Native American Heritage Commission (NAHC) on February 26, 2018 to request a search of the SLF. NAHC provided a response on February 27, 2018 stating that a review of the SLF did not produce any results; thus, no TCRs or areas of Native American heritage significance have been documented within the project. As a result of the correspondence received from the NAHC, Tribal contacts were sent letters requesting more information regarding TCRs that may be impacted by project development. HELIX placed follow-up phone calls to those contacts on March 27, 2018; the results of this informal consultation are summarized in the Results section of the report and included as Confidential Appendix B, bound separately.

Field Survey

The project APE was surveyed by HELIX archaeologist Catherine A. Wright and Native American monitor, Justin Linton of Red Tail Monitoring and Research (Kumeyaay), on February 28, 2018. While the ground surface is predominately obscured by the golf course green and surrounding roads, trails, and landscaping, portions of the project where the ground surface is visible were subjected to purposive survey to identify

the presence of archaeological remains. One area with marine shell on the ground surface was identified during the survey and was then subjected to archaeological testing to determine if it meets the criteria for listing on the City Register or the CRHR.

Site Testing

Archaeological testing of the shell scatter through a series of shovel test pits (STPs) was completed by HELIX archaeologists Kristina Davison and Andres Berdeja on March 07, 2018. Native American monitoring was performed by Bobby Joe Curo of Red Tail Monitoring and Research. Six STPs measuring 50 centimeters (cm) by 30 cm were excavated at 10-cm levels until two levels of sterile soil were encountered or until it was no longer possible to excavate based upon the size of the STPs.

V. RESULTS OF STUDY

ARCHIVAL RESEARCH

SCIC has a record of two cultural resource studies previously conducted within the one-mile search area that cover the project location (Confidential Appendix A, bound separately). *The Cultural Resources of Peñasquitos East* (Norwood 1978) was prepared for Peñasquitos, Incorporated, in 1978 and involved a 695-acre survey; the study identified 36 archaeological sites. The *Draft Environmental Impact Report for Expansion of the Wastewater Treatment Facility* was prepared by James M. Montgomery Consulting Engineers for the City of Escondido in 1980.

A total of 17 cultural resources (15 sites and two isolates) have been recorded within the one-mile search radius (Table 1 and Confidential Appendix A, bound separately), none of which are situated within the project APE itself.

Table 1. Sites Situated within a One-Mile Radius of Project

Primary Number	Trinomial	Recorder and Year	Site Type
P-37-006068	CA-SDI-6068	Thesken (1978)	Lithic scatter
P-37-006069	CA-SDI-6069	Thesken (1978)	Bedrock milling with lithic scatter
P-37-006070	CA-SDI-6070	Thesken (1978)	Bedrock milling
P-37-006075	CA-SDI-6075	Thesken (1978)	Lithic scatter
P-37-006078	CA-SDI-6078	Thesken (1978)	Lithic scatter
P-37-006079	CA-SDI-6079	Thesken (1978)	Lithic scatter
P-37-006080	CA-SDI-6080	Thesken (1978)	Lithic scatter
P-37-006081	CA-SDI-6081	Thesken (1978)	Lithic scatter
P-37-006086	CA-SDI-6086	Thesken (1978)	Lithic scatter with artifacts and bedrock milling
P-37-006087	CA-SDI-6087	Thesken (1978)	Lithic scatter
P-37-006839	CA-SDI-6839	Corum, Vasquez, McManus (1977)	Lithic scatter
P-37-010547	CA-SDI-10547	Cardenas and Winterrowd (1985)	Lithic scatter
P-37-010548	CA-SDI-10548	Cardenas and Winterrowd (1985)	Lithic scatter

Primary Number	Trinomial	Recorder and Year	Site Type
P-37-011473	CA-SDI-11473	Gross, Robbins-Wade, and Smith (1989)	Lithic scatter
P-37-028087	CA-SDI-18275	Moslak (2005)	Rock cairn with survey monument
P-37-014849	NA	Cardenas and Winterrowd (1985)	Two flakes
P-37-015001	NA	Hanna (1990)	One flake and two core fragments

The previously recorded sites situated within a one-mile radius of the project comprise 11 lithic scatters, three sites that include bedrock milling and lithics, and one rock cairn with a survey monument that likely denotes a boundary of Black Mountain Open Space Park. No date is included on the survey marker but Moslak (2005) mentioned that the level of lichen growth and plant material around the marker suggested it was more than 45 years old.

On the 1928 aerial photo, the project and the area surrounding it are shown as being undeveloped, with no roads or structures shown in the vicinity. However, the aerial photo does demonstrate that the project is situated within the canyon bottom and surrounded by fairly steep slopes on the north, east and west sides. The previously recorded sites identified by the records search are located on top of the mesas and ridges surrounding the project. As a result, there is the potential that portions of the sites situated on the ridges and mesa tops have eroded downslope and accumulated within the alluvial soils in the canyon bottom.

NATIVE AMERICAN CONTACT PROGRAM

The NAHC responded to the SLF search request on February 26, 2018. Letters were sent to Tribal contacts listed by NAHC as potentially having additional information about the study area on March 15, 2018. Telephone calls were placed to each contact on March 26, 2018 to further solicit Tribal information about the project; the results of those phone calls are summarized in Confidential Appendix B (bound separately). The NAHC correspondence contains confidential information that was specified to not be included in public documents. The NAHC correspondence and the results of direct outreach to Tribal contacts can be found in Confidential Appendix B.

Three responses have been obtained resulting from HELIX's consultation efforts. We consulted with Clint Linton of the Iipay Nation of Santa Ysabel, who provided a Native American monitor during the survey. After the survey, HELIX contacted Mr. Linton to discuss the shell scatter identified and the methods to be used during testing. Mr. Linton provided a Native American monitor to observe the testing effort. Once testing was completed, HELIX consulted with him further to ensure the proposed recommendations for monitoring were acceptable; Mr. Linton agreed with the strategies proposed. Jamul Indian Village responded that they defer to Mr. Linton. Finally, HELIX received a letter from the Viejas Band of Kumeyaay Indians (Viejas) stating that the project may contain many sacred sites to the Kumeyaay. The letter further requests such sites be avoided "with adequate buffer zones." Viejas also requested compliance with NEPA/CEQA/NAGPRA and that they be contacted with any project changes or inadvertent discoveries.

FIELD SURVEY

On February 27, 2018, HELIX archaeologist Catherine A. Wright and Justin Linton, Native American monitor from Red Tail Monitoring and Research, surveyed the project. This involved walking the course and looking at areas with ground exposure to determine if cultural material is present. The pedestrian survey resulted in the identification of a moderately dense shell scatter located in the northwest portion of the project. The scatter measures approximately 60 meters by 10 meters and is made of up intertidal shell species including *chione*, *ostrea*, and *argopecten*, all of which are known to have been preferred foodstuffs for the prehistoric inhabitants of the region. The scatter is situated within an area previously disturbed by development of the golf course and adjacent housing. Shell was noted at the surface in areas that have been disturbed by bioturbation, assumed to be pocket gopher activity. A riprap-lined drainage feature forms the southern boundary of the site and a chain-link fence appears to form the western boundary (as no additional shell was observed outside of the fence line).

Surveyors spent time looking at the spoils from a geotechnical boring conducted adjacent to the scatter to try to determine if the shell is cultural, if marine sediments were imported to the property to use as fill, or if there is a buried cultural deposit being bioturbated and brought to the surface by burrowing animals. No additional shell or artifacts were identified in these locations.

The remainder of the project is situated within the area developed in the 1960s that includes the green, fairway, teeing ground, the rough and other hazards, and associated landscaping and trails. The ground surface is approximately 95 percent obscured by the golf course.

Photos of the study area are provided in Attachment D.

As previously noted, a historic built environment assessment was conducted for the project, addressing a structure that is over 45 years old (DeBiase 2017). A second structure was found not to be at least 45 years old; it was not specifically addressed in the historic evaluation, due to its recent age.

ARCHAEOLOGICAL TESTING

An archaeological testing program was carried out on the shell scatter identified during HELIX's survey. Six STPs were placed along a linear axis through the middle of the area and excavated in 10-cm levels. The shell was noted during the survey as mostly concentrated in soil brought to the surface by animal burrowing. Testing identified heavily disturbed soils populated by construction materials (concrete, asphalt, etc.) and failed to identify any intact subsurface cultural deposits. Table 2 summarizes the results of the testing program and includes information on the location and depth of each STP excavated and the results of the excavation itself. While shell was found in a disturbed context in all STPs, no artifacts were recovered.

Table 2. STP Locations, Depths, and Results

STP Number	Location (UTMs) - N/E	Depth	Recovery
1	492078 mE/3650110 mN	45 cm below surface (cmbs)	Marine shell in a disturbed soil context
2	492077 mE/3650120 mN	30 cmbs	Marine shell in a disturbed soil context
3	492083 mE/3650130 mN	30 cmbs	Marine shell in a disturbed soil context
4	492083 mE/3650130 mN	30 cmbs	Marine shell in a disturbed soil context
5	492078 mE/3650120 mN	40 cmbs	Marine shell in a disturbed soil context

EVALUATION

While no intact cultural remains were identified during testing, it is unknown if the shell identified on the property is a result of marine sediments being used as fill when the golf course was constructed or if the shell is cultural in nature. In addition, with the presence of numerous sites documented upslope from the project, there is the likelihood for unanticipated buried archaeological deposits to be uncovered during grading.

VI. RECOMMENDATIONS

Based upon the results of the records search, which identified numerous prehistoric resources located on the bluffs and mesas surrounding the project, and the fact that the property is in an alluvial setting in proximity to those sites, the project is considered sensitive for cultural resources.

One shell scatter was identified in the APE during HELIX's survey; it appears that it could be either a buried cultural deposit being brought to the surface by animal burrowing activity or the remnants of fill sourced from marine sediments imported to the site when the golf course was constructed. As the marine shell recovered through the excavations was intermixed with disturbed soils, no intact cultural deposits were identified. However, a number of previously recorded sites are located on the surrounding hilltops, and the potential exists for intact cultural deposits to be present below fill placed on the property during the development of the golf course.

Therefore, based on the results of the survey and testing, it cannot be stated that no historical resources will be affected by the proposed project. While the surface geology is clearly highly disturbed, the native ground surface has been buried below considerable fill, and soils present below the fill may remain intact. As illustrated in the photographs in Attachment D, the project site has been graded in the past to level out the area to construct the golf course. However, because of the presence of known sites in the immediate area and the tendency for infilling by alluvium in the project area, it is recommended that an archaeologist and a Native American monitor observe initial grading activities along the edges of the property where native soils occur closer to the surface. During the removal of fill, spot checking by monitors should be completed to check for buried features or artifact deposits. The need for the full-time monitoring of soils in the canyon bottom will be based upon observations of the soil stratigraphy observed during spot checking.

Although there is no evidence to suggest the presence of human remains, in the unlikely event that human remains are encountered during ground-disturbing activities, all work shall cease, and the county coroner shall be contacted, per the California PRC. Should the remains be identified as Native American, the NAHC shall be contacted within 48 hours to provide a most-likely descendant to determine appropriate actions.

VII. SOURCES CONSULTED: DATE:

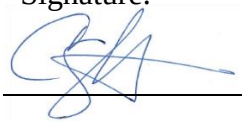
National Register of Historic Places	Month and Year: August 2016
California Register of Historical Resources Register	Month and Year: August 2016
Archaeological/Historical Site Records: South Coastal Information Center	Month and Year: August 2016

Other Sources Consulted:

- California Historical Landmarks (January 2018)

VIII. CERTIFICATION

Preparer: Mary Robbins-Wade, M.A., RPA	Title: Cultural Resources Group Manager Cultural Resources Specialist
Signature: 	Date: 03/28/2018; revised 05/23/2019

Preparer: Catherine A. Wright	Title: Cultural Resources Specialist
Signature: 	Date: 03/27/2018; revised 05/23/2019

IX. ATTACHMENTS

A National Archaeological Database (NADB) Sheet
B Bibliography
C Maps/Figures
- Regional Location
- USGS Topography
- Aerial Photograph
- Site Plan

D Photographs of Study Area

X. CONFIDENTIAL APPENDICES (Bound separately)

A Records Search Result Maps
B NAHC and Native American Correspondence

Attachment A

National Archaeological Database (NADB) Sheet

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

Authors:	Mary Robbins-Wade and Catherine A. Wright
Consulting Firm:	HELIX Environmental Planning, Inc., 7578 El Cajon Blvd., La Mesa, CA 91942, (619) 462-1515
Report Date:	April 2018; revised May 2019
Report Title:	Cultural Resources Study, The Junipers Project, San Diego, California
Submitted to:	City of San Diego, Development Services, 1222 First Avenue San Diego, CA 92101
Prepared for:	Carmel Land, LLC, 16465 Via Esprillo, Suite 150 San Diego, CA 92127
Contract number:	HELIX Project No. NDG-01
USGS quadrangles:	Poway (7.5' series)
Acreage:	Approximately 112.3 acres
Keywords:	Archaeological study; City of San Diego; Carmel Valley; marine shell scatter

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Attachment B

Bibliography

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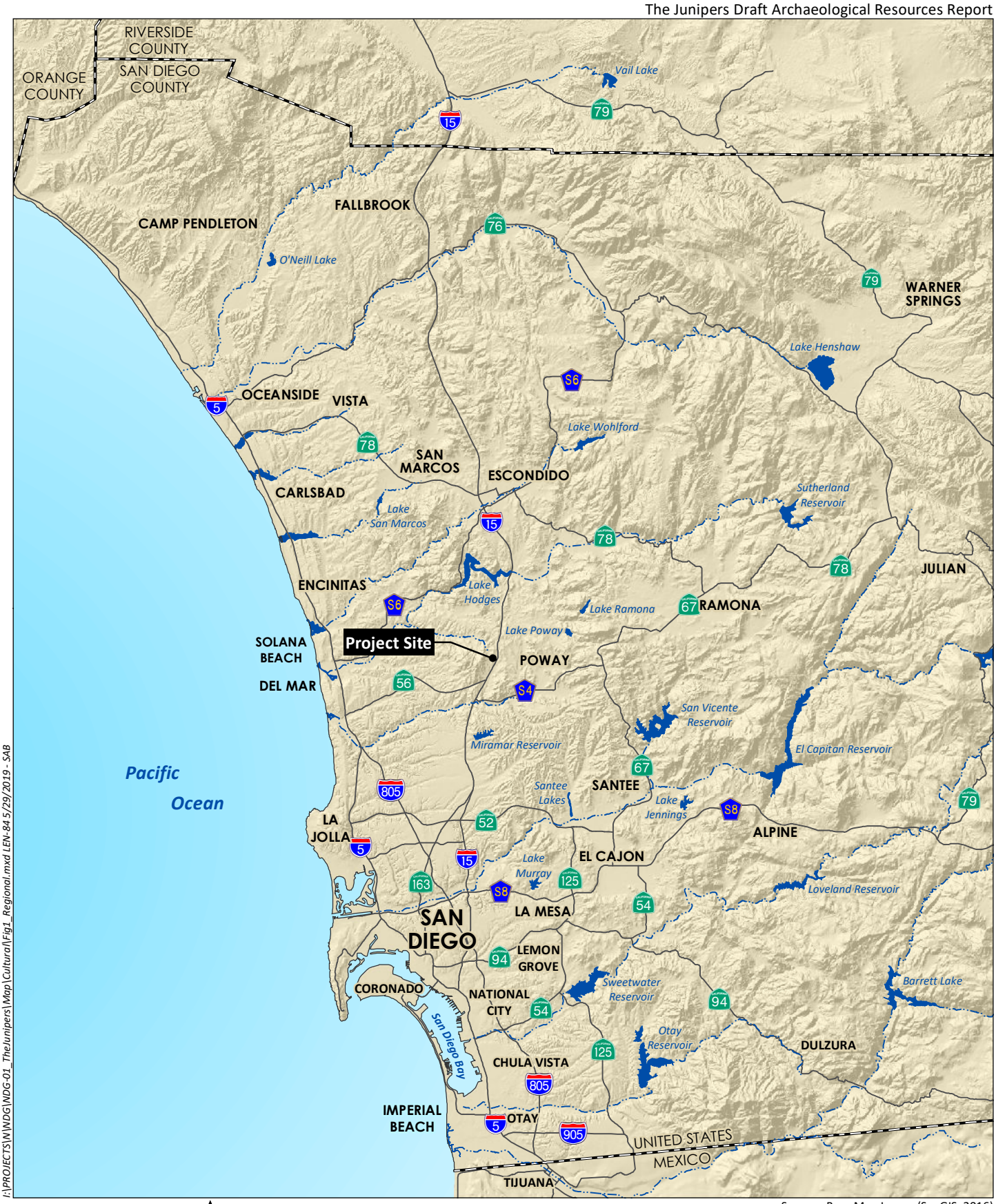
Attachment C

Maps/Figures



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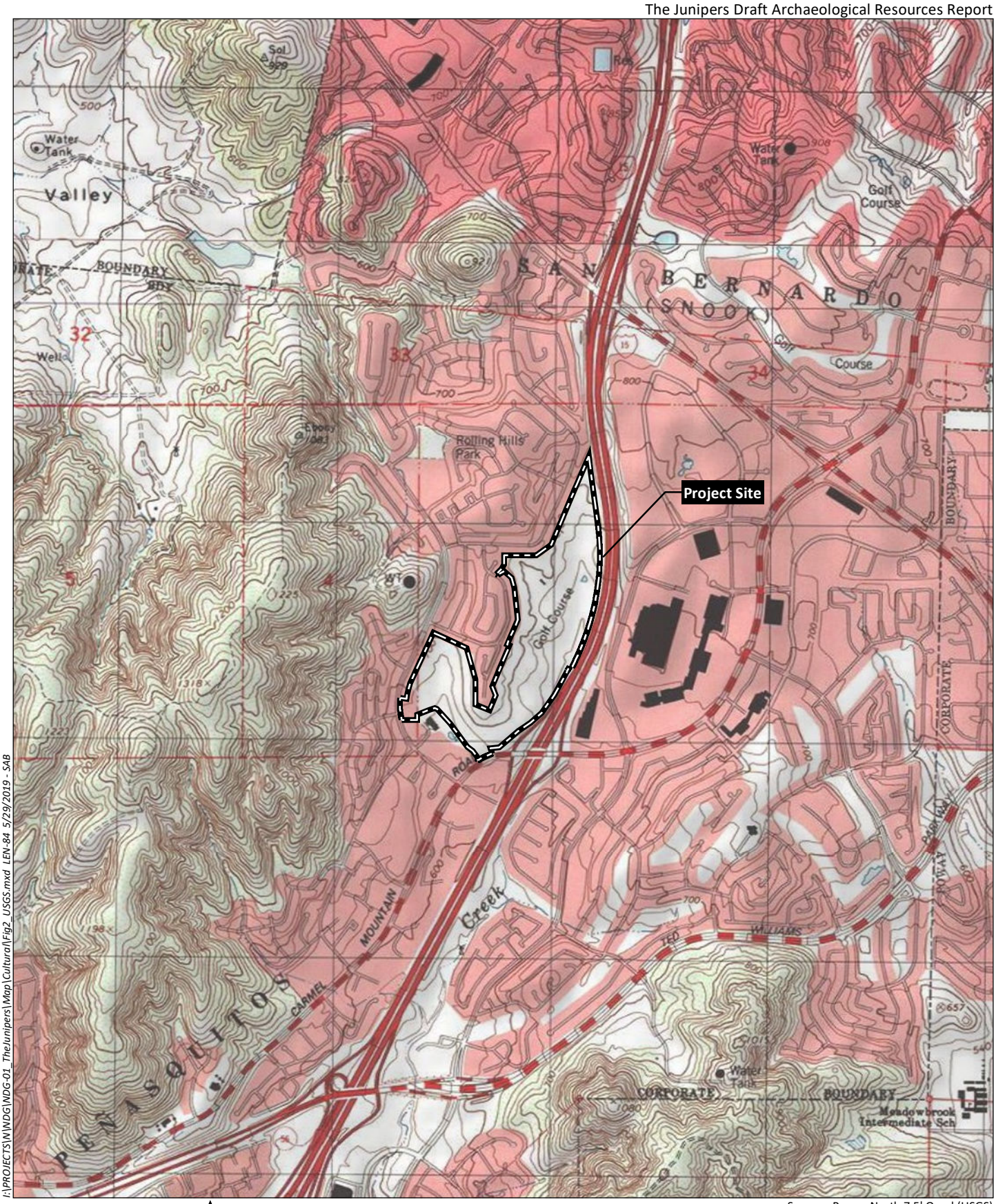
Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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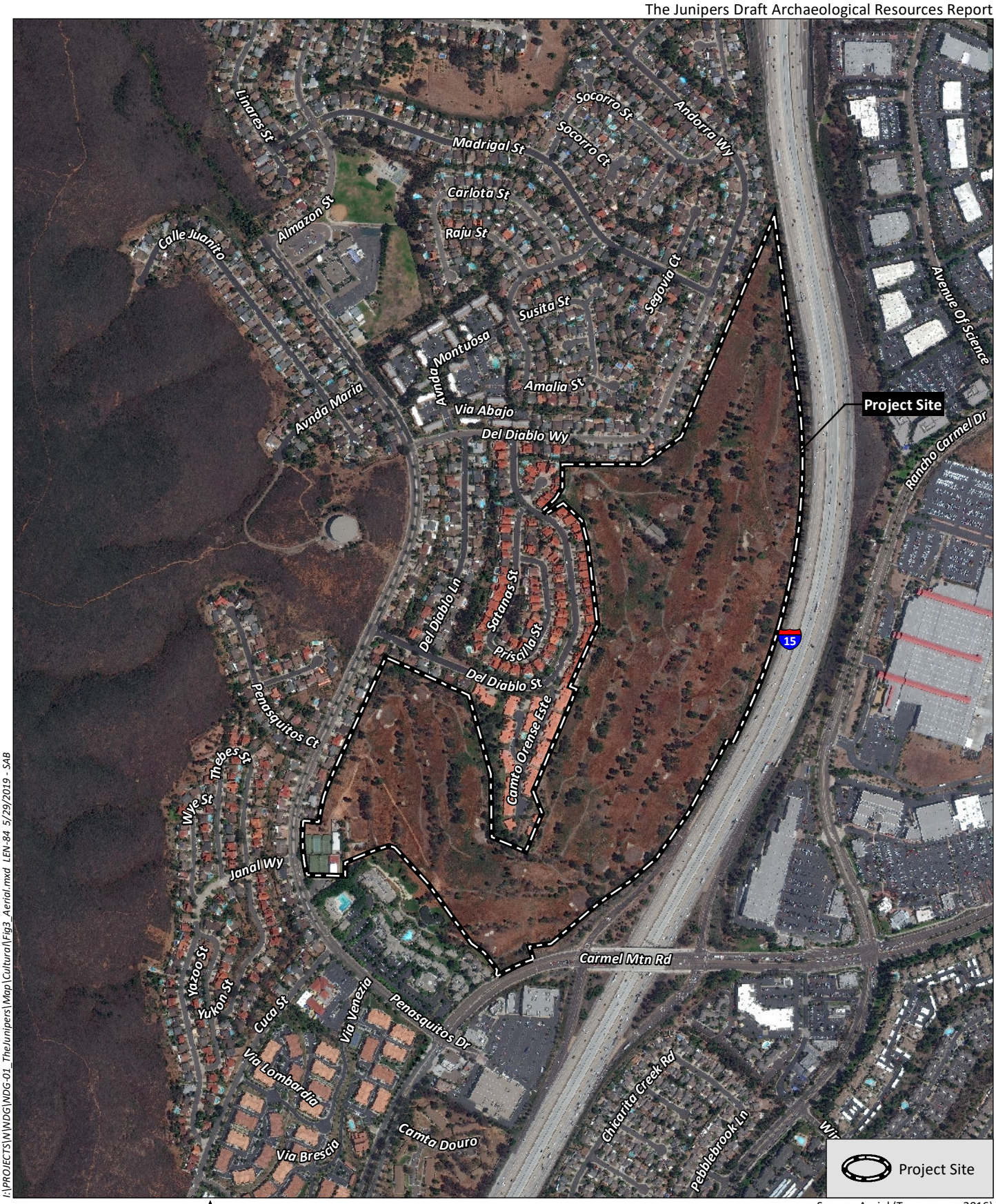
Source: Poway North 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 2



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Source: Aerial (Terraserver, 2016)

HELIX Environmental Planning

Aerial Photograph

Figure 3

SITE PLAN
THE JUNIPERS
CITY OF SAN DIEGO, CALIFORNIA

DESCRIPTION	UNIT COUNT	% OF SITE
SINGLE DETACHED - 1 ①	36	27%
SINGLE DETACHED - 2 ①	32	24%
SINGLE DETACHED - 3 ①	32	24%
SINGLE DETACHED - 4 ①	33	25%
SUB-TOTAL	133	-
DUPLEX - 1	46	34%
DUPLEX - 2	45	33%
DUPLEX - 3	45	33%
SUB-TOTAL	136	-
6-PLEX - P1	62	32%
6-PLEX - P2	31	17%
6-PLEX - P2X	31	17%
6-PLEX - P3	31	17%
6-PLEX - P3X	31	17%
SUB-TOTAL	186	-
FOR SALE SUB-TOTAL	455	-
AFFORDABLE UNITS	81	-
TOTAL	536	-

① SINGLE FAMILY TYPE IS DETACHED CONDOMINIUM UNITS, NO FEE SIMPLE LOTS ARE CURRENTLY PROPOSED

I:\PROJECTS\N\NDG\NDG-01_TheJunipers\Map\Cultural\Fig4_SitePlan.indd LEN-84 8/21/2019 - SAB

Source: Hunsaker & Associates 8/2019

Attachment D

Photographs of Study Area

PHOTOGRAPHS OF STUDY AREA

Photo 1. Project overview from central portion of golf course looking northeast

Photo 2. Project overview from center of golf course looking east-northeast

Photo 3. Project overview from center of golf course looking east

Photo 4. Overview of shell scatter area in northern portion of project area, view towards west

Photo 5. Overview of shell scatter, view towards north

Photo 6. STP 1, plan view showing buried concrete slab protruding from southern sidewall and asphalt in eastern sidewall

Photo 7. STP 1, view towards west, showing buried concrete slab protruding from southern sidewall and asphalt in eastern sidewall

Photo 8. STP 2, plan view

Photo 9. STP 2, view towards north

Photo 10. STP 3, plan view

Photo 11, STP 3, plan view

Photo 12, STP 4, view towards west

Photo 13, STP 4, plan view

Photo 13, STP 5, view towards west

Photo 14, STP 5, view towards west