



August 28, 2018

Curt Stephenson Sunroad Enterprises 4445 Eastgate Mall Road, Suite 400 San Diego, California 92121 CStephenson@SunroadEnterprises.com

Re: Cultural Resources Study for Sunroad Plaza Project, California

Dear Mr. Stephenson,

This report presents the results of an archaeological investigation conducted by ASM Affiliates, Inc. (ASM) for the recently proposed Sunroad Plaza Project (Project). The purpose of the archaeological investigation was to determine the presence or absence of cultural resources within the Project's area of potential effects (APE), as described below. This study was completed in compliance with the California Environmental Quality Act and the City of Vista.

#### PROJECT DESCRIPTION AND LOCATION

The Sunroad Plaza Project proposes the construction of approximately 4 acres for a shopping plaza. The Project is located in the city of Vista, San Diego County, California (Figure 1). The Project is shown on the USGS 7.5' San Marcos quadrangle map within Township 11S, Range 4W, Section 24 (Figure 2).

The Project APE is located southeast of the corner of Vista Village Drive and Highway 78. The APE has never been built but was roughly graded when Hwy 78 was constructed. Based on historic aerial photographs and topographic maps, it appears that the property had been developed for residential purposes by 1946. These structures had been later removed by 1997. It should be noted that the grading disturbed the APE in its entirety.

#### **METHODS**

A records search request of the archives at the South Coastal Information Center (SCIC), San Diego State University, of the California Historical Resources Information System (CHRIS), was submitted by ASM on June 14, 2018 for the Project APE and the results were received on August 15, 2018 (Appendix A). The record search area encompasses the Project area and a search radius of 1 mile (mi.) around it. The California Register of Historical Resources and the National Register of Historic Places were also examined to identify any additional resources within 1 mi. of the Project area.

On August 15, 2018, a letter was sent to the California Native American Heritage Commission (NAHC) to request a search of the Sacred Lands File and a list of Native American contacts who may have knowledge of areas of cultural concern, such as traditional cultural places, sacred sites, archaeological sites, or cultural landscapes that may exist within the Project APE or within 1 mi. of the proposed Project area. On August 27, 2018, ASM received a reply from the NAHC that indicated a search of the Sacred Lands File for the

Project APE and the 1-mi. radius surrounding it was negative for areas of cultural concern. A list of Native American tribal contacts was also provided (Appendix B).

The Sunroad Plaza Project APE was surveyed by ASM Associate Archaeologist Joel Lennen and Native American Monitor Jon Chavez of Saving Sacred Sites on July 17, 2018. The Project area was surveyed along transects spaced at 5-meter (m) intervals. All accessible portions of the Project APE were inspected for the presence of cultural material. There were no structures or any other obstacles to impede the ability to access the entire APE. The Project area was a vacant lot that has been roughly graded during the construction of Hwy 78.

#### **RECORDS SEARCH RESULTS**

The results of the records search are summarized below (Tables 1-3). The detailed results are also available in confidential Appendix A, bound separately from this document. CHRIS records identified 53 previous reports that addressed areas within a 1-mi. radius of the Project area. Of these reports, only five reports intersect the Project area (Table 2). CHRIS records also indicate the presence of 28 previously recorded cultural resources within a 1-mi. radius of the Project area (Table 3). None of these intersect the APE. Additionally, 15 unique historical addresses were also identified as occurring within the 1-mi. radius.

SCIC Record TypeMapped within 1 Mi. of APEIntersects with APEPrevious Reports535Historical Addresses150Cultural Resources280

Table 1. Summary of Record Search Results

Table 2. Summary of Previous Reports that Intersect the Project APE

IC File No.	NADB No.	Authors	Year	Title	Affiliation
SD-03075	1123075	Carrico, Richard, Andrew Pigniolo, Brian Glenn, and Kathleen Crawford	1995	Historic Property Survey Report for the State Route 78 Corridor Enhancement Project, II-SD-78, P.M. 5.3-9.8, 965100, City of Vista, California	Ogden Environmental and Energy Services Co.
SD-04110	1124110	Whitehouse, John	1990	A Cultural Resource Survey of the Melrose and Hacienda Commercial Center, City of Vista, California	RECON
SDI-07274	1127274	Carrico, Richard	1995	Historic Property Survey Report for the State Route 78 Corridor Enhancement Project, 11-SD-78, P.M. 5.3-9.8, 965100 City of Vista, California	Ogden Environmental and Energy Services Co.
SDI-11228	1131228	Marben-Laird Associates	1987	Historic Resource Survey, a Project of the City of Vista, California	Marben-Laird Associates
SD-11524	1131524	Rosenberg, Seth A., Adriane Dorrler, and Brian F. Smith	2007	A Cultural Resources Evaluation for the Vista and Buena Sanitation District 2007 Sewer Master Plan Update	Brian F. Smith and Associates

Table 3. Summary of Cultural Resources within 1 Mi. of APE

Primary No. (P-37-)	Trinomial No. (CA-SDI-)	Recorder, Year	Site Attributes	Proximity to APE (m)
638	638	Wallace 1958, Ezell 1972, Hedges 1977	AP2. Lithic scatter, AP3. Ceramic scatter, AP4. Bedrock milling feature, AP6. Pictographs	1,584
640	640	Wallace 1958	AP2. Lithic scatter	1,497
641	641	Wallace 1958	AP2. Lithic scatter, AP15. Habitation debris	1,343
642	642	Wallace 1958	AP4. Bedrock milling feature	1,129
643	643	Wallace 1958	AP2. Lithic scatter, AP15. Habitation debris	1,155
644	644	Wallace 1958, Serr and Hoffman 2009, 2011	AP2. Lithic scatter	728
645	645	Wallace 1959	AP15. Habitation debris	1,408
646	646	Wallace 1958	AP2. Lithic scatter, AP15. Habitation debris, AP16. Shell scatter	. 544
15574	14323	James, Bark, and Cooley (Ogden) 1996, Gallegos 2007	AH2. Foundations/structure pads	1,225
15575	14324	James, Bark, and Cooley (Ogden) 1996, Gallegos 2007	AH2. Foundations/structure pads	964
25151		Marvin (LSA) 2003	HP2. Single family property, HP4. Ancillary building	1,234
25152		Marvin (LSA) 2003	HP2. Single family property	1,007
25153		Marvin (LSA) 2003	HP2. Single family property, HP6. Commercial building	721
25154		Marvin (LSA) 2003	HP2. Single family property, HP6. Commercial building	673
28764		Marben-Laird Associates 1987	HP6. Commercial building	1078
28766		Marben-Laird Associates 1987	HP6. Commercial building	990
28770		Marben-Laird Associates 1987	HP2. Single family property	822
28772		Marben-Laird Associates 1987	HP10. Theater	1,169
28773		Marben-Laird Associates 1987	HP13. Community center/social hall	807
28775		Marben-Laird Associates 1987	HP6. Commercial building	1,136
28776		Marben-Laird Associates 1987	HP17. Railroad depot	1,177
28777		Marben-Laird Associates 1987	HP.39 Park	1,587
28778		Marben-Laird Associates 1987	HP6. Commercial building	1,129
36153		Castells (ASM) 2015	HP4. Ancillary building	1,401
36435		Davison, Falvey, and Diaz de Leon (Helix) 2017	AH4. Trash scatter	677

Primary No. (P-37-)	Trinomial No. (CA-SDI-)	Recorder, Year	Site Attributes	Proximity to APE (m)
36621	22123	Garrison and Ellis (Brian Smith Assoc.) 2017	AH4. Trash scatter	559
36622		Garrison and Ellis (Brian Smith Assoc.) 2017	HP2. Single family property	528
36623		Garrison and Ellis (Brian Smith Assoc.) 2017	HP2. Single family property	489

### **Summary of Reports Intersecting the Project APE**

Five previously conducted cultural resource studies intersect the Project APE. Two previous studies encompass the entire project APE (Marben-Laird Associates 1987; Rosenberg et al. 2007). The Project APE is currently a graded dirt lot, indicating that the entire area has been disturbed. However, subsurface cultural resource deposits might be preserved below the previous grade or along the edges of the Project APE where soil may not have been as impacted.

### Summary of Sites Occurring within One-Mi. of the Project APE

Of the 28 previously recorded cultural resources within the 1-mi. search radius of the Project APE, eight are prehistoric sites, four are historic-period sites, and 16 are historic buildings. The closest recorded site to the Project APE is 544 m to the east. Fifteen historic addresses occur within the 1-mi. search radius. None of the previously recorded cultural resources or historic addresses intersect the proposed Project APE.

#### ARCHAEOLOGICAL SURVEY RESULTS

As mentioned previously, the Sunroad Plaza Project APE was surveyed by ASM Associate Archaeologist Joel Lennen and Native American Monitor Jon Chavez, of Saving Sacred Sites, on July 17, 2018. The intensive visual inspection of the Project APE provided no evidence for the presence of cultural resources in those areas. The entire Project APE is a vacant dirt lot that has been graded. There was high visibility (95 percent) and a moderate scatter of modern refuse. All accessible areas of exposed soil were visually examined. Many of the accessible portions of exposed soil appear to consist primarily of graded and/or fill soils.

While most of the Project APE was previously disturbed by the construction of Hwy 78, it is possible that intact subsurface cultural deposits are still present beneath the level of previous disturbance within the APE.

#### **CONCLUSIONS AND RECOMMENDATIONS**

No cultural resources were identified during the archaeological survey for the Sunroad Plaza APE and the records search from the SCIC and the NAHC have informed ASM that there are no previously recorded cultural resources within the proposed project APE. However, construction monitoring by a qualified archaeologist and a Native American monitor is recommended for ground-disturbing activities during the project construction phase to confirm the depth of previous disturbance within the APE and to monitor grading of any native soils that may be disturbed during construction grading. This recommendation is based on the presence of archaeological sites within the vicinity of the Project area, specifically SDI-644 and SDI-646 located within .75 km of the APE. Once a sufficient depth is reached that precludes finding cultural resources (typically depths where paleontological resources may be present, or approximately 1.5 m below the surface), ASM recommends a cessation to cultural monitoring.

Mr. Curt Stephenson July 17, 2018 Page 5 of 13

If you have any questions or comments regarding the information provided in this report, please do not hesitate to contact me.

Sincerely,

James T. Daniels, Jr., M.A., RPA

#### Attachments:

Figure 1. Project vicinity map.

Figure 2. USGS 1:24,000 scale quadrangle map showing the Project location.

Figure 3. Map of Project location on aerial imagery.

Figure 4. Overview (facing west) of the Sunroad Plaza Project area.

Appendix A (Confidential)—SCIC Records Search Results

Appendix B—NAHC Sacred Lands File Search and Tribal Contacts

#### References

#### Marben-Laird Associates

1987 Historic Resource Survey, a Project of the City of Vista California. Los Gatos, California.

Rosenberg, Seth A., Adriane Dorrler, and Brian F. Smith

2007 A Cultural Resources Evaluation for the Vista and Buena Sanitation District 2007 Sewer Master Plan Update. Brian F. Smith and Associates, Poway, California.

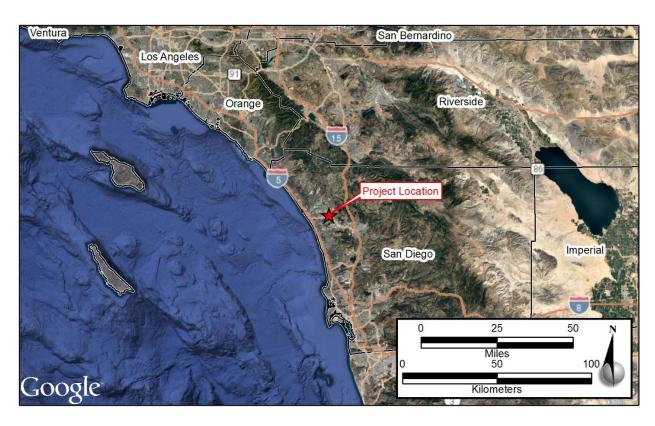


Figure 1. Project vicinity map.

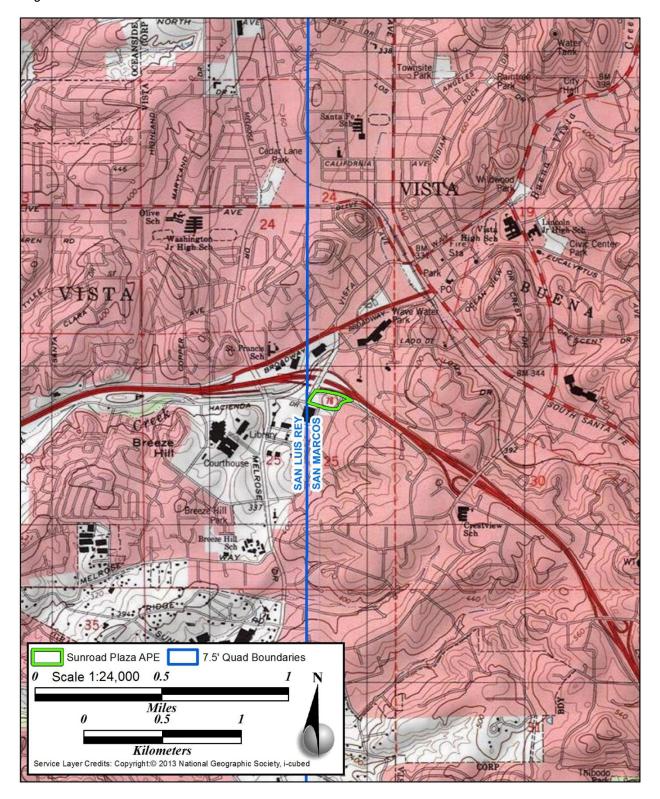


Figure 2. USGS 1:24,000 scale quadrangle map showing the Project location.

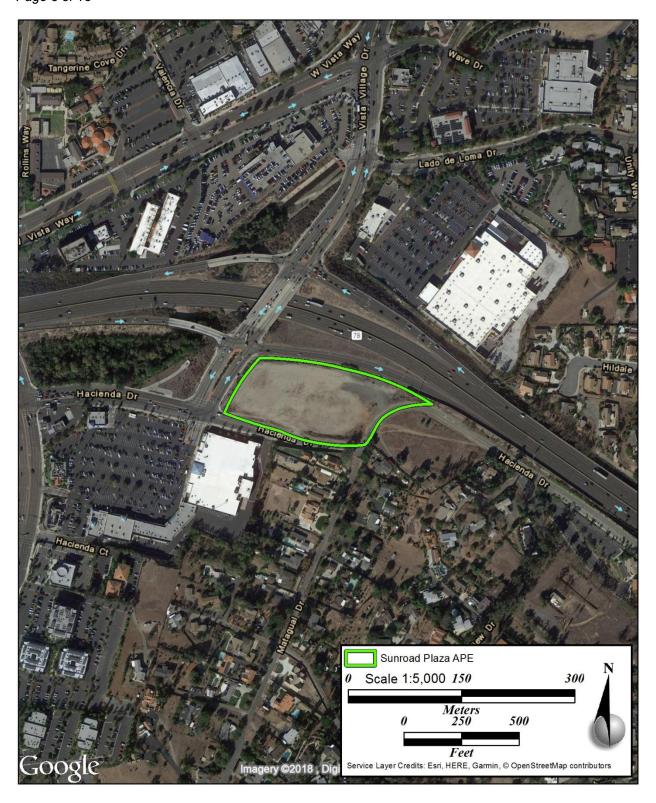


Figure 3. Map of Project location on aerial imagery.



Figure 4. Overview (facing west) of the Sunroad Plaza Project area.

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South Coastal Information Center San Diego State University 5500 Campanile Drive San Diego, CA 92182-5320 Office: (619) 594-5682 www.scic.org

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

**Company:** ASM Affiliates, Inc.

Company Representative: Mark Becker

Date Processed: 7/29/2018

**Project Identification:** Sunroad Plaza

Search Radius: 1 mile

Historical Resources: YES

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

### **Previous Survey Report Boundaries:**

YES

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

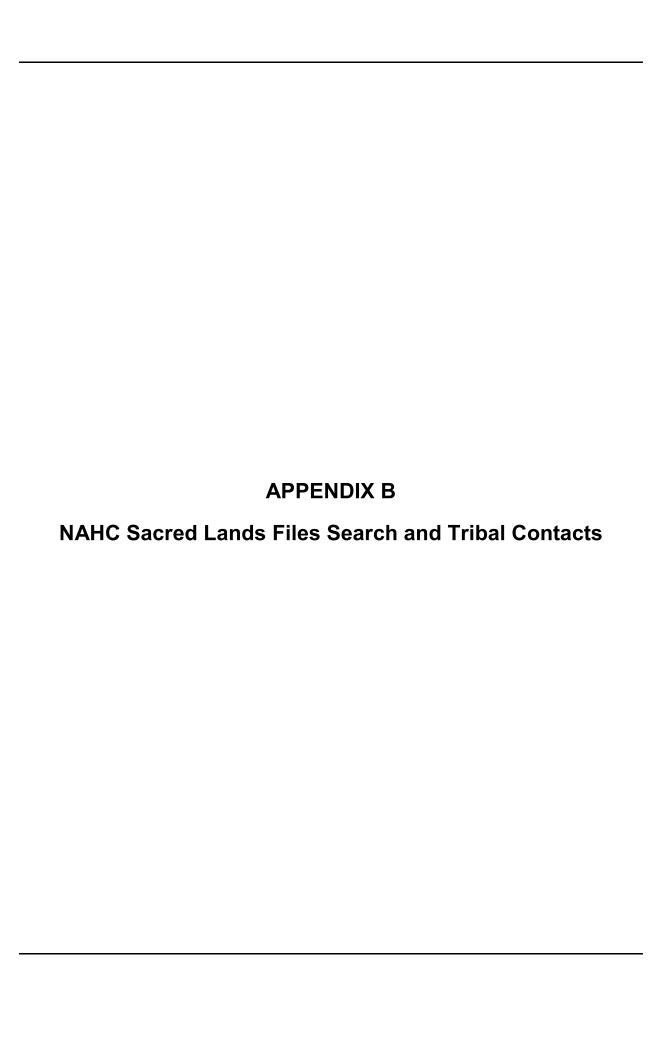
Historic Addresses: YES

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: YES

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements		
RSID:	2492	
RUSH:	no	
Hours:	1	
Spatial Features:	81	
Address-Mapped Shapes:	yes	
Digital Database Records:	35	
Quads:	2	
Aerial Photos:	0	
PDFs:	Yes	
PDF Pages:	94	



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August 15, 2018

California Native American Heritage Commission 1550 Harbor Blvd., Room 100 West Sacramento, CA 95691

Re: Cultural Resources Inventory for the Sunroad Plaza Project located in Vista, California

To Whom It May Concern,

ASM Affiliates, Inc. (ASM) is conducting a cultural resource inventory of a 4.8-acres for the Sunroad Plaza Project located at 460 Hacienda Drive in the City of Vista, San Diego County, California. It is the southeast corner Vista Village Drive and Hwy 78. APN 164-231-01, 164-213-02,164-231-03, 164-231-04. The project seeks to develop a shopping center and restaurants. This study is being undertaken in accordance with the California Environmental Quality ACT (CEQA) and the City of Vista (City). ASM has conducted a records search with the South Coastal Information Center and has conducted a pedestrian survey of the proposed project area. No cultural resources were identified within the project area during the records search or the pedestrian survey. I am writing to request a search of the Sacred Lands Files and to inquire if you have registered any cultural resources, traditional cultural properties, or areas of heritage sensitivity within this proposed project area.

We would like to request a listing of the appropriate individuals that may have additional information or concerns associated with this project to submit to the City of Vista. Please submit your response to me via e-mail at jdaniels@asmaffiliates.com.

Sincerely,

James T. Daniels, Jr. MA, RPA

Senior Archaeologist

Attachment: Map of project parcel

Sacred Lands File & Native American Contacts List Request

**Your Requested Information:** 

County – San Diego USGS Quad – San Marcos Townships – 11 South Ranges – 4 West

Sections – 24

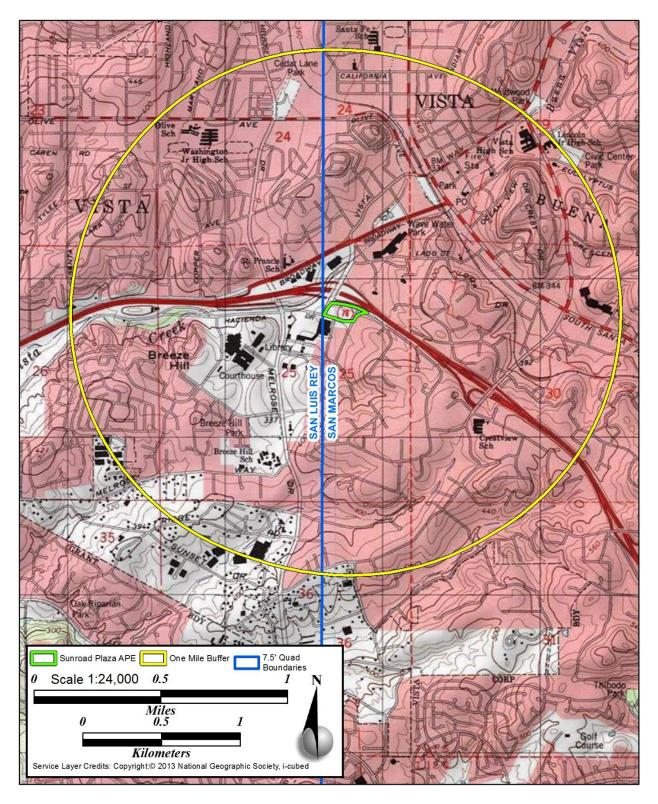


Figure 1. Location map of project area and 1-mile radius buffer.

# **Sacred Lands File & Native American Contacts List Request**

## **Native American Heritage Commission**

1550 Harbor Blvd, Suite 100 West Sacramento, CA 95691 916-373-3710 916-373-5471 – Fax nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Sunroad Plaza			
County: San Diego			
USGS Quadrangle Name: San Marcos			
Township: 11S Range: 4W Section(s): 24	<u>.                                    </u>		
Company/Firm/Agency: ASM Affiliates, Inc.			
Street Address: 2034 Corte del Nogal			
City: Carlsbad	<sub>Zip:</sub> 92011		
Phone: 760-208-0583			
Fax: 760-804-5757			
Email: jdaniels@asmaffiliates.com			

# **Project Description:**

The Sunroad Plaza Project proposes the construction of approximately four acres for a shopping plaza.

#### NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department 1550 Harbor Blvd., ROOM 100 West SACRAMENTO, CA 95691 (916) 373-3710 Fax (916) 373-5471



August 23, 2018

James Daniels

ASM Affilaites, Inc.

Sent by Email: jdaniels@asmaffiliates.com

Re: Sunroad Plaza, San Diego County

Dear Mr. Daniels,

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not preclude the presence of cultural resources in any project area. Other sources for cultural resources should also be contacted for information regarding known and/or recorded sites.

Enclosed is a list of Native Americans tribes who may have knowledge of cultural resources in the project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission 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 tribes, 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 me at 916-573-1033 or frank.lienert@nahc.ca.gov.

Sincerely,

Frank Lienert

Associate Governmental Program Analyst

## Native American Heritage Commission Native American Contacts August 23, 2018

Ewijaapaayp Band of Kumeyaay Indians Viejas Band of Kumeyaay Indians Robert Pinto Sr., Chairperson Robert J. Welch, Jr., Chairperson 4054 Willows Road Diegueno/Kumeyaay 1 Vieias Grade Road Diegueno/Kumeyaay Alpine → CA 91901 Alpine - CA 91901 ihagen@vieias-nsn.gov (619) 445-6315 (619) 445-3810 (619) 445-9126 Fax (619) 445-5337 Fax La Posta Band of Diegueño Mission Indians Campo Band of Diegueño Mission Indians Gwendolyn Parada, Chairperson Ralph Goff, Chairperson 8 Crestwood Road Diegueno/Kumevaav 36190 Church Road, Suite 1 Diegueno/Kumeyaay , CA 91905 Boulevard Campo , CA 91906 LP13boots@aol.com rgoff@campo-nsn.gov (619) 478-2113 (619) 478-9046 (619) 478-2125 Fax (619) 478-5818 Fax Manzanita Band of Kumevaav Nation Jamul Indian Village Angela Elliott-Santos, Chairperson Erica Pinto, Chairperson P.O. Box 1302 Diegueno/Kumeyaay P.O. Box 612 Diegueno/Kumevaav , CA 91905 Boulevard Jamul · CA 91935 (619) 766-4930 (619) 669-4785 (619) 766-4957 Fax (619) 669-4817 San Pasqual Band of Diegueño Mission Indians Los Covotes Band of Cahuilla and Cupeno Indians Allen E. Lawson, Chairperson Shane Chapparosa, Chairman P.O. Box 365 P.O. Box 189 Dieaueno Cahuilla Valley Center . CA 92082 Warner Springs , CA 92086-01 allenl@sanpasqualtribe.org Chapparosa@msn.com (760) 749-3200 (760) 782-0711 (760) 749-3876 Fax (760) 782-0712 Fax Sycuan Band of the Kumeyaay Nation Mesa Grande Band of Diegueño Mission Indians Cody J. Martinez, Chairperson Virgil Ovos. Chairperson 1 Kwaavpaav Court Diegueno/Kumeyaay P.O Box 270 Diegueno , CA 92019 El Caion Santa Ysabel . CA 92070 ssilva@svcuan-nsn.gov mesagrandeband@msn.com

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

(760) 782-3818

(760) 782-9092 Fax

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 Resource Scote.

This list is only applicable for contacting local Native American Tribes with regard to cultural resources assessments for the proposed Sunroad Plaza, San Diego County

(619) 445-2613

(619) 445-1927 Fax

## Native American Heritage Commission **Native American Contacts** August 23, 2018

Pala Band of Mission Indians Shasta Gaughen, PhD, THPO PMB 50. 35008 Pala Temecula Rd. Luiseno Pala , CA 92059 Cupeno sgaughen@palatribe.com (760) 891-3515 (760) 742-3189 Fax

Rincon Band of Luiseño Indians Bo Mazzetti. Chairperson 1 West Tribal Road Luiseno Valley Center . CA 92082 bomazzetti@aol.com (760) 749-1051 (760) 749-5144

Temet Aquilar, Chairperson P.O. Box 369 Luiseno Pauma Vallev , CA 92061 (760) 742-1289, Ext. 303

Pauma Band of Luiseno Indians

San Luis Rev Band of Mission Indians Tribal Council 1889 Sunset Drive Luiseno , CA 92081 Vista. cimojado@slrmissionindians.org (760) 724-8505

(760) 742-3422 Fax

(760) 747-8568 Fax

(949) 488-3294 Fax

Kwaavmii Laguna Band of Mission Indians Carmen Lucas P.O. Box 775 Diegueno-Kwaaymii Pine Vallev , CA 91962 Kumevaav (619) 709-4207

Agua Caliente Band of Cahuilla Indians Jeff Grubbe, Chairperson 5401 Dinah Shore Drive Cahuilla Palm Springs - CA 92264 (760) 699-6800

(760) 724-2172 Fax

(760) 699-6919 Fax

Inaia-Cosmit Band of Indians Rebecca Osuna, Chairman 2005 S. Escondido Blvd. Diegueno Escondido - CA 92025 (760) 737-7628

Pechanga Band of Luiseño Indians Mark Macarro, Chairman P.O. Box 1477 Luiseno - CA 92593 Temecula epreston@pechanga-nsn.gov (951) 770-6000 (951) 695-1778 Fax

Juaneno Band of Mission Indians Acjachemen Nation Teresa Romero, Chairwoman 31411-A La Matanza Street Juaneno San Juan Capistrano . CA 92675 tromero@iuaneno.com (949) 488-3484 (530) 354.5876 Call

La Jolla Band of Luiseno Indians Thomas Rodriguez. Chairperson 22000 Highway 76 Luiseno Pauma Valley . CA 92061 (760) 742-3771 (760) 742-3779 Fax

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This list is only applicable for contacting local Native American Tribes with regard to cultural resources assessments for the proposed Sunroad Plaza, San Diego County

## **Native American Heritage Commission Native American Contacts** August 23, 2018

**Kumevaay Cultural Repatriation Committee** Clint Linton, Director of Cultural Resources

P.O. Box 507

Diegueno/Kumevaav 4054 Willows Road

Diegueno/Kumevaav

Santa Ysabel , CA 92070

cilinton73@aol.com

(760) 803-5694

Diegueno

Alpine

- CA 91901

Ewijaapaavp Band of Kumevaav Indians

Michael Garcia, Vice Chairperson

michaela@leaningrock.net

(619) 445-6315

(619) 445-9126 Fax

Agua Caliente Band of Cahuilla Indians Patricia Garcia-Plotkin, Director, THPO 5401 Dinah Shore Drive Cahuilla

Palm Springs - CA 92264 ACBCI-THPO@aguacaliente.net

(760) 699-6907 (760) 567-3761 Cell (760) 699-6924 Fax

Barona Band of Mission Indians Edwin Romero Chairperson

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, CA 92040

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Lakeside

(619) 443-0681

Soboba Band of Luiseno Indians

Joseph Ontiveros, Cultural Resource Department

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(951) 654-4198 Fax

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lipay Nation of Santa Ysabel Virgil Perez. Chairperson

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- CA 92059

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