



*An Employee-Owned Company*

September 17, 2018

Mr. Michael Grant  
Development Contractor, Inc.  
8510 Railroad Avenue  
Santee, CA 92071

Reference: Results of the Archaeological Survey for the Lantern Crest Ridge II Project, Santee, California  
(RECON Number 9103)

Dear Mr. Grant:

This letter summarizes the background, methods, and results of the cultural resources survey for the Lantern Crest Ridge II Project (project), located in the eastern end of the city of Santee, California (Figure 1). The project parcel is located just east of State Route 67 and northeast of the eastern terminus of Prospect Avenue, at the base of a small hill.

The project would result in the development of a three-story, 46-unit housing facility and two duplex complexes, resulting in a total of 50 residential units on a 2.74-acre site. The project would require a General Plan Amendment (GPA 2016-1) and zone reclassification to change the City of Santee zoning land use designation from R-1A (Low Density Residential) to R-7 (Medium Density Residential). The proposed main building would be three stories and the units would range in size from 638.5 to 766 square feet. The common areas within each floor would range in size from 4,463 to 5,747 square feet. The duplex units would be 2,681 square feet each. Other required project approvals include a Development Review Permit (DR 2016-04) and Tentative Map (TM 2016-03). The project includes an on-site access road, cul-de-sac, and 19 parking spaces (14 standard spaces; 1 Americans with Disabilities Act-compliant [ADA] space; 4 garage spaces). Other project features include on-site storm drain improvements, connections to public utility lines and the existing storm drain system along Sunset Trail, and construction of on-site sewer and water lines. In addition, the project would also include 2,150-square-foot biofiltration area in the southeastern corner of the property which would connect to the proposed on-site storm drain system and empty into the existing storm drain system located along Sunset Trail.

The project parcel is in an unsectioned portion of the El Cajon Rancho land grant, on the U.S. Geological Survey (USGS) 7.5-minute topographic map, El Cajon quadrangle, Township 15 South, Range 1 West (Figure 2).

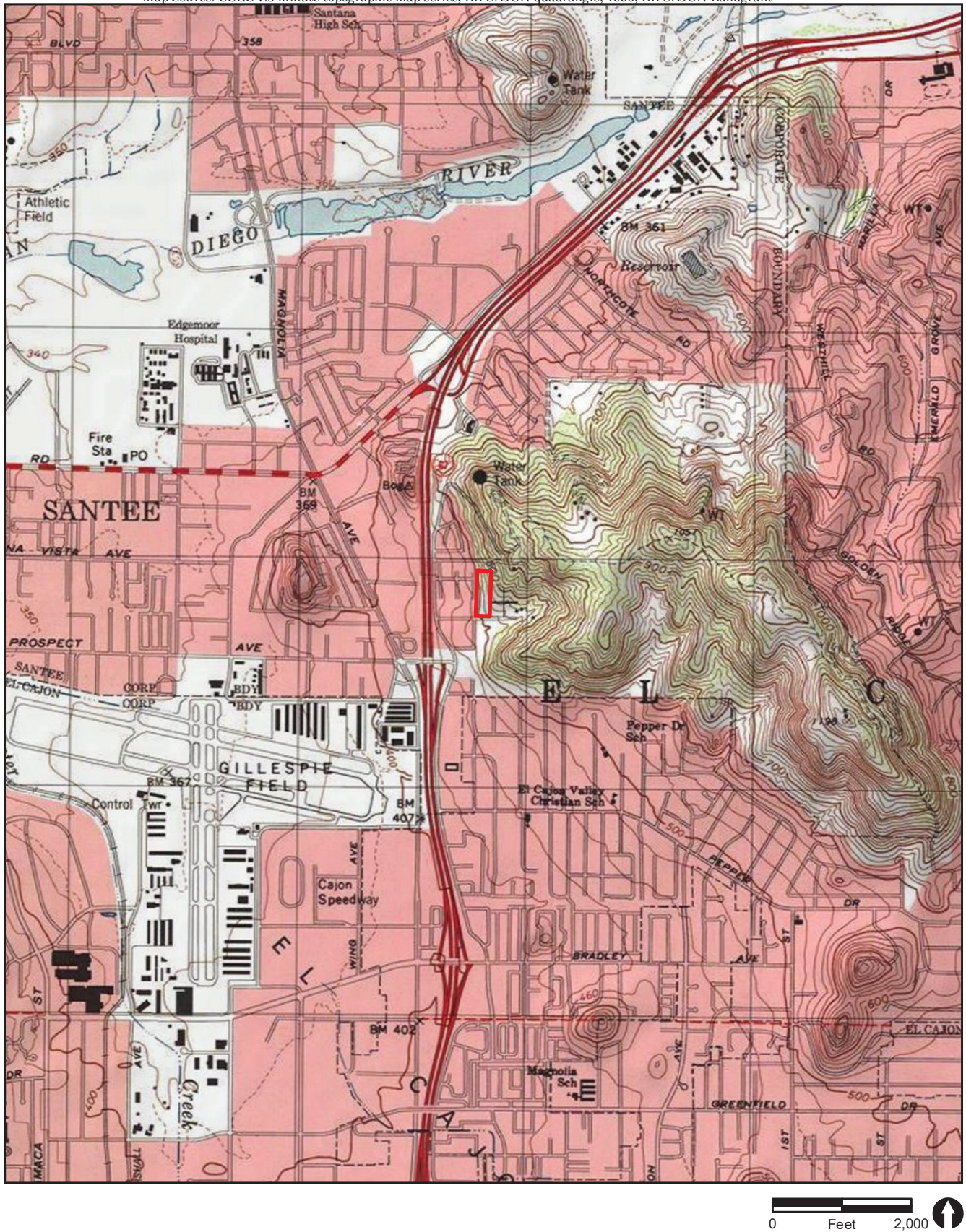
### **Surrounding Land Uses and Setting**

The project parcel is located at the northeastern edge of the El Cajon Valley, at the base of the north to south trending Rattlesnake Mountain, which rises to a height of 1,198 feet above mean sea level (AMSL). Elevation of the project parcel is approximately 500 to 540 AMSL. The San Diego River is approximately 1.15 miles to the north-northwest. The project parcel is accessed by Sunset Trail, which also forms the southern boundary of the project. The project parcel is bordered on the east by an apartment complex, on the north by a small strip of undeveloped property, and on the west by a large apartment complex and a single-family residence (Figure 3). South of Sunset Trail are two large apartment complexes. State Route 67 is approximately 700 feet to the west of the project parcel.



✱ Project Location

FIGURE 1  
Regional Location



 Project Boundary



 Project Boundary

## **Cultural Setting**

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

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

The Archaic Period in coastal San Diego County is represented by the La Jollan Complex, a local manifestation of the widespread Millingstone Horizon. This period brings an apparent shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. Along with an economic focus on gathering plant resources, the settlement system appears to have been more sedentary. The La Jollan assemblage is dominated by rough, cobble-based choppers and scrapers, and slab and basin metates. Elko series projectile points appeared by about 3,500 years ago. Large deposits of marine shell at coastal sites argue for the importance of shellfish gathering to the coastal Archaic economy.

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

## **Ethnohistory**

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

### **Spanish/Mexican/American Periods**

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

In 1821, Mexico declared its independence from Spain. During the Mexican Period (1822–1848), the mission system was secularized by the Mexican government, and these lands allowed for the dramatic expansion of the rancho system. The southern California economy became increasingly based on cattle ranching. The project area was part of the El Cajon Rancho land grant, the third largest land grant in San Diego County, originally set up to support Mission San Diego de Alcalá (Pourade 1969). When secularization took place, Rancho El Cajon became ownerless, and remained that way until 1845 when it was granted to Doña Maria Antonia Estudillo de Pedrorena. Doña Maria was the wife of Don Miguel de Pedrorena, a businessman and also harbor master of San Diego for a period of time (Pourade 1969).

The Mexican Period ended when Mexico signed the Treaty of Guadalupe Hidalgo on February 2, 1848, concluding the Mexican–American War (1846–1848; Rolle 1998). Just prior to the signing of the Treaty of Guadalupe Hidalgo, gold was discovered in the northern California Sierra–Nevada foothills, the news was published on March 15, 1848, and the California Gold Rush began. The great influx of Americans and Europeans eliminated many remaining vestiges of Native American culture. California became a state in 1850. The Pedrorena family kept control of the rancho after the end of the Mexican-American War and creation of the state of California, and was issued a patent for the land by the U.S. Land Commission in 1876.

In the 1860s the Pedrorena family began to sell off portions of the rancho, the largest going to Isaac Lankershim in 1868 (Pourade 1969). In 1877 George A. Cowles purchased 4,000 acres which eventually became Santee (City of Santee 2015). Cowles purchased the property to develop vineyards. A town developed, known as Cowlestown, which was linked to the Cuyamaca Railroad (City of Santee 2015). In 1891 Jennie Cowles married Milton Santee, a realtor and surveyor. In 1893, the community changed its name to Santee, also adopted by the school district. Hosmer McCoon purchased 9,543 acres east of the project in 1885 and created Fanita Ranch, which was purchased in 1898 by the Scripps family (City of Santee 2015).

Santee remained a small community during the first half of the twentieth century. That changed, however, beginning in the 1950s. By 1970, the population had risen from less than 2,000 to 25,750 (City of Santee 2015). In 1980, Santee voted to incorporate.

### **Survey Methods**

The cultural resources survey included both an archival search and an on-site foot survey of the proposed project parcel. The entire parcel is considered the area of potential effect. RECON conducted a self-search at the South Coastal Information Center, San Diego State University, which is a member of the California Historical Resources Information System. The search radius was one mile. Historic aerial photographs were also checked in order to see past development within and near the project area.

A letter was sent to the Native American Heritage Commission (NAHC) on April 4, 2018 requesting them to search their files to identify spiritually significant and/or sacred sites or traditional use areas in the project parcel vicinity.

The field survey was conducted on April 3, 2018 by RECON archaeologist Harry J. Price accompanied by Native American Monitor Nick Ruis from Red Tail Monitoring and Research. The spacing between transects was 10 to 15 meters. The survey area was inspected for evidence of archaeological materials such as flaked and ground stone tools, ceramics, milling features, and historic features. Photographs were taken to document existing conditions on-site.

## **Survey Results**

### ***Record Search***

The March 2018 record search indicated that there have been 54 cultural resources investigations and 21 cultural resources within a one-mile radius of the proposed project parcel. No prehistoric or historic cultural resources are recorded on or adjacent to the project. No previous investigations have included the project. Recorded sites include 16 prehistoric sites/isolates and four historic sites. Prehistoric site types include habitation sites, artifact scatters, milling features with and without artifacts, camps, a quarry, and isolates. Historic sites include houses, a rock wall, and a farm complex. Also included within the search area is one cultural resource whose site form included locational information only. The record search results are included as Confidential Attachment 1.

The two closest recorded archaeological sites are CA-SDI-25,552 and CA-SDI-6937, both approximately 600 feet away from the project. CA-SDI-25,552 is a Late Prehistoric site consisting of a number of bedrock milling features with artifacts, located to the southeast of the project. CA-SDI-6937 is a Late Prehistoric quartz quarry east of the project. Both sites have been destroyed by development. In addition to the 21 cultural resources, there are a total of 24 historic addresses recorded within one mile of the project.

### ***U.S. Geological Survey and Historic Aerials***

Historic USGS 15-minute and 7.5-minute El Cajon topographic quadrangles were checked to determine if any structures once occupied the project. The 1901 15-minute quadrangle showed nothing in the area of the project. The 1903 15-minute quadrangle showed structures in the area, but nothing definitely on the project parcel. The 1939 and 1942 15-minute quadrangles show houses on a road that is now Sunset Trail, but nothing at the location of the project. Historic aerial photographs were accessed at Nationwide Environmental Title Research LLC (2018) on April 4, 2018 to determine if structures were on the property in the last 65 years. A 1953 photograph shows the southern half of the site already terraced and trees present on both the north and south halves of the property. The north half appears to have been brushed at some time and the existing vegetation appears short. A 1964 photograph shows no significant changes to the project parcel. Photographs from 1966, 1968, 1971, 1980, and 1994 also show no structures or significant changes. The project parcel appears to be less well tended, with what may be some native shrubs in the southern half of the project. Aerials from the 2000s also show no structures on the project parcel.

### ***Native American Heritage Commission***

A response from the NAHC to the original letter was received on April 18, 2018. The NAHC Sacred Lands file search was negative. The NAHC also provided a list of local Native American tribes, bands, and individuals who may have concerns or interests in the cultural resources of the project parcel (Attachment 1). The City of Santee notified the NAHC of the project on August 29, 2018. Listed tribes were notified by the City on September 12, 2018.

### ***Field Survey***

As noted above, the field survey was conducted on April 3, 2018 in mid-morning, in conditions of good lighting with scattered clouds. Seven terraces have been cut into the southern half of the project parcel, starting about 30 meters north of Sunset Trail and extending north for approximately 65 meters (Photograph 1). The terracing extends from the western to eastern edges of the project parcel, and the entire area is heavily disturbed. Little or no original ground surface remains in this area except in the northeast

corner, where terracing is less deep. A small un-terraced knoll occupied the southeastern corner of the project. Several large concrete slab chunks are piled on the knoll, although there are no other types of construction debris, such as wood, stucco, or roofing material present (Photograph 2). The concrete may have been dumped on the site at some time in the past. A small (four by two feet) concrete and fieldstone pond sits at the south end of the knoll. A row of exotic trees extends north along the western edge of the project parcel, and a group of eucalyptus and pepper trees sits just north of the terraces. Ground cover in the terraced area consists of non-native grasses and annual weeds (Photograph 3). Ground visibility averages 20 to 30 percent. The area immediately to the north of the terraces shows some deep tire track disturbance from vehicular activity.

The northern half of the project parcel consists of a west-facing slope of moderate degree that is cut by three, small, west-trending drainages. There appears to be little disturbance to this area except in the northeast corner where some rock and dirt from a fill slope have been pushed/rolled onto the site. Vegetation in this area consists of a mix of coastal sage scrub plants and patches of exotic weeds, especially mustard. The slope in this area varies between 15 to 30 degrees (Photograph 4). There are several granitic bedrock outcrops of various sized scattered along the slope (Photograph 5). All were checked for evidence of bedrock milling, but none was found. Ground visibility in this area averaged about 15 percent, with occasional patches of bare dirt by the drainages and along several narrow paths through the brush.

No prehistoric or historic cultural material was observed within the area of potential effect. The extent of terracing in the southern half of the site would have heavily impacted any surface prehistoric or historic material in that area. The northern half of the site is generally too steep for use by prehistoric groups, except for the bedrock outcrops.

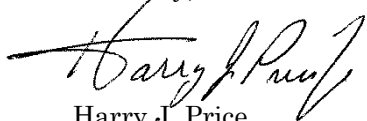
## **Conclusions**

No significant prehistoric or historic cultural resources have been previously recorded within or immediately adjacent to the project area. No new historic or prehistoric cultural resources were found during the survey of the project area. Based on record search and field survey results, implementation of the project will result in no impacts to known significant cultural resources.

## **Recommendations**

No prehistoric or historic cultural resources were found during the survey of the project property. The terraced condition of the southern half of the site makes the potential for subsurface prehistoric deposits to be present very low. In addition, the location of the site on a moderate slope makes it an area of erosion, as opposed to alluvial deposition. Because of this, the potential for subsurface prehistoric deposits in the northern half of the site is also considered very low. Therefore, RECON recommends no additional cultural resources work for this project.

Sincerely,



Harry J. Price  
Project Archaeologist

HJP:jg

Attachment



PHOTOGRAPH 1  
Looking South from Center of Project Site Showing Terracing



PHOTOGRAPH 2  
Looking Northeast at Concrete Slab Fragments on Small Knoll



PHOTOGRAPH 3  
Typical Vegetation on Terraces



PHOTOGRAPH 4  
Looking South at Northern Half of Project Site  
Showing Degree of Slope and Vegetation Cover



PHOTOGRAPH 5  
Typical Granitic Bedrock Outcrop

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**ATTACHMENT 1**  
**Sacred Lands File**

**NATIVE AMERICAN HERITAGE COMMISSION**

Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
(916) 373-3710



April 18, 2018

Harry Price  
RECON Environmental, Inc.

Sent by E-mail: [hprice@reconenvironmental.com](mailto:hprice@reconenvironmental.com)

RE: Proposed Lantern Crest Ridge II (RECON# 9103) Project, City of Santee; El Cajon USGS Quadrangle, San Diego County, California

Dear Mr. Price:

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714

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**CONFIDENTIAL ATTACHMENT 1**  
**(Under Separate Cover)**