



**Archaeological Survey Report for the
Centre City Shopping Center Project,
Escondido, California**

Prepared for
OnPoint Development
7514 Girard Avenue, Suite 1515
La Jolla, CA 92037
Contact: Mr. Todd Dwyer

Prepared by
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
P 619.308.9333

RECON Number 8478
May 5, 2017

A handwritten signature in black ink that reads "Harry J. Price". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Harry J. Price, Project Archaeologist

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

Author: Harry J. Price.

Consulting Firm: RECON Environmental, Inc. (RECON)
1927 Fifth Avenue
San Diego, CA 92101-2358

Report Date: May 5, 2017

Report Title: Archaeological Survey Report for the Centre City Shopping
Center Project, Escondido, California

Submitted to: NLA Acquisitions, LLC
725 Cool Springs Boulevard, Suite 600
Franklin TN 37067
Contact: Mr. Todd Dwyer

Contract Number: RECON Number 8478

U.S.G.S. Quadrangle Map: 7.5-minute, Valley Center 1996

Acreage: 5.24 acres

Keywords: Survey; Escondido quadrangle; Harmony Grove, Escondido
Creek; Negative Survey, California; San Diego County.

The Centre City Shopping Center Project is located at the intersection of West Mission Avenue and Centre City Parkway, in the city of Escondido, California. The project proposes to demolish an existing motor hotel and restaurant and replace them with two commercial buildings, a restaurant, and a car wash on a 2.24-acre-parcel. A records search at the South Coastal Information Center identified 48 cultural resources within a one-mile radius of the project area. None of these resources were mapped within or adjacent to the project area. A Sacred Lands request was also sent to the Native American Heritage Commission on November 17, 2016, and a reply was received on November 18, 2016. The project area was surveyed on December 7, 2016 by RECON archaeologist Harry Price. Survey areas included landscaped areas between buildings and hardscaping. No prehistoric cultural resources were identified during the survey. The Pine Tree Motor Lodge and Wagon Wheel Restaurant buildings are over 50 years old and potentially significant historic resources. A separate document has been written evaluating the significance these buildings under state and local criteria.

TABLE OF CONTENTS

Acronyms List iii

1.0 Management Summary 1

2.0 Introduction and Project Description 1

3.0 Background..... 4

 3.1 Environmental Setting 4

 3.2 Cultural Setting 4

4.0 Methods 10

 4.1 Archival Research 10

 4.2 Survey Methods 10

5.0 Results..... 11

 5.1 Archival Research 11

 5.2 Survey Results 11

6.0 Interpretation of Resource Significance..... 12

 6.1 California Environmental Quality Act 12

 6.2 City of Escondido 17

7.0 Recommendations 18

8.0 Certification 19

9.0 References Cited..... 19

FIGURES

1: Regional Location2

2: Project Location on USGS Map.....3

3: Project Location on Aerial Photograph.....4

PHOTOGRAPHS

1: Project Property Showing Pine Tree Motor Lodge Property 13

2: Landscaped Area South of the Cabana/Pool Showing Open Dirt Areas..... 13

3: Landscaped Area North of Cabana/Pool Showing Rubber Matting Covering Dirt.... 14

4: Landscaped Strip on West Side of Property Showing Bare Dirt Areas 15

5: Unsurveyed Strip on East Side of Property 16

TABLE OF CONTENTS (cont.)

ATTACHMENTS

- 1: Native American Heritage Commission Letter
- 2: Resumes of Key Personnel

CONFIDENTIAL ATTACHMENT

- 1: Records Search

Acronyms List

APE	Area of Potential Effect
CEQA	California Environmental Quality Act
City	City of Escondido
CRHR	California Register of Historic Resources
NAHC	Native American Heritage Commission
SCIC	South Coast Information Center
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey
WPLT	Western Pluvial Lakes Tradition

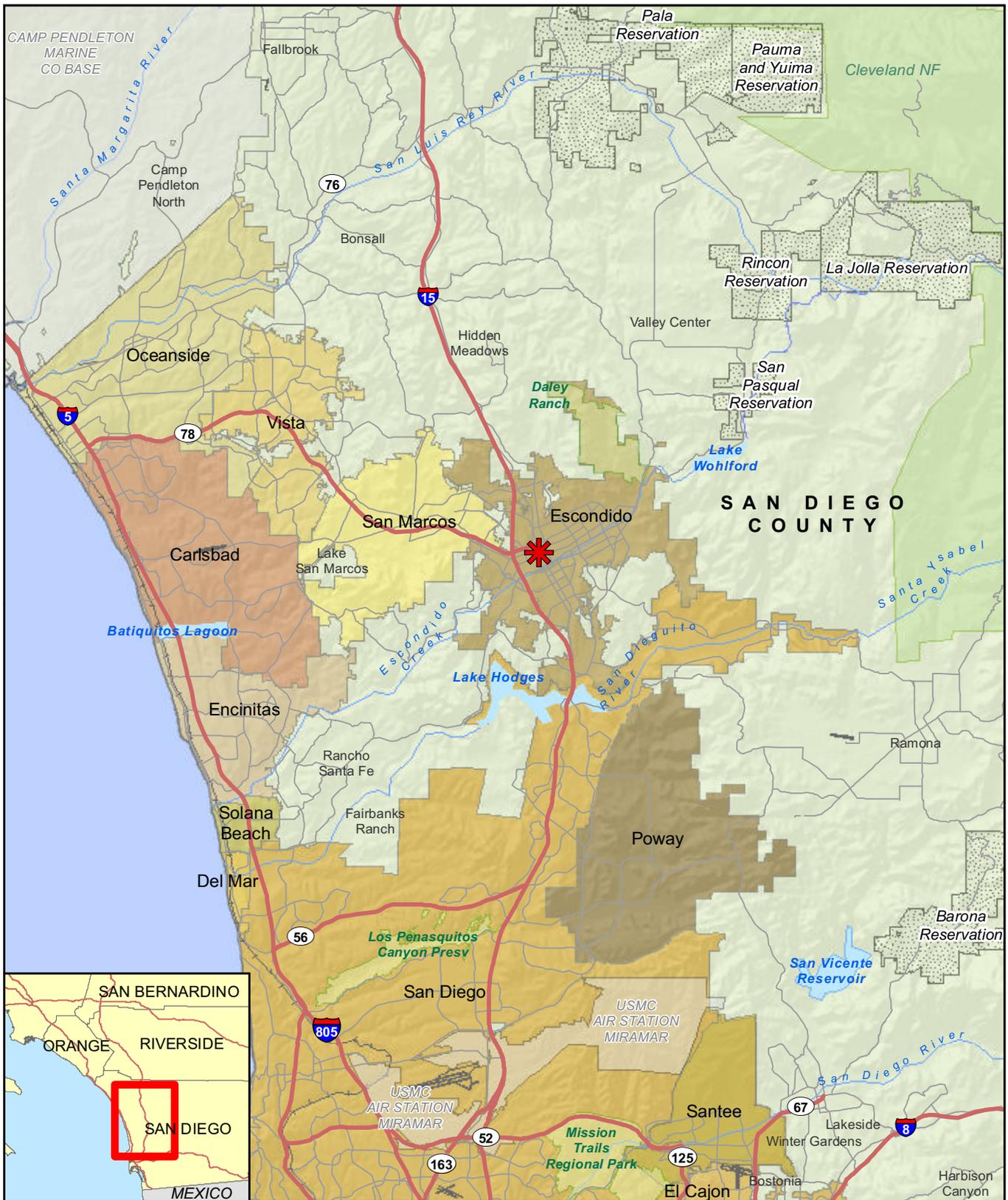
1.0 Management Summary

The Centre City Shopping Center Project is located at the intersection of West Mission Avenue and Centre City Parkway, in the city of Escondido, California. The project proposes to demolish an existing motor hotel and restaurant and replace them with two commercial buildings, a restaurant, and a car wash on a 2.24-acre parcel. A records search at the South Coastal Information Center identified 48 cultural resources within a one-mile radius of the project area. None of these resources were mapped within or adjacent to the project area. A Sacred Lands request was also sent to the Native American Heritage Commission on November 17, 2016, and a reply was received on November 18, 2016. The project area was surveyed on December 7, 2016 by RECON archaeologist Harry Price. Survey areas included landscaped areas between buildings and hardscaping. No prehistoric cultural resources were identified during the survey. The Pine Tree Motor Lodge and Wagon Wheel Restaurant buildings are over 50 years old and potentially significant historic resources. A separate document has been written evaluating the significance these buildings under state and local criteria. RECON recommends a qualified archaeological monitor and Native American monitor representing the Luiseño community be present during all ground disturbing activities.

2.0 Introduction and Project Description

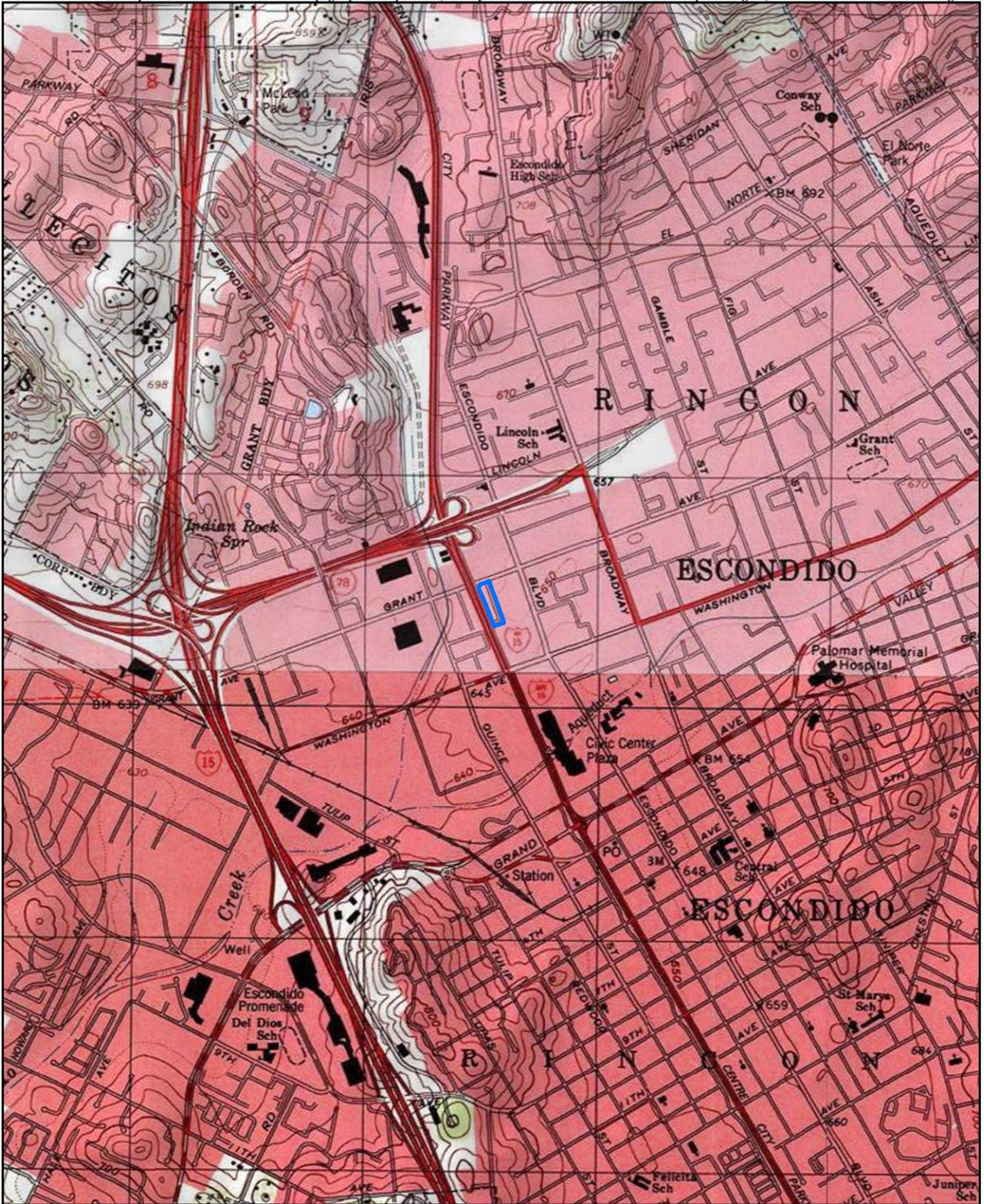
This report describes the results of the archaeological survey conducted for the Centre City Shopping Center Project on Assessor's Parcel Number 229-172-3800, in the city of Escondido (City). The 2.24-acre project area is located at 425 West Mission Avenue, on the southeast corner of the intersection of West Mission Avenue and Centre City Parkway (Figure 1). Interstate 15 is 0.75 mile west of the project, State Route 78 is approximately 850 feet to the north, downtown Escondido is approximately 0.6 mile to the southeast, and Lake Hodges is 4.6 miles to the south. The project area is located in Township 12 South, Range 2 West, in an unsectioned portion of the Rincon del Diablo Rancho, on the U.S. Geological Survey (USGS) 7.5-minute topographic map, Valley Center, California quadrangle, dated 1996 (Figure 2).

The project would demolish the existing uses on-site and construct a commercial development that would consist of three buildings. Building A would consist of 3,500 square feet of retail space (Stanton Optical) and a 2,872-square-foot restaurant with a drive-through. Building B would consist of a 2,000-square-foot restaurant with a drive-through, and 3,206 square feet of sit-down restaurant uses. Building C would consist of a 4,291-square-foot SuperStar carwash. The carwash would include a drive-through tunnel and 22 vacuum stalls.



 Project Location

FIGURE 1
Regional Location



 Project Boundary

FIGURE 2
Project Location on USGS Map

3.0 Background

3.1 Environmental Setting

The project area consists of a rectangular parcel on the east side of Centre City Parkway, at the intersection of Centre City Parkway and Mission Avenue (Figure 3). The parcel is flat and is currently occupied by the Palm Tree Motor Lodge and the Wagon Wheel Restaurant. The motor lodge consists of an attached series of single-story units arranged around the eastern and southern perimeter of the parcel, a detached single-story rectangle of units in the center of the parcel, and a pool and landscaped area south of the rectangle. The restaurant is near the northern end of the parcel. The remainder of the parcel consists of asphalt parking area.

Centre City Parkway, immediately west of the project, is a four-lane road with a landscaped median. West Mission Avenue, immediately to the north, is also a four-lane road, but without the landscaped median. There are small shopping malls and large individual commercial buildings to the north, east, and northwest. There is a similar motor lodge to the immediate west and multi-family complexes farther west and southwest. The parcel to the immediate south of the project is vacant, with a mix of commercial and residential south of that.

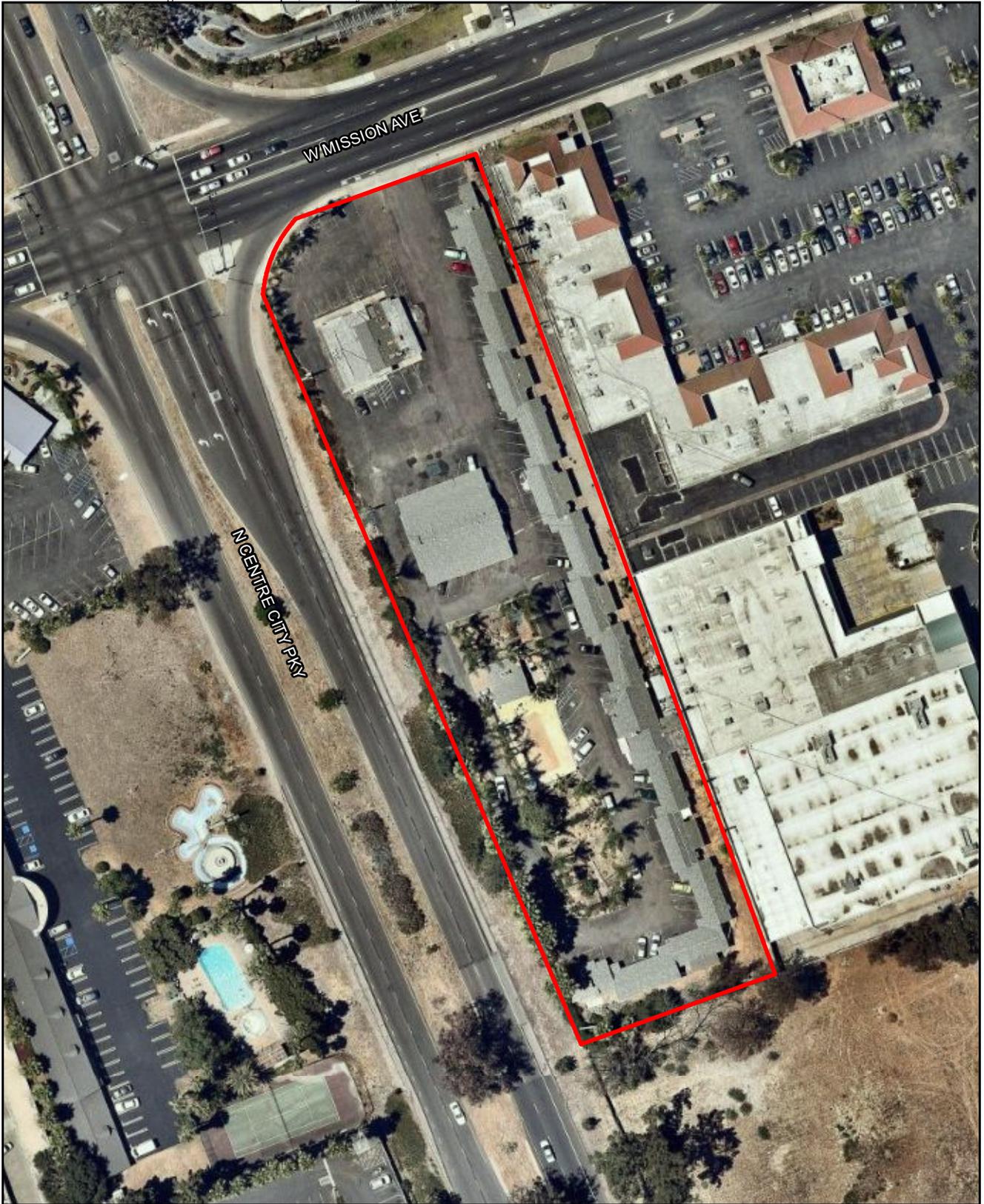
The soil type found on the project is Ramona Series sandy loam. Ramona Series sandy loams are well drained, very deep sandy loams with a sandy clay subsoil that occur on terraces and alluvial fans. In a representative profile, the surface layer is a slightly acid to medium acid sandy loam about 17 inches thick. The subsoil is a slightly acid to neutral sandy clay about 34 inches thick. Below the subsoil is a neutral, light, coarse sandy clay loam (U.S. Department of Agriculture 1973).

Vegetation on the property consists of exotic landscaping plants, including palm trees, cycads, bird-of-paradise, pomegranate trees, and box hedges around the pool and cabana, and a combination of palm trees, bougainvillea, yucca, and other shrubs on the property perimeter facing Centre City Parkway.

3.2 Cultural Setting

3.2.1 Early Holocene (12,000–7,000 B.P.)

The earliest well-documented sites in the San Diego area belong to the San Dieguito Complex, thought to be over 9,000 years old. Related materials have been found in the Mojave Desert and in the Great Basin, called the Lake Mojave Complex. The San Dieguito and Lake Mojave Complexes are thought by most researchers to have an emphasis on big game hunting. The assemblage is dominated by finely made scraping and chopping tools of felsite or fine-grained basalt. Large-stemmed Lake Mojave and Silver Lake types and leaf-shaped projectile points are relatively abundant while seed grinding technology is limited or absent (Warren 1984).



 Project Boundary

FIGURE 3

Project Location on Aerial Photograph

3.2.2 Middle Holocene (7,000–1,500 B.P.)

This period brings an apparent shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural are called the La Jolla Complex along the coast, and the Pauma Complex inland (True 1980). Pauma Complex sites lack the shell that dominates many La Jolla sites. The La Jolla Complex was defined from coastal San Diego sites (Rogers 1938, 1945). An apparent inland manifestation of the La Jolla Complex was termed the “Pauma Complex” by D. L. True (1958), who proposed the name to describe assemblages recovered from more than 20 inland sites in northern San Diego County. The La Jolla and Pauma complexes have very similar assemblages and are thought to be different environmental adaptations of the same culture (True 1958).

These assemblages suggest a generalized subsistence focus with an emphasis on hard seeds. This emphasis is indicated by the increased frequency of slab and basin metates and the adoption of a mixed cobble/core-based tool assemblage composed primarily of crudely made choppers, scrapers, and cobble hammerstones. The assemblage is typically dominated by crude, cobble-based choppers, scrapers, and flake knives. Scraper-planes are also abundant, which Kowta (1969) suggests were used to process agave and yucca. Projectile points are relatively rare, but late in the period Pinto and Elko type points are occasionally seen. Portable basin and slab metates are relatively plentiful, suggesting an economic focus on gathering plant resources. Mortars and pestles appear in the Middle Holocene, suggesting the use of acorns. The presence of shell middens distinguishes the La Jolla Complex from the other Middle Holocene complexes.

3.2.3 Late Holocene (1,500–1769 B.P.)

The late prehistoric archaeology of the San Diego coast and foothills is characterized by two major Complexes: the San Luis Rey and the Cuyamaca. The definition of the San Luis Rey Complex was based primarily on excavations near Pala, about 45 miles northeast of the project area. The San Luis Rey Complex is thought to represent the ancestors of the ethnographic Luiseño (True 1966, 1970) who arrive in northern San Diego County, as part of the large series of coastward migrations of Shoshonean speakers, sometimes called the Takic Wedge (Meighan 1954; Waugh 1986).

San Luis Rey I is characterized by slab metates and mortars, both of which can be found in shaped and unshaped, bedrock and portable configurations. Their attendant manos and pestles can also be shaped or unshaped. Cremations, bone awls, and stone and shell ornaments are also prominent in the material culture. The later San Luis Rey II assemblage adds to the earlier materials pottery cooking and storage vessels, cremation urns, and polychrome pictographs. Chipped stone arrow points are dominated by the Cottonwood Triangular Series, but Desert Side-Notched, Dos Cabezas Serrated, leaf-shaped, and stemmed styles also occur.

Subsistence is thought to be focused on the utilization of acorns and grass seeds, small game serving as a primary protein resource with big game a secondary resource. Fish and

shellfish were also secondary resources except right along the coast where they assumed primary importance (Bean and Shipek 1978:552; Sparkman 1908:200). The settlement system is characterized by seasonal villages, where people used a central-based collecting subsistence strategy.

The Cuyamaca Complex is primarily known from the work of D. L. True at Cuyamaca Rancho State Park, southeast of the project. True suggests that this Late Prehistoric complex represents a continuous in situ development from the Archaic (La Jolla) to the ethnohistoric Kumeyaay (True 1970:53-54). The Cuyamaca Complex is characterized by the presence of steatite artifacts, including arrowshaft straighteners, steatite pendants (some of these steatite items are incised with crosshatching), and steatite comales (heating stones, some of which are biconically drilled on one end). Ceramics appear for the first time in the form of Tizon Brownware pottery, ceramic figurines reminiscent of Hohokam styles, ceramic “Yuman bow pipes,” ceramic rattles, and miniature pottery vessels. Stone artifacts include various cobble-based tools (e.g., scrapers, choppers, hammerstones), bone awls, manos and metates, and mortars and pestles. Projectile points consist of Desert Side-Notched and less commonly Cottonwood Series projectile points (True 1966, 1970). These small points indicate the advent of the bow and arrow.

3.2.4 Ethnography

The project area is near the traditional territorial boundary between the Luiseño to the north, and the Kumeyaay to the south. Spanish explorers and missionaries noted that this geopolitical boundary was not static but rather fluid and dynamic (Luomala 1978:593). Both Kumeyaay and Luiseño territory included a number of ecological zones including rocky shore and sandy ocean beaches on the coast. As one moved east from the shore, there were grasslands, marshes, coastal chaparral, oak groves, riparian woodlands, and pine and cedar forest at Mount Palomar, Santiago Peak, and the Laguna and Cuyamaca Mountains. Primary ethnographic sources on traditional Luiseño are found in the work of Harvey (1974), Kroeber (1925) Sparkman (1908), Strong (1929), and White (1963). Primary ethnographic sources on traditional Kumeyaay lifeways are provided in the ethnographic work of Cline (1984), Gifford (1918, 1931), Kroeber (1925), and Spier (1923).

The Luiseño are the most southwesterly of the Shoshonean or Uto-Aztecan speakers. The basic unit of Luiseño social structure was the clan triblet. The triblet was composed of patrilineally-related people who were politically and economically autonomous from neighboring triblets. Unlike other Takic-speaking tribes that surrounded them, the Luiseño do not appear to have been organized into exogamous moieties, but may have been loosely divided into mountain-oriented groups and ocean-oriented groups (Bean and Shipek 1978). One or more clans would have resided together in a village (Oxendine 1983). A hereditary village chief held a position that controlled economic, religious, and warfare powers (Bean and Shipek 1978). The chief had an assistant and an advisory council of shamans and ritual specialists. These positions were also hereditary, with successors being selected from the advisor’s lineage.

A Luiseño clan controlled one, or possibly more, specified territories, called rancherías. White (1963) suggests that the average inland ranchería had a territory of approximately 30 square miles. Villages were usually located in defensible locations in sheltered canyons or coves, or on the sides of slopes in warm thermal zones, near reliable water sources. The ranchería owned territory in a contiguous strip leading from the valley bottom to upland areas. This vertical pattern of ranchería territory facilitated gathering plant foods through the year. In early spring, tubers and berries first ripened along the watercourse below the ranchería. As spring turned to summer, chaparral plants near the ranchería became ripe. Later, those at a higher elevation above the ranchería ripened. In fall, people moved temporarily to higher elevations (e.g., Palomar Mountain) for the acorn harvest (White 1963).

A wide variety of plants growing in the various biotic communities between the coast and mountains were utilized by the Luiseño, including acorns, annual grasses, seeds, yucca, sage, chia, lemonade berry, manzanita, and other wild greens and fruits (Kroeber 1925). These resources become available at different times of the year, prompting moves to different campsites. In addition to plant-associated moves, trips to coastal camps to exploit marine resources such as shellfish, fish, and marine mammals would take place. Animal resources used by the Luiseño included most of the mammals occurring in their territory, except for predator animals and tree squirrels (Bean and Shipek 1978). Reptiles were also avoided as a food source.

The Kumeyaay (also known as Kamia, Ipai, Tipai, and Diegueño) occupied the southern two-thirds of San Diego County. They shared a considerable number of cultural traits with the Luiseño, but spoke an unrelated language. The Kumeyaay belong to the Hokan language family, which includes the lower Colorado River tribes (e.g., Quechan [Yuma], Mojave, Halchidhoma, Cocopa) and Arizona groups (e.g., Maricopa, Havasupai, Paipai) to whom they are closely related (Luomala 1978).

The most basic social and economic unit was the patrilocal extended family. Within the family, there was a basic division of labor based upon gender and age, but it was not rigid. Women made pottery, basketry, gathered plant resources, ground seeds and acorns, prepared meals, and so on. Men hunted, fished, helped collect and carry acorns and other heavy tasks, and made tools for the hunt. Old women were active in teaching and caring for children while younger women were busy with other tasks. Older men were involved in politics, ceremonial life, teaching young men, and making nets, stone tools, and ceremonial paraphernalia (Bean and Shipek 1978:555).

Settlement system typically consisted of two or more seasonal villages with temporary camps radiating away from these central places. For example, the Kwaaymii Band which spent summers at Mount Laguna, migrated downslope to Vallecitos to spend the winter in the desert (Cline 1984). Similarly, Luiseño Bands spent most of the year at villages along water sources like the San Luis Rey River, but spent the fall in acorn-gathering camps on Palomar Mountain (White 1963).

3.2.5 Historic Period

The Spanish Period in California (1769–1821) represents a time of European exploration and settlement. Military and religious contingents established the San Diego Presidio and the San Diego Mission in 1769, San Carlos Borromeo (Carmel) in 1770, and San Gabriel Arcángel in 1771. Mission San Luis, Rey de Francia was founded in 1798 by Padre Fermin Lasuén at San Luis Rey, approximately 14 miles northwest of the project. The opening of the mission system created the need to link Alta California with Sonora. Juan Bautista de Anza of Tubac was commissioned to open up a road across the Colorado Desert to San Gabriel and on to Monterey. The first de Anza Expedition took place between 1774 and 1775.

Most scholars suggest that the Spanish mission system usually, but not always, used forced Native American labor to produce goods and provide services needed for European settlement (Forbes 1982; Hurtado 1988; McWilliams 1973; Castillo 1978; Rawls and Bean 1998). The mission system also introduced horses, cattle, sheep, and agricultural goods and implements, and provided new construction methods and architectural styles. At its height Mission San Luis Rey's structures, compound, and surrounding agricultural lands covered approximately 950,000 acres, making it one of the largest of the missions in Alta California. Two *asistencias* were eventually set up in Mission San Luis Rey's sphere of influence; San Antonio de Pala Asistencia (1816) and Los Flores Estancia (1823). During this period many Native American lands were taken over by the Spanish for cattle grazing. Also with the arrival of the Spanish came devastating epidemics and very high death rates (Cook 1976).

The Mexican Period began in 1821 when Mexico achieved independence from Spain. During the 1820s, a small village began to form at the base of Presidio Hill that became the Pueblo of San Diego (present-day Old Town). The town served as a market center and port for 30 ranchos in the county that were chiefly involved in cattle raising for the exportation of hides and tallow. Rancho Rincon del Diablo, located in the present-day Escondido Valley, was 12,633 acres granted to Don Juan Bautista Alvarado in 1843 (Pourade 1969). Alvarado grazed cattle and built a house on the southern portion of the grant. The project area is on the western edge of what was Rancho Rincon del Diablo.

In the 1830s and 1840s, an increasing number of Americans were settling in California and the Southwest, and in 1836 Texas declared its independence. In February 1846, Texas was annexed by the United States, triggering the Mexican–American War (Texas State Historical Association 2001). Americans in northern California revolted and declared an independent California Republic, which ceased to exist three weeks later, when U.S. naval forces took Monterey on July 7, 1846. The California part of the war ended in Los Angeles on January 13, 1848, and the Treaty of Guadalupe Hidalgo was signed on February 2, 1848. California became a state in 1850.

In 1857, Judge O. S. Witherby acquired the title to Rancho Rincon del Diablo from the children of Alvarado, who had died, along with his wife, about 1850 (Pourade 1969). Judge Witherby ran the rancho until 1868, when he sold the entire rancho to Edward McGeary and Mathew, John, and Josiah Wolfskill (Pourade 1969). The land was next purchased by a

group of Stockton businessmen in 1883. Two years later, the Escondido Land and Town Company, owned by R. A., J. R., and C. E. Thomas, acquired the ranch and began to plat a town-site and subdivide the neighboring land into various tracts (Pourade 1969).

The founders of Escondido laid out the west side for small farms where families raised fruit, hay, grapes, or vegetables. The plots were often block-size. The area's rise to the west from the valley floor provided the upper reaches with views of the town and the mountains to the east. In 1887, the Escondido Irrigation District was founded to construct a dam and reservoir to provide reliable water to the developing community (Pourade 1969). Escondido was incorporated in 1888. Wealthy mid-western families built substantial winter homes on the slopes. A sanitarium and a country hotel were erected on view lots before World War I. During World War II, the U.S. Army constructed Camp Escondido on multiple blocks of the flat area. After the war, housing was so hard to come by that many blocks were divided, enabling individuals and developers to fill the need for single-family and multi-family dwellings. State Highway 395, which is today Centre City Parkway, cut off the west side of the city from downtown in 1949.

4.0 Methods

4.1 Archival Research

RECON requested a records search from the California Historical Resources Information System, South Coastal Information Center (SCIC) at San Diego State University, San Diego, California (Confidential Attachment 1).

The Native American Heritage Commission (NAHC) was also contacted via a sacred lands search letter on February 15, 2016 requesting the identification of spiritually significant and/or sacred sites or traditional use areas and a list of local Native American tribes, bands, or individuals who may have concerns in the cultural resources of the proposed project (Attachment 1).

4.2 Survey Methods

The archaeological field survey of the project area was completed on December 7, 2016 by RECON archaeologist Harry Price. The survey area was inspected for evidence of archaeological materials such as flake debris, flaked and ground stone tools, ceramics, milling features, and human remains. The portions of the property covered by structures and asphalt were not surveyed, and the survey concentrated the few landscaped and bare dirt areas on the property.

5.0 Results

5.1 Archival Research

The records search from the SCIC identified 436 cultural resources within a one-mile radius of the project area. This includes 12 prehistoric archaeological sites and 424 historic addresses. None of these resources were mapped within or immediately adjacent to the project area. The results of the record search is included as Confidential Attachment 1

No National Register of Historic Places properties are within the project boundaries. Also, no properties listed on the Office of Historic Preservation Historic Property Directory are found within the project boundaries. No properties that have been determined eligible and listed on the Archaeological Determinations of Eligibility at the Office of Historic Preservation are within the project boundary.

A total of 58 cultural resource surveys/studies have been conducted within one mile of the project.

Historic aerial photographs and USGS maps were consulted to determine if the property was occupied by buildings/structures at any time in the past. Historic aerials were accessed at the website <http://www.historicaerials.com/aerials>. In a 1947 aerial photograph the project was part of a large grove of trees, possible eucalyptus, which covered the northern half of the parcel between North Escondido Boulevard and North Quince Street. In a 1953 aerial photograph, the project is being farmed. The surrounding area is still mostly rural, with some businesses on West Mission Avenue, north of the project. Immediately to the east is a drive-in theater. Centre City Parkway, also State Route 395, appears as a four-lane road. By the time a 1964 aerial photograph was taken, the project parcel was occupied by the motor lodge and restaurant buildings. The surrounding area is now more developed, although numerous undeveloped parcels still exist. By the 1980 aerial photograph, the area is heavily developed, predominately by commercial enterprises. The 1893 and 1901 USGS 15-minute topographic maps, Escondido, California quadrangle, show nothing on the project property or the adjacent parcels. The 1948 edition of the USGS 7.5-minute topographic map, Valley Center, California quadrangle also shows nothing on the project property.

A reply was received from the NAHC on November 18, 2016. The reply stated that the record search of the Sacred Lands File was completed with negative results, but did add that the area is sensitive for potential tribal cultural resources.

5.2 Survey Results

The project was surveyed by RECON archaeologist Harry Price on December 7, 2016. Since the property is developed (Photograph 1), the survey concentrated on the dirt or landscaped areas that remain in the center and western perimeter of the property.

The landscaped areas in the center of the property around the cabana and pool were inspected for cultural materials. Ground visibility varied, averaging 75 percent south of the cabana/pool because of only sparse ground cover (Photograph 2). North of the cabana/pool ground visibility was obscured in areas because of the presence of rubber matting covering the dirt (Photograph 3). There was substantial burrowing activity in this area and back dirt piles were inspected for cultural material. These areas have been heavily impacted by construction of the motor lodge and subsequent landscaping maintenance.

A strip along the west edge of the property was also inspected where bare dirt was visible between landscaping plants (Photograph 4). Ground visibility in this area was generally good as there were few weeds to obscure the ground. This area has also been heavily impacted by construction of the motor lodge and restaurant, and installation of a chain link fence and signage.

A narrow strip on the east and south sides of the property behind the motor lodge could not be accessed to survey but had been impacted by construction of the motor lodge (Photograph 5).

No prehistoric cultural material or features were observed during the survey. The Palm Tree Motor Lodge and Wagon Wheel Restaurant are over 50 years old, and as such are potentially significant historic resources. A separate document has been written evaluating the significance these buildings under state and local criteria.

6.0 Interpretation of Resource Significance

6.1 California Environmental Quality Act

Cultural resources that have been evaluated and determined to be eligible for listing in the California Register of Historic Resources (CRHR) are considered historical resources under the provisions of Public Resources Code Sections 5020.1 and 5024.1. For planning purposes, all of the cultural resources in the survey area that have not yet been evaluated for their eligibility to the CRHR are considered to be historical resources until evaluated, with the exception of cultural isolates.

Section 5024.1(c) of the Public Resources Code addresses California Environmental Quality Act (CEQA) significance criteria. It indicates that a resource is determined significant and may be listed as an historical resource in the California Register if it meets any of the following CRHR criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important to our past.
3. Embodies the distinctive characteristics of a type, period, construction, or represents the work of an important creative individual, possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.



PHOTOGRAPH 1
North End of Palm Tree Lodge, Looking Southeast



PHOTOGRAPH 2
Looking Northeast at the Main Lodge
Building, Showing Roofs and Eaves



PHOTOGRAPH 3
Landscaped Area North of Cabana/Pool
Showing Rubber Matting Covering Dirt



PHOTOGRAPH 4
Landscaped Strip on West Side of
Property Showing Bare Dirt Areas



PHOTOGRAPH 5
Unsurveyed Strip on East Side of Property

In addition to meeting one of the above criteria, a resource must have integrity; that is, it must evoke the resource's period of significance or, in the case of criterion 4, it must retain reliable research data (California Code of Regulations Title 14, Chapter 11.5 Section 4852(c)). Most archaeological sites that qualify for listing do so under criterion 4.

If a project will cause a substantial adverse change in the significance of a historical resource, mitigation is required under CEQA. A substantial adverse change is defined as the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Avoidance of the historical resource through project redesign is the preferred mitigation measure. If redesign is not feasible, minimizing impacts by limiting the degree of impacts or reducing the impact through construction monitoring are mitigation options.

6.2 City of Escondido

The determination of significance for historic resources within the city of Escondido is based on age, location, context, association with an important person or event, uniqueness, and integrity under the City's Historic Resources Code (Article 40, Section 33-794, Escondido Zoning Ordinances). The City has developed a set of 13 criteria to address when evaluating a possible historic resource for inclusion on the list of historic landmarks or the local historic register.

- (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, pre-history, or development of the City of Escondido, region, state or nation;
- (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;
- (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
- (4) Escondido historical resources that are the sites of significant historic events;
- (5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;
- (6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;
- (7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;
- (8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;

- (9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;
- (10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;
- (11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;
- (12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;
- (13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests (Ord. No. 2000-23, §§ 4, 9-13-00).

A historic property must meet at least two of these criteria to be eligible for inclusion on the local register of historic places or be given historic landmark status

The City has designated a number of areas as historic districts, including the Westside Historic District. Boundaries for historic districts were determined by the Escondido Community Development Department and local residents. Criteria used in determining a potential district in Escondido include:

- The proposed historical district as a geographically definable area possessing a significant concentration or continuity of sites, buildings, structures, or objects unified by past events, or aesthetically by plan or physical development;
- The collective historical value of the proposed district may be greater than that of each individual resource; and
- The designation is in conformance with the purpose of the City's historic preservation provisions set forth in the City's general plan.

7.0 Recommendations

No archaeological deposits were identified within the project area in the SCIC record search and no prehistoric cultural resources were identified during the survey of the project area. As a result there will be no anticipated adverse effects to known prehistoric cultural resources within the project area. However, the ground visibility during the survey was low due to the existing buildings and hardscaping. The project is in an area of alluvial deposition and the possibility exists for the buried prehistoric archaeological deposits to exist on-site. Because of these factors, RECON recommends that all ground disturbing activities for the project be monitored by a qualified archaeological monitor and Native American monitor representing the Luiseño community. If archaeological materials are identified during construction activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards

for Archaeology (National Park Service 1983) must evaluate the find. If the discovery proves to be significant under CEQA, a data recovery program shall be implemented.

According to State Health and Safety Code Section 7050.5, in the event that human remains (or remains that may be human) are discovered at the implementing development project site during grading or earthmoving, the construction contractors shall immediately stop all activities in the immediate area of the find. The project proponent shall then inform the San Diego County Coroner and the City of Escondido Planning Division and the coroner would be permitted to examine the remains. If the coroner determines that the remains are of Native American origin, the coroner would notify the NAHC and the Commission would identify the “Most Likely Descendent.”

8.0 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

The following individuals participated in the field tasks or preparation of this report. Resumes for key personnel are included as Attachment 2.

Harry J. Price	Project Archaeologist, Report Author
Sean Bohac	GIS Specialist
Chris Nixon	GIS Specialist/Graphics
Jennifer Gutierrez	Production Specialist

9.0 References Cited

Bean, L. and F. Shipek

1978 Luiseño. In California, edited by R. F. Heizer, pp. 550-563. *Handbook of North American Indians*, vol. 8, W.C. Sturtevant, general editor, Smithsonian Institute. Washington, D.C.

Castillo, Edward D.

1978 The Impact of Euro-American Exploration and Settlement. In *California*, edited by Robert F. Heizer, pp. 99-127. *Handbook of North American Indians*, vol. 8, William G. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Cline, Lora L.

1984 Just Before Sunset. J and L Enterprises, Jacumba, California.

Cook, Sherburne F.

- 1976 *The Population of California Indians, 1769-1970*. Berkeley: University of California Press.

Forbes, Jack D.

- 1982 *Native Americans of California and Nevada*. Naturegraph Publishers, Happy Camp, California.

Gifford, Edward W.

- 1918 Clans and Moieties in Southern California. *University of California Publications in American Archaeology and Ethnology* 14(2):155-219. Berkeley.

- 1931 The Kamia of Imperial Valley. *Bulletin of the Bureau of American Ethnology* 97:1-94. Smithsonian Institution, Washington, D.C.

Harvey, Herbert R.

- 1974 The Luiseno. In Robert F. Heizer (compiler), *American Indian Ethnohistory: California and Basin-Plateau Indians, Volume 2*, Garland Publishing, New York: pp. 97-206.

Hurtado, Albert L.

- 1988 *Indian Survival on the California Frontier*. Yale University Press, New Haven.

Kowta, M.

- 1969 The Sayles Complex: A Late Milling Stone Assemblage from Cajon Pass and the Ecological Implications of Its Scraper Planes. *University of California Publications in Anthropology* No. 6. Berkeley and Los Angeles.

Kroeber, A. L.

- 1925 Handbook of the Indians of California. *Bureau of American Ethnology Bulletin* 78. Washington, D.C.

Luomala, Katherine.

- 1978 Tipai Ipai. In *California*, edited by Robert F. Heizer, pp. 592-609. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

McWilliams, Carey

- 1973 *Southern California: An Island on the Land*. Peregrine Smith Books, Salt Lake City, Utah.

Meighan, C. W.

- 1954 A Late Complex in Southern California Prehistory. *Southwestern Journal of Anthropology* 10:215-227.

National Park Service

- 1983 Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines. http://www.nps.gov/history/local-law/Arch_Standards.htm accessed on September 8, 2015.

Oxendine, J.

- 1983 *The Luiseno Village During the Late Prehistoric Era*. Ph.D. dissertation, University of California, Riverside.

Pourade, Richard F.

- 1969 *Historic Ranchos of San Diego*. A Copley Book, Union-Tribune Publishing, San Diego.

Rawls, James J., and Walton Bean

- 1998 *California, An Interpretive History*. McGraw-Hill, Boston, Massachusetts.

Rogers, M. J.

- 1938 Archaeological and Geological Investigations of the Culture Levels in an Old Channel of San Dieguito Valley. *Carnegie Institution of Washington Yearbook* 37:344-45.

- 1945 An Outline of Yuman Prehistory. *Southwestern Journal of Anthropology* 1(2):167-198. Albuquerque.

Sparkman, Philip Stedman

- 1908 The Culture of the Luiseno Indians. *University of California Publications in American Archaeology and Ethnology* 8(4):187-234. Berkeley.

Spier, Leslie

- 1923 Southern Diegueño Customs. *University of California Publications in American Archaeology and Ethnology* 20(16):295-358. Berkeley.

Strong, William D.

- 1929 Aboriginal Society in Southern California. *UC (Berkeley) Publications in American Archaeology and Ethnology* 26(1):1-358. University of California, Berkeley.

Texas State Historical Association

- 2001 Mexican War. Electronic document, produced jointly with the University of Texas, accessed 12/2/2005 at <http://www.tsha.utexas.edu/handbook/online/articles/mm/qdm2.html>.

True, D. L.

- 1958 An Early Complex in San Diego County, California. *American Antiquity* 23(3):255-263.

- 1966 Archaeological Differentiation of Shoshonean and Yuman Speaking Groups in Southern California. Ph.D. dissertation, University of California, Los Angeles. University Microfilms, Ann Arbor, Michigan.
- 1970 Investigation of a Late Prehistoric Complex in Cuyamaca Rancho State Park, San Diego County, California. Department of Anthropology Publications, University of California, Los Angeles.
- 1980 The Pauma Complex in Northern San Diego County: 1978. *The Journal of New World Archaeology* 3(4):1-39.

True, D. L., and G. Waugh

- 1981 Archaeological Investigations in Northern San Diego County, California: Frey Creek. *Journal of California and Great Basin Anthropology* 3(1):84-115.

U.S. Department of Agriculture

- 1973 Soil Survey, San Diego Area, California. Edited by Roy H. Bowman. Soil Conservation Service and Forest Service. December.

Warren, Claude N.

- 1984 The Desert Region. In *California Archaeology*, edited by Michael J. Moratto, pp. 339-430. Academic Press, San Diego.

Waugh, M. Georgie

- 1986 Intensification and Land-use: Archaeological Indication of Transition and Transformation in a Late Prehistoric Complex in Southern California. Ph.D. dissertation, Department of Anthropology, University of California, Los Angeles.

White, Raymond C.

- 1963 *Luiseno Social Organization*. University of California Press, Berkeley.

ATTACHMENTS

ATTACHMENT 1
Native American Heritage Commission Letter

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
Fax (916) 373-5471



November 18, 2016

Harry J. Price
RECON Environmental, Inc.

Sent by E-mail: hprice@reconenvironmental.com

RE: Proposed 425 West Mission Avenue (RECON# 8478) Project, City of Escondido; Valley Center 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 however the area is sensitive for potential tribal cultural resources. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

**Native American Heritage Commission
Native American Contact List
San Diego County
11/18/2016**

Barona Group of the Capitan Grande

Clifford LaChappa, Chairperson
1095 Barona Road Kumeyaay
Lakeside, CA, 92040
Phone: (619)443-6612
Fax: (619)443-0681
cloyd@barona-nsn.gov

Inaja Band of Mission Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. Kumeyaay
Escondido, CA, 92025
Phone: (760)737-7628
Fax: (760)747-8568

Campo Band of Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Kumeyaay
Campo, CA, 91906
Phone: (619)478-9046
Fax: (619)478-5818
rgoff@campo-nsn.gov

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612 Kumeyaay
Jamul, CA, 91935
Phone: (619)669-4785
Fax: (619)669-4817

Ewilaapaayp Tribal Office

Michael Garcia, Vice Chairperson
4054 Willows Road Kumeyaay
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775 Kumeyaay
Pine Valley, CA, 91962
Phone: (619)709-4207

Ewilaapaayp Tribal Office

Robert Pinto, Chairperson
4054 Willows Road Kumeyaay
Alpine, CA, 91901
Phone: (619)445-6315
Fax: (619)445-9126

La Posta Band of Mission Indians

Gwendolyn Parada, Chairperson
8 Crestwood Road Kumeyaay
Boulevard, CA, 91905
Phone: (619)478-2113
Fax: (619)478-2125
LP13boots@aol.com

Iipay Nation of Santa Ysabel

Clint Linton, Director of Cultural Resources
P.O. Box 507 Kumeyaay
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5694
cjlinton73@aol.com

La Posta Band of Mission Indians

Javaughn Miller, Tribal Administrator
8 Crestwood Road Kumeyaay
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmillier@LPtribe.net

Iipay Nation of Santa Ysabel

Virgil Perez, Chairperson
P.O. Box 130 Kumeyaay
Santa Ysabel, CA, 92070
Phone: (760)765-0845
Fax: (760)765-0320

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 425 West Mission Avenue Project, San Diego County.

Native American Heritage Commission
Native American Contact List
San Diego County
11/18/2016

**Manzanita Band of Kumeyaay
Nation**

Nick Elliott, Cultural Resources
Coordinator
P. O. Box 1302
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957
nickmepa@yahoo.com
Kumeyaay

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957
Kumeyaay

**Mesa Grande Band of Mission
Indians**

Virgil Oyos, Chairperson
P.O. Box 270
Santa Ysabel, CA, 92070
Phone: (760)782-3818
Fax: (760)782-9092
mesagrandeband@msn.com
Kumeyaay

**San Pasqual Band of Mission
Indians**

John Flores, Environmental
Coordinator
P. O. Box 365
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
johnf@sanpasqualtribe.org
Kumeyaay

**San Pasqual Band of Mission
Indians**

Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA, 92082
Phone: (760)749-3200
Fax: (760)749-3876
alleni@sanpasqualtribe.org
Kumeyaay

**Sycuan Band of the Kumeyaay
Nation**

Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA, 92019
Phone: (619)445-2613
Fax: (619)445-1927
ssilva@sycuan-nsn.gov
Kumeyaay

**Sycuan Band of the Kumeyaay
Nation**

Lisa Haws, Cultural Resources
Manager
1 Kwaaypaay Court
El Cajon, CA, 92019
Phone: (619) 312 - 1935
Kumeyaay

**Viejas Band of Kumeyaay
Indians**

Robert J. Welch, Chairperson
1 Viejas Grade Road
Alpine, CA, 91901
Phone: (619)445-3810
Fax: (619)445-5337
jhagen@viejas-nsn.gov
Kumeyaay

**Viejas Band of Kumeyaay
Indians**

Julie Hagen,
1 Viejas Grade Road
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337
jhagen@viejas-nsn.gov
Kumeyaay

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 425 West Mission Avenue Project, San Diego County.

ATTACHMENT 2

Resumes of Key Personnel

Harry Price

Archaeologist/Architectural Historian



Experience Highlights

- ✓ Field surveying, excavation, and monitoring
- ✓ Experience evaluating properties for the National Register of Historic Places

Experience

40 years

Education/Registrations

B.A. Anthropology, San Diego State University

Certifications/Permits

Arizona State Museum, Antiquities Act Blanket Permit 2016-053bl

Arizona BLM Cultural Resource Use Permit AZ-000590

California BLM Cultural Resource Use Permit CA-16-05

City of San Diego Qualified Archaeological Principal Investigator

County of Riverside Cultural Resources Consultants List

County of San Diego Approved CEQA Consultants List; Archaeology and Historic

Mr. Price is an experienced archaeologist in the areas of excavation, site mapping, soil profiling, column sampling, surface collection, and field reconnaissance. He serves as principal investigator for cultural resources projects in the City of San Diego and County of San Diego. He also serves as field crew supervisor, conducts field surveys, provides illustration of artifacts, and prepares maps of archaeological sites. Mr. Price's responsibilities include organizing personnel and equipment for work in the field, preparing daily field notes on progress and results, determining site sampling strategy (i.e., shovel tests, 1x1-meter units, trenching), placement of sample units, and site mapping.

Mr. Price's experience also includes Historic American Building Survey and Historic American Engineering Record documentation for historic structures. He has performed historic building evaluations and archival research for many historic structures in the San Diego area and is knowledgeable of the California Register of Historical Resources and National Register of Historic Places eligibility requirements.

Mr. Price is on the County of San Diego's Qualified Consultants List for the fields of Historic Resources and Archaeology, and is a City of San Diego qualified Archaeological Principal Investigator.

Holly Springs Property, Carlsbad, CA

Mr. Price was the field director and co-author of the significance testing program for a small two-loci Late Prehistoric site north of Agua Hedionda Creek (CA-SDI-16661). Responsibilities included developing the data recovery research design, directing the field crew, overseeing cataloging and analysis in the lab, and co-authoring the report presenting findings and recommendations for the site.

Penasquitos West, San Diego, CA

Mr. Price was field director of the monitoring/testing program and co-author of the monitoring/mitigation report. During the grading monitoring, artifacts from an adjacent prehistoric site were identified. As a result, a data recovery program was implemented. Because the initial testing program produced a duplication of information from

Resources

Training

National Preservation
Workshop on Identification
and Evaluation of Mid-
20th Century Buildings

Riverside County Cultural
Sensitivity Training
Course, Register No. 241

previous testing programs, no additional excavation was determined necessary to mitigate the impacts to the newly discovered extension of the site.

**Construction Monitoring for a 230-kiloVolt
Transmission Line on BLM Lands, Imperial Valley to
the U.S./Mexico Border, CA**

Mr. Price participated in archaeological field surveys, significance testing, and monitoring for the construction of two 230-kiloVolt transmission lines in Imperial County. As a project monitor, he was present for the drilling of the tower footings, cement form setup, cement pouring, and initial lattice assembly.

Riverpark at Mission Gorge, San Diego, CA

Mr. Price was the project archaeologist responsible for conducting record search, directing the field effort, and writing the technical report with mitigation recommendations for this 395-acre redevelopment project in Mission Gorge. The project included the relocation and evaluation of several segments of the Old Mission Flume, a city, state, and federally listed historical resource.

**Mission to San Miguel Substation 230-kiloVolt
Transmission Line #2, San Diego County, CA**

Mr. Price conducted a cultural resources survey for this 230-kiloVolt transmission line access road. The route follows existing transmission lines within an existing SDG&E utility easement for approximately 35 miles and extends through the cities of El Cajon, Santee, and San Diego, and a portion of the U.S. Marine Corps Air Station Miramar. The cultural resource investigation was undertaken to satisfy the conditions of project approval, regarding cultural resources, as requested by the California Public Utilities Commission and as identified in CEQA.

Via De La Valle, San Diego, CA

Mr. Price was the principal investigator of the significance testing program for four previously recorded archaeological sites within the project impact area. Responsibilities included developing the testing program research design, directing the field crew, coordinating the Native American monitors, overseeing cataloging and analysis in the lab, and authoring the report presenting findings of significance and recommendations for a data recovery program.

**Ancient Lake Cahuilla Shoreline, Target Area 101,
Naval Air Facility El Centro, CA**

Mr. Price participated in the cultural resource survey for this project involving a cultural resources inventory of

2,000 acres along a portion of the ancient Lake Cahuilla shoreline at Naval Air Facility El Centro.

Wal-Mart/Escondido Union School District Planned Development Project, Escondido, CA

Mr. Price conducted archival photographic research on history of a half-round metal building constructed by the Escondido Water District to determine its significance under CEQA and City of Escondido Guidelines.

Otay Mesa Community Plan Update Program EIR, San Diego, CA

Mr. Price co-authored the cultural resources report for the 9,319-acre Otay Mesa Community Plan Update (CPU), which evaluated the potential effect of the adoption of the proposed update on prehistoric and historic cultural resources within the plan area. Mr. Price helped develop a mitigation framework which provides steps and procedures for review of future projects associated with implementation of the CPU.

Needles/Topock Bank Stabilization Project, Havasu National Wildlife Refuge, Mohave County, AZ

Mr. Price participated in the survey of approximately 75 acres in the Havasu National Wildlife Refuge as part of a bank stabilization project to control erosion on the east bank of the Colorado River. The goal of the survey was to identify, record, and inventory any cultural resources within the project footprint.

Navy SERE Remote Training Site, Warner Springs, CA

Mr. Price participated in a Class II sample survey for the proposed expansion of the U.S. Navy Remote Training Site, Warner Springs. The survey covered approximately 6,400 acres of the total 12,544-acre project area. This property is owned and/or managed by the Bureau of Land Management, U.S. Department of the Interior, U.S. Forest Service, and Vista Irrigation District, requiring effective coordination and communication among all parties. He compiled the Department of Parks and Recreation forms for 125 cultural resources identified during the survey.

Selected Bureau of Land Management Road Closures in the Yuha Desert and East Mesa, Imperial County, CA

Mr. Price served as project archaeologist responsible for conducting pedestrian surveys on 228 acres on road segments slated for closure and revegetation by the Bureau of Land Management in western Imperial Valley. Mr. Price authored the report of findings and recommendations

dealing with the numerous prehistoric sites identified during the surveys.

La Cresta, San Diego, CA

Mr. Price participated in the survey, testing and recordation for this project. Testing of the site consisted of ten shovel test pits and eight soil profiles. The purpose of the shovel test pits was to identify the presence or absence of cultural material and thus determine if any cultural resources had been disturbed during the flood control activities conducted by the County of San Diego Department of Public Works.

Data Recovery Excavations, Carlsbad, CA

Mr. Price was the field director and co-author of the data recovery efforts on two small Late Prehistoric sites above San Marcos Creek (CA-SDI-11569 and CA-SDI-11570). Responsibilities included developing the data recovery research design, directing the field crew, overseeing cataloging and analysis in the lab, and co-authoring the report presenting findings and recommendations.

Borrego Valley Airport Improvement Sites, San Diego, CA

For this County of San Diego project, Mr. Price served as project archaeologist responsible for conducting a pedestrian survey on an approximately 18-acre parcel located immediately west of the Borrego Valley Airport and five airport improvement locations within the airport. Mr. Price also conducted the construction monitoring, and wrote the monitoring report.

Arizona National Guard's Buckeye Military Reservation, Maricopa County, AZ

Mr. Price participated in the National Register qualification evaluation of four previously recorded archaeological sites in support of a proposed increase of training on the Buckeye Military Reservation, a parcel encompassing some 1,481 acres located north of Buckeye, Maricopa County, Arizona.

RiverBend, San Diego, CA

Mr. Price completed a historical resource technical report investigation as part of this project in the City of San Diego. The report evaluated four buildings on the property that appeared to be more than 45 years old for eligibility for listing on the California Register of Historical Resources and the San Diego Register of Historical Resources. Research using various sources and architectural descriptions and photographs of the four structures were completed.

Hauser Mountain Fuels Project, San Diego County, CA

Mr. Price participated in a Class III cultural resources survey for the Hauser Mountain Fuels Project on 310 acres in eastern San Diego County. The project was for a plan to reduce fire hazards by clearing, grazing, and prescribed fires. Mr. Price also co-authored the survey results report.

Alvarado Apartments IS/MND, San Diego, CA

Mr. Price conducted the cultural resource survey of a 9.9-acre developed property for redevelopment of apartment complex. Project duties included record search, survey, Native American coordination, and report of negative findings.

Jacumba Airport Project, San Diego, CA

Mr. Price participated in the survey of a 12-acre lot proposed for a new building and the perimeter of the airport in order to determine the impacts of the installation of a security fence. The purpose was to give guidance in project design and citing of projects at the airport. Two previously recorded sites and two newly recorded sites were identified. A footprint location for the new building to avoid impacts to the cultural resources and construction monitoring for the building and the fence installation were recommended.

Ocotillo Airstrip Extension, Imperial County, CA

Mr. Price was the project archaeologist for this job, which consisted of extending the existing Ocotillo Airstrip, located in the western portion of Imperial County, approximately one mile northwest of the community of Ocotillo. The proposed extension is approximately 2,203 feet long and an area of approximately 45 acres was surveyed for cultural resources.

Imperial Solar Energy Center (CSOLAR) South and West Projects, Imperial County, CA

Mr. Price participated in the cultural resource survey for two utility-scale solar energy projects in western Imperial County. The two project sites consist of a photovoltaic solar field and associated transmission lines and cover over 2,000 acres of both private lands and BLM lands in Imperial County.

Restaurant Depot, San Diego, CA

Mr. Price was field director of the monitoring/data recovery program and co-author of the mitigation monitoring report. Monitoring for the proposed 70,000-square-foot wholesale warehouse building revealed the presence of a historic-period archaeological site consisting of six features, two of

which were associated with early twentieth century tuna cannery workers housing. The report was awarded the Certificate of Merit for Outstanding Technical Report from the AEP San Diego Chapter and City of San Diego Historical Resources Board Award of Excellence for Archaeology.

Fallbrook Community Airpark, San Diego County, CA

Mr. Price conducted the pedestrian survey of the 33-acre Fallbrook airport for the County of San Diego. The survey was for proposed improvements recommended for addressing operational safety and efficiency in the context of future airport demands. Mr. Price also co-authored the survey report.

Alliance Regional Center, Imperial County, CA

Mr. Price was the project archaeologist for the cultural resource survey for the 25-acre project in Imperial County. The project included consultation with the State Historic Preservation Officer for a determination of no adverse effect to historical resources.

Coyne Ranch Project, Imperial County, CA

Mr. Price was the project archaeologist and field director for the survey of this 129.45-acre property. Responsibilities included conducting the record search, directing the field effort, and writing the technical report with mitigation recommendations.

The Glen at Scripps Ranch, San Diego, CA

Mr. Price was the field director and co-author of the survey of this 53.4-acre property. Responsibilities included conducting the record search, directing the field effort, coordination with the Native American monitor, and writing the technical report with mitigation recommendations.

Balboa Park Plaza de Panama, San Diego, CA

Mr. Price conducted the archaeological survey for this 53.4-acre project site. Responsibilities included conducting the record search, directing the field effort, coordination with the Native American monitor, and writing the technical report with mitigation recommendations. The field survey found two previously unrecorded shell scatters within the project boundary. Mr. Price wrote and directed the testing program for the two shell scatters and a previously recorded subsurface historic trash deposit, all of which were determined not to be significant historical resources.

Crystal View Terrace/Green Orchard Place/Overlook Parkway EIR, Riverside, CA

Mr. Price was the project archaeologist in charge of the cultural resources survey of the three project areas, during which two bedrock milling features, a house foundation, and historic standpipes were recorded. The Crystal View Terrace/Green Orchard Place/Overlook Parkway project involves the local roadway system in the eastern portion of the City of Riverside, southeast of Interstate 91.

Allied Imperial Landfill Expansion, Imperial County, CA

Mr. Price was project archaeologist for the monitoring program for the landfill expansion. Responsibilities included conducting the record search, directing the field effort, coordination with the Native American representative, and writing the monitoring findings report.

Kaiser Sea Breeze Carmel View Project, San Diego, CA

Mr. Price was Principal Investigator for the monitoring program and co-author of the monitoring/mitigation report. Responsibilities included coordination of field personnel and Native American monitors with construction schedule and writing/implementation of a testing program to evaluate two small historic-period archaeological deposits found during the monitoring program. Mr. Price co-authored the mitigation report, which determined both features were not significant historical resources under any of the four CEQA criteria or City of San Diego criteria.

The Elms and The Ivy Property, San Diego, CA

Mr. Price was the Principal Investigator for this project, which began with a survey of the 33.7-acre site. The survey identified a large prehistoric site on the property. Mr. Price developed the research design, implemented the testing program, which consisted of surface scrapes and subsurface trenches, and wrote the report of findings and determination of significance.

The Camelot Project, San Diego, CA

Mr. Price was the field director and co-author of the survey of this 67-acre property in the Rancho Peñasquitos area. Responsibilities included conducting the record search, directing the field effort, coordination with the Native American monitor, and writing the technical report with mitigation recommendations for the prehistoric isolates found during the fieldwork.

ARE Spectrum Redevelopment, San Diego, CA

Mr. Price was the Principal Investigator for this project, which began with a survey of the 7.1-acre project site. Responsibilities included conducting the record search, directing the field effort, coordinating the Native American monitor, and writing the technical report with recommendations for a complex of concrete foundations identified during the survey.

Alpha Square Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1950 buildings at Market Street and 14th Avenue in downtown San Diego. These reports included architectural descriptions of the building, photographs, and historic research, and were used to determine the building's eligibility for listing on the San Diego City Register of Historic Resources.

Escondido Disposal Incorporated Master Plan, Escondido CA

Mr. Price completed the historic building evaluation of the Golcraft office/manufacturing plant building as part of the environmental review of a proposed expansion/modernization of the EDCO facility in the City of Escondido. The evaluation included a review of archival files at the City of Escondido, Escondido Historical Society, San Diego Historical Society, County of San Diego, an on-foot reconnaissance of the parcel and evaluation of the building eligibility under CEQA and City of Escondido eligibility criteria. The report determined that the building was eligible for both the California Register of Historical Resources and the Escondido historic register.

Dorothy Street Residence Project, Chula Vista, CA

Mr. Price prepared a technical analysis report for the City of Chula Vista to determine the impacts of a proposed multi-family development on a historic private residence at 753 Dorothy Street in the City of Chula Vista. The Spanish Colonial Revival Style residence had been recommended as being eligible for inclusion on the list of Chula Vista's Register of Historical Resources and the California Register of Historical Resources. The technical analysis included background information on the development of the parcel and house and a discussion of the integrity of the house. The report also evaluated the impacts on the integrity of the house from a proposed relocation of the house to either of two proposed sites on the parcel. Mr. Price determined relocation of the house to the preferred site would not significantly impact the integrity of the house and it would

remain eligible for listing on both the Chula Vista and California registers. This determination was accepted by the City of Chula Vista.

Vidler Estates, San Marcos, CA

Mr. Price conducted a review of the cultural resources inventory report for the proposed residential development encompassing 4.86 acres.

South Magnolia Avenue Subdivision, El Cajon, CA

Mr. Price conducted a cultural resources survey for the South Magnolia Subdivision property in the City of El Cajon, California. The survey program included a record search at the South Coastal Information Center at San Diego State University and an on-foot survey of the property. His survey identified a previously unrecorded prehistoric site on the property. Since avoidance of the site is not feasible, Mr. Price recommended implementation of a testing program for the identified site subject to CEQA standards.

Chapman Solar Ranch Project, San Diego County, CA

Mr. Price conducted a cultural resources survey for the proposed Chapman Ranch Solar Project in Boulevard, San Diego County. The survey included the entire 132.94-acre Chapman Ranch parcel. A total of 17 previously unrecorded prehistoric and historic sites and 6 prehistoric isolates were found during the survey. As part of the survey process, Mr. Price coordinated with the Campo Reservation to provide local Native American monitors for the survey, and implemented mitigation for the sites within the proposed project footprint to reduce project impacts to below a level of significance.

Westin Hotel and Timeshare Project, Carlsbad, CA

Mr. Price conducted a peer review of the Cultural Resources Survey Evaluation Program for the Westin Hotel and Timeshare Project to determine the adequacy of the cultural resources survey information and compliance with CEQA.

Escondido Victory Industrial Park, Escondido, CA

Mr. Price completed a field and archival investigation of this 4.87-acre-parcel adjacent to Escondido Creek in southwestern Escondido. The property had been the site of a farmstead previously determined to not be a significant historical resource. Archaeological monitoring was recommended due to the project's proximity to a significant Late Prehistoric site. The project also required coordination of Native American representatives from both the Luiseno and Kumeyaay communities.

Sheriff Emergency Vehicle Operation Center, San Diego County, CA

Mr. Price participated as field crew during cultural resources constraints study for the in support of the development of the County Sheriff's Emergency Vehicle Operation Center.

Villa de Vida Residential Project, Poway, CA

Mr. Price completed a field and archival investigation of the 3.18-acre Villa de Vida Residential Project site in the City of Poway.

Escondido Innovation Center, Escondido, CA

Mr. Price conducted a cultural resources survey for the Escondido Innovation Center Project, which proposed three light industrial buildings and associated parking on a 5.76-acre parcel. The survey identified two bedrock milling features within the proposed project footprint. Mr. Price developed and implemented a testing program to determine the milling features' significance under CEQA and City of Escondido guidelines. The project also required coordination of Native American representatives from both the Luiseno and Kumeyaay communities.

Ballantyne Street Affordable Housing Project, El Cajon, CA

Mr. Price conducted a cultural resources survey of the property at 585 Ballantyne Street in the City of El Cajon. Mr. Price also conducted the State Historic Preservation Office consultation for the project as part of the Environmental Assessment required due to Housing and Urban Development funding for the project.

Aero Drive Multi-family Project, San Diego, CA

Mr. Price was the Principal Investigator for, and conducted the cultural resources survey of the proposed Aero Drive Multi-family Project property located in Kearny Mesa. The survey identified the KELCO Laboratory Building as a potentially significant historical resource requiring additional evaluation.

North Coastal Regional Center, Health and Human Services Agency, Oceanside, CA

Mr. Price conducted a historic evaluation of two existing buildings that comprise the County of San Diego's Health and Human Services Agency North Coastal Regional Center, in the City of Oceanside. Research conducted at the Oceanside Historical Society and on-line newspaper archives identified Robert A. Bradt as architect of one of the two buildings. The evaluation concluded that the two

buildings, constructed between 1957 and 1960, were not eligible for inclusion on the California Register of Historical Resources.

Del Mar City Hall/Town Hall EIR, Del Mar, CA

The survey and evaluation were conducted by Mr. Price to determine the significance of two existing City Hall buildings that are over 50 years old that were to be demolished by the proposed Del Mar City Hall/Town Hall Project on the existing City administration property. The evaluation included a review of archival files at the Del Mar Historical Society, San Diego Historical Society, County of San Diego, and an on-foot reconnaissance of the parcel. The evaluation determined that neither building qualified for listing on the California Register of Historic Resources under any of the four criteria. In addition, neither building qualified as historically significant under City of Del Mar Municipal guidelines.

372 Fourth Avenue Project, San Diego, CA

This report written by Mr. Price evaluated the potential for subsurface archaeological deposits to be present on the 372 Fourth Avenue Project parcel. Research included a review of the results of a records search at the California Historical Resources Information System South Coastal Information Center, a review of the 1876 Bird's Eye View drawing of San Diego, applicable Sanborn Fire Insurance Maps, and a review of the files at the San Diego Historical Society. This research was used to determine what buildings occupied the project site prior to the construction of the current warehouse building.

The report determined that the potential exists for subsurface historic archaeological deposits such as building foundations and trash deposits, to be present.

Alpha Square Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1950 buildings at Market Street and 14th Avenue in downtown San Diego. These reports included architectural descriptions of the building, photographs, and historic research, and were used to determine the building's eligibility for listing on the San Diego City Register of Historic Resources.

Dorothy Street Residence Project, Chula Vista, CA

Mr. Price prepared a technical analysis report for the City of Chula Vista to determine the impacts of a proposed multi-family development on a historic private residence at 753 Dorothy Street in the City of Chula Vista. The Spanish

Colonial Revival Style residence had been recommended as being eligible for inclusion on the list of Chula Vista's Register of Historical Resources and the California Register of Historical Resources. The technical analysis included background information on the development of the parcel and house and a discussion of the integrity of the house. The report also evaluated the impacts on the integrity of the house from a proposed relocation of the house to either of two proposed sites on the parcel. Mr. Price determined relocation of the house to the preferred site would not significantly impact the integrity of the house and it would remain eligible for listing on both the Chula Vista and California registers. This determination was accepted by the City of Chula Vista.

Atmosphere Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1960 buildings at 1434 and 1492 Fifth Avenue in downtown San Diego to determine their eligibility for listing on the California Register of Historical Resources and the San Diego Register of Historical Resources. These reports included architectural descriptions of the building, research results, photographs, and discussions and determinations of significance.

El Granito Rancho Adobe Historic Building Survey, El Cajon, CA

Mr. Price developed and directed the efforts to research and record an adobe house, wood-frame house, and barn prior to their demolition. Research included accessing primary material from various sources. Recordation included photo documentation of all buildings, exterior drawings of the wood-frame house, and exterior and interior drawings of the adobe. Research determined the adobe was constructed in 1941 by James Streeter.

Mount Laguna Air Force Station, San Diego County, CA

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of the Mount Laguna Air Force Station (MLAFS) located in the Cleveland National Forest. The evaluation for potential eligibility for inclusion on the National Register involved a building-by-building inspection of the remaining 23 buildings and the development of a historic context of MLAFS to use in the evaluation process. In addition, a cultural resources survey of the 140 acres of MLAFS was also conducted.

South Orange Avenue, Escondido, CA

Mr. Price was the project architectural historian for this redevelopment project in Escondido. He was responsible for

background research, on-site current conditions survey, and buildings evaluation report with mitigation recommendations for these four buildings (three residences and an outbuilding) built between 1930 and 1960. The evaluation included archival, aerial photography, and architectural research following CEQA and City of Escondido Guidelines.

Clinicas de Salud del Pueblo Expansion Project, Imperial County, CA

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of a building constructed between 1928 and 1937. The building was part of a proposed project in the City of Brawley and involved renovation and expansion of the existing Clinic complex. The evaluation determined the historic building at 945 G Street, qualified for listing on the National Register of Historic Places under Criterion C, at the local level of significance. Because the project could not be redesigned, a program of mitigation to reduce impacts to the historic building was developed in conjunction with the State Historic Preservation Office, including a HABS Level III recordation of the building and installation of an interpretive plaque in the new Clinicas reception area.

Additional Projects

Monitoring for the San Dieguito Lagoon Restoration Project, Del Mar, City of San Diego, CA

Monitoring for the Arbor Terrace Project, North Park, City of San Diego, CA

Monitoring for a Portion of the West Clusters Development Grading, Black Mountain Ranch, San Diego, CA

Monitoring for the Veterinary Specialty Hospital Grading, Sorrento Valley, San Diego, CA

Monitoring for AAA Office, Mission Valley, San Diego, CA

Monitoring for Camino Del Sur and Lusardi Creek Bridge Grading, Black Mountain Ranch, San Diego, CA

Monitoring for the Egyptian Condominiums, San Diego, CA

Monitoring for Construction at MILCON P-634, MCB Camp Pendleton, CA

Cultural Resources Survey for BLM Dulzura Fuel Break, Dulzura, CA

Cultural Resources Survey of a Portion of the Golf Training Area, MCB Camp Pendleton, CA

Cultural Resource Survey of the Archstone Mission Gorge Development Project, Mission Gorge, City of San Diego, CA

Cultural Resource Survey of the River Park Equestrian Center, Del Mar, City of San Diego, CA

Cultural Resources Survey for Chula Vista Bayfront Master Plan EIR, Chula Vista, CA

Cultural Resources Survey for Santee Town Center Specific Plan Amendment, Santee, CA

Cultural Resource Survey and Building Evaluation of the AMCAL Multi-housing Project, El Centro, CA

Evaluation of the Ivey Ranch House at the Ivey Ranch Park, Oceanside, CA

Historic American Engineering Record Documentation of Six Base End Stations in the White's Point Reservation, Los Angeles County, CA

Evaluation and Documentation of the Alta Loma Heights Citrus Association Packing House, Rancho Cucamonga, CA.

Cultural Resource Surveys of Portions of Eight County Parks, San Diego, CA

Cultural Resource Evaluation and Determination of National Register of Historic Places Eligibility for Two Sites on MCB Camp Pendleton, CA

Data Recovery Excavations for the Western Portion of CA-SDI-13,727 in Valley Center, CA

Test Excavations of Site at Highway 94 and Jamacha Junction, San Diego, CA

Dry Lakes Data Recovery at 4-IMP-5620 for the Bureau of Land Management, Imperial County, CA

Testing at 9 Sites in The Villages and The Ranch at Stallions Crossing, San Diego, CA

Cultural Resource Survey of the Proposed Lake Murray, Cowles Mountain, and Fortuna Mountain Regional Park, San Diego, CA

Data Recovery of Nine Archaeological Sites at La Costa North Lake and Golf Course Complex, Carlsbad, CA

Data Recovery at Campus Point, San Diego, CA

Cultural Resource Survey for the Hiatt-Jett Property, Carlsbad, CA

Archaeological Testing of Six Sites at the Proposed North City West, Seventh Development Unit, City of San Diego, CA

Extended Initial Studies at Mira Costa Estates, San Diego, CA

Cultural Resource Survey for Areas VII and VIII of The El Sobrante Landfill Expansion, Riverside County, CA

Archaeological Field Survey of Saint William of York Property, San Diego, CA

Cultural Resource Survey for the El Corazon Property, Oceanside, CA

Cultural Resource Survey for Los Peñasquitos Canyon Preserve, San Diego, CA

Data Recovery at Ten Archaeological Sites at Westwood Valley, San Diego, CA

Data Recovery at Santee Greens Development, El Cajon, CA

Excavations at Los Peñasquitos (Johnson Taylor) Ranch House, San Diego, CA

Testing of Archaeological Sites at Travertine Material Site, San Diego, CA

Testing of Sites for a Portion of State Route 52/Interstate 15, San Diego, CA

Cultural Resource Survey of the Sunshine Beradini Fields Development Plan Property, San Diego, CA

Cultural Resource Survey of the Robertson's Oceanside, Concrete Facility, City of Oceanside, CA

Cultural Resource Survey for the BLM Hauser Mountain Fuel Break, San Diego County, CA

Cultural Resource Survey for the BLM Beauty Mountain Fuel Break, San Diego and Riverside Counties, CA

Test Excavations for the San Vicente Road Improvement Project, San Diego County, CA

Cultural Resource Survey and Test Excavation for Sewer Group 698, San Diego, CA

Test Excavation for the Emery Road Realignment Project, Tecate. San Diego County, CA

Archaeological Monitoring and Test Excavations for the Agua Caliente Pool and Campsite Improvements Project, San Diego County, CA

Cultural Resource Testing for the Hazard Center Redevelopment Project, Mission Valley, San Diego, CA

Cultural Resource Evaluation and Determination of

National Register of Historic Places Eligibility for three
Archaeological Sites, CA-SDI-10688, CA-SDI-14681, and
CA-SDI-14682, on U.S. MCB Camp Pendleton, for
Southwest Division NAVFACENGCOM

Test Excavation at CA-SDI-16,646 for the Lawson Valley
Bridge Replacement Project, San Diego County, CA

CONFIDENTIAL ATTACHMENT

(Not for Public Review)