

March 29, 2022

Dylan Bird
Escondido North, LLC.
16 Santa Barbara Pl.
Laguna Niguel, CA 92677

Subject: UPDATED Cultural and Paleontological Resources Assessment for APNs 224-141-23, -24,-25, City of Escondido, California (DUKE CRM Project No. C-0127)

Dear Mr. Bird:

DUKE CRM was retained by VCS Environmental, Inc. (VCS) to conduct a cultural and paleontological resources assessment for APNs 224-141-23,-24,-25 (the study area, also referred to as “Lot H”), located in the City of Escondido (City), San Diego County, California. The parcel is rectangle shaped and contains approximately 8.4-acres of Block 2 of the North Broadway/Tier 2 neighborhood in unincorporated (part of Rincon del Diablo) north Escondido, California. The project is bordered by Conway Drive in the northeast, partially by Weiss Way on the southwest, and Stanley Avenue in the southeast; there is no established road on the northwest boundary of the lot. Specifically, the proposed project is depicted on the United States Geological Survey (USGS) *Valley Center, California* 7.5-minute topographic quadrangle, in an unsectioned area of Township 12 South; Range 2 West (projected Section 3). The cultural and paleontological resources assessments described and summarized in this letter report places the project in compliance with the pertinent sections of the California Environmental Quality Act (CEQA) Public Resources Code and the City of Escondido Municipal Code.

PROJECT DESCRIPTION

The project site is designated under City of Escondido R-1-10 zoning standards (Single-Family Residential – 10,000 square feet minimum lot size). The project is located on a hillside. The topography slopes downward from south to north. The north portion of the property contains a dense stand of trees. The project area contains four contemporary domestic structures with accompanying yards and small corrals. Ground visibility is poor. The project is 70% covered by heavily matted grass and extensive dumping and some stump removal in the northern portion of the site. The remaining 30% of the project is covered by the contemporary domestic structures and their immediate surroundings.

METHODS

Records searches were obtained from the South Coastal Information Center (SCIC) at San Diego State University (SDSU) and at the Department of Paleontology at the San Diego Natural History Museum. DUKE CRM also consulted Section 4.5 (Cultural and Paleontological Resources) of the City of Escondido General Plan, Downtown Specific Plan and Climate Action Plan EIR (2012).

Following the records searches, an intensive-level field survey was conducted over the study area. The entire property was walked as thoroughly as possible in order to identify any previously unknown cultural resources.

RESULTS

Research

Information from the SCIC indicated that 23 previous cultural resources investigations have been conducted within ½ mile of the project. However, Lot H has not been surveyed. The SCIC identified seven previously recorded cultural resources within ½ mile of the project, as described below. One of these was previously recorded adjacent to the northeast corner of the project, and a second was previously recorded adjacent to the central-southern part of the study area, in the “V” between Weiss Way and Stanley Avenue.

- CA-SDI-12545 was originally recorded by D.L. True in 1962 and was revisited by Anderson in 1993. He recorded a bedrock milling station with midden sediments. He noted the presence of 17 flakes, 5 tizon brown ceramic shards, abalone shell, fire affected rock, and remains of an adobe house and another historic house within 500 feet of the northeast corner of Lot H.
- CA-SDI-1050 was also recorded by D.L. True in 1962 and is a Pauma Complex site with scattered chipping waste and 5 manos, but no midden. It is located approximately 500 feet from the southwest corner of the project, in the “V” between Weiss Way and Stanley Avenue. In addition to noting the lack of a midden deposit he recommended that no recheck or further work was necessary. This site was likely destroyed by the construction of the contemporary residence on Weiss Way.
- CA-SDI-1049, a lightly scattered temporary campsite with a sub-surface component. This site is located approximately ½ mile from Lot H.
- CA-SDI-1057, a San Luis Rey I-II village, with possible Pauma Complex materials added. This site is located approximately ½ mile from Lot H.
- CA-SDI-1058, a Pauma Complex village with no midden. This site is located approximately ½ mile from Lot H.
- CA-SDI-15357, a large bedrock outcrop with milling features. This site is located approximately ¼ mile from Lot H.
- P-37-030889, a historic flume which is located approximately 1/3 mile north of the project. The flume was constructed in 1926.

No resources were previously recorded in the study area. A map of historic roads (1769-1885 in San Diego County) shows a northwest to southeast trending trail that also marks the route of the San Diego Aqueduct in later maps that is approximately 500 feet northeast of the project. This same trail is shown on the San Diego County Map of 1872.

Published geological maps (Kennedy and Tan 2005) describe the underlying geology as Mesozoic-age metamorphic rocks. Site records housed in the Department of Paleontology at the San Diego Natural History Museum indicate that no fossil localities occur within the vicinity of the project site, and the nearest fossil locality is approximately 10 miles to the west. The paucity of fossil localities is mostly due to the abundance of Mesozoic-age igneous and metamorphic rocks in the vicinity of the project. These rock types have zero paleontological sensitivity because the high temperatures and/or pressures they form at are not conducive to fossil preservation.

Field Survey

The field survey was conducted by Dr. Frederick W. Lange on May 23, 2014. Following changes to the Project area, adding in APN 224-141-24, an additional field survey was conducted by Morgan Bender, M.A., RPA, Archaeologist at DUKE CRM on March 16, 2022. Approximately 30% of the

property was covered by the four domestic structures and associated cleared patios and small corrals. Seventy percent of the project was covered by heavily matted non-native grasses and various construction debris that has been dumped in the northern area. Visibility was good in the area of the houses and their exposed yards and driveways, but very poor in the remainder of the parcel. No cultural resources were observed in either survey. (See photographs in Attachment 2).

FINDINGS AND CONCLUSIONS

A cultural and paleontological resources assessment was conducted of APN-224-141-23,-24,-25. Two prehistoric archaeological sites have been recorded 500 feet from the project. No cultural resources were identified during the pedestrian survey. Our research and field survey indicate a moderate to high sensitivity for cultural resources and a low sensitivity for paleontological resources in the project. Therefore, DUKE CRM recommends archaeological monitoring during initial ground-clearing and brushing activities. This will allow an archaeologist to observe surface and near surface sediments and determine if there is an archaeological deposit within the property. Monitoring should follow the following protocol:

Archaeological Monitoring- An archaeological monitor shall be present to observe ground disturbance during initial ground-clearing and brushing activities. The monitor shall work under the direct supervision of a qualified archaeologist (Secretary of Interior Professional Qualification Standards-M.A./M.S. in anthropology, or related discipline with an emphasis in archaeology and demonstrated experience and competence in archaeological research, fieldwork, reporting, and curation).

- a. The qualified archaeologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
- b. The archaeological monitor shall be present full-time during ground disturbance associated with initial ground-clearing and brushing activities.
- c. The monitor shall be empowered to temporarily halt or redirect ground disturbance if archaeological resources are discovered.
- d. In the event of an archaeological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified archaeologist has cleared the area.
- e. In consultation with the qualified archaeologist the monitor shall quickly assess the nature and significance of the find. If the discovery is not significant it shall be quickly mapped, documented, removed and the area cleared.
- f. If the discovery is significant the qualified archaeologist shall notify the Applicant and City immediately.
- g. In consultation with the Applicant and City, the qualified archaeologist shall develop a plan of mitigation which will likely include salvage excavation, laboratory analysis and processing, research, curation of the find into a local museum or repository, and preparation of a report summarizing the find.

If after initial clearing and brushing activities an archaeological resource is discovered during the construction phase of the project a qualified archaeologist shall be retained to assess the nature and significance of the find.

DUKE CULTURAL RESOURCES MANAGEMENT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Thank you for contacting DUKECRM on this project. If you have any questions or comments, you can contact me at (949) 303-0420 or by e-mail at curt@dukecrm.com.

Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC



Curt Duke, M.A., RPA
President/Archaeologist

Attachments

1. Project Maps
2. Project Photographs
3. SCIC Letter
4. SDNHM Letter

REFERENCES

City of Escondido

2012 Escondido General Plan, Downtown Specific Plan, and Climate Action Plan EIR.

Deméré, T.A. and S.L. Walsh

1993 Paleontological Resources, County of San Diego. Prepared for the San Diego Planning Commission 1-68.

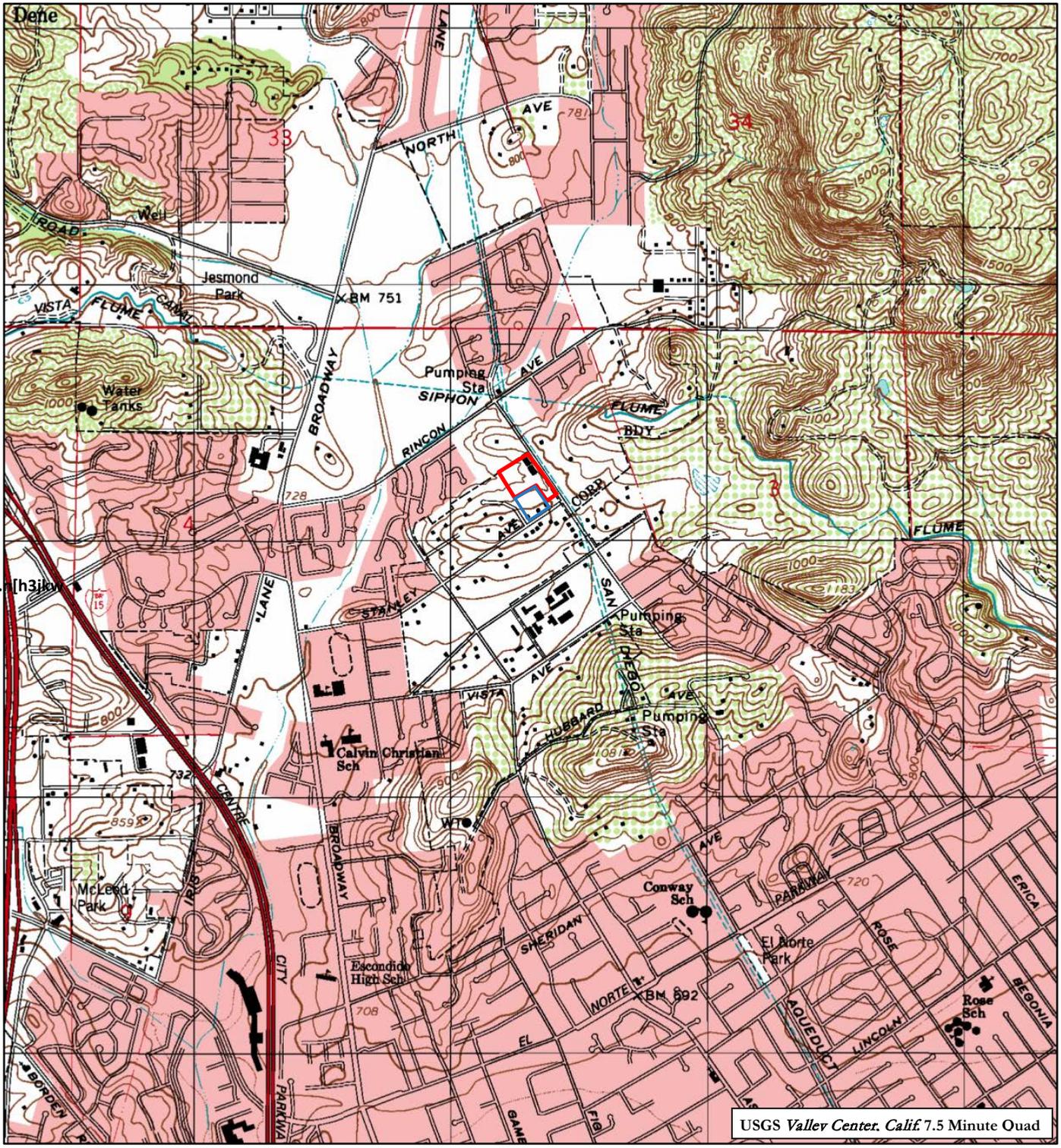
Kennedy, M.P. and Tan, S.S.

2005 Geologic map of the Oceanside 30' x 60' quadrangle, California: A digital database: California Geological Survey, Preliminary Geologic Maps, scale 1:100,000.

Attachment 1

Maps

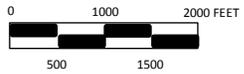
- 1- USGS 7.5' Quadrangle
- 2- Aerial and Street Map

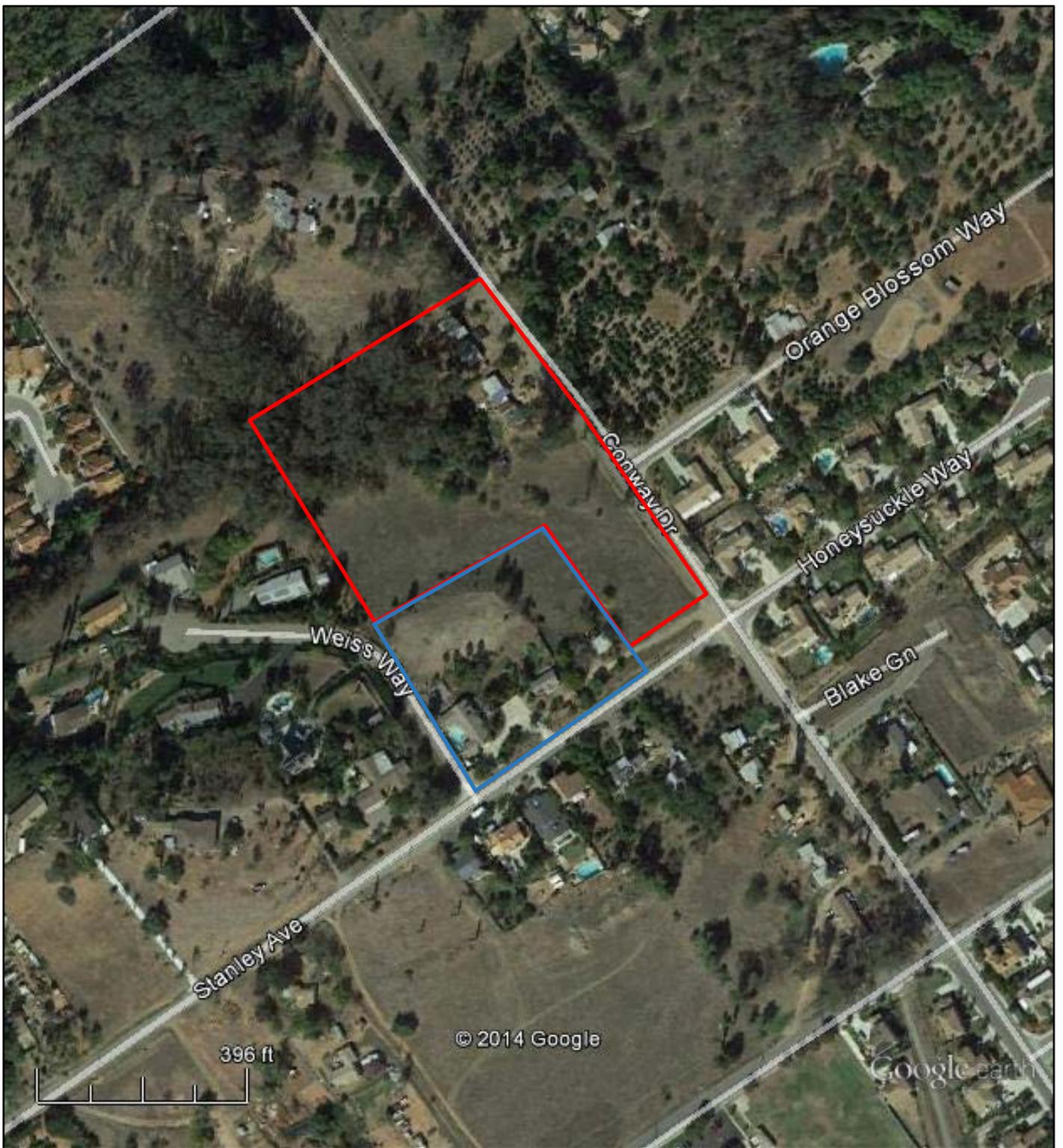


USGS Valley Center, Calif. 7.5 Minute Quad

New Project Area
 Original Project Area

Figure 1: Project Location Map Project: Lot H, APNs 224-141-23,-24,-25





 New Project Area  Original Project Area

Figure 2: Street and Aerial Map Project:
Lot H, APNs 224-141-23,-24,-25



Attachment 2
Photographs



View northeast from Stanley Avenue towards four houses along Conway Drive. Photo taken 5/23/2014.



View in north portion of the property depicting trees, dumping, and vegetation. Photo taken 5/23/2014.



Overview of additional Project area. View to southwest. Photo taken 3/16/2022.



Ground cover. Plan view. Photo taken 3/16/2022.

Attachment 3
SCIC Letter



South Coastal Information Center
 4283 El Cajon Blvd., Suite 250
 San Diego, CA 92105
 Office: (619) 594-5682
 Fax: (619) 594-4483
 www.scic.org
 nick@scic.org

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: DUKE CULTURAL RESOURCES MANAGEMENT, LLC

Company Representative: Frederick W. Lange, PhD., RPA

Date Processed: 9/11/2013

Project Identification: 3 Tracts Escondido

Search Radius: 1/2 mile

Historical Resources: NJD

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

Previous Survey Report Boundaries: NJD

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

Historic Addresses: NJD

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

Historic Maps: NJD

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

Summary of SHRC Approved CHRIS IC Records Search Elements	
RSID:	0
RUSH:	no
Hours:	1
Spatial Features:	34
Address-Mapped Shapes:	no
Digital Database Records:	0
Quads:	1
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	81

Attachment 4
SDNHM Letter



SAN DIEGO NATURAL HISTORY MUSEUM
BALBOA PARK - SAN DIEGO SOCIETY OF NATURAL HISTORY - ESTABLISHED 1874

11 September 2013

Dr. Frederick W. Lange
Duke Cultural Resources Management, LLC
22 Socorro
Rancho Santa Margarita, CA 92688

RE: Paleontological Record Search – 3 Tracts Escondido Project

Dear Dr. Lange:

This letter summarizes the results of a review of the paleontological locality and specimen records held in the Department of Paleontology at the San Diego Natural History Museum (SDNHM) for the 3 Tracts Escondido project. The project area encompasses three sites located in the City of Escondido, San Diego County, California. Specifically, the project area is bound to the north by Stanley Avenue, to the south by Vista Avenue, to the west by North Broadway, and to the East by Ash Street.

Published geological maps (Kennedy and Tan, 2005) describe the underlying geology of the three sites within the 3 Tracts Escondido project area. The two eastern sites are underlain by Mesozoic-age metamorphic rocks, and the southwestern site is underlain by Mesozoic aged-metamorphic rocks in the north, and Late to Middle Pleistocene-age older alluvial flood plain deposits in the south. Site records housed in the Department of Paleontology at the San Diego Natural History Museum indicate that no fossil localities occur within the vicinity of the project site, and the nearest fossil locality is approximately 10 miles to the west. The paucity of fossil localities is mostly due to the abundance of Mesozoic-age igneous and metamorphic rocks in the vicinity of the 3 Tracts Escondido project area. These rock types have zero paleontological sensitivity because the high temperatures and/or pressures they form at are not conducive to fossil preservation.

The sedimentary origin of the old alluvial flood plain deposits located in the southwestern portion of this project area suggests the potential for paleontological resources (e.g., fossil material). Though no known SDNHM fossil collecting localities are known within a one mile radius of the project area, scientifically significant fossils have been discovered in old alluvial flood plain deposits elsewhere in northern San Diego County, and have yielded remains of “Ice Age” terrestrial vertebrates (e.g., horses, proboscideans). Based on these fossil discoveries, Deméré and Walsh (1993) have assigned the old alluvial flood plain deposits a moderate paleontological sensitivity. The moderate sensitivity rating for the Pleistocene-age older alluvial river deposits would suggest the implementation of a standard paleontological avoidance program wherever these deposits occur (southern portion of the southwest site). The paleontological avoidance program should consist of excavation monitoring, fossil recovery, specimen preparation, and curation, and production of a final report. Implementation of such a program will avoid impacts of the project on paleontological resources.

The information contained within this paleontological record search should be considered private and is the sole property of the San Diego Natural History Museum. Any use or reprocessing of information contained within this document beyond the scope of the 3 Tracts Escondido project is prohibited.

If you have any questions concerning these findings please feel free to contact me at 619-255-0301 or sdonohue@sdnhm.org.

Sincerely,

A handwritten signature in cursive script that reads "Shelly Donohue". The signature is written in black ink and is positioned above the typed name.

Shelly Donohue
Report Writer
Department of PaleoServices

References Cited:

- Deméré, T.A. and S.L. Walsh. 1993. Paleontological Resources, County of San Diego. Prepared for the San Diego Planning Commission 1-68.
- Kennedy, M.P. and Tan, S.S. 2005. Geologic map of the Oceanside 30' x 60' quadrangle, California: A digital database: California Geological Survey, Preliminary Geologic Maps, scale 1:100000.