Appendix C1

Cultural Surveys

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February 2, 2017 ONE-01

Mr. Howard A. Jacobs
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Subject: Breeze Luxury Apartments Project – Cultural Resources Survey

Dear Mr. Jacobs:

HELIX Environmental Planning, Inc. (HELIX) was contracted to conduct a cultural resources survey for the proposed Breeze Luxury Apartments Project (project) located in the City of Oceanside (City). This letter report details the methods and results of the cultural resources study, which included a records search, Sacred Lands File search, Native American outreach, a review of historic maps and aerial photographs, and a field survey.

PROJECT DESCRIPTION AND LOCATION

The 2.66-acre project site is located in northern San Diego County in the City of Oceanside, west of Interstate (I-) 5, east of South Coast Highway, south of State Route (SR-) 76, and north of SR-78 (Figure 1, *Regional Location*). Specifically, the parcel is partially bordered by Oceanside Boulevard to the north, with the North County Transit District (NCTD) Sprinter line forming the southern project border, and Oceanview Cemetery to the west (Figures 2 and 3, *Project Location [USGS]* and *Project Location [Aerial]*, respectively). The project covers Accessor Parcel Numbers (APNs) 152-121-06, 152-123-05, 152-123-20, and 152-320-11. The project area is in Township 11 South, Range 5 West, Sections 25 and 26, on the U.S. Geological Survey (USGS) 7.5-minute San Luis Rey quadrangle (see Figure 2).

The applicant proposes to construct a high-density, luxury apartment project in three stories over a two-level basement parking garage. The complex would consist of 90 units in three separate buildings with street access from the corner of Godfrey Street and South Ditmar Street, and from the southern terminus of Nevada Street (Figure 4, *Project Plan*). Construction of this project is estimated to generate 38,200 cubic yards of cut and to require 3,200 cubic yards of fill, totaling

35,000 cubic yards of export. Overall, approximately 81 percent of the project site will be graded, with the remainder left undisturbed. The property includes 0.34 acre of qualifying hillside areas, with slopes in excess of 40 percent and with a minimum elevation differential of 25 feet, in the southeast that will not be disturbed. The project will include tying into existing water, sewer, and gas mains and the installation of a new 24-inch (in.) force main to replace an existing force main located on site. The new main will tie into the existing 24-in. force main at the easternmost end of the project site, run within Oceanside Boulevard south onto South Ditmar Street, then west onto Godfrey Street where it will tie into the western side of the existing main.

REGULATORY FRAMEWORK

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines (§15064.5) address determining the significance of impacts to archaeological and historic resources. Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance (Office of Historic Preservation 1995). Significant resources are designated as "historical resources" and are defined per Public Resources Code 21084.1 and CEQA Guidelines, California Code of Regulations (CCR) Title 14, Section 15064.5 as follows:

- resource(s) listed or eligible for listing in the California Register of Historic Resources (CRHR) (14 CCR Section 15064.5[a][1])

- resource(s) either listed in the National Register of Historic Places (NRHP) or in a "local register of historical resources" unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2])

- resources identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code (14 CCR Section 15065.5[a][2])

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more of the following four criteria:

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

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

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

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

All resources nominated for listing must have integrity, which is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. A resource must also be judged with reference to the particular criteria under which it is proposed for nomination.

Under 14 CCR Section 15064.5(a)(3), the final category of "historical resources" may be determined at the discretion of the lead agency.

City of Oceanside General Plan

The Environmental Resource Management Element of the City of Oceanside General Plan (2002: 8) includes the following goal related to cultural resources:

> Cultural Resources Objective 1: Encourage the conservation and protection of significant cultural resources for future scientific, historic, and educational purposes.

Native American Heritage Values

Cultural resources can also include Traditional Cultural Properties (TCP), such as gathering areas, landmarks, and ethnographic locations, in addition to archaeological districts. "Traditional" in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices (Parker and King 1998).Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ethnographic importance.

In addition to the historical resources described above, per Section 21084.2 of the Public Resources Code, the City must take into account the proposed project's impacts on Tribal Cultural Resources (TCRs), separately defined in Section 21074 of the Public Resources Code. As a general concept, a TCR is similar to the federally defined TCP; however, it incorporates consideration of local and state significance and required mitigation under CEQA. To determine whether the proposed project may have an impact on tribal cultural resources, the City is conducting government-to-government consultation with California Native American tribes that have requested such consultation per Section 21080.3.1 of the Public Resources Code. Results of this consultation will be documented separately by the City as part of the CEQA process.

ENVIRONMENTAL SETTING

The project site is located about 750 feet (ft.) north of Loma Alta Creek, about 1.2 miles (mi.) north of Buena Vista Lagoon, about 1.8 mi. south of the San Luis Rey River, and about 0.5 mi.

east of the Pacific Ocean. The presence of these coastal, lagoon, and fresh water environments would have provided prehistoric Native American populations with a variety of resources, as well as habitat for wildlife, which would have been utilized in multiple ways by these inhabitants. Elevations within the project area range from approximately 68 ft. above mean sea level (AMSL) in the north along Oceanside Boulevard to 17 ft. AMSL in the northeast along the NCTD right-of-way. Geologically, the project area is underlain by Holocene alluvial flood-plain sediment with Santiago formation from the middle Eocene in the higher elevations along the north (Kennedy et al., 2007). Three soil types are mapped within the project area: Made land covers about 58 percent of the project area along the entire eastern border and in the northeast; terrace escarpments compose about 21 percent of the property in the northwest; and Tujunga sand, 0 to 5 percent slopes, compose about 21 percent of the property in the southwest (Web Soil Survey 2016). The Tujunga soil series supports mostly annual forbs and grasses and scattered oaks (Bowman 1973). Upland vegetation communities no longer present within the project site, such as coastal sage scrub, as well as the nearby coast, lagoon, and riparian habitats would have provided a number of plant species known to have been used by the Luiseño people for food, medicine, tools, shelter, ceremonial and other uses (Bean and Shipek 1978; Sparkman 1908). Many of the animal species found in these communities would have been used by native populations as well.

CULTURAL ENVIRONMENT

Prehistory

Several summaries discuss the prehistory of San Diego County and provide a background for understanding the archaeology of the general area surrounding the project. Moratto's (1984) review of the archaeology of California contains important discussions of southern California, including the San Diego area, as does a relatively recent book by Neusius and Gross (2007). Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries of archaeological work and interpretations, and another paper (Arnold et al. 2004) discusses advances since 1984. The following is a brief discussion of the culture history of the San Diego region.

Carter (1957, 1978, 1980), Minshall (1976), and others (e.g., Childers 1974; Davis 1968, 1973) have long argued for the presence of Pleistocene humans in California, including the San Diego area. The sites identified as "early man" are all controversial. Carter and Minshall are best known for their discoveries at Texas Street and Buchanan Canyon in the City of San Diego. The material from these sites is generally considered non-artifactual, and the investigative methodology is often questioned (Moratto 1984).

The earliest accepted archaeological manifestation of Native Americans in the San Diego area is the San Dieguito complex, dating to approximately 10,000 years ago (Warren 1967). The San Dieguito complex was originally defined by Rogers (1939), and Warren published a clear synthesis of the complex in 1967. The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. Rogers considered crescentic stones to be characteristic of the San Dieguito complex as well. Tools and debitage made of fine-grained green metavolcanic material, locally known as felsite, were found

at many sites that Rogers identified as San Dieguito. Often these artifacts were heavily patinated. Felsite tools, especially patinated felsite, came to be seen as an indicator of the San Dieguito complex. Many archaeologists have felt that the San Dieguito culture lacked milling technology and saw this as an important difference between the San Dieguito and La Jolla complexes. Sleeping circles, trail shrines, and rock alignments have also been associated with early San Dieguito sites. The San Dieguito complex is chronologically equivalent to other Paleoindian complexes across North America, and sites are sometimes called "Paleoindian" rather than "San Dieguito." San Dieguito material underlies La Jolla complex strata at the C.W. Harris site in San Dieguito Valley (Warren, ed. 1966).

The traditional view of San Diego prehistory has the San Dieguito complex followed by the La Jolla complex at least 7,000 years ago, possibly as long as 9,000 years ago (Rogers 1966). The La Jolla complex is part of the Encinitas tradition and equates with Wallace's (1955) Millingstone Horizon, also known as Early Archaic or Milling Archaic. The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147). "Crude" cobble tools, especially choppers and scrapers, characterize the La Jolla complex (Moriarty 1966). Basin metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic.

Warren et al. (1961) proposed that the La Jolla complex developed with the arrival of a desert people on the coast who quickly adapted to their new environment. Moriarty (1966) and Kaldenberg (1976) have suggested an in situ development of the La Jolla people from the San Dieguito. Moriarty has since proposed a Pleistocene migration of an ancestral stage of the La Jolla people to the San Diego coast. He suggested this Pre-La Jolla complex is represented at Texas Street, Buchanan Canyon, and the Brown site (Moriarty 1987).

Since the 1980s, archaeologists in the region have begun to question the traditional definition of San Dieguito people simply as makers of finely crafted felsite projectile points, domed scrapers, and discoidal cores, who lacked milling technology. The traditional defining criteria for La Jolla sites (manos, metates, "crude" cobble tools, and reliance on lagoonal resources) have also been questioned (Bull 1987; Cárdenas and Robbins-Wade 1985; Robbins-Wade 1986). There is speculation that differences between artifact assemblages of "San Dieguito" and "La Jolla" sites reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987). Gallegos (1987) has proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, with differing site types "explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time" (Gallegos 1987:30). The classic "La Jolla" assemblage is one adapted to life on the coast and appears to continue through time (Robbins-Wade 1986; Winterrowd and Cárdenas 1987). Inland sites adapted to hunting contain a different tool kit, regardless of temporal period (Cárdenas and Van Wormer 1984).

Some archaeologists in San Diego, however, do not subscribe to the Early Prehistoric/Late Prehistoric chronology (see Cook 1985; Gross and Hildebrand 1998; Gross and Robbins-Wade 1989; Shackley 1988; Warren 1998). They feel that an apparent overlap among assemblages identified as "La Jolla," "Pauma," or "San Dieguito" does not preclude the existence of an Early Milling period culture in the San Diego region, separate from an earlier culture. One perceived

problem is that many site reports in the San Diego region present conclusions based on interpretations of stratigraphic profiles from sites at which stratigraphy cannot validly be used to address chronology or changes through time. Archaeology emphasizes stratigraphy as a tool, but many of the sites known in the San Diego region are not in depositional situations. In contexts where natural sources of sediment or anthropogenic sources of debris to bury archaeological materials are lacking, other factors must be responsible for the subsurface occurrence of cultural materials. The subsurface deposits at numerous sites are the result of such agencies as rodent burrowing and insect activity. Various studies have emphasized the importance of bioturbative factors in producing the stratigraphic profiles observed at archaeological sites (see Gross 1992). Different classes of artifacts move through the soil in different ways (Bocek 1986; Erlandson 1984; Johnson 1989), creating vertical patterning (Johnson 1989) that is not culturally relevant. Many sites that have been used to help define the culture sequence of the San Diego region are the result of just such nondepositional stratigraphy.

The Late Prehistoric period is represented by the San Luis Rey complex in northern San Diego County and the Cuyamaca complex in the southern portion of the county. The San Luis Rey (SLR) complex is the archaeological manifestation of the Shoshonean predecessors of the ethnohistoric Luiseño (named for the San Luis Rey Mission). The Cuyamaca complex represents the Yuman forebears of the Kumeyaay (Diegueño, named for the San Diego Mission). Agua Hedionda Creek is often described as the division between the territories of the Luiseño and the Kumeyaay people (Bean and Shipek 1978; White 1963), although various researchers use slightly different ethnographic territory boundaries. Traditional stories and songs of the Native people also describe the extent of traditional use areas.

The SLR complex is divided into two phases: SLR I and SLR II. Elements of the SLR complex include small, triangular, pressure-flaked projectile points (generally Cottonwood series, but Desert Side-notched series also occurs); milling implements: mortars and pestles, manos and metates, and bedrock milling features; bone awls; Olivella shell beads; other stone and shell ornaments; and cremations (Meighan 1954; Moratto 1984; True et al. 1974). The later SLR II complex also includes several elements not found in the SLR I complex: "pottery vessels, cremation urns, red and black pictographs, and such nonaboriginal items as metal knives and glass beads" (Meighan 1954:223).

SLR I was originally thought to date from A.D. 1400 to A.D. 1750, with SLR II dating between A.D. 1750 and A.D. 1850 (Meighan 1954). However, that division was based on the assumption that the Luiseño did not practice pottery manufacture until just prior to the arrival of the Spanish. The chronology has since been revised due to evidence that pottery may have been introduced to the Luiseño circa A.D. 1200-1600. Ceramics were probably introduced from the Luiseños' southern neighbors, the Kumeyaay (True et al. 1974).

Historical Background

While Juan Rodriguez Cabrillo visited San Diego briefly in 1542, the beginning of the historic period in the San Diego area is generally given as 1769. It was that year that the Royal Presidio of San Diego was founded on a hill overlooking Mission Valley. The Mission San Diego de Alcalá was constructed in its current location five years later. The Spanish Colonial period lasted

until 1821 and was characterized by religious and military institutions bringing Spanish culture to the area and attempting to convert the Native American population to Christianity. Mission San Diego was the first mission founded in Southern California. Mission San Luis Rey, in Oceanside, was founded in 1798. Asistencias (chapels) were established at Pala (1816) and Santa Ysabel (1818).

The Mexican period lasted from 1821, when California became part of Mexico, to 1848, when Mexico ceded California to the United States under the treaty of Guadalupe Hidalgo at the end of the Mexican-American War. Following secularization of the missions in 1834, mission lands were given as large land grants to Mexican citizens as rewards for service to the Mexican government. The society made a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. The Pueblo of San Diego was established during the period, and transportation routes were expanded. Cattle ranching prevailed over agricultural activities.

The American period began in 1848, when California was ceded to the United States. The territory became a state in 1850. Terms of the Treaty of Guadalupe Hidalgo brought about the creation of the Lands Commission in response to the Homestead Act of 1851, which was adopted as a means of validating and settling land ownership claims throughout the state. Few of the large Mexican ranchos remained intact, due to legal costs and the difficulty of producing sufficient evidence to prove title claims. Much of the land that once constituted rancho holdings became available for settlement by immigrants to California. The influx of people to California and to the San Diego region resulted from several factors, including the discovery of gold in the state, the end of the Civil War, the availability of free land through passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. During the late nineteenth and early twentieth centuries, rural areas of San Diego County developed small agricultural communities centered on one-room schoolhouses. Such rural farming communities consisted of individuals and families tied together through geographical boundaries, a common schoolhouse, and a church. Farmers living in small rural communities were instrumental in the development of San Diego County. They fed the growing urban population and provided business for local markets. Rural farm school districts represented the most common type of community in the county from 1870 to 1930. The growth and decline of towns occurred in response to boom and bust cycles in the 1880s.

Ethnography

The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the people associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily, which has also been called Southern California Shoshonean, and is part of the widespread Uto-Aztecan language family (Bean and Shipek 1978; Sparkman 1908; White 1963). Neighboring groups that speak Cupan languages are Cupeño, Cahuilla, and Gabrielino. The people associated with Mission San Juan Capistrano were called Juaneño by the Spanish; they call themselves Acjachemen. The language, culture, and territory of the Luiseño and Juaneño people are so closely related that the two are sometimes considered by ethnographers to be a single ethnic nationality (Bean and Shipek 1978; White 1963); however, the Luiseño and

Juaneño people consider themselves to be separate tribes. Cameron (1987:319-321) noted archaeological differences between the two groups.

The territory of the Luiseño people is generally described as extending along the coast from Agua Hedionda Creek on the southwest to Aliso Creek on the northwest. On the north, this boundary extended east beyond Santiago Peak to the eastern side of the Elsinore Fault Valley, continuing southeast to Palomar Mountain, then around the southern slope above the valley of San Jose. The southern boundary follows westerly to Agua Hedionda Creek (Bean and Shipek 1978; White 1963). It must be noted that various researchers use slightly different ethnographic territory boundaries. Traditional stories and songs of the Native people also describe the extent of traditional use areas.

Ethnographic and ethnohistoric studies of the Luiseño include Bean and Shipek (1978), Boscana (1947), Kroeber (1976), Robinson (1947), Shipek (1977), Sparkman (1908), Talley (1982), and White (1963). Archaeological studies addressing the Late Prehistoric San Luis Rey complex include Meighan (1954), McCown (1955), True et al. (1974), and Wallace (1960). Most of the ethnographic studies, as well as the "classic" archaeological studies of the Luiseño, have concentrated on the Pauma Valley and the Palomar Mountain area, although Wallace's (1960) study was an archaeological survey of the Buena Vista Creek watershed. A recent master's thesis by a Pechanga tribal member (Masiel-Zamora 2013) addresses the village of Temeku using a reanalysis of archaeological data and takes into consideration the Luiseño creation story and other traditional values of the Luiseño people.

Native American Perspective

It must be noted that interpretations by archaeologists and linguistic anthropologists may differ from the beliefs of the Luiseño people. The Luiseño creation story indicates that the Luiseño people have always been here, not migrating from elsewhere. The creation story of the Pechanga Band of the Luiseño tells that the world was created at Temecula. "The Káamalam [first people] moved to a place called Nachíivo Pomíisavo, but it was too small so they moved to a place called 'exva Teméeku,' this place you now know as Temeku. Here they settled while everything was still in darkness (DuBois 1908)" (Masiel-Zamora 2013:2).

Project Vicinity

The City of Oceanside began as a small community in the San Luis Rey Valley built around the Southern California Railroad, which was established through the area in the 1880s to connect Los Angeles with San Diego. Andrew Jackson Myers, Cave Johnson Couts, Jr., and John Chauncey Hayes were some of the first American settlers, establishing farms, a real estate office, a post office, and a newspaper office around the train stop in present-day downtown Oceanside. Turn-of-the-century Oceanside was generally characterized by saloons and billiards rooms, yet strived to present itself as a seaside resort. The South Pacific Hotel was built in 1887 just above the beach near the present day pier, facing the train depot, thus establishing the community's reputation as a beach resort. In June 1888, local residents voted to incorporate and by July the City of Oceanside was born, with Col. Daniel Horne as its first mayor (Hawthorne 2015).

While most of the City built up around the train station and hotel, historic maps and cemetery records indicate that residences and public works expanded as far south as Buena Vista Lagoon (USGS San Luis Rey Quadrangle 1:24,000 topographic map, 1901; Find A Grave 2016a). One such cemetery, the Oceanview Cemetery, also known as the I.O.O.F. and Oddfellows Cemetery, was established circa 1895 adjacent to the project property on the southwest (Find A Grave 2016b). This cemetery holds the remains of approximately 1,147 Oceanside residents, including Civil War heroes and City pioneers (Find a Grave 2016b; J. Warren 1985).

STUDY METHODS

HELIX conducted a records search at the South Coastal Information Center (SCIC) on January 4, 2017. The records search covered a one-mile radius around the project area and included archaeological and historical resources, locations and citations for previous cultural resources studies, as well as a review of the state Office of Historic Preservation (OHP) historic properties directory. The records search summary and map are included as Confidential Attachment A to this letter report. HELIX reviewed reports of previous studies of the project site.

HELIX contacted the Native American Heritage Commission (NAHC) on December 21, 2016 to request a search of its Sacred Lands File (SLF) and a list of Native American individuals and organizations that might have knowledge of, or concerns regarding, cultural resources within the project area. Letters were sent to the recommended tribal contacts on December 22, 2016. The NAHC and Native American correspondence is included as Confidential Attachment B.

Historic maps and aerial photographs were reviewed to assess the potential for historic archaeological resources. Maps included the 1893 USGS 15-minute Oceanside quadrangle (revised 1901), the 1901 30-minute San Luis Rey quadrangle, the 1948 7.5-minute San Luis Rey quadrangle, and the 1968 USGS 7.5-minute San Luis Rey quadrangle (photorevised 1975). Government Land Office (GLO) Plat Maps were researched and downloaded from the Bureau of Land Management's (BLM) GLO Records website. These include the survey plats from 1870 and 1881. A BLM GLO Records land patent search was also conducted to identify the historic land use and ownership of the study area. Historic aerial photographs were reviewed at historicaerials.com (NETR Online 2016).

HELIX archaeologist Nicole Falvey and Native American monitor P.J. Stoneburner from Saving Sacred Sites (San Luis Rey Band) surveyed the project area on December 22, 2016. The parcel was surveyed in parallel transects spaced 10 to 15 meters (m) apart, where terrain and vegetation allowed. The area where site CA-SDI-12600 is recorded was surveyed in 5-m transects for intensive coverage. Much of the area around the project area is comprised of single-family homes and apartment complexes. Oceanview Cemetery is just west of the project property. Ground visibility ranged greatly over the property. There was 80 percent visibility within the level area in the north of the property, east of Nevada Street, with only sparse grasses and thistles to obscure the ground. Ground visibility dropped to 50 percent along the northern perimeter west of Nevada Street, where more modern trash was present. Visibility was less than 10 percent along the majority of the southwestern and the entirety of the southern and southeastern perimeters. Dense grasses, cacti, castor beans, and leaf duff covered the ground in these areas and there was a large amount of modern trash, including large objects such as clothing and

bedding, in the western half of the property. The perimeter bordering the NCTD right-of-way was densely populated with plants and was generally inaccessible.

PREVIOUS RESEARCH

The SCIC has a record of 35 cultural resources studies conducted within the one-mile radius records search area, four of which cover the project area. One of these was a resource constraints analysis for the City of Oceanside general plan and did not include any field work (Ní Ghabhláin 2011). Another was a Phase I archaeological survey of the I-5 right-of-way (Byrd and O'Neill 2002); the project area was included in the record search but not the field work. The third study covering the project site was a survey of the Loma Alta stream basin, including a field survey of the project property (Pettus 1979). The final study was for a proposed apartment complex and included a field survey within the property (Smith and Burke 1992). This survey covered the Breeze project area in its entirety. Site CA-SDI-12600 was recorded at this time, and a testing program consisting of 20 shovel test pits (STPs) and one unit was conducted. The site was determined to be not significant, as discussed below. In addition to the reports on file at SCIC, HELIX reviewed the report of an archaeological survey conducted by Affinis in 2001 (Robbins-Wade and Giletti 2001).

Fourteen resources have been recorded within the one-mile search radius (see Table 1, *Previously Recorded Resources within One Mile*). One of these, CA-SDI-12600, is located within the project property. This site was recorded as a shell and lithic scatter consisting of quartz, quartzite, and metavolcanic angular debris. It was tested in 1992 and found not to be a significant resource, "due to the level of previous impacts, the loss of site integrity, and the absence of research potential" (Smith and Burke 1992:1). Smith and Burke (1992) noted that a large water pipeline constructed in the mid-1950s runs through the site and has disturbed it to a great degree. They also noted:

> An interesting fact about these three milling features is that they occur in a perfectly straight line, spaced at intervals of 112 feet and 65 feet, and all three features are approximately 15 to 20 feet west of the water reclamation pipeline (Figure 4). This may indicate that the pipeline project displaced the features from their original locations; however, this displacement could not be verified [Smith and Burke 1992:13].

Ten surface artifacts were collected, all of them debitage (flakes and angular debris) with the exception of one utilized flake. Twenty STPs produced only three pieces of debitage and one Tizon Brown Ware sherd, as well as 0.1 g of bird bone and over 560 grams (g) of marine shell. The 1-m-by-1-m test unit yielded 14 pieces of debitage, in addition to over 3,165 g of marine shell, and 0.8 g of animal bone. Subsurface material was found only to a maximum depth of 20 centimeters (cm), at which point a thick clay layer was encountered. Lack of artifacts other than debitage significantly limited the research potential of the site. "A total of 3,727.7 grams of shell was revered, of which 3,711.9 (99.567 percent) of this total is *Donax*" (Smith and Burke 1992:14). Use of *Donax* is generally associated with the Late Prehistoric period, as it is uncommon in earlier archaeological contexts. "The use of *Donax* as a food source by the Luiseño is documented both archaeologically (Gallegos 1985; Smith 1987) and ethnographically (Bean

and Shipek 1978). Based on this, CA-SDI-12600 appears to have been used during the Late Prehistoric period. "[B]ased on the limited artifact recovery and large quantity of marine shell the site appears to have functioned as a food processing site" (Smith and Burke 1992:25). The site was determined not to be significant resource, due to the extremely limited research potential, which was fulfilled through the analysis conducted for the testing program (Smith and Burke 1992).

A survey of the project area conducted in 2001 resulted in the finding of CA-SDI-12600 essentially as previously recorded. Andrew Giletti of Affinis was accompanied by Native American monitor Mark Mojado of the San Luis Rey Band of Luiseño Mission Indians during that survey (Robbins-Wade and Giletti 2001).

Of the remaining 13 resources in the records search radius, six are prehistoric sites consisting of shell isolates (P-37-018810, -018811), shell scatters (P-37-006882, -033928), and habitation or campsites with additional cultural material (P-37-014227, -029336). Two are multicomponent sites with shell scatters and historic debris (P-37-013212, -033869). The remaining five sites are historic in age, including three single-family residences (P-37-016260, -016261, -017220), a railroad maintenance yard (P-37-027207), and a cemetery (P-37-027452; Buena Creek Cemetery). The historic Ocean View Cemetery, located immediately west of the project area, is not recorded at SCIC, although it opened in 1895. The records search summary sheet and map are included as Confidential Attachment A to this letter report**.**

Table 1
PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE

Resource Number (CA-SDI-#)	Resource Number (P-37-#)	Description	Most Recent Recorder, Date
6882	006882	Moderate to heavy shell scatter and light lithic scatter	Hale, 2004
12600	012600	Moderate to heavy shell scatter and light lithic scatter	Smith, 1992
13212	013212	Light shell scatter and historic trash dump	Guerrero et al., 2007
14059	014227	Moderate to heavy shell scatter with fire-affected rock and a possible mano	Pigniolo and Beck, 1994
--	016260	Historic single-family residence	Alter, 1997
--	016261	Historic single-family residence	Alter, 1997
--	017220	Historic single-family residence	Alter, 1999
--	018810	Isolated single shell	O'Neill, 2000
--	018811	Isolated single shell	O'Neill, 2000

Table 1 (cont.)
PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE

Resource Number (CA-SDI-#)	Resource Number (P-37-#)	Description	Most Recent Recorder, Date
17796	027207	Historic railroad maintenance yard including trash pits, water conveyance systems, structure foundations, and railroad bed	McGinnis and Treinen, 2005
17907	027452	Buena Vista Cemetery	Laylander, 2006
18767	029336	Prehistoric hearth and habitation debris including lithic and ground stone	Giletti et al., 2008
--	033869	Shell scatter in secondary deposit, light lithic scatter, and historic trash dump	Davison and Castaneda, 2014
21313	033928	Moderate to heavy shell scatter	Pigniolo, 2014

There are no historic addresses recorded on or adjacent to the project property; however, there are 202 historic addresses within a one-mile radius, with the highest concentration north of Oceanside Boulevard and west of I-5.

RESULTS

Historic Research

The 1870 survey plat indicates that a small pond was located partially within the project area at the time of the survey; this was likely caused by the Loma Alta Creek, which is not indicated on the map. According to the land patent search, a patent was granted to John Chauncey Hayes on March 15, 1884 totaling 160 acres under the authority of the Cash Entry Act of 1820 for the northwest ¼ of the southeast ¼, the southwest ¼ of the northern ½, and the northeast ¼ of the southwest ¼ of Section 25. The project area is located within the southwest ¼ of the southwest ¼ of Section 25 and within the southeast ¼ of the southeast ¼ of Section 26, just outside of Hayes' plot. The southeast ¼ of the southeast ¼ of Section 26 is recorded as belonging to the State of California in 1882. There is no indication of the railroad in either the 1870 or the 1881 plat maps.

Based on the review of historic aerial photographs and topographic maps for the project site, the Southern California Railroad has been located adjacent to the project site since at least 1893. No structures are visible on or adjacent to the project site until the 1930s. On aerial photographs from 1938, 1946, and 1947 (NETR Online 2016), as well as on the 1948 7.5-minute San Luis Rey quadrangle topographic map, a house is located in the present location of an apartment complex on Nevada Street, adjacent to the property on the north, and the mausoleum and cemetery for Oceanview Cemetery are in their current locations. By 1946, the residences bordering the project area on Ditmar Street and Godfrey Street have been developed, and Nevada Street extends within the project boundary almost to the railroad tracks. In the 1967 aerial photograph, Oceanside Boulevard first appears, and a dirt trail is visible leading from the Nevada

Street cul-de-sac northeastwards through the project site towards Oceanside Boulevard. No structures are present on site in any of the aerial photographs or the topographic maps.

Field Survey

During the field survey, the previously recorded site CA-SDI-12600 was found as a lithic and shell scatter with two bedrock milling features consisting of three mortars total. These appear to be Features A and C recorded by Smith and Burke (1992). The number of milling elements differs slightly from the original recording, but the 2016 survey was conducted during a rain shower, and the slick rocks made it difficult to discern the elements. In addition, the rock had been spray painted, which may have obscured elements as well. The third bedrock milling feature (B) noted by Smith and Burke (1992), including two mortars, a collar, and three slicks, was not found during the 2016 survey. Quartz angular debitage was observed in abundance (more than 100 items, although many of the quartz chunks might not be cultural) throughout the site, as well as about 10 quartzite flakes and about 5 metavolcanic flakes. One metavolcanic biface preform was observed within the site. A small but dense concentration of shell was observed within the lithic scatter, extending from the southern milling feature about 38 m north towards the northern milling feature. As noted by Smith and Burke (1992), the shell consisted primarily of *Donax* sp. with a small amount of *Chione* sp. Several glass and ceramic fragments were observed scattered throughout the site. Observed historic items included colorless, amber, and milk glass, and stoneware ceramic sherds; none of these items was temporally diagnostic. The site boundary and locations of bedrock milling features are shown on Figure 5, *Locations of Cultural Resources* (Confidential Attachment C).

Native American Correspondence

The NAHC was contacted for a SLF search and list of Native American contacts on December 21, 2016. A response was received on December 22, 2016, stating the search of the SLF was completed with negative results. However, the response letter further states that "the absence of specific site information in the SLF does not indicate the absence of Native American cultural resources" (see NAHC response letter, December 2016; Confidential Attachment B). Letters were sent on January 9, 2017 to the contacts provided by the NAHC. To date, responses have been received from the Agua Caliente Band of Cahuilla Indians, the Viejas Band of Kumeyaay Indians (Viejas), and the San Luis Rey Band of Mission Indians. The Agua Caliente Band indicated that the project site is not within the tribe's Traditional Use Area and they will defer to tribes in the area. Viejas stated that the area has cultural significance or ties to Viejas and requested that a Kumeyaay monitor be present during ground disturbing activities. The San Luis Rey Band indicated that they are aware of tribal cultural resources in the vicinity of the project area. They recommended contacting Cami Mojado for specific information; HELIX is working with Ms. Mojado and the San Luis Rey Band on this project through Saving Sacred Sites. If additional responses are received, they will be forwarded to City staff.

IMPACTS AND SIGNIFICANCE

A study was undertaken to identify cultural resources that are present in the proposed Breeze Luxury Apartments Project area and determine if the proposed project may adversely affect any

resources eligible for the CRHR. Within the project area, one archaeological site was identified: CA-SDI-12600. This site was previously tested and determined not to be significant under CEQA due to its disturbed nature and general lack of research potential. Although lithic debitage and shell were found at the site during the current survey, the site still appears to lack research potential, and nothing was found to invalidate the previous assessment that the site is not a significant resource. Therefore, impacts to the site would not constitute significant impacts under CEQA or City guidelines.

RECOMMENDATIONS

No significant impacts to cultural resources have been identified; the previously recorded archaeological site is not a significant resource. In order to preserve the bedrock milling features, these features would be moved during grading and relocated to landscaped open space areas on site. Some type of interpretive signage is recommended to accompany the relocated features.

In addition to CA-SDI-12600, the surrounding area is rich in cultural resources, both pre-contact and historic. Based on this, there is a potential for cultural features and other resources to be encountered during grading and construction. Therefore, a grading monitoring program should be implemented for the project. The monitoring program would include the following elements:

- Prior to issuance of grading permits, a pre-excavation agreement shall be developed among the appropriate Native American Tribe(s), the applicant, and the City, as the lead agency;

- The qualified archaeologist and the Native American representative(s) shall attend the pre-grading meeting with the contractors to explain the requirements of the monitoring program;

- An archaeologist and a Native American monitor shall be on site during initial grading, trenching, and other ground-disturbing activities, including brushing/grubbing, unless otherwise agreed upon by the archaeological Principal Investigator, the Native American representative, and City staff;

- If cultural resources are encountered, both the archaeologist and the Native American monitor shall have the authority to temporarily halt or redirect grading/trenching while the cultural resources are documented and assessed. If significant resources are encountered, appropriate mitigation measures must be developed and implemented;

- If any human remains are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains;

- Recovered artifactual materials shall be cataloged and analyzed;

- A report shall be completed describing the methods and results of the monitoring and data recovery program; and

- Recovered cultural material shall be curated with accompanying catalog to current professional repository standards or the collection will be returned to the appropriate Native American Tribe(s), as agreed upon by the Principal Investigator, Native American representative(s), and City staff and specified in the pre-excavation agreement.

If you have any questions, please contact Mary Robbins-Wade at (619) 462-1515 or via e-mail at maryrw@helixepi.com.

Nicole Falvey
Staff Archaeologist

Mary Robbins-Wade, RPA
Director of Cultural Resources
Southern California

Attachments:

Figure 1 Regional Location
Figure 2 Project Area (USGS)
Figure 3 Project Area (Aerial)
Figure 4 Project Plan

Confidential Appendices:

A Records Search Summary and Map
B Native American Correspondence
C Locations of Cultural Resources (Figure 5)
D Site Record

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Regional Location

BREEZE APARTMENTS

HELIX Environmental Planning

N 0 8 Miles

Figure 1

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Project Location (USGS)

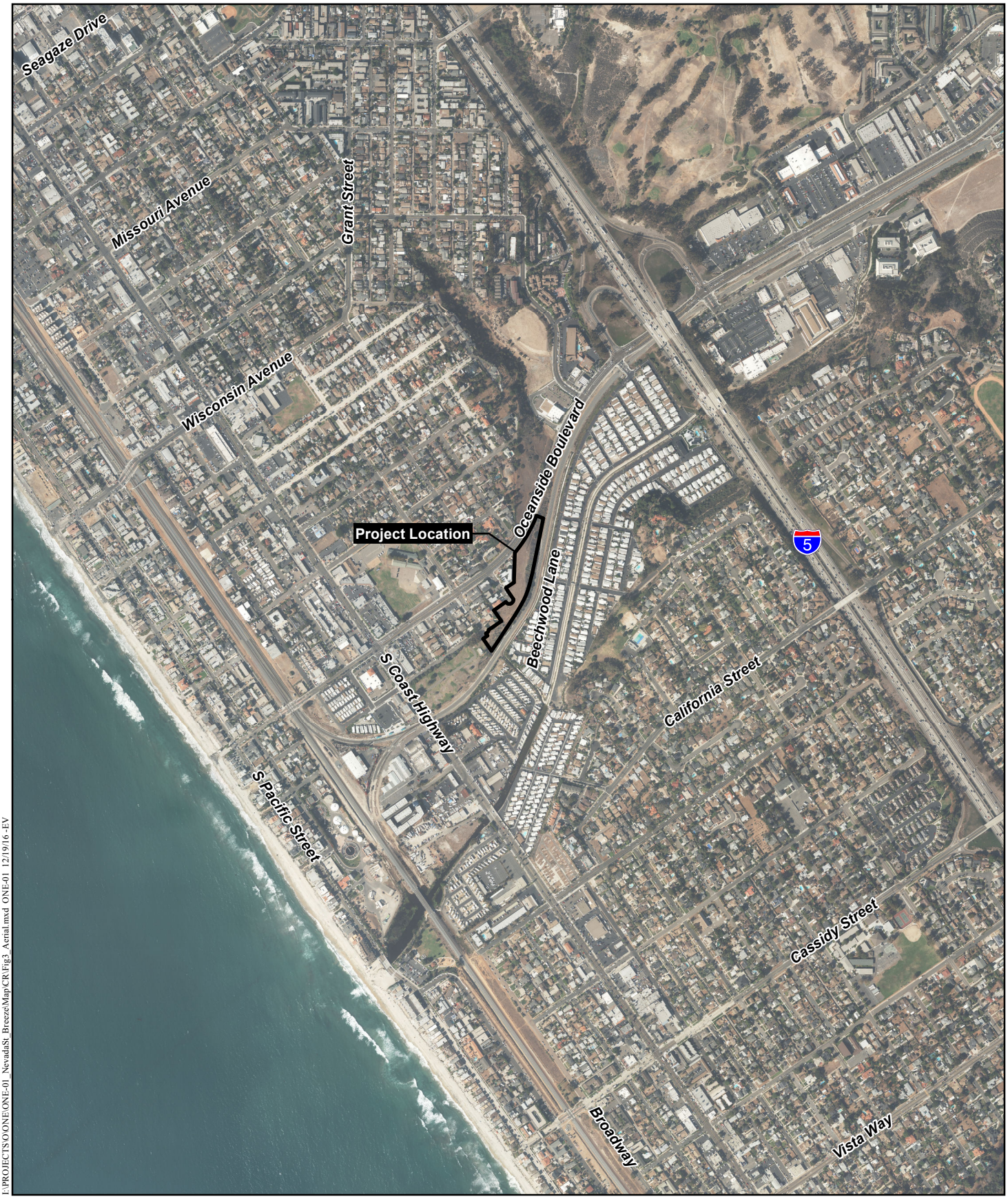
BREEZE APARTMENTS

HELIX Environmental Planning

N

0 2,000 Feet

Figure 2



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Project Location (Aerial)

BREEZE APARTMENTS

HELIX Environmental Planning

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Figure 3

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Project Plan

BREEZE APARTMENTS

HELIX Environmental Planning

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Figure 4

SENSITIVE MATERIAL – IN CONFIDENTIAL APPENDIX C

Location of Cultural Resources

Figure 5

SENSITIVE MATERIAL – IN CONFIDENTIAL APPENDIX C

Locations of Cultural Resources in Relation to Site Plan

Figure 5