



An Employee-Owned Company

July 8, 2020

Mr. Olivier Andreu
All Right Storage LP
11300 Sorrento Valley Road #250
San Diego, CA 92121

Reference: Archaeological Survey for the All Right Self-Storage Project, Santee, California
(RECON Number 9603)

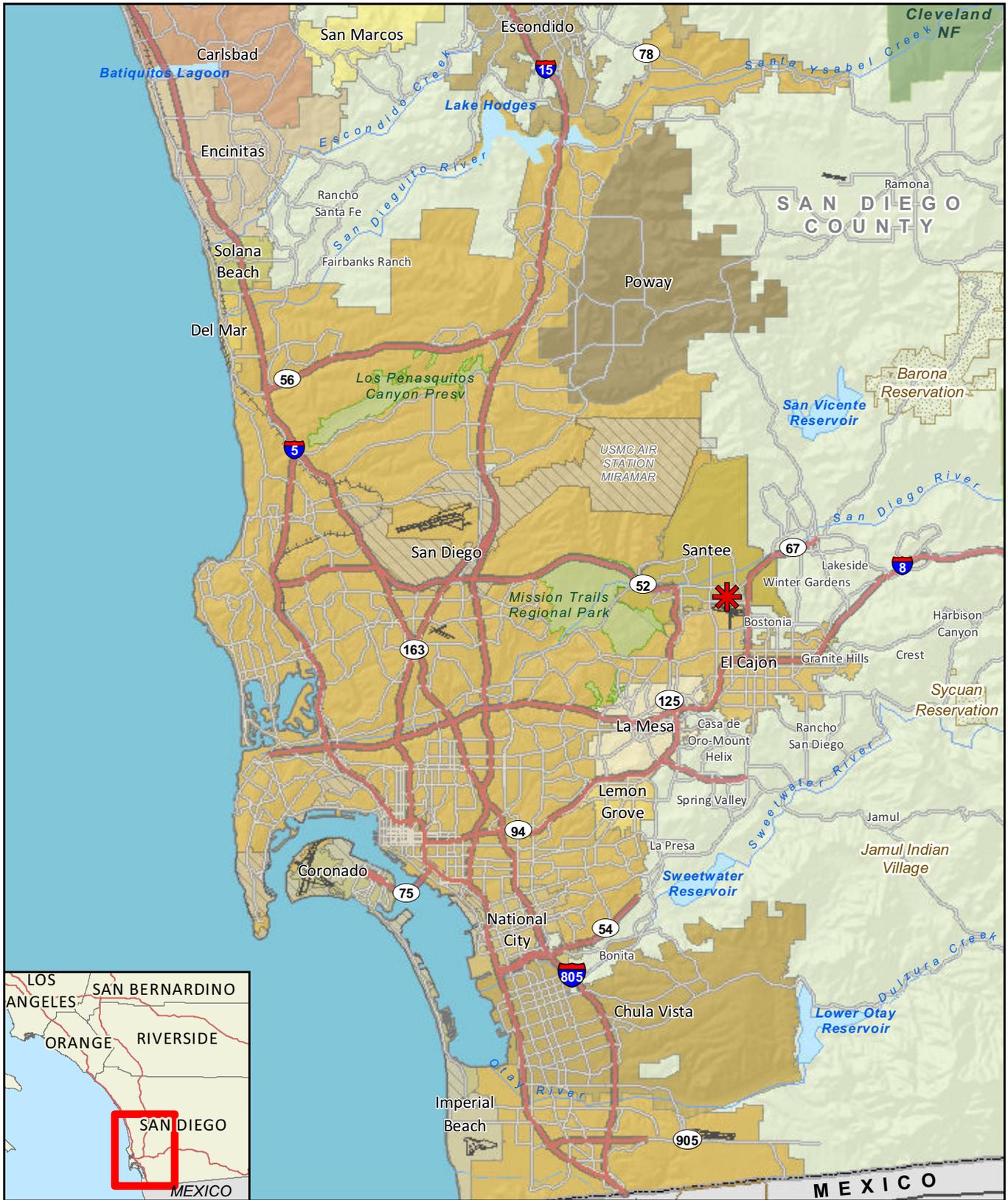
Dear Mr. Andreu:

This letter summarizes the background, methods, and results of the cultural resources survey for the All Right Self-Storage Project (project), located at 8708 Cottonwood Avenue, north of State Route 52, in the city of Santee, California (Figure 1).

The project area is in an unsectioned portion of the El Cajon Rancho land grant, on the U.S. Geological Survey (USGS) 7.5-minute topographic map, El Cajon quadrangle (Figure 2). The project occupies Assessor's Parcel Number 384-370-25-00, equaling approximately 3.0 acres (Figure 3). The project proposes to construct a 148,458-square-foot (sf) self-storage facility. The project would be developed in two phases. Phase I would construct a three-story, 78,080 sf, mechanically air-conditioned self-storage structure with an incidental office (Building A); a one-story, 4,413 sf self-storage structure (Building B); and a one-story, 5,120 sf self-storage structure with an 800 sf private garage and a 1,130 sf caretaker's living unit as the second story (Building C). Phase I would also introduce 26 on-site parking spaces, along with 57 recreational vehicle parking spaces for rent or for rental trucks for moving purposes. Phase II would remove the recreational vehicle parking spaces for rent and construct a one-story, 8,309 sf self-storage structure (Building D), and a three-story, 50,606 sf, mechanically air-conditioned self-storage structure (Building E). Phase II would also add an additional three parking spaces, resulting in a total of 29 on-site parking spaces.

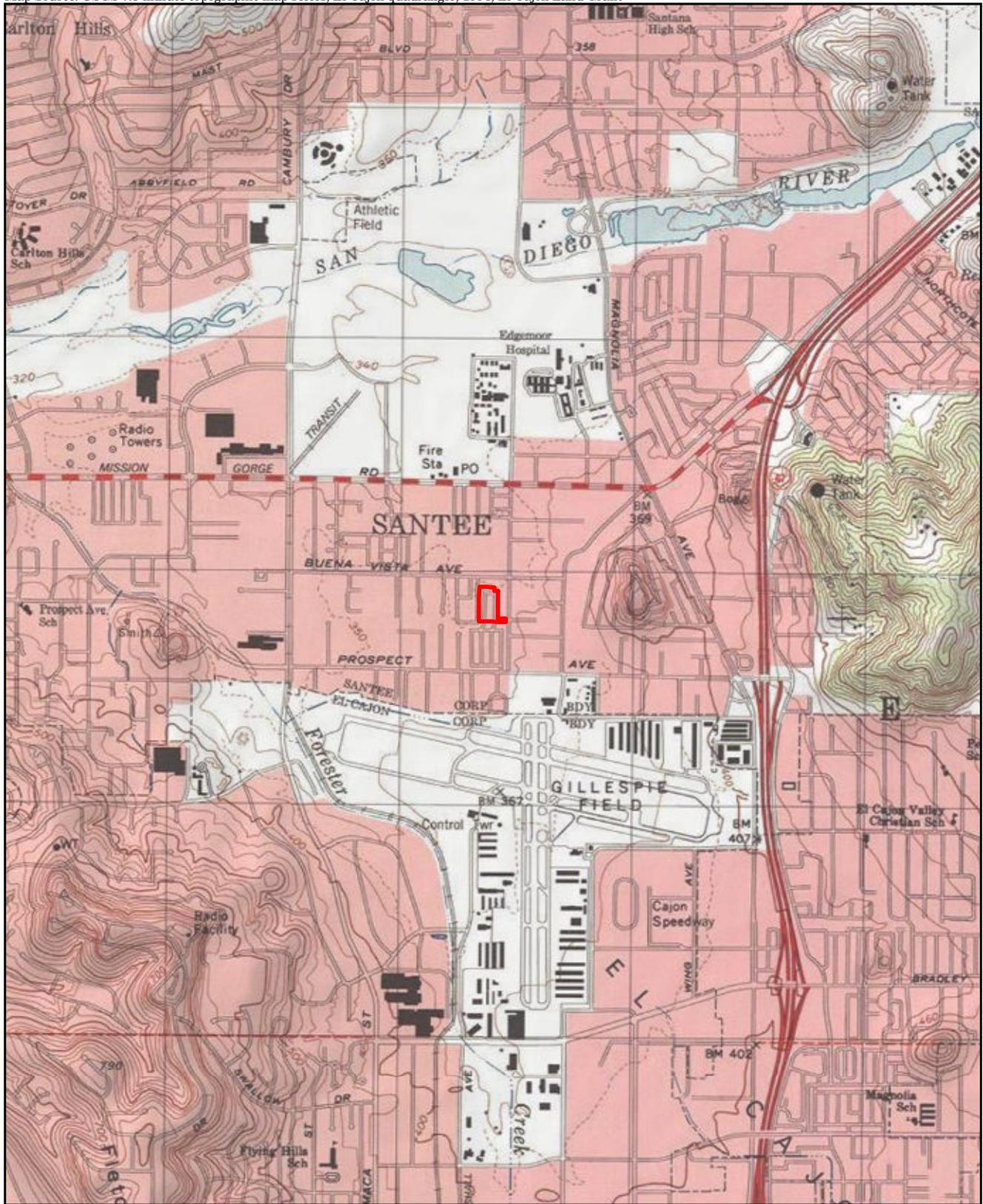
Surrounding Land Uses and Setting

The project is located on the historic floodplain south of the San Diego River. The topography of the project area is relatively flat with an average elevation of 350 feet above mean sea level. Based on a 1953 aerial photograph, a portion of the project site was occupied by a residence. By 1964, the parcel had been developed as a portion of a mobile home park that continued in this configuration until a 2010 aerial photograph shows the homes having been removed. The 2010 aerial photograph also shows the same basic condition as is currently found on the project site (Nationwide Environmental Title Research LLC 2020). Land uses surrounding the project area include single-family residences to the north, single-family residences and a commercial structure to the east, State Route 52 to the south, and a business park with commercial/industrial uses to the west.



 Project Location

FIGURE 1
Regional Location



 Project Location

FIGURE 2
Project Location on USGS Map



 Project Location

FIGURE 3

Project Location on Aerial Photograph

Cultural Setting

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

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

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

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

Ethnohistory

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

Spanish/Mexican/American Periods

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

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

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

In the 1860s, the Pedrorena family began to sell off portions of the rancho, the largest going to Isaac Lankershim in 1868 (Pourade 1969). In 1877, George A. Cowles purchased 4,000 acres, which eventually became Santee (City of Santee 2015). Cowles purchased the property to develop vineyards. A town developed, known as Cowlestown, which was linked to the Cuyamaca Railroad (City of Santee 2015). George A. Cowles died in 1887, following which, in 1891, Jennie Cowles married Milton Santee, a realtor and surveyor. In 1893, the community changed its name to Santee, which was also adopted by the school district. Hosmer McCoon purchased 9,543 acres east of the project area in 1885 and created Fanita Ranch, which was purchased in 1898 by the Scripps family (City of Santee 2015).

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

Survey Methods

The cultural resources survey included both an archival search and an on-site foot survey of the project parcel. This 3.0-acre parcel is considered the Area of Potential Effect (APE). On February 5, 2020, RECON performed a records search of the project area with a one-mile radius buffer at the California Historical Resources Information Center South Coastal Information Center (SCIC) at San Diego State University. Historic aerial photographs were also checked in order to see past development within and near the project area.

A letter was sent to the Native American Heritage Commission (NAHC) on February 5, 2020 requesting them to search their files to identify spiritually significant and/or sacred sites or traditional use areas in the

project vicinity. The NAHC was also asked to provide a list of local Native American tribes, bands, or individuals who may have concerns or interests in the cultural resources of the project parcel (Attachment 1).

The field survey of APE was conducted on February 7, 2020 by RECON archaeologist Carmen Zepeda-Herman, accompanied by Native American monitor, Shuuluk Linton from Red Tail Environmental. The spacing between transects was 10–15 meters. The survey area was inspected for evidence of archaeological materials such as flaked and ground stone tools, ceramics, milling features, and historic features. The field GPS unit consisted of an iPad running the Environmental Systems Research Institute’s (ESRI’s) ArcGIS Collector application paired with a Trimble R1 sub-meter GPS unit. This instrument provided the field team with sub-meter accuracy and real-time position correction and recording capability. Photographs were taken to document existing conditions on-site.

Survey Results

Record Search

The record search indicated that there have been 24 archaeological investigations and 20 cultural resources within a one-mile radius of the project parcel (Confidential Attachment 1). Six prehistoric sites, nine historic sites, one multi-component site, one prehistoric isolated artifact, two non-sites, and one site with no information have been recorded within the search area (Table 1). The non-sites consist of shell scatters within disturbed contexts and with the likelihood that the soils were imported fills. The prehistoric sites consist of lithic, ground stone, and bedrock milling features. The historic sites consist of single-family properties, industrial properties, water conveyance systems, and historic trash scatters. None of these cultural resources occur within the project area. Additionally, 23 historic addresses have been filed at the SCIC. No historic addresses occur on or immediately adjacent to the project property.

Table 1
Cultural Resources within One-mile of the APE

Primary Number	Trinomial Number	Site Type	Age	Date Recorded
P-37-000141	CA-SDI-000141	No data on the site form	--	n/a
P-37-005049	CA-SDI-005049	Bedrock milling, ground stone, lithic scatter, ceramic scatter	Prehistoric	2015 (Petra Resource Management)
P-37-005051	CA-SDI-005051	Bedrock milling, ground stone	Prehistoric	1979 (Oetting)
P-37-005052	CA-SDI-005052	Bedrock milling, lithic scatter	Prehistoric	1979 (Oetting)
P-37-007603	CA-SDI-007603	Lithic, ground stone scatter	Prehistoric	1981 (RECON)
P-37-009245	CA-SDI-009245	Trash scatter	Historic	1982 (Valois)
P-37-009248	CA-SDI-009248	Agricultural complex (silo, foundations, troughs, building)	Historic	1982 (Noah)
P-37-010863	CA-SDI-010863	Lithic scatter	Prehistoric	1987 (Noah)
P-37-016044	--	Non-site shell scatter	Prehistoric	1998 (B.F. Smith)
P-37-016045	--	Non-site scatter, isolate: flake	Prehistoric	1998 (B.F. Smith); 2018 (Castells)
P-37-020175	--	Edgemoor complex	Historic	2002 (N/A)
P-37-028466	--	Isolate: flakes	Prehistoric	2007 (Recon)
P-37-028990	--	Single-family property	Historic	2007 (Caltrans)
P-37-029009	--	Single-family property	Historic	2007 (Caltrans)
P-37-029011	--	Religious property	Historic	2007 (Caltrans)
P-37-030482	CA-SDI-019370	Lithic, ground stone scatter	Prehistoric	2009 (Affinis)
P-37-032655	CA-SDI-020693	Trash scatter	Historic	2012 (Affinis)
P-37-032878	CA-SDI-020778	Lithic, shell, ground stone scatter; trash scatter	Prehistoric, Historic	2012 (Affinis)
P-37-035505	--	Industrial property	Historic	2013 (Shannon)
P-37-038457	--	Water conveyance system	Historic	2019 (Red Tail Environmental)

Native American Heritage Commission

A response from the NAHC was received on February 21, 2020 indicating the search was positive. NAHC recommended contacting the Barona Group of the Capitan Grande, the Viejas Band of Kumeyaay Indians, and Kumeyaay Cultural Repatriation Committee for more information (Confidential Attachment 2). RECON sent emails to the Viejas Band on February 28, 2020 and the Barona Band on June 24, 2020. RECON left a voicemail for Kumeyaay Cultural Repatriation Committee on June 24, 2020 as well. To date, no responses have been received.

Field Survey

No prehistoric or historic cultural material was observed within the APE. The APE was impacted by grading for the mobile home park that occupied the area since sometime before 1964 and after 1953, as noted on historic aerial photographs. The asphalt parking lot along the eastern boundary of the APE and the cement slabs for the mobile homes are still intact (Photograph 1). The areas between the cement slabs exhibit rodent burrows and overgrown grasses and weeds, making overall ground visibility less than 10 percent throughout the APE (Photograph 2). Rodent burrow back dirt was inspected for the presence of cultural material. Ornamental trees and bushes remain. Road gravel has been placed at the entrance to the project area. Small gravel piles were noted in the northwest corner and center of the project area.

Regulatory Background

The project is subject to state and City of Santee environmental regulations. The City of Santee is the lead agency for the California Environmental Quality Act (CEQA) guidelines and regulations. Thus, the project is also subject to CEQA guidelines. Significance criteria are found in CEQA Guidelines 15064.5(a) and Section 5024 of the Public Resources Code, and CEQA Guidelines 15064.5(c).

A resource shall be considered historically significant if it meets one of the following criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1):

1. 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. Associated with the lives of persons important to local, California or national history;
3. 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; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

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 may be disturbed, but it must retain enough intact and undisturbed deposits to make a meaningful data contribution to regional research issues (California Code of Regulations Title 14, Chapter 11.5 Section 4852 [c]).

Unless demonstrated otherwise, archaeological sites with only a surface component are not typically considered significant. The determination of an archaeological site's significance depends on a number of factors specific to that site including size, type, integrity, presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostic artifacts, or datable material; artifact/ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance.



PHOTOGRAPH 1
View of Parking Lot on East End, Looking North



PHOTOGRAPH 2
View of Center of Project Area with Mobile Home Pads and Grasses,
Looking South-Southeast

Management Recommendations

According to CEQA, a significant impact is a project effect that may cause a substantial adverse change in the significance of a historical resource. Adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings resulting in the impairment of the resource's significance (Section 15064.5.4b, CEQA Guidelines). Mitigation measures are required for adverse effects on significant historical resources (Section 21083.2 CEQA Code). The project would not result in a significant impact to known cultural resources.

The project area is located in the mapped Late Pleistocene alluvial and floodplain deposits from the San Diego River (Tan 2002), which would have the potential to possess subsurface cultural resources. Additionally, subsurface deposits have been recorded in prehistoric sites in the vicinity of the project, and the NAHC search to identify spiritually significant and/or sacred sites or traditional use areas in the project vicinity was positive. Therefore, implementation of the project would have the potential to encounter buried archaeological deposits during construction. Therefore, RECON recommends that all ground-disturbing work be monitored by a qualified archaeologist and a Native American observer. If previously unknown prehistoric or historic resources are found during ground-disturbing operations, the monitors will redirect or halt construction in the area of the discovery until the resources can be evaluated by a qualified archaeologist. If the resource is determined to be significant, a treatment plan will be implemented to ensure that impacts are reduced to a level less than significant.

Sincerely,



Carmen Zepeda-Herman
Project Archaeologist

CZH:jg

Attachments

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ATTACHMENT 1

Sacred Lands File

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364
Sacramento, CA 95814
(916) 653-4082
(916) 657-5390 – Fax
nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: 8708 Cottonwood Avenue Project

County: San Diego County

USGS Quadrangle

Name: El Cajon

Township: 15 S

Range: 1 W

Section(s): El Cajon Rancho land grant

Contact Information

Company/Firm/Agency: RECON Environmental

Contact: Carmen Zepeda-Herman

Street Address: 1927 Fifth Avenue

City: San Diego

ZIP:92101

Phone: 619-308-9333

Fax: 619-308-9334

Email: czepeda@reconenvironmental.com

Project Description:

The project proposes to construct a 146,645 square-foot (sf) self-storage facility. . The project would be developed in two phases. Phase I would construct a three-story 77,971 sf conditioned self-storage structure with an incidental office (Building A), a one-story 4,413 sf un-conditioned self-storage structure (Building B), and a one-story 5,120 sf un-conditioned self-storage structure with an 800 sf private garage, along with a 1,130 sf care takers living unit as the second-story (Building C). Phase I would also introduce 26 parking spaces onsite, along with 57 recreational vehicle (RV) parking spaces for rent or for rental trucks for moving purposes. Phase II would remove the RV parking spaces for rent and construct an 8,309 one story sf un-conditioned self-storage structure (Building D), and a three-story

Sacred Lands File & Native American Contacts List Request

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Sacramento, CA 95814

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nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

50,606 sf conditioned self-storage (Building E). This phase will also add an additional three parking spaces resulting in a total of 29 parking spaces onsite.

CONFIDENTIAL ATTACHMENTS

(Not for Public Review)