



**Results of Cultural Resources  
Survey of the  
Bella Mar Apartments Project  
San Diego, California**

*Prepared for*

Red Tail Acquisitions LLC  
2082 Michelson Drive, Fourth Floor  
Irvine, CA 92612

*Prepared by*

RECON Environmental, Inc.  
3111 Camino del Rio North, Suite 600  
San Diego, CA 92108-5726  
P 619.308.9333

RECON Number 8575  
December 21, 2020

A handwritten signature in black ink that reads "Harry J. Price". The signature is written in a cursive style with a large, sweeping initial "H".

Harry J. Price, Principal Investigator

**NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION**

Authors: Harry J. Price

Consulting Firm: RECON Environmental  
1927 Fifth Avenue  
San Diego, CA 92101-2358

Report Date: May 31, 2019

Report Title: Results of Cultural Resources Survey of the Bella Mar  
Apartments Project, San Diego, California

Prepared for: Red Tail Acquisitions LLC  
2082 Michelson Drive, Fourth Floor  
Irvine, CA 92612

Contract Number: RECON Number 8575

USGS Quadrangle Map: Imperial Beach, California, quadrangle, 1996 edition

Acreage: 14.13 acres

Keywords: Cultural resources survey, CA-SDI-13464, P-37-015894,  
City of San Diego, prehistoric resources

The report summarizes the results of the cultural resources field and archival investigation of the Bella Mar Apartments project in San Diego, California. The project property is located immediately west of Hollister Avenue, east of Interstate 5, north of Conifer Avenue, and south of Louret Avenue, at the mouth of the Otay river valley. The project site is a single parcel, identified by Assessor's Parcel Number 627-100-0900, and is 14.13 acres in size.

A record search of the archaeological databases was requested from the California Historical Resources Information System, South Coastal Information Center at San Diego State University (SCIC). The SCIC lists a total of 49 cultural resources within the one-mile search radius of the project. Two of these sites are recorded within the project boundaries; P-37-015894 and CA-SDI-13,464 (also identified as CA-SDI-13,464/H). P-37-015894, the Loustalet/Kastlunger Dairy Farm, is mapped in the northeast corner of the project property. CA-SDI-13,464, a prehistoric site, is mapped in the southwest corner of the project property. Brian F. Smith and Associates (BFSA) evaluated the standing dairy buildings and the prehistoric portion of CA-SDI-13,464 in 1998 as part of the Trolley Stop RV Park project and determined the dairy farm structures were not significant under the California Environmental Quality Act (CEQA) or City of San Diego Historical Resources Guidelines. The farm buildings were demolished between 2008 and 2009. BFSA also determined that the prehistoric portion of CA-SDI-13,464/H was not significant under CEQA or City of San Diego Historical Resources Guidelines.

During the current survey, six to eight small shell fragments were observed along the northwestern edge of the property, in an area labeled Scattered Surface Shell on the BFSAsite form for CA-SDI-13,464/H. A single secondary fine-grained metavolcanic flake was also found in this area. A single fine-grained metavolcanic retouched flake was found approximately 88 meters south of the northern project boundary, and approximately 25 meters west of the eastern boundary fence. Both these areas were tested by BFSAs in 1998 as part of their investigation of CA-SDI-13,464.

The 1998 BFSAs evaluation found the prehistoric component of CA-SDI-13,464/H not significant under CEQA criteria for inclusion on the California Register of Historical Resources or City of San Diego criteria for inclusion on the Register of Historical Resources. The material found during the current RECON survey is not abundant enough or diverse enough to change or warrant revision of the original BFSAs determination. RECON concurs with the original determination that CA-SDI-13,464/H is not a significant historical resource under either CEQA or City of San Diego Historical Resources Guidelines.

In 1998, BFSAs recommended cultural resource and Native American monitors be present for all grading activities on the project property. RECON agrees with that original requirement, also recommending cultural resource and Native American monitors be present for all grading activities on the project property.

**TABLE OF CONTENTS**

**NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION..... i**

**1.0 Management Summary ..... 1**

**2.0 Introduction ..... 2**

**3.0 Physical and Cultural Setting..... 2**

    3.1 Physical Setting.....2

    3.2 Cultural Setting.....6

**4.0 Area of Potential Effect..... 9**

**5.0 Study Methods..... 9**

**6.0 Survey Results ..... 9**

    6.1 Record Search.....9

    6.2 Survey Results.....11

**7.0 Evaluation and Recommendations..... 11**

    7.1 Regulatory Framework .....11

    7.2 Evaluation of Resources .....16

**8.0 Certification and Project Staff..... 17**

**9.0 References Cited..... 18**

**FIGURES**

1: Regional Location..... 3

2: Project Location of USGS Map ..... 4

3: Project Location on Aerial Photograph..... 5

**PHOTOGRAPHS**

1: Overview of the Project Property Looking East from Center of Property .....12

2: Location of the Dairy Farm, Showing One Driveway, Looking West .....12

3: Typical Light Vegetation Cover in Southeast Quarter of the Property.....13

4: Typical Heavy Vegetation Cover in Southwest Quarter of the Property .....13

5: View of Ground Surface Showing Disking Furrows.....14

**ATTACHMENTS**

- 1: Native American Heritage Commission Response Letter
- 2: 1782 Juan Pantoja Map

**CONFIDENTIAL ATTACHMENTS (bound under separate cover)**

- 1: Record Search Results
- 2: Department of Parks and Recreation Continuation Form

## 1.0 Management Summary

This report summarizes the results of the historical resources field and archival investigation of the Bella Mar Apartments project in San Diego, California. The project property is located immediately west of Hollister Avenue, east of Interstate 5, north of Conifer Avenue, and south of Louret Avenue, at the mouth of the Otay river valley. The project site is a single parcel, identified by Assessor's Parcel Number 627-100-0900, and is 14.13 acres in size.

A record search of the archaeological databases was requested from the California Historical Resources Information System, South Coastal Information Center at San Diego State University (SCIC). The SCIC lists a total of 49 cultural resources within the one-mile search radius of the project. Two of these sites are recorded within the project boundaries; P-37-015894 and CA-SDI-13,464 (also identified as CA-SDI-13,464/H). P-37-015894, the Loustalet/Kastlunger Dairy Farm, is mapped in the northeast corner of the project property. It was recorded by BSFA in 1998. CA-SDI-13,464, recorded by Ogden Environmental in 1993 as a two-locus prehistoric site with some historic refuse, is mapped in the southwest corner of the project property, adjacent to Interstate 5, and extends south into the adjacent parcel. Brian F. Smith and Associates (BSFA) evaluated P-37-015894, the dairy, in 1998 as part of the Trolley Stop RV Park project and determined the dairy farm structures were not significant under the California Environmental Quality Act (CEQA) or City of San Diego (City) Historical Resources Guidelines. The farm buildings were demolished between 2008 and 2009. BSFA also tested the prehistoric portion of CA-SDI-13,464/H in 1998 and determined that it was not significant under CEQA or the City's Historical Resource Guidelines.

During the current survey, six to eight small shell fragments were observed along the northwestern edge of the property, in an area labeled Scattered Surface Shell on the BSFA site form for CA-SDI-13,464/H. A single secondary fine-grained metavolcanic flake was also found in this area. A single fine-grained metavolcanic retouched flake was found approximately 88 meters south of the northern project boundary, and approximately 25 meters west of the eastern boundary fence.

The 1998 BSFA evaluation found the prehistoric component of CA-SDI-13,464/H not significant under CEQA criteria for inclusion on the California Register of Historical Resources or City's criteria for inclusion on the Historical Resources Register. The material found during the current RECON survey is not abundant enough or diverse enough to warrant revision of the original BSFA determination. RECON concurs with the original determination that CA-SDI-13,464/H is not a significant historical resource under either CEQA or City's Historical Resources Guidelines.

In 1998, BSFA recommended cultural resource and Native American monitors be present for all grading activities on the project property. RECON agrees with that original requirement, also recommending cultural resource and Native American monitors be present for all grading activities on the project property.

## 2.0 Introduction

This report describes the results of the historical resources survey conducted for Bella Mar Apartments project in San Diego, California. The project property is located immediately west of Hollister Avenue, east of Interstate 5, north of Conifer Avenue, and south of Louret Avenue, at the mouth of the Otay river valley (Figure 1). The project site is a single parcel, identified by Assessor's Parcel Number 627-100-0900, and 14.13 acres in size. The project site occurs in the south  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 22, Township 18 South, Range 2 West, of the U.S. Geological Survey (USGS) 1996 7.5-minute topographic map, Imperial Beach quadrangle (Figure 2).

The area immediately around the project property is currently undeveloped, with the Otay River approximately 200 feet to the north, and undeveloped space associated with the river to the east and west (Figure 3). A single-family house sits immediately adjacent to the southern boundary of the project, with an abandoned driving range south of the house parcel. There are single-family houses south of Conifer Avenue and mixed-use north of Louret Avenue. The project property and the adjacent vacant lands have been extensively disked to control weeds in the past.

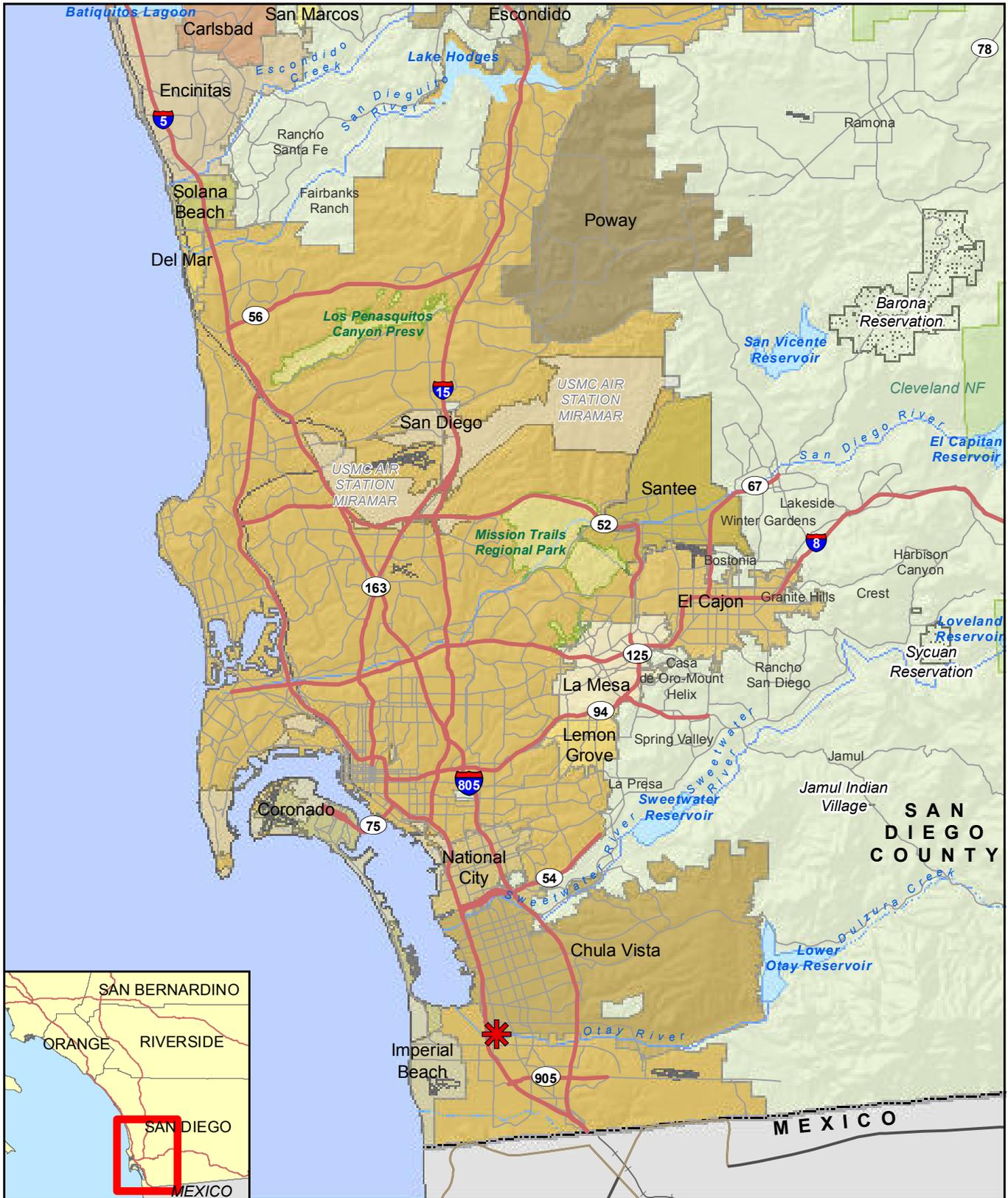
## 3.0 Physical and Cultural Setting

### 3.1 Physical Setting

The Bella Mar Apartments project is roughly in the southwestern portion of the Otay Mesa marine terrace (see Figure 2). Otay Mesa begins approximately 5.5 miles east of the Pacific Ocean.

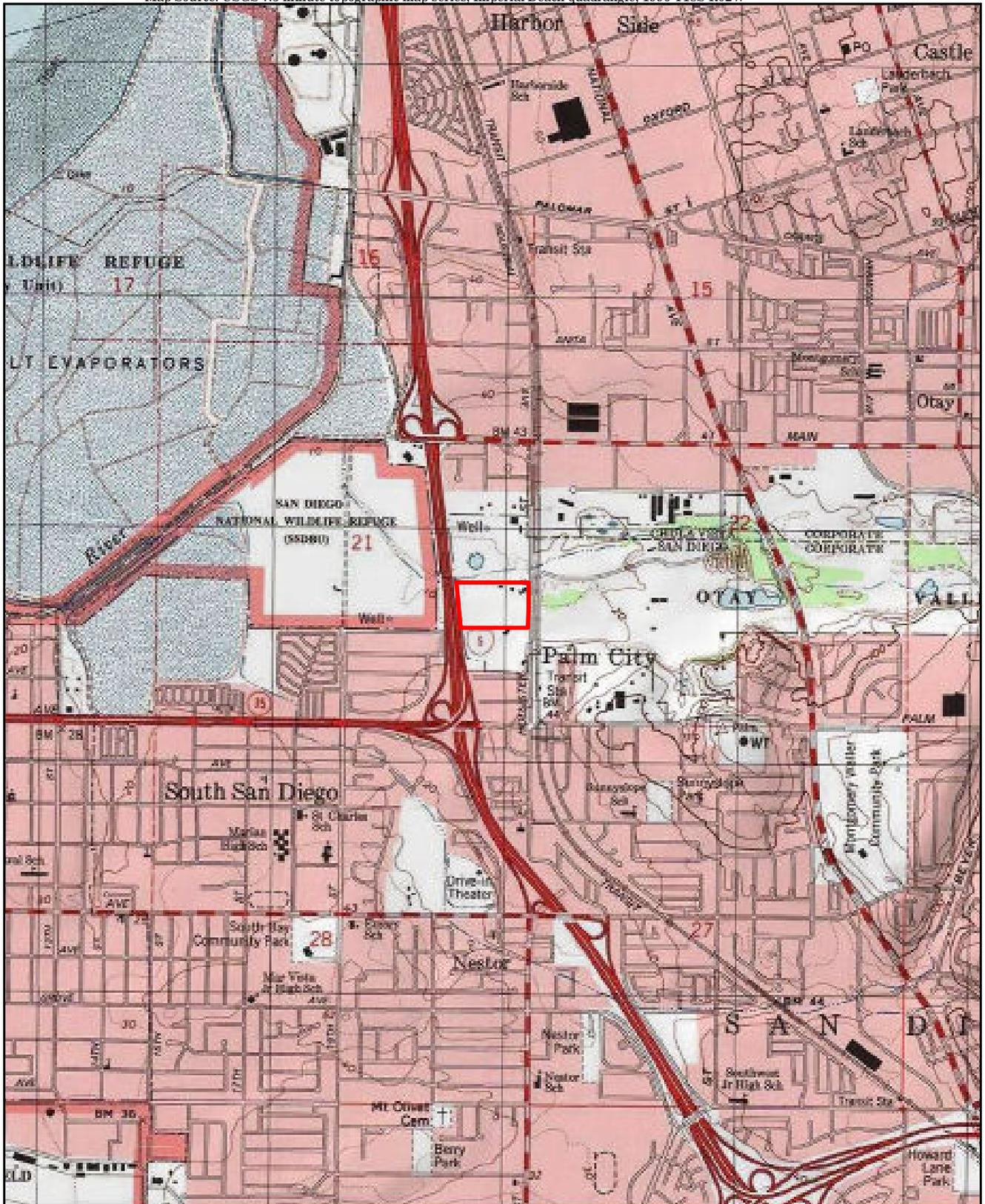
One soil type occurs on the property, San Miguel-Exchequer rocky silt loam (U.S. Department of Agriculture [USDA] 1973). This relatively shallow rocky soil is derived from metavolcanic parent materials.

Non-native plants dominate the vegetation on the property, with Russian thistle (*Salsola tragus*) and Australian saltbush (*Atriplex semibaccata*) the most common species observed. Other species present in relatively large numbers include crown daisy (*Glebionis coronaria*), western Jimson weed (*Datura wrightii*), and small patches of crystalline ice plant (*Mesembryanthemum crystallinum*). Most of the other plant species present occur in low numbers scattered throughout the site.

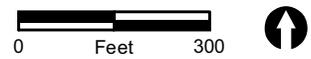


**\*** Project Location

**FIGURE 1**  
Regional Location



 Project Boundary



 Project Boundary

FIGURE 3

Project Location on Aerial Photograph

## 3.2 Cultural Setting

### 3.2.1 Prehistoric Period

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 Jolla 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 brings an apparent shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural manifestations of the Archaic Period are called the La Jolla Complex along the coast and the Pauma Complex inland. Pauma Complex sites lack the shell that dominates many La Jolla sites. Along with an economic focus on gathering plant resources, the settlement system appears to have been more sedentary. The La Jolla assemblage is dominated by rough cobble-based choppers and scrapers, and slab and basin metates. Large side-notched and Elko series projectile points appeared. 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 which suggest the ethnohistoric Kumeyaay. This 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. It is primarily known from the work of D. L. True at Cuyamaca Rancho State Park (True 1970). The Cuyamaca Complex is characterized by the presence of steatite arrowshaft straighteners, steatite pendants, steatite comales (heating stones), Tizon Brown ware 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.

### 3.2.2 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 were made of locally available and imported materials. A simple shoulder-height bow was used 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 metavolcanic, chert, and quartz. Obsidian was imported from the deserts to the north and east. Ground stone objects include mortars and pestles typically made of locally available, fine-grained granite. Both portable and bedrock types are known. The Kumeyaay made fine baskets. These employed either coiled or twined construction. The Kumeyaay also made pottery, using the paddle-and-anvil technique. Most were a plain brown utility ware called Tizon Brown ware, but some were decorated (Meighan 1954; May 1976, 1978).

### 3.2.3 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). Native American culture in the coastal strip of California rapidly deteriorated despite 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.

After the Treaty of Guadalupe-Hidalgo in 1848 (beginning of the American Period), the population in San Diego County more than tripled (Pourade 1969). By the late 1800s, development in the county was well under way with the beginnings of a recognizable downtown San Diego area and the gradual development of a number of outlying communities, many of which were established around previously defined ranchos and land grants.

Originally much of what is now Chula Vista and National City was part of the Mission San Diego de Alcalá lands, but was taken over by the military in 1795 for grazing of the Presidio horses and cattle (Pourade 1969). Don Juan Foster, an English immigrant, obtained title to the grant in 1845. The rancho encompassed 26,631 acres (Pourade 1969), and Forster changed its name to Rancho de la Nación. Forster sold the rancho in 1856 to Francois L.

Pioche and J. B. Bayerque, who in turn sold it to Frank, Warren, and Levi Kimball in June 1868. The Kimballs began to subdivide and sell lots in the 1860s.

In 1888, the Sweetwater Dam was completed, and reliable water was made available to the area to the west. Citrus trees were very successful, and Chula Vista became one of the biggest lemon-producing areas in the U.S. (City of Chula Vista 1986). The area continued to be a major producer of citrus crops until 1913–1916, when drought and floods caused severe crop damage. Agriculture continued to play a role in the Chula Vista economy through the 1930s (City of Chula Vista 1986). Chula Vista incorporated in 1911.

The Western Salt Company Salt Works, located at the south end of San Diego Bay, was established in 1902, having purchased the existing La Punta Salt Company. The salt works is a solar salt production facility, producing salt for the evaporation of seawater. The salt works has produced a significant amount of California's seawater originated salt since 1916, second only to a similar plant in San Francisco. The original buildings of the salt works were destroyed in the 1916 flood, the buildings currently on-site being constructed post 1916.

In February 1916, the Hercules Powder Company opened a kelp processing plant just south of the mouth of the Sweetwater River for production of potash and acetone to make cordite, a smokeless powder used during World War I. The plant covered approximately 30 acres, and was on the bay shore west of D Street. During its operation, the Hercules plant was the largest and most successful in California, and employed 1,500 people (Chula Vista Heritage Museum Society 2004). In 1920, with the demand for explosives sharply reduced, the plant was bought by the San Diego Oil Products Corporation. The plant operated until 1929, when it burned down.

A major change to the city of Chula Vista occurred in 1941, when the Rohr Aircraft Corporation (Rohr) moved its plant to Chula Vista. Rohr was started in San Diego in August 1940, and was initially located in downtown San Diego. On February 1, 1941, Rohr moved to their new location at the foot of H Street in Chula Vista. By June 1941, the facility included two factory buildings and an office building. At the height of World War II, Rohr employed 9,000 workers and was the major employer in Chula Vista (City of Chula Vista 1986). By 1945, Rohr was the world's largest producer of aircraft power packages (City of Chula Vista 1986). The influx of workers doubled the population of Chula Vista, to over 16,000 by 1950.

Rohr continued to grow in the 1950s and 1960s. The presence of Rohr in Chula Vista has greatly affected the development of the city. The influx of employees has meant population growth for the city, especially in the 1940s. This population growth has stimulated the housing industry and the growth of service industries. The population increase has expanded the tax base and increased income to the city government.

## 4.0 Area of Potential Effect

The area of potential effect (APE) is considered for this report to include both permanent and temporary construction impacts. For the purposes of the cultural resources survey, the APE consists of the entire property.

## 5.0 Study Methods

Site record searches were requested from the California Historical Resources Information System, SCIC at San Diego State University (Confidential Attachment 1).

Historic aerial photographs available online (Nationwide Environmental Title Research LLC 1999-2018) and historic USGS topographic maps were reviewed for recent land use of the project property.

The project was surveyed on October 29, 2018 by RECON archaeologists Nathaniel Yerka and Harry Price. The RECON archaeologists were accompanied by Native American monitor Shuuluk Linton of Redtail Environmental. The field inspection was conducted on foot, in conditions of overcast skies. The survey area consisted of the entire property.

## 6.0 Survey Results

### 6.1 Record Search

A records search with a one-mile radius buffer was requested from the California Historical Resources Information System, SCIC at San Diego State University, in November 2018 to determine if previously recorded prehistoric or historic cultural resources occur on the project site. The SCIC lists a total of 49 cultural resources within the one-mile search radius. Two of these sites are recorded within the project boundaries: P-37-015894 and CA-SDI-13464. Record search results, including site forms for sites recorded on the project area, are included in Confidential Attachment 1.

P-37-015894, the Loustalet/Kastlunger Dairy Farm, is mapped in the northeast corner of the project property. It was recorded in 1998 by BFSA. The farm consisted of a house, bunkhouse, barn with extensions, utility building, well and pump house, and feed lot. BFSA evaluated the dairy in 1998 as part of the Trolley Stop RV Park project and determined the dairy farm structures were not significant under CEQA or City's Historical Resources Guidelines. The farm buildings were demolished between 2008 and 2009. The site form is included in Confidential Attachment 1.

CA-SDI-13,464/H is mapped in the southwest corner of the project property, adjacent to Interstate 5, and extends south into the adjacent parcel. It was originally recorded by Ogden Environmental in 1993. The site consisted of three stone tools, five flakes, fire-affected rock,

and 60 plus shell fragments. The site was trenched by Ogden in 1993. Eighteen trenches were excavated by backhoe and two flakes, shell, and fire-affected rock were recovered. As the site was proposed to be in open space, a data recovery program was not performed.

In 1998, BFSa conducted a subsurface evaluation of CA-SDI-13,464/H, consisting of 4 units and a series of 21 trenches across the property, as part of the Trolley Stop RV Park project (BFSa 1998). Trenches were placed across the entire property, not only in the mapped location of the site. A total of 77 lithic artifacts and 40.3 grams of shell was recovered. Due to extensive farming-related disturbance, concentration of the recovered artifacts within the plow zone, limited artifact recovery, and a lack of time-sensitive artifacts such as projectile points or pottery, BFSa determined that the site was not significant under CEQA or City's Historical Resources Guidelines. The site form is included in Confidential Attachment 1.

Either BFSa or the SCIC apparently combined the prehistoric component of CA-SDI-13,464 with the historic dairy P-37-015894 for the BFSa site form update, because the update for the site has added the H to the original SDI number and discusses the dairy.

A third resource, P-37-032871 (CA-SDI-20072), the Montgomery Fruitland Ranch, is mapped digitally on the northwest corner of the project. However, maps and aerial photographs in the site form actually show the farm immediately south of the Interstate 5/Main Street interchange, and north of the Otay River. This places P-37-032871 approximately 650 feet to the north of the project. The site form is included in Confidential Attachment 1.

There are 21 historic addresses recorded within a one-mile radius of the project. Of these, the majority are located on Dorothy Street.

Historic aerial photographs available online (Nationwide Environmental Title Research LLC 1999-2018) were checked on October 26, 2018. The earliest available photograph, from 1953, showed the dairy complex, but no additional structures on the property. The 1964 and 1966 photographs show fenced pens in the eastern one-third of the property in addition to the dairy structures. A go-cart track is also present on the 1966 photograph, just south of the main dairy buildings. The 1980 and 1989 photographs show a small shed approximately 120 feet north of the southern property boundary, within the pens. No structures are visible in any of the photographs in the western two-thirds of the property. The property remains basically unchanged until the 2009 photograph, when all the dairy buildings and the go-cart track have been demolished.

A letter was sent to the Native American Heritage Commission (NAHC) in Sacramento on October 9, 2018 requesting a search of their Sacred Lands File. The NAHC replied on October 26, 2018, indicating that they had no record of Native American cultural resources in the immediate area of the project. The response letter from the NAHC is included as Attachment 1.

A map drawn by Juan Pantoja and dated 1782 shows Rancheria de la Punta, a Native American village, located near the mouth of what is probably the Otay River. The village is shown approximately the same distance from San Diego Bay as the project, but on the north side of the River. The map is included as Attachment 2.

## 6.2 Survey Results

The field survey was conducted on October 29, 2018 by RECON archaeologists Nathaniel Yerka and Harry Price, accompanied by Native American monitor Shuuluk Linton of Redtail Environmental.

The project property consists of a basically flat field with remnants of the dairy in the northeast corner (Photographs 1 and 2). The dairy remnants consist of two driveways connecting to Hollister Avenue and a rectangular parking area between them. Driveways and parking area are constructed of asphalt. No intact remnants of the dairy buildings themselves were visible, including foundations. A Department of Parks and Recreation Continuation Sheet for P-37-015894, the Loustalet/Kastlunger Dairy Farm, has been completed and will be submitted to the SCIC (Confidential Attachment 2).

The remainder of the project site was covered in non-native weeds to varying degrees. Ground visibility varied from areas of sparse ground cover and 90 percent visibility (Photograph 3) to areas of relatively dense Russian thistle with less than 10 percent (Photograph 4). The majority of the property had ground visibility of 50 to 60 percent. The soil was loosely compact, and furrows from disking were clearly visible (Photograph 5). Gravel was visible in the dairy building locations, as well as along the northern boundary and in the southeast corner of the project property. Cement chunks were scattered through the northeastern quarter of the project, probably remnants of the dairy building foundations and pads. Water rounded pebbles and small cobbles occurred naturally in the soil.

Six to eight small shell fragments were observed along the northwestern edge of the property, in an area labeled Scattered Surface Shell on the BFA site form for CA-SDI-13,464/H (in Confidential Attachment 1). A single secondary fine-grained metavolcanic flake was also found in this area. A single fine-grained metavolcanic retouched flake was found approximately 88 meters south of the northern project boundary, and approximately 25 meters west of the eastern boundary fence. Both of these areas were tested by BFA in 1998 as part of their investigation of CA-SDI-13,464.

## 7.0 Evaluation and Recommendations

### 7.1 Regulatory Framework

According to the 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).



**PHOTOGRAPH 1**  
Overview of the Project Property Looking East from Center of Property



**PHOTOGRAPH 2**  
Location of the Dairy Farm, Showing One Driveway, Looking West



**PHOTOGRAPH 3**  
Typical Light Vegetation Cover in Southeast Quarter of the Property



**PHOTOGRAPH 4**  
Typical Heavy Vegetation Cover in Southwest Quarter of the Property



**PHOTOGRAPH 5**  
View of Ground Surface Showing Disking Furrows

State criteria are those listed in CEQA and used to determine whether a historic resource qualifies for the California Register of Historical Resources (CRHR). CEQA also recognizes resources listed in a local historic register or deemed significant in a historical resource survey. Some resources that do not meet these criteria may still be historically significant for the purposes of CEQA.

A resource may be listed in the CRHR if it is significant at the federal, state, or local level under one of more of the four criteria listed below.

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

Since resources that are not listed or determined eligible for the state or local registers may still be historically significant, their significance must be determined if they are affected by a project.

The City of San Diego has developed a set of guidelines that ensure compliance with state and federal guidelines for the management of historical resources. These guidelines are stated in the City's Historical Resources Guidelines (HRG). The HRG have been developed to implement applicable local, state, and federal policies and mandates. Included in these are the City's Progress Guide and General Plan, CEQA, and Section 106 of the National Historic Preservation Act of 1966. The intent of the City's guidelines is to ensure consistency in the identification, evaluation, preservation/mitigation, and development of the City's historical resources.

The criteria used by the City to determine significance for historic resources reflect a more local perspective of historical, architectural, and cultural importance for inclusion on the City's HRG. The resource can meet one or more of the following criteria:

1. Exemplifies or reflects special elements of the city's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or agricultural development.
2. Is identified with persons or events significant in local, state, or national history.
3. Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or crafts.

4. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.
5. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historic Resources.
6. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value, or which represent one or more architectural periods or styles in the history and development of the city.

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. Under the City's HRG, all archaeological sites are considered potentially significant (City of San Diego 2001:13).

## 7.2 Evaluation of Resources

The current survey identified cultural material at two of the locations noted and tested by BFSa in 1998 as part of their investigation of CA-SDI-13,464/H. Six to eight shell fragments and a flake were observed along the northwestern edge of the project property, an area labeled as containing surface shell. A utilized flake was found in a second area south of the dairy farm complex, an area not labeled as containing cultural material but tested. The BFSa evaluation found the prehistoric component of CA-SDI-13,464/H not significant under CEQA criteria for inclusion on the CRHR or the City's criteria for inclusion in its Register of Historical Resources. The material found during the current RECON survey is not abundant enough or diverse enough to change or warrant revision of the original BFSa determination. RECON concurs with the original determination that CA-SDI-13,464/H is not a significant historical resource under either CEQA or the City's guidelines.

BFSa evaluated P-37-015894, the Loustalet/Kastlunger Dairy Farm in 1998, in the Trolley Stop RV Park project and determined the dairy farm structures were not significant under CEQA or the City's HRG. The farm buildings were demolished between 2008 and 2009.

The 1998 BFSa recommended cultural resource and Native American monitors be present for all grading activities on the project property. RECON agrees with that original requirement, also recommending cultural resource and Native American monitors be present for all grading activities on the project property. This recommendation is reinforced by the closeness of the project to the Rancheria de la Punta, shown on the Juan Pantoja 1782 map (see Attachment 2).

## 8.0 Certification and Project Staff

This report was prepared in compliance with CEQA (Section 21083.2 of the Statutes and Appendix K of the Guidelines) and with policies and procedures of the City of San Diego. To the best of our knowledge, the statements and information contained in this report are accurate.



---

Harry J. Price, Principal Investigator

Resumes for key personnel are on file with the City. The following individuals participated in the field tasks or preparation of this report.

Harry Price  
Nathanial Yerka  
Shuuluk Linton  
Frank McDermott  
Stacey Higgins

Principal Investigator  
Field Archaeologist  
Native American Monitor  
GIS Coordinator  
Senior Production Specialist

## 9.0 References Cited

Brian F. Smith and Associates

- 1998 An Archaeological /Historical Survey and Evaluation for the Trolley Stop RV Park Project, San Diego, California. Unpublished report on file at the South Coastal Information Center, San Diego State University.

Chula Vista, City of

- 1986 Chula Vista Heritage, 1911-1986.

Chula Vista Heritage Museum Society

- 2004 From Lemons to Locomotives & Beyond: A History of the South Bay! The Congress of History of San Diego and Imperial Counties 40th Anniversary 39<sup>th</sup> Annual Conference. March 5, 6, and 7.

Cline, Lora L.

- 1984a *Just Before Dawn*. L. C. Enterprises, Tombstone, Arizona.

- 1984b *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.

May, Ronald V.

- 1976 An Early Ceramic Date Threshold in Southern California. *Masterkey* 50(3):103-107.

- 1978 A Southern California Indigenous Ceramic Typology: A Contribution to Malcolm J. Rogers Research. *ASA Journal* 2:2.

Meighan, Clement W.

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

Nationwide Environmental Title Research, LLC

- 1999-2018 <https://www.historicaerials.com>. Environmental Records, Property Records, Public Records & Historic Aerial Images. Accessed on January 2, 2018.

Pourade, Richard F.

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

Rogers, Malcolm 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.

1939 Early Lithic Industries of the Lower Basin of the Colorado River and Adjacent Desert Areas. *San Diego Museum of Man Papers* 3.

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

Rolle, Andrew

1998 *California: A History*. Harlan Davidson, Inc. Wheeling, Illinois.

San Diego, City of

2001 Historical Resources Guidelines. San Diego Municipal Land Development Code.

2013 Final Program Environmental Impact Report for the Otay Mesa Community Plan Update. Project No. 30330/304032; SCH No. 2004651076. December 18.

True, Delbert L.

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.

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., Gretchen Siegler, and Frank Dittmer

1993 Paleoindian and Early Archaic Periods. In *Historic Properties Background Study for the City of San Diego Clean Waste Program*. On file with Mooney and Associates.

## **ATTACHMENTS**

## **ATTACHMENT 1**

# **Native American Heritage Commission Response Letter**

NATIVE AMERICAN HERITAGE COMMISSION  
Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100 West Sacramento, CA 95691 Phone: (916) 373-3710  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



October 26, 2018

Harry Price

RECON Environmental

Sent Via Email: [hprice@reconenvironmental.com](mailto:hprice@reconenvironmental.com)

RE: Hollister Avenue Project R-8575. San Diego County.

Dear Mr. Price:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, 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 me at my email address: [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez  
Associate Environmental Planner

Attachment

**Native American Heritage Commission  
Native American Contacts List  
10/26/2018**

<p>Campo Band of Diegueño Mission Indians Ralph Goff, Chairperson 36190 Church Road, Suite 1 Campo, CA 91906 rgoff@campo-nsn.gov (619) 478-9046 (619) 478-5818 Fax</p>	<p>Diegueno/Kumeyaay</p>	<p>lipay Nation of Santa Ysabel Virgil Perez, Chairperson P.O. Box 130 Santa Ysabel, CA 92070 (760) 765-0845 (760) 765-0320 Fax</p>	<p>Diegueno/Kumeyaay</p>
<p>Ewiiapaayp Band of Kumeyaay Indians Robert Pinto Sr., Chairperson 4054 Willows Road Alpine, CA 91901 (619) 445-6315 (619) 445-9126 Fax</p>	<p>Diegueno/Kumeyaay</p>	<p>Jamul Indian Village Erica Pinto, Chairperson P.O. Box 612 Jamul, CA 91935 (619) 669-4785 (619) 669-4817</p>	<p>Diegueno/Kumeyaay</p>
<p>Ewiiapaayp Band of Kumeyaay Indians Will Micklin, Executive Director 4054 Willows Road Alpine, CA 91901 wmicklin@leaningrock.net (619) 445-6315 (619) 445-9126 Fax</p>	<p>Diegueno/Kumeyaay</p>	<p>Jamul Indian Village Lisa Cumper, THPO P.O. Box 612 Jamul, CA 91935 lcumper@jiv-nsn.gov (619) 669-4855 Office (619) 669-4817 Cell</p>	<p>Diegueno/Kumeyaay</p>
<p>Ewiiapaayp Band of Kumeyaay Indians Michael Garcia, Vice Chairperson 4054 Willows Road Alpine, CA 91901 michaelg@leaningrock.net (619) 445-6315 (619) 445-9126 Fax</p>	<p>Diegueno/Kumeyaay</p>	<p>Kumeyaay Cultural Historic Committee Ron Christman 56 Viejas Grade Road Alpine, CA 91901 (619) 445-0385</p>	<p>Diegueno/Kumeyaay</p>
<p>Ewiiapaayp Band of Kumeyaay Indians Robert Pinto Sr., Chairperson 4054 Willows Road Alpine, CA 91901 (619) 445-6315 (619) 445-9126 Fax</p>	<p>Diegueno/Kumeyaay</p>	<p>Kumeyaay Cultural Repatriation Committee Steve Banegas, Spokesperson 1095 Barona Road Lakeside, CA 92040 sbanegas50@gmail.com (619) 742-5587 (619) 443-0681 Fax</p>	<p>Diegueno/Kumeyaay</p>

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**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 Resources Code, or Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native American Tribes for the proposed: Hollister Avenue Project R-8575, San Diego County.**

**Native American Heritage Commission**  
**Native American Contacts List**  
**10/26/2018**

Kumeyaay Cultural Repatriation Committee Bernice Paipa, Secretary P.O. Box 63 Santa Ysabel, CA 92070 bernicepaipa@gmail.com	Diegueno/Kumevaav	Manzanita Band of Kumeyaay Nation Angela Elliott-Santos, Chairperson P.O. Box 1302 Boulevard, CA 91905 (619) 766-4930 (619) 766-4957 Fax	Diegueno/Kumeyaay
Kumeyaay Cultural Repatriation Committee Clint Linton, Director of Cultural Resources P.O. Box 507 Santa Ysabel, CA 92070 cjlinton73@aol.com (760) 803-5694	Diegueno/Kumeyaay	Manzanita Band of Mission Nation ATTN: David Thompson, EPA P.O. Box 1302 Boulevard, CA 91905 (619) 766-4851 (619) 766-4957 Fax	Kumeyaay
Kumeyaay Diegueno Land Conservancy Mr. Kim Bactad, Executive Director 2 Kwaaypaay Court El Cajon, CA 92019 kimbactad@gmail.com (619) 659-1008 Office (619) 445-0238 Fax	Diegueno/Kumevaav	Manzanita Band of the Kumeyaay Nation Nick Elliott, Cultural Resources Coordinator P.O. Box 1302 Boulevard, CA 91905 nickmepa@yahoo.com (619) 766-4930 (919) 766-4957 Fax	Kumevaav
Kwaaymii Laguna Band of Mission Indians Carmen Lucas P.O. Box 775 Pine Valley, CA 91962 (619) 709-4207	Diegueno-Kwaaymii Kumeyaay	Sycuan Band of the Kumeyaay Nation Lisa Haws, Cultural Resource Manager 1 Kwaaypaay Court El Cajon, CA 92019 (619) 312-1935	Diegueno/Kumeyaay
La Posta Band of Diegueño Mission Indians Gwendolyn Parada, Chairperson 8 Crestwood Road Boulevard, CA 91905 LP13boots@aol.com (619) 478-2113 (619) 478-2125 Fax	Diegueno/Kumeyaay	Sycuan Band of the Kumeyaay Nation Cody J. Martinez, Chairperson 1 Kwaaypaay Court El Cajon, CA 92019 ssilva@sycuan-nsn.gov (619) 445-2613 (619) 445-1927 Fax	Diegueno/Kumeyaay

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**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 Resources Code, or Section 5097.98 of the Public Resources Code. This list is only applicable for contacting local Native American Tribes for the proposed: Hollister Avenue Project R-8575, San Diego County.**

**Native American Heritage Commission  
Native American Contacts List  
10/26/2018**

Viejas Band of Kumeyaay Indians  
Robert J. Welch, Jr., Chairperson  
1 Viejas Grade Road Diegueno/Kumeyaay  
Alpine CA 91901  
jhagen@viejas-nsn.gov  
(619) 445-3810  
(619) 445-5337 Fax

Viejas Band of Kumeyaay Indians  
Randy Sandoval Jr.: Environ Spec. Resource Man.  
1 Viejas Grade Road Diegueno/Kumeyaay  
Alpine CA 91901  
RSandoval@viejas-nsn.gov  
(619) 659-2343  
(619) 504-4394

Viejas Band of Kumeyaay Indians  
Ernest Pingleton, THPO, Resources Management  
1 Viejas Grade Road Diegueno/Kumeyaay  
Alpine CA 91901  
epingleton@viejas-nsn.gov  
(619) 659-2314  
(619) 655-0410

**This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.**

**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 Resources Code, or Section 5097.98 of the Public Resources Code.**

**This list is only applicable for contacting local Native American Tribes for the proposed: Hollister Avenue Project R-8575, San Diego County.**

**ATTACHMENT 2**  
**1782 Juan Pantoja Map**

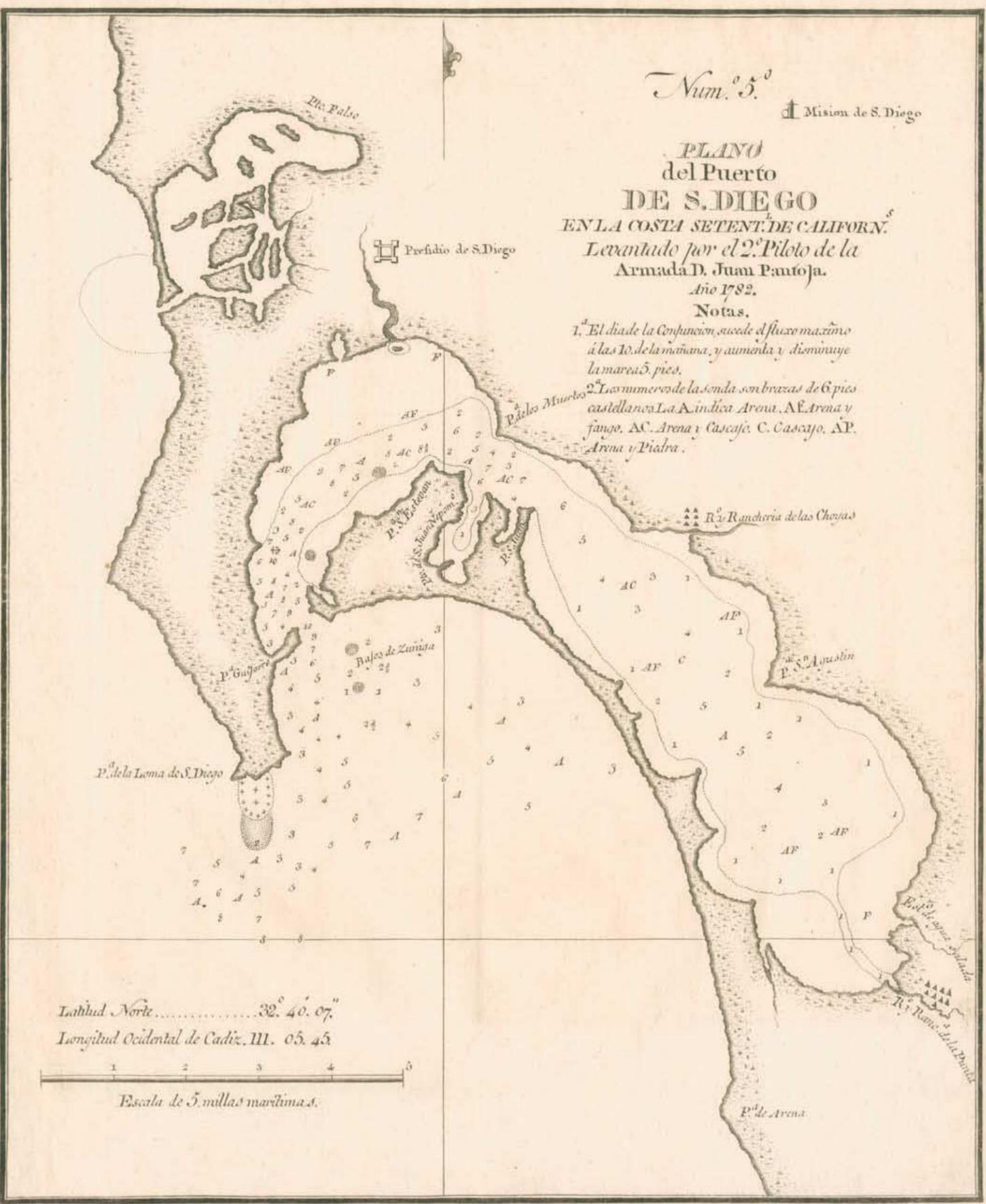
Num. 5.

Mision de S. Diego

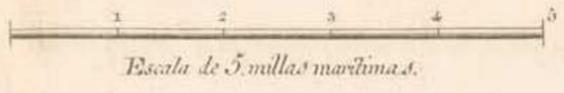
PLANO  
del Puerto  
DE S. DIEGO  
EN LA COSTA SETENT. DE CALIFORN.  
Levantado por el 2.º Piloto de la  
Armada D. Juan Pantoja.  
Año 1782.

Notas.

- 1.ª El día de la Conjunction, sucede el flujo máximo á las 10. de la mañana, y aumenta y disminuye la marea 5. pies.
- 2.ª Los números de la sonda son brazas de 6 pies castellanos. La A. indica Arena. AF. Arena y fango. AC. Arena y Cascajo. C. Cascajo. AP. Arena y Piedra.



Latitud Norte ..... 32. 40. 07.  
Longitud Occidental de Cadiz. III. 05. 43



Cardano lo grabó

Morala lo escribió

75- ryt

**CONFIDENTIAL ATTACHMENTS**

**Are not for public review**

**(on file at the City of San Diego and RECON)**