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# **Appendix C**

## Cultural Resources Inventory Report



February 22, 2022

12064

Mr. William Morrison  
Development Manager  
Ocean Creek, LLC  
12250 El Camino Real, Suite 380  
San Diego, California 92130

***Subject: Cultural Resources Inventory Report for the Ocean Creek, LLC Project, City of Oceanside, California***

Dear Mr. Morrison:

The following letter report summarizes the negative results of the cultural resource survey conducted for the Ocean Creek, LLC Project (project), located in Oceanside, California (Figure 1). The project study area consists of approximately 18.9-acres of undeveloped land within the City of Oceanside. This cultural resources investigation was conducted in accordance with California Environmental Quality Act (CEQA) and the City of Oceanside Guidelines for historical resources. The City of Oceanside (City) is the CEQA Lead Agency for the project.

This Phase I inventory included South Coastal Information Center (SCIC) and Native American Heritage Commission (NC) Sacred Lands File records searches, an intensive pedestrian survey by a qualified archaeologist, and a review of historic maps and images.

No previously recorded cultural resources were identified during the archival records search. No new cultural resources were identified within the project area during the pedestrian survey. Based on the negative results of the inventory, no further cultural resources studies or work is recommended.

## **PROJECT LOCATION**

The proposed project is an approximately 12.87 acre mixed-use, transit-oriented development. The project site is located south of the intersection of Crouch Street and Skylark Drive in the City of Oceanside, California in northwest San Diego County.

The project area is bounded by Loma Alta Creek and the Crouch Street light rail station to the north, Crouch Street to the east and southeast; private residences off Rue de la Montagne to the south; and commercial properties off Union Plaza Court to the west.

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The project area is located approximately 0.6 mile east of Interstate (I-) 5, 1 mile northwest of Highway 78, and 1.5 miles southeast of Highway 76 (Figure 1). The site is located on the U.S. Geological Service (USGS) 7.5-minute San Luis Rey quadrangle map in Township 11 South; Range 5 West, Section 25 of the San Bernardino Base Meridian (Figure 1). The project is located on the Assessor's Parcel Numbers 151-270-50-00, 151-270-52-00, 151-270-53-00, and 151-270-56-00 (project area). Project parcels range in elevation from 30 feet above mean sea level (amsl) in the north to 200 feet amsl in the south.

## **PROJECT DESCRIPTION**

The proposed project is a mixed use, transit-oriented development along South Oceanside Boulevard and directly adjacent to the Sprinter light rail right-of-way. As currently designed, the proposed project would consist of a total of 295 residential units. In addition to the residential units, there will be approximately 3,000 square feet of retail space and 7,000 square feet of residential amenities such as a clubhouse and pool area.

## **REGULATORY BACKGROUND**

Applicable regulations for identifying and evaluating cultural resources, addressing adverse impacts to cultural resources, and identify protection measures for these resources are identified in the California Environmental Quality Act (CEQA) Guidelines Section 15064.5 and chapter 14A of the City of Oceanside Municipal Code.

### **CEQA Guidelines Section 15064.5**

CEQA Guidelines Section 15064.5 states that a cultural resource (i.e., a prehistoric or historic period archaeological site or historic architectural structure or feature) is considered "historically significant" under CEQA if the resource meets the criteria for listing in the California Register of Historical Resources (CRHR).

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- Is associated with the lives of persons important in our past; or
- 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; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

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## **City of Oceanside Guidelines**

Chapter 14A of the City of Oceanside Municipal Code, referred to as the Historic Preservation Ordinance, identifies evaluation criteria under which a historical site or area may be designated (City of Oceanside 2017: Section 14A.6, Ordinance No. 82-14, Section 1, 9-8-82):

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- b) It is identified with persons or events significant in local, state, or national history; or
- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- d) It is representative of the notable work of a builder, designer, or architect; or
- e) It is found by the council to have significant characteristics which should come under the protection of this chapter.

## **RECORDS SEARCH**

Dudek has retained a subscription to data held at the South Coastal Information Center (SCIC) at San Diego State University for San Diego County. As part of this subscription, Dudek is approved to perform in-house records searches. The in-house records search supplemented by with additional data from the SCIC at San Diego State University for the entire project area and the surrounding one-mile radius around the project area was performed on February 5, 2020 (Confidential Appendix A). These records indicate that nine previous studies have intersected the current project area. No previously recorded resources were identified within the project area.

## **Previous Technical Studies**

The record search identified ninety-two (92) previous cultural resources studies that have been performed within one-mile of the project area (Appendix A). Eight of these studies (SD-00577, SD-01269, SD-09313, SD-09361, SD-09546, SD-10551, SD-12039, and SD-14069) have intersected at least a portion of the project area. Reports that cover the project property or a portion of the property are listed in bold in Table 1. One additional study (SD-9291 is incorrectly mapped in SCIC records within the project site. Study SD-09313 was an archaeological survey which covered the entirety of the current project area.

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**Table 1**  
**Previously Conducted Technical Studies Within One-Mile of the Project**

Report ID	Year	Author/Publisher	Title
<i>Studies Intersecting the APE</i>			
SD-00577	1982	Caltrans	Map for Highway Alternatives Study 11-SD-76 0.012.9 11821-159021
SD-01269	1979	San Diego State University Foundation	A Cultural Survey of Portions of the Las Chollas, South Las Chollas, Los Coches Forester, and Loma Alta Stream Basins in San Diego County, California.
SD-09291 <sup>1</sup>	2004	Mary Robbins-Wade	Buie Condominium Project- Archaeology (Affinis Job No. 1944)
SD-09313	2003	Affinis Environmental Services	Oceanside Boulevard and Crouch Property, Archaeological Survey (Affinis Job No. 1808)
SD-09361	2002	ASM, Inc.	Archaeological Survey Report for the Phase I Archaeological Survey along Interstate 5 San Diego County, CA.
SD-09546	2001	Gallegos & Associates	Cultural Resource Test Report for Oceanside-Escondido Rail Project Oceanside, California
SD-10551	2006	SWCA Environmental Consultants	Cultural Resources Final Report of Monitoring and Findings for The Qwest Network Construction Project, State Of California
SD-12039	2007	Gallegos & Associates	Cultural Resources Monitoring Report for The North County Transit District (NCTD) Sprinter Rail Project Oceanside to Escondido, California
SD-14069	2011	ASM Affiliates, Inc.	Cultural And Historical Resource Study For The City of Oceanside General Plan- Circulation Element Update Program Environmental Impact Report (PEIR)
<i>Studies Outside the APE</i>			
SD-00423	1982	WESTEC Services, Inc.	An Archaeological Historical Reconnaissance of the Proposed Buena Vista Center.
SD-00774	1986	WESTEC	Cultural Resource Survey Loma Alta Apartments Project, Oceanside, California
SD-01154	1988	Caltrans	An Archaeological Survey Report for a Widening of State Route 78 (I-5 to East of College Boulevard) Oceanside, California.
SD-01350	1980	Heritage Environmental Services	An Archaeological Reconnaissance of the Knoll Property Oceanside, California.
SD-01677	1989	Recon	A Cultural Resource Survey of the Loma Alta Creek Improvement Plan Area
SD-01677	1989	Recon	A Cultural Resource Survey of the Loma Alta Creek Improvement Plan Area
SD-01686	1980	Brian F. Smith & Dr. James R. Moriarty III	A Report of Archaeological Salvage Mitigation for Site SDM-W-2144 Forest View Estates Project Oceanside, California
SD-01871	1986	Recon	Cultural Resource Survey of the Mauga Project Property

<sup>1</sup> The report for the Buie Condominium Project in 2004 was mapped incorrectly and does not intersect the current project area.

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SD-02343	1992	Brian F. Smith & Associates	Results of An Archaeological Study for The Tuscany Condominiums Project
SD-02574	1992	Caltrans	Negative Archaeological Survey Report First Addendum Interchange of Route 78 and Interstate 5 in Oceanside
SD-02918	1980	Recon	Eternal Hills Preliminary Site Testing at SDM-W-2115
SD-02995	1995	Gallegos & Associates	Negative Archaeological Survey Report
SD-03576	1999	City of Oceanside	Archaeological Survey of The Speed Soccer Facility at Recreation Park, City of Oceanside, San Diego County, California
SD-04101	2000	Gallegos & Associates	The Eternal Hills Project Cultural Resource Survey and Test Program, City of Oceanside, California
SD-04111	1982	Larry Seeman	Draft Environmental Impact Report Revised Parks and Recreation Element, Carlsbad, California
SD-04175	1999	Gallegos & Associates	Cultural Resource Evaluation Report for The Oceanside-Escondido Bikeway Project San Marcos, California
SD-04282	1995	Caltrans	Negative Archaeological Survey Report for Highway Project 11-SD-78 Pm .74
SD-04587	1991	California Dept. of Transportation	Negative Archaeological Survey Report: Upgrade of The Route 78 Interstate 5 Interchange in Oceanside, Ca
SD-04794	1998	McKenna et al.	Historic Context Statement And Intensive Historic Resources Survey for The Eastside Neighborhood, Oceanside, San Diego Co., California
SD-04833	1982	Caltrans	Final Report for An Archaeological Test Excavation at Site CA-S DI-9473, Carlsbad, Ca.
SD-04835	1982	Joyce Corum	Summary Report for An Archaeological Test Excavation at Site CA-SDI-9473, Oceanside, Ca. 11-SD-78 P.M. O.O/3.1
SD-04944	1977	Recon	Draft Environmental Impact Report for Sea Mesa
SD-04946	1978	Recon	Frazer Property Draft Environmental Impact Report And General Plan Amendment
SD-05845	1988	Don Laylander	Historic Property Survey Report For A Widening of State Route 78
SD-06248	1998	Not Available	Negative Archaeological Survey Report District 11
SD-06531	1991	Caltrans	Negative Archaeological Survey Report-11-SD-78 P.M. 0.0-0.7
SD-07253	1998	Eternal Hills Memorial Park	Historical/Archaeological Survey for The Eternal Hills Project, City of Oceanside, California
SD-09003	2004	Not Available	Positive Historic Property Survey Report
SD-09003	2004	Not Available	Positive Historic Property Survey Report
SD-09290	2004	Mary Robbins-Wade	Crouch and Canyon Streets-Archaeology (Affinis Job No. 1962)
SD-09308	2002	Andrew Pignolo	Cultural Resource Inventory For Cingular Jefferson McDonalds Site (SD-467-01), City of Oceanside, California
SD-09308	2002	Andrew Pignolo	Cultural Resource Inventory For Cingular Jefferson McDonalds Site (SD-467-01), City of Oceanside, California
SD-09362	2004	ASM	Archaeological Testing at Twelve Prehistoric Sites (SDI-603, -628, -4553, -6831, -6882, 10965, -12670, 13484, 15678, 15679, 15680) on the Central San Diego Coast, San Diego County, CA.
SD-09383	2005	ASM Affiliates, Inc.	Extended Phase I Testing For The Oceanside Boulevard Direct Access Ramp, Oceanside, San Diego County, California

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SD-09383	2005	ASM Affiliates, Inc.	Extended Phase I Testing For The Oceanside Boulevard Direct Access Ramp, Oceanside, San Diego County, California
SD-09470	2004	Mooney and Associates	Cultural Resources Inventory Report for Four San Luis Rey Land Outfall Pipeline Route Alternatives, City of Oceanside, California
SD-09516	2005	David Caterino	The Cemeteries and Gravestones of San Diego County: An Archaeological Study
SD-10056	2004	Michael Brandman	Record Search and Site Visit Results for Sprint Telecommunications Facility Candidate SD34xC858B (Fire Mountain) Adjacent to 1789 Troy Lane, Oceanside, San Diego County, California
SD-10464	2006	Terracon Consultants, Inc.	Cultural Resources Record Search And Site Visit For The Cricket Communications San-112-D, Vine Street Row, Stealth Light Standard And Equipment Shelter, Located On Vine Street, Oceanside, San Diego County, California
SD-10517	1993	Harry Kelsey, Interdisciplinary Research, Inc.	Americanization School
SD-10602	2007	Affinis	Avocado Highlands Archaeological Survey (Affinis Job No. 2190)
SD-10700	2007	Affinis	Foussat Archaeology Survey (Affinis Job No. 2201)
SD-10948	1977	Not Available	Report For The Charles Libby House
SD-11066	2006	Michael Brandman Associates	Cultural Resource Records Search And Site Visit Results For T-Mobile Candidate SD06927b (Grandview Street Row), 2126 Grandview Street, Oceanside, San Diego County, California
SD-11074	2006	Michael Brandman Associates	Cultural Resource Records Search And Site Visit Results For Cricket Telecommunications Facility Candidatesan-112 (Best Western), 1680 Oceanside Boulevard, Oceanside, San Diego County, California
SD-11254	1993	Interdisciplinary Research, Inc.	National Register Of Historic Places Registration Form For The Rosicrucian Fellowship Temple, 2222 Mission Avenue, Oceanside, California 92054
SD-11583	2008	Affinis	Loma Alta Village (T-1-06; D-3-06) Archaeological Monitoring (Affinis Job No. 2267)
SD-11761	2007	Caltrans	Historic Property Survey Report, I-5 North Coast Widening Project
SD-11808	2007	Recon	Results of A Cultural Resource Survey of The Robertson's Oceanside Concrete Facility (Recon Number 4466a)
SD-12021	2005	Gallegos & Associates	Cultural Resource Test Report For The Fire Mountain Estates Project Oceanside, California
SD-12122	2009	Affinis	Hampton Inn Archaeology Update
SD-12122	2009	Affinis	Hampton Inn Archaeology Update
SD-12187	2009	Professional Archaeological Services	Cultural Resources Survey And Evaluation of a 2.69-Acre Parcel in The 2800 Block of Corto Street, City of Oceanside, San Diego County, California
SD-12187	2009	Professional Archaeological Services	Cultural Resources Survey And Evaluation of a 2.69-Acre Parcel in The 2800 Block Of Corto Street, City of Oceanside, San Diego County, California
SD-12396	2008	Brian F. Smith & Associates	Negative Cultural Resources Survey Report, The Vine Commercial Project, City of Oceanside, California

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SD-12422	2001	ASM Affiliates, Inc.	A Cultural Resources Inventory For The Route Realignment of The Proposed Pf. Net / AT&T Fiber Optics Conduit Oceanside To San Diego, California
SD-12557	2008	Michael Brandman Associates	Cultural Resources Records Search And Site Visit Results For Verizon Wireless Candidate Five/78 at 1501 Kelly Street, Oceanside, San Diego County, California
SD-13355	2011	EBI Consulting	Five/78 1501 Kelly Street Oceanside San Diego County, California 92054
SD-13482	2011	EBI Consulting	Addendum, 61087278 Five/78, 1501 Kelly St., Oceanside, New Tower
SD-13806	2000	Affinis	Barnwell Street Property- Archaeology (Affinis Job No. 1514)
SD-13916	2012	Caltrans	Interstate 5 North Coast Corridor Project Supplemental Draft Environmental Impact Report/ Environmental Impact Statement
SD-13951	2002	Affinis	Barnwell Street Property- Archaeology (Affinis Job No. 1628)
SD-14019	2012	ASM Affiliates, Inc.	NCHS Mission Mesa Pediatrics Capital Project Geotechnical Boring Monitoring Report
SD-14020	2012	ASM Affiliates, Inc.	Cultural Resources Survey For The North County Medical Services Mission Mesa Pediatrics Clinic, Oceanside, San Diego County, California
SD-14465	2013	Office of Historic Preservation	Section 106 Review Submittal Mission Mesa Pediatrics- North County Health Services 2210 Mesa Drive, Oceanside, Ca 92054
SD-14495	2013	Caltrans	Interstate 5 North Coast Corridor Project Final Environmental Impact Report/ Environmental Impact Statement And Section 4(F) Evaluation
SD-14615	2013	Caltrans	I-5 North Corridor Project Supplementals
SD-14810	2014	Brian F. Smith and Associates, Inc.	Mitigation Monitoring Report For The Eternal Hills Memorial Park Mausoleum Project, City of Oceanside
SD-14810	2014	Brian F. Smith and Associates, Inc.	Mitigation Monitoring Report For The Eternal Hills Memorial Park Mausoleum Project, City of Oceanside
SD-15047	2014	Michael Brandman Associates	Direct Ape Historic Architectural Assessment For AT&T Mobility, LLC Candidate SD0249 (Oceanside Switch), 2225 Mission Avenue, Oceanside, San Diego County, California
SD-15618	2013	Michael Brandman Associates	Cultural Resources Records Search And Site Visit Results For AT&T Mobility, LLC SD0249 (Oceanside Switch), 2225 Mission Avenue, Oceanside, San Diego County, California
SD-15618	2013	Michael Brandman Associates	Cultural Resources Records Search And Site Visit Results For AT&T Mobility, LLC SD0249 (Oceanside Switch), 2225 Mission Avenue, Oceanside, San Diego County, California
SD-16127	2008	Caltrans	2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor
SD-16131	2013	Caltrans	Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area Of Potential Effects (Ape) I-5 North Coast Corridor
SD-16159	2014	Laguna Mountain Environmental Inc.	Cultural Resources Survey Report for the Oceanside Boulevard Sewer Lift Station Relocation Project, City of Oceanside, California
SD-16160	2015	Laguna Mountain Environmental Inc.	Cultural Resources Geotechnical Monitoring Report for the Oceanside Boulevard Sewer Life Station Relocation Project, City of Oceanside, California

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SD-16815	2016	Laguna Mountain Environmental, Inc.	Cultural Resource Survey Report for the Lotus Street Sewer Replacement Project, City of Oceanside, California
SD-17177	2017	ASM Affiliates	Archaeological Survey for the Las Brisas Oceanside Development Project, Oceanside, California
SD-17223	2017	BCR Consulting LLC	San Diego 129 Project, San Diego County, California (BCR Consulting Project No. SYN1622)
SD-17248	2017	Helix Environmental Planning, Inc.	Breeze Luxury Apartments Project – Cultural Resources Survey
SD-17333	2017	Helix Environmental Planning, Inc.	Cultural Resources Survey, Viri Estates Convalescent Homes Project
SD-17440	2015	Heritage Resources	Fairfield Inn & Suites: Archaeological Survey
SD-17742	2019	Brian F. Smith & Associates	Results of the Mitigation Monitoring Program for the Oceanside 2 (The Tides) Project

### **SD-9313**

This report documents the results of an archaeological survey conducted for the Oceanside Boulevard and Crouch Street Property in 2003. The project area is located on the south side of Oceanside Boulevard and is bounded on the south by Crouch Street. Affinis Environmental Services was requested to locate and identify archaeological and historic resources, conduct an evaluation for significance, and make recommendations to mitigate adverse impacts to the resources. No cultural resources were identified within or in proximity to the Oceanside Boulevard and Crouch Street Property during this assessment. The project site is in an alluvial setting and there is potential for subsurface cultural resources not visible on the surface, especially given the presence of fill above the native soil. Therefore, Affinis Environmental Services recommended that if there is to be removal of native soils beneath the artificial fill located on the northern portion of the project area, that an archaeologist and a Native American representative from the San Luis Rey Band monitor the soil removal, including grading, trenching, or other ground disturbing activities.

### **Previously Recorded Resources**

No previously recorded cultural resources were identified within the project APE during the archival records search. Twenty (20) additional cultural resources were identified in the 1-mile search area, which consist of prehistoric artifact and/or shell scatters, one prehistoric habitation site, one bedrock milling site, historic-era structures, one historic-era trash scatter, and a few isolates (Table 2). Records search documents are included in Confidential Appendix A.

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**Table 2**  
**Previously Recorded Cultural Resources in the 1-mile Record Search Radius**

Primary Number	Trinomial	Age	Description	In / Out of APE
P-37-006882	SDI-006882	Prehistoric	Artifact & Shell Scatter	Out
P-37-006955	SDI-006955	Prehistoric	Artifact & Shell Scatter	Out
P-37-007242	SDI-007242	Prehistoric	Artifact & Shell Scatter	Out
P-37-008346	SDI-008346	Prehistoric	Shell Scatter	Out
P-37-012262	SDI-012262	Prehistoric	Artifact Scatter	Out
P-37-012600	SDI-012600	Prehistoric	Bedrock Milling & Lithic Scatter	Out
P-37-016260	-	Historic	Single Family House	Out
P-37-016261	-	Historic	Single Family House	Out
P-37-016290	SDI-014784	Prehistoric	Lithic & Shell Scatter	Out
P-37-016291	SDI-014785	Prehistoric	Artifact Scatter	Out
P-37-016293	-	Prehistoric	Lithic Isolate	Out
P-37-018810	-	Prehistoric	Shell Isolate	Out
P-37-018811	-	Prehistoric	Shell Isolate	Out
P-37-019190	SDI-015877	Prehistoric	Artifact Scatter	Out
P-37-026342	SDI-017305	Prehistoric	Shell Artifact & Scatter	Out
P-37-029336	SDI-018767	Prehistoric	Habitation Debris	Out
P-37-030570	SDI-019433	Historic	Trash Scatter	Out
P-37-033928	SDI-021313	Prehistoric	Shell Scatter	Out
P-37-036018	-	Historic	Multiple Family Property	Out
P-37-036019	-	Historic	Single Family Property	Out

## ARCHIVAL RESEARCH

Historic topographic maps and historic aerial images were reviewed to understand the development of the project area and surrounding properties at [historicaerials.com](http://historicaerials.com) (NETR 2020). Historic aerial photographs of the project site were available for 1938, 1946, 1953, 1964, 1967, 1980, 1990, 1994, 1997, 2002, 2003, 2005, 2009, 2010, 2012, 2014, and 2016. The aerial imagery from 1938 shows dirt roads through and along the project area, including Crouch Street, but overall the land is generally undisturbed. By 1964, about half of the 12.87 acre parcel proposed for development had been graded. The 1967 image shows dense vegetation on the previously graded area which is consistent with an orchard, with one structure located within the orchard. By 1980 this area is graded flat again and the structure has been removed; modern roads and residential and industrial structures now surround the project area. By 1990 the majority of the project area is largely disturbed and graded. Photographs from 1990 and 2016 do not reveal any changes to the project area and represent what the area looks like today. Historic topographic maps from 1893

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through 2018 are consistent with the aerial images. No historic structures are located within the project area.

## **NAHC AND TRIBAL CORRESPONDENCE**

A search of the NAHC Sacred Lands File was requested on February 10, 2020 (Appendix B). The NAHC response (February 26, 2020) indicates the presence of Native American cultural places within the one-mile records search area, but did not provide any specific information on the type of resource, nor did they state if it is within or outside the project area. Contact information for potentially interested Native American representatives was provided. The NACH letter and tribal contact information is included in Appendix B.

## **SURVEY DESCRIPTION AND RESULTS**

The current intensive pedestrian field survey was conducted by Dudek archaeologists Makayla Murillo B.A. and Brad Comeau M.Sc., RPA, on January 31, 2020. All survey work was conducted employing standard archaeological procedures and techniques consistent with Secretary of the Interior Standards. Fifteen meter interval survey transects were conducted in a northeast-southwest direction (paralleling the project area boundary), for the majority of the project area. Slopes above 25° were opportunistically examined for terraces, rock outcrops, and areas of exposed ground surface. Visibility of the ground surface was fair (25-50%) on the flat areas, which comprise the majority of the project area. Visibility limitations were due to the presence of dense, low-lying ground-covering vegetation (e.g., grass and weeds). Ground surface visibility on the slopes was poor (<25%) due to the presence of dense coastal sage vegetation community plants. Exposed ground surface areas, such as vegetation clearings, cut banks, and rodent burrows/spoils were inspected for potential subsurface deposits and sediment conditions.

No artifacts or features were identified during this survey and no structures are present in the project area; therefore there are no historical resources in the project area.

As was observed in the Affinis survey (Robbins-Wade 2003; report SD-9313) the entire developable portion of the project site has been graded and filled. The graded sediments/fill have no potential to contain archaeological resources

The ground surface in the project area along Grandview Avenue has been disturbed by agriculture, construction of a BMX bicycle track, and other surface impacts (vegetation clearing, vehicular traffic). This area contained approximately five feet of top soil above the underlying formation, which potentially could contain subsurface archaeological resources.

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## **MANAGEMENT RECCOMENDATIONS**

This cultural resources inventory did not identify any cultural resources in the project area. As such, no known cultural resources will be impacted by the proposed project. Dudek's cultural resources investigation of the project area indicates that, overall, there is very low potential for the inadvertent discovery of cultural resources during ground breaking activities. The northern end of the project site, south of the Sprinter line and west of Crouch Street was previously graded. This portion of the project area has no potential to contain intact cultural resources within the disturbed sediments. There is a low to moderate potential for intact resources to be present at depths greater than the previous depths of grading. If grading for the project extends into undisturbed native sediments, then archaeological and Native American monitoring is recommended.

The steep slopes along Crouch Street have a low to no potential to contain cultural resources; therefore, no further cultural resource work, including monitoring, is recommended.

The terrace at the south end of the project area along Grandview Street has a moderate potential to contain unknown cultural resources as ground disturbance in this area appears limited to near-surface activities. Therefore, if project construction requires grading, trenching or other excavation activities in this area, archaeological and Native American monitoring is recommended.

In the unlikely event that archaeological materials are identified in the project area during earth moving activities, work should be temporary halted in the vicinity and archaeologists consulted. A qualified archaeologist should be retained to assess any unanticipated discovery and evaluation efforts of said resource for CRHR listing if required. Should human remains be discovered, work will halt in that area and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) shall be followed, beginning with notification to the County Coroner. If Native American remains are present, the County Coroner will contact the Native American Heritage Commission to designate a Most Likely Descendent, who will provide recommendations for the dignified disposition and treatment of the remains.

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Should you have any questions relating to this report and its findings, please contact Brad Comeau or me at Dudek.

Respectfully Submitted,



Makayla Murillo, B.A.  
Archaeologist  
**DUDEK**



Brad Comeau, M.Sc., RPA  
Archaeologist  
**DUDEK**  
Phone: 760.479.4211

*cc: Sean Kilkenny, Callie Ford, Dudek*

*Att: Figure 1. Project Location with Regional Map Insert  
Confidential Appendix A: SCIC Records Search  
Appendix B: NAHC Sacred Lands File Search Results and Tribal Correspondence*

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## **REFERENCES**

City of Oceanside 2017. *Municipal Code*. Chapter 14A. Historical Resources. Oceanside, CA.

NETR (National Environmental Title Research, LLC) 2020. Area search for: Jamul, CA.  
Accessed February 10, 2020. <http://www.historicaerials.com/>.

Robbins-Wade, M. 2003. Oceanside Boulevard and Crouch Property, Archaeological Survey.

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## **NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION**

**Authors:** Makayla Murillo B.A., and Brad Comeau, M.Sc., RPA,

**Firm:** Dudek

**Client/Project Proponent:** JPI

**Report Date:** 03/03/20

**Report Title:** Cultural Resources Inventory Report for the Jefferson Oceanside Project, City of Oceanside, California

**Type of Study:** Cultural Resources Inventory

**New Sites:** None

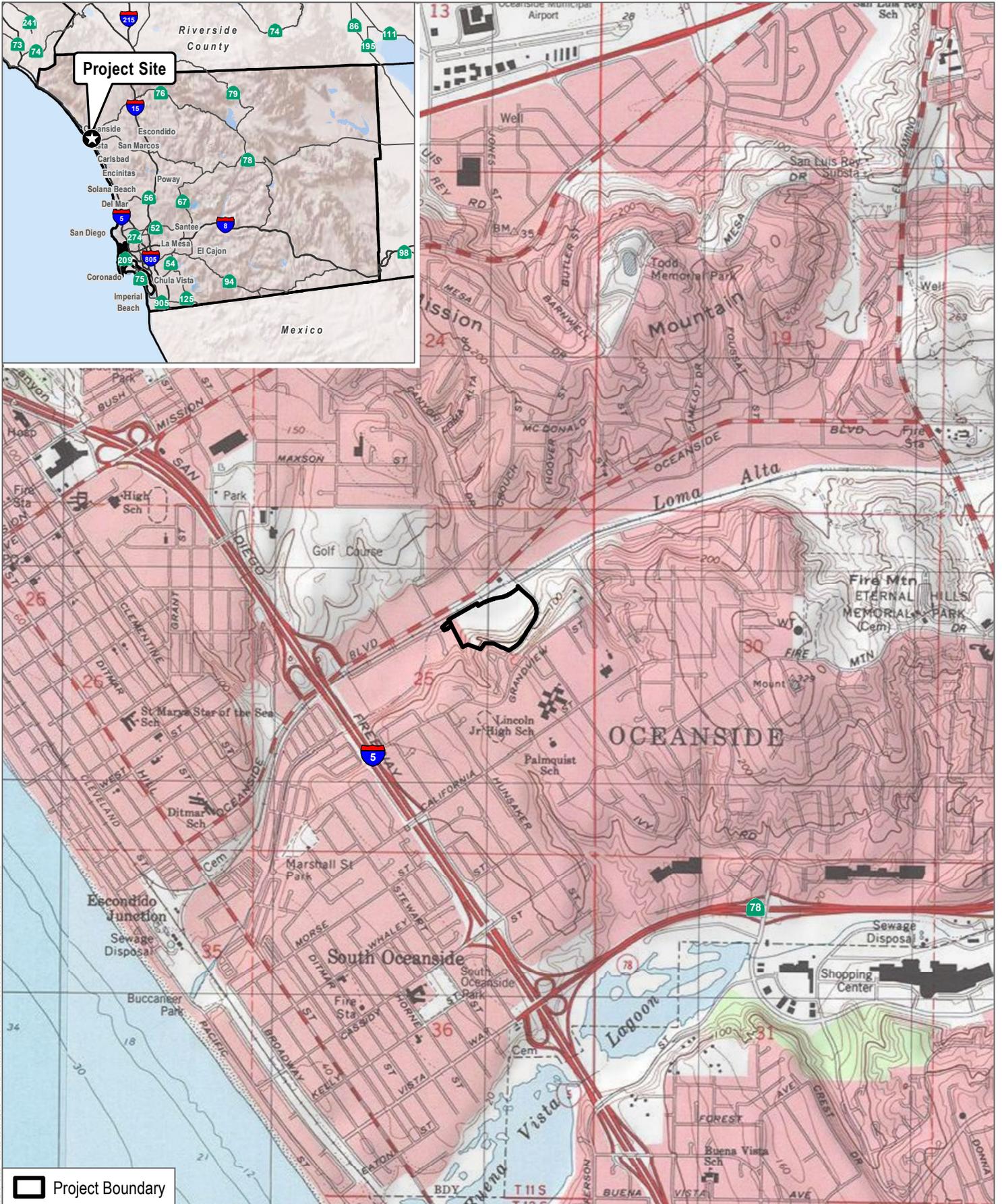
**Updated Sites:** None

**USGS Quad:** USGS 7.5-minute San Luis Rey Quadrangle

**Acreage:** Approximately 27 acres

**Permit Numbers:** N/A

**Key Words:** Negative; survey; prehistoric; undeveloped property; graded



SOURCE: USGS 7.5-Minute Series San Luis Rey Quadrangle

**FIGURE 1**  
Project Location  
Ocean Creek, LLC



**CONFIDENTIAL**  
**APPENDIX A**  
*SCIC Records Search*



# **APPENDIX B**

*NAHC Sacred Lands File Search Results  
And Tribal Correspondence*



# Sacred Lands File & Native American Contacts List Request

## Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

**Project:** Ocean Creek Town Center Project 12064

**County:** San Diego County

**USGS Quadrangle Name:** 7.5-Minute Series San Luis Rey Quadrangle

**Township:** 11S      **Range:** 5W      **Section(s):** 25

**Company/Firm/Agency:** Dudek

**Street Address:** 605 Third Street

**City:** Encinitas      **Zip:** 92024

**Phone:** 760.479.4827

**Fax:** 760.632.0164

**Email:** mmurillo@dudek.com & bcomeau@dudek.com

### Project Description:

The proposed project is a multi-family mixed-use development on a 27-acre site along South Oceanside Boulevard and directly adjacent to the sprinter. As currently designed, the proposed project would consist of a total of 290 residential units. In addition to the residential units, there will be approximately 3,000 square feet of retail and 7,000 square feet of amenities.

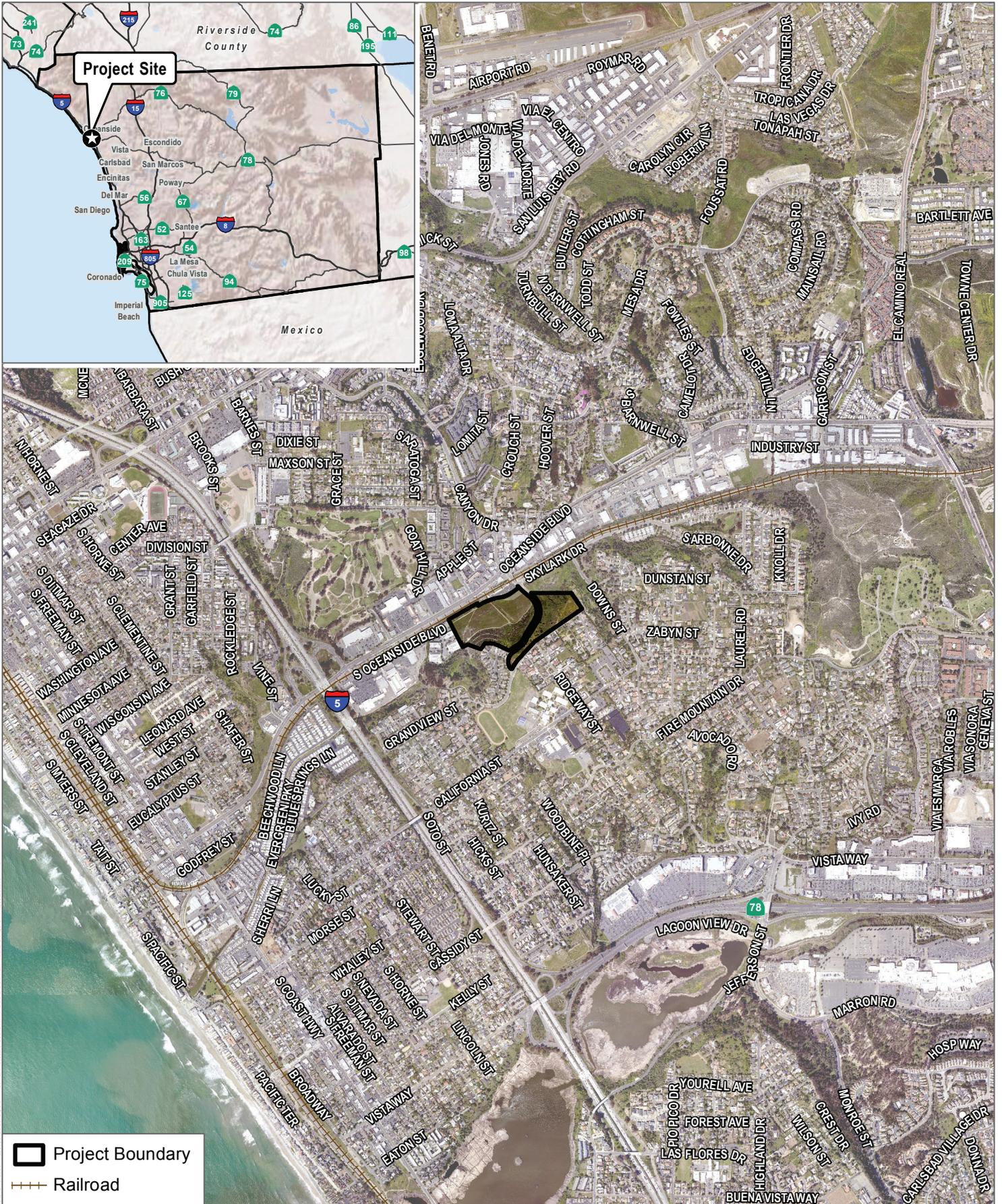


FIGURE 1

Project Location

Ocean Creek Town Center Project

## NATIVE AMERICAN HERITAGE COMMISSION

February 26, 2020

Makayla Murillo  
Dudek

Via Email to: mmurillo@dudek.com

**Re: Ocean Creek Town Center Project, San Diego County**

Dear Ms. Murillo:

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 positive. Please contact the La Jolla Band of Luiseno Indians on the attached list for more information. 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 can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [steven.quinn@nahc.ca.gov](mailto:steven.quinn@nahc.ca.gov)

Sincerely,



Steven Quinn  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

COMMISSIONER  
**Marshall McKay**  
Wintun

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Joseph Myers**  
Pomo

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
**[Vacant]**

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Native American Heritage Commission  
Native American Contact List  
San Diego County  
2/26/2020**

**Barona Group of the Capitan Grande**

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

**Campo Band of Diegueno Mission Indians**

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

**Ewiiapaayp Band of Kumeyaay Indians**

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

**Ewiiapaayp Band of Kumeyaay Indians**

Robert Pinto, Chairperson  
4054 Willows Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 445 - 6315  
Fax: (619) 445-9126  
wmicklin@leaningrock.net

**Iipay Nation of Santa Ysabel**

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

**Iipay Nation of Santa Ysabel**

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

**Inaja-Cosmit Band of Indians**

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

**Jamul Indian Village**

Erica Pinto, Chairperson  
P.O. Box 612 Diegueno  
Jamul, CA, 91935  
Phone: (619) 669 - 4785  
Fax: (619) 669-4817  
epinto@jiv-nsn.gov

**Kwaaymii Laguna Band of Mission Indians**

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

**La Jolla Band of Luiseno Indians**

Fred Nelson, Chairperson  
22000 Highway 76 Luiseno  
Pauma Valley, CA, 92061  
Phone: (760) 742 - 3771

**La Posta Band of Diegueno Mission Indians**

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

**La Posta Band of Diegueno Mission Indians**

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

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

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**Native American Heritage Commission  
Native American Contact List  
San Diego County  
2/26/2020**

**Manzanita Band of Kumeyaay Nation**

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

**Mesa Grande Band of Diegueno Mission Indians**

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

**Pala Band of Mission Indians**

Shasta Gaughen, Tribal Historic Preservation Officer  
PMB 50, 35008 Pala Temecula Rd. Cupeno Luiseno  
Pala, CA, 92059  
Phone: (760) 891 - 3515  
Fax: (760) 742-3189  
sgaughen@palatribe.com

**Pauma Band of Luiseno Indians**

Temet Aguilar, Chairperson  
P.O. Box 369 Luiseno  
Pauma Valley, CA, 92061  
Phone: (760) 742 - 1289  
Fax: (760) 742-3422  
bennaecalac@aol.com

**Pechanga Band of Luiseno Indians**

Paul Macarro, Cultural Resources Coordinator  
P.O. Box 1477 Luiseno  
Temecula, CA, 92593  
Phone: (951) 770 - 6306  
Fax: (951) 506-9491  
pmacarro@pechanga-nsn.gov

**Pechanga Band of Luiseno Indians**

Mark Macarro, Chairperson  
P.O. Box 1477 Luiseno  
Temecula, CA, 92593  
Phone: (951) 770 - 6000  
Fax: (951) 695-1778  
epreston@pechanga-nsn.gov

**Rincon Band of Luiseno Indians**

Cheryl Madrigal, Tribal Historic Preservation Officer  
One Government Center Lane Luiseno  
Valley Center, CA, 92082  
Phone: (760) 297 - 2635  
crd@rincon-nsn.gov

**Rincon Band of Luiseno Indians**

Bo Mazzetti, Chairperson  
One Government Center Lane Luiseno  
Valley Center, CA, 92082  
Phone: (760) 749 - 1051  
Fax: (760) 749-5144  
bomazzetti@aol.com

**San Luis Rey Band of Mission Indians**

San Luis Rey, Tribal Council  
1889 Sunset Drive Luiseno  
Vista, CA, 92081  
Phone: (760) 724 - 8505  
Fax: (760) 724-2172  
cjmojado@slrmissionindians.org

**San Luis Rey Band of Mission Indians**

1889 Sunset Drive Luiseno  
Vista, CA, 92081  
Phone: (760) 724 - 8505  
Fax: (760) 724-2172  
cjmojado@slrmissionindians.org

**San Pasqual Band of Diegueno Mission Indians**

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

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**Native American Heritage Commission  
Native American Contact List  
San Diego County  
2/26/2020**

**San Pasqual Band of Diegueno  
Mission Indians**

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

**Viejas Band of Kumeyaay  
Indians**

Ernest Pingleton, Tribal Historic  
Officer, Resource Management  
1 Viejas Grade Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 659 - 2314  
epingleton@viejas-nsn.gov

**Soboba Band of Luiseno  
Indians**

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487 Cahuilla  
San Jacinto, CA, 92581 Luiseno  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

**Viejas Band of Kumeyaay  
Indians**

John Christman, Chairperson  
1 Viejas Grade Road Diegueno  
Alpine, CA, 91901  
Phone: (619) 445 - 3810  
Fax: (619) 445-5337

**Soboba Band of Luiseno  
Indians**

Scott Cozart, Chairperson  
P. O. Box 487 Cahuilla  
San Jacinto, CA, 92583 Luiseno  
Phone: (951) 654 - 2765  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

**Sycuan Band of the Kumeyaay  
Nation**

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

**Sycuan Band of the Kumeyaay  
Nation**

Kristie Orosco, Kumeyaay  
Resource Specialist  
1 Kwaaypaay Court Kumeyaay  
El Cajon, CA, 92019  
Phone: (619) 445 - 6917

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