

Draft Initial Study/Mitigated Negative Declaration
Valley View Development Project

**APPENDIX C.4 – CULTURAL RESOURCES SURVEY FOR THE VALLEY
VIEW DEVELOPMENT PROJECT**


**CULTURAL RESOURCE SURVEY
FOR THE
VALLEY VIEW DEVELOPMENT PROJECT,
BONITA, SAN DIEGO COUNTY, CALIFORNIA
APNs 591-100-27 AND 591-100-31
(Case No. 2022-13 AN)**

Prepared for:

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Valley View Development, LLC
2577 University Avenue
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Prepared by:

Laguna Mountain Environmental, Inc.
3421 Voltaire Street
San Diego, CA 92106



Andrew R. Pignuolo, RPA

October 2022



Laguna Mountain Environmental, Inc.

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National Archaeological Data Base Information

Type of Study: Cultural Resource Survey

Sites: None

USGS Quadrangle: National City 7.5'

Area: 2.45 acres

Key Words: Bonita, Negative Survey

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ABSTRACT

Laguna Mountain Environmental, Inc. (Laguna Mountain) conducted an archaeological survey for the Valley View Development Project located in the Bonita area of San Diego County. The proposed project involves a residential subdivision on a vacant lot. The current investigation included a records search, literature review, examination of historic maps, and field inventory of the property.

The goal of the effort was to determine if significant cultural resources were present within the project area and would be impacted by the project. Cultural resource work was conducted in accordance with the California Environmental Quality Act (CEQA) guidelines. National City will serve as lead agency for the project and CEQA compliance.

A records search at the South Coastal Information Center, at San Diego State University, indicated that the project area has not previously been surveyed, but only cursorily inspected for a cell tower placement project. At least 49 previous cultural investigations have been documented within one mile of the project. As a result of these studies, 28 cultural resources have been identified within a one-mile radius of the project but none within the project area. All but three of these are historic resources.

The survey was conducted by Delman James on September 12, 2022, under the direction of Project Archaeologist Andrew R. Pignuolo, RPA. Annabel Flores, of the Jamul Indian Village, served as the Native American monitor. The entire project area was surveyed in 5 to 10-meter transect intervals. Surface visibility was good averaging approximately 50 percent. Some areas appear to have been leveled mechanically in the past. Non-native vegetation essentially covers the entire parcel except for the abandoned residential structure at 3410 Valley Road in the southern parcel. Remnant olive trees from an orchard started in the 1950s are present, as well as a large California pepper tree. No evidence of cultural resources was discovered. The survey adequately assessed the resource potential within the project area without constraints.

The project includes alluvial soil deposits where cultural resources could be buried. Archaeological and Native American construction monitoring is recommended during all earth disturbing activities.

I. INTRODUCTION

A. Project Description

The 2.45-acre project area is located in the southwestern portion San Diego County within the western Bonita area (Figure 1). It is located east of Interstate 805 and just south of State Route 54, and east of Plaza Bonita Centerway, between Valley Road and Sweetwater Road. The project is situated on one vacant lot and a lot with an abandoned house at 3410 Valley Road (APNs 591-100-27 & 591-100-31). The project is located within unsectioned Rancho de la Nacion Lands in Township 17 South, Range 2 West on the National City USGS 7.5' Quadrangle (Figure 2). The proposed project includes the subdivision of the lot into 10 single family parcels with private street access (Figure 3).

Cultural resource work was conducted in accordance with the California Environmental Quality Act (CEQA) guidelines. National City will serve as lead agency for the project and CEQA compliance. The survey program was conducted to determine whether there were cultural resources present within the project area.

B. Project Personnel

The cultural resource survey was conducted by Laguna Mountain Environmental, Inc. (Laguna Mountain), whose cultural resources personnel meet state and local requirements. Andrew Pigniolo served as Principal Investigator for the project in addition to report author. Mr. Pigniolo is a member of the Register of Professional Archaeologists (RPA), and meets the Secretary of the Interior's standards for qualified archaeologists. He is also a qualified archaeologist within the City of San Diego. Mr. Pigniolo has a MA degree in Anthropology from San Diego State University, along with over 42 years experience in southern California archaeology. His resume is included in Appendix A.

Delman James conducted the survey. Mr. James has a B.A. degree in Anthropology from the University of California, Santa Barbara and more than 36 years of experience in archaeology. Annabel Flores, representative of the Jamul Indian Village (Jamul), served the project as Native American Monitor.

Carol Serr performed the record search, prepared the report graphics, and formatted the report. She has a B.A. in Anthropology from San Diego State University and more than 42 years of experience in San Diego archaeology.

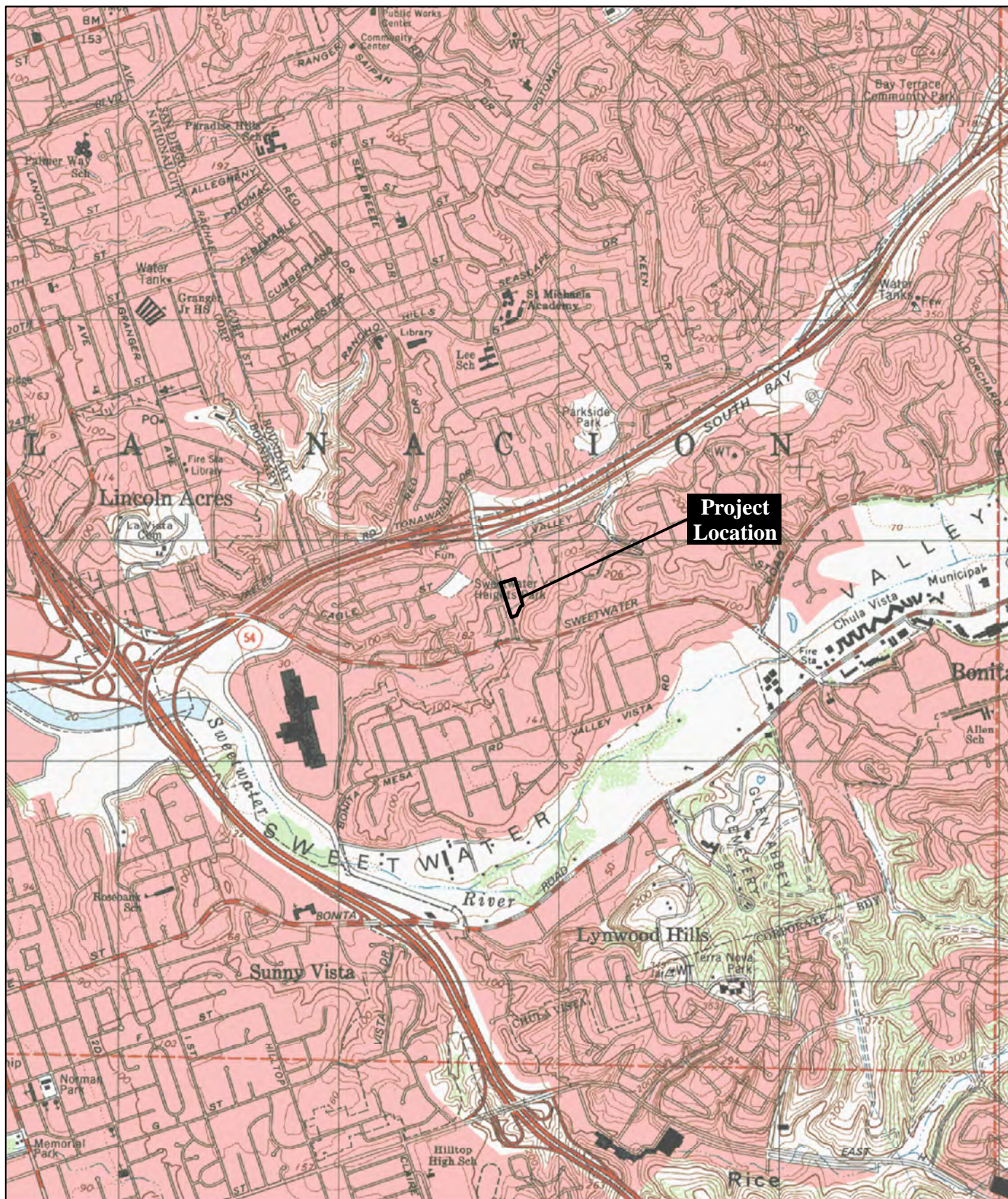
C. Structure of the Report

This report follows the State Historic Preservation Office's guidelines for Archaeological Resource Management Reports (ARMR). The report introduction provides a description of the project and associated personnel. Section II provides background on the project area and previous research. Section III describes the research design and field methods, while Section IV describes the results of the archaeological survey program. Section V provides a summary and recommendations and Section VI includes the references cited.



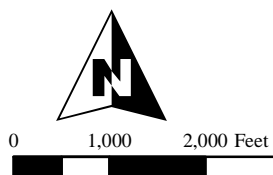
Figure 1
Regional Location Map

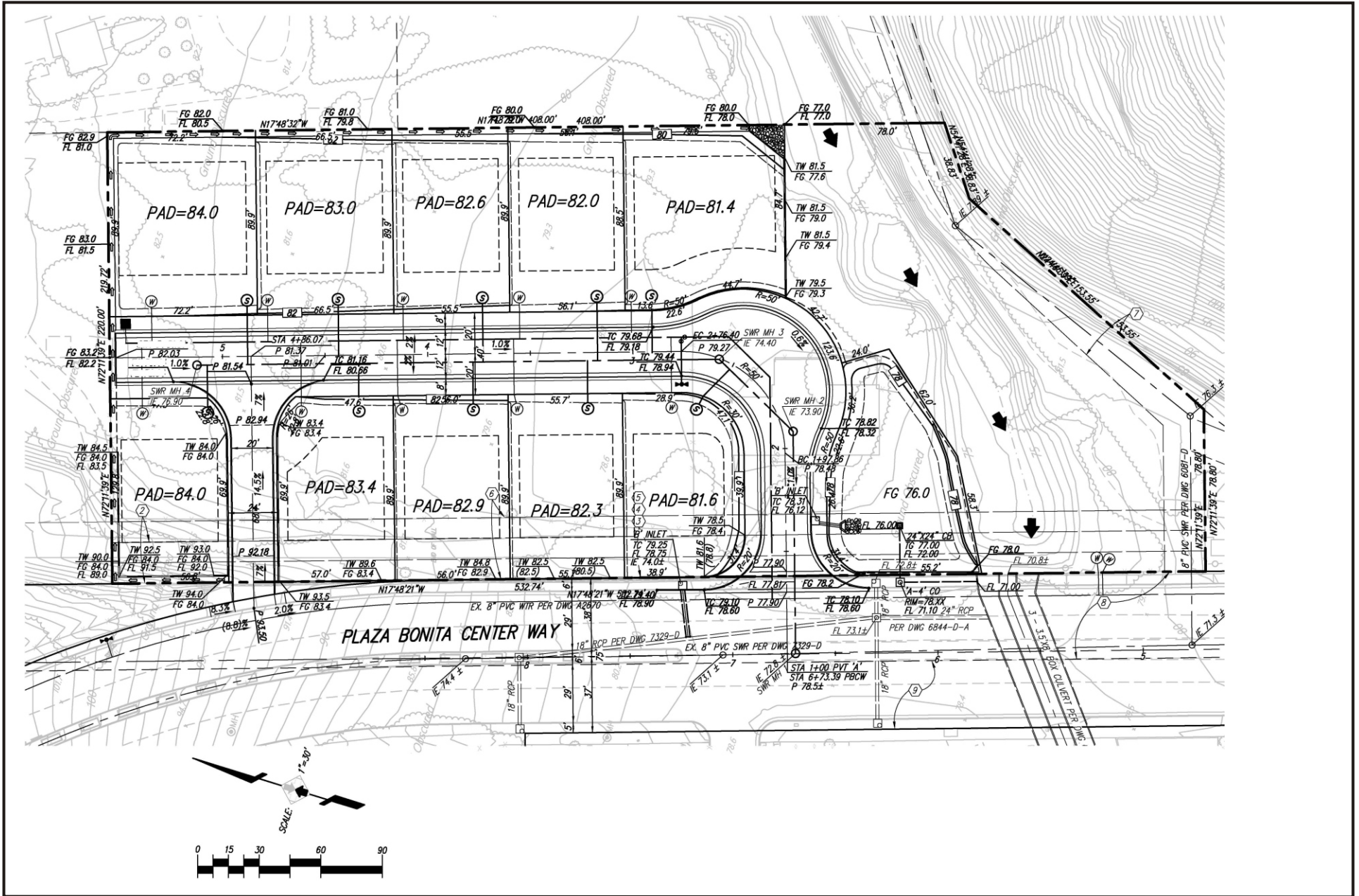




Source: USGS 7.5' National City Quadrangle

Figure 2
Project Location





Source: Alidade Engineering (3-9-23)

Figure 3
Proposed Project Plans



II. NATURAL AND CULTURAL SETTING

The following environmental and cultural background provides a context for the cultural resource inventory.

A. Natural Setting

The project area is located in the southern portion of the City of San Diego. The elevation on site ranges from approximately 80 to 100 feet above mean sea level. The area currently represents an undeveloped “island” surrounded by suburban developed residential use. The Sweetwater River Valley lies roughly 2,500 feet to the south-southeast. A seasonal drainage runs through the southern portion of the southern parcel.

The geomorphology of the project area is largely a product of the region's geologic history. During the Jurassic and late Cretaceous (>100 million years ago) a series of volcanic islands paralleled the current coastline in the San Diego region. The remnants of these islands stand as Mount Helix, Black Mountain, and the Jamul Mountains among others. This island arc of volcanoes spewed out vast layers of tuff (volcanic ash) and volcanic breccia that have since been metamorphosed into hard rock of the Santiago Peak Volcanic formation. These fine-grained rocks provided a regionally important resource for Native American flaked stone tools.

At about the same time, a granitic and gabbroic batholith was being formed under and east of these volcanoes. This batholith was uplifted and forms the granitic rocks and outcrops of the Peninsular Range and the foothills to the west. In San Diego County, the large and varied crystals of these granitic rocks provided particularly good abrasive surfaces for Native American seed processing. These outcrops were frequently used for bedrock milling of seeds. The batholith contains numerous pegmatite dikes. This was a good source of quartz, a material used by Native Americans for flaked stone tools and ceremonial purposes.

During the Eocene, a series of marine transgressions and regressions, along with sediment and rock deposition from major river systems to the east, left behind a series of sandstone, shale, and conglomerate formations. These sedimentary rocks were later flattened by marine erosion to form the current coastal plain and mesas in the San Diego region. Some of these sedimentary formations contain porphyritic volcanic and quartzite cobbles that were used for producing both flaked lithic and groundstone tools.

The project is largely underlain by the sandstone component of the San Diego Formation that forms most of the project slopes (Kennedy and Tan 1977). The sandstone portion of the Pliocene San Diego Formation is composed of marine fine to medium-grained sandstone and lies east and below the conglomerate facies. It is typically yellowish-brown, poorly indurated, and locally cemented with lime. It can also be locally fossil rich (Kennedy and Tan 1977).

A band of alluvium and slope wash follows the drainage through the southern portion of the project (Kennedy and Tan 1977). Alluvium consists mostly of poorly consolidated stream deposits of silt, sand, and cobble-sized particles derived from nearby bedrock sources (Kennedy and Tan 1977). The deposits include Holocene slope wash from nearby slopes.

The project area is mainly mapped as underlain by Huerhuero-urban land complex soils (Bowman 1973). The Huerhuero series consists of moderately well drained loams that have a clay subsoil. These soils developed in sandy marine sediments. In a representative profile the surface layer is brown and pale-brown, strongly acid and medium acid loam about 12 inches thick. The upper part of the subsoil is brown, moderately alkaline clay. It extends to a depth of about 41 inches. Below this, and extending to a depth of more than 60 inches, is brown, mildly alkaline clay loam and sandy loam (Bowman 1973).

The southern portion of the project area includes Salinas clay loam soils (Bowman 1973). The Salinas series consists of well drained and moderately well drained clay loams that formed in sediments washed from Diablo, Lime, Las Flores, Huerhuero, and Olivenhain soils. These soils are on flood plains and alluvial fans. In a representative profile the surface layer is dark grayish-brown, neutral and mildly alkaline clay loam about 22 inches thick. The next layers are very dark grayish-brown, mildly alkaline and moderately alkaline, calcareous clay loam about 24 inches thick. The substratum is dark-brown, moderately alkaline, calcareous clay loam and loam. It extends to a depth of more than 60 inches. In some areas the surface layer is clay (Bowman 1973).

The climate of the region can generally be described as Mediterranean, with cool wet winters and hot dry summers. Rainfall limits vegetation growth. A single vegetation community adapted to the dry conditions of the area occurs in the project area. This consisted of coastal sage scrub vegetation. Components of this community provided important resources to Native Americans in the region. Sage seed, yucca, buckwheat, acorns, and native grasses formed important food resources to Native Americans.

Animal resources in the region included deer, fox, raccoon, skunk, bobcats, coyotes, rabbits, and various rodent, reptile, and bird species. Small game, dominated by rabbits, was relatively abundant.

B. Cultural Setting

Paleoindian Period

The earliest well documented prehistoric sites in southern California are identified as belonging to the Paleoindian period, which has locally been termed the San Dieguito complex/tradition. The Paleoindian period is thought to have occurred between 9,000 years ago, or earlier, and 8,000 years ago in this region. Although varying from the well-defined fluted point complexes such as Clovis, the San Dieguito complex is still seen as a hunting-focused economy with limited use of seed grinding technology. The economy is generally seen to focus on highly ranked resources such as large mammals and relatively high mobility, which may be related to following large game. Archaeological evidence associated with this period has been found around inland dry lakes, on old terrace deposits of the California desert, and also near the coast where it was first documented at the Harris Site.

Early Archaic Period

Native Americans during the Archaic period had a generalized economy that focused on hunting and gathering. In many parts of North America, Native Americans chose to replace this economy with types based on horticulture and agriculture. Coastal southern California economies remained largely based on wild resource use until European contact (Willey and Phillips 1958). Changes in hunting technology and other important elements of material culture have created two distinct subdivisions within the Archaic period in southern California.

The Early Archaic period is differentiated from the earlier Paleoindian period by a shift to a more generalized economy and an increased focus on the use of grinding and seed processing technology. At sites dated between approximately 8,000 and 1,500 years before present (BP), the increased use of groundstone artifacts and atlatl dart points, along with a mixed core-based tool assemblage, identify a range of adaptations to a more diversified set of plant and animal resources. Variations of the Pinto and Elko series projectile points, large bifaces, manos and portable metates, core tools, and heavy use of marine invertebrates in coastal areas are characteristic of this period, but many coastal sites show limited use of diagnostic atlatl points. Major changes in technology within this relatively long chronological unit appear limited. Several scientists have considered changes in projectile point styles and artifact frequencies within the Early Archaic period to be indicative of population movements or units of cultural change (Moratto 1984), but these units are poorly defined locally due to poor site preservation.

Late Archaic or Late Prehistoric Period

Around 2,000 BP, Yuman-speaking people from the eastern Colorado River region began migrating into southern California, representing what is called the Late Prehistoric Period. The Late Prehistoric Period in San Diego County is recognized archaeologically by smaller projectile points, the replacement of flexed inhumations with cremation, the introduction of ceramics, and an emphasis on inland plant food collection and processing, especially acorns (True 1966). Inland semi-sedentary villages were established along major watercourses, and montane areas were seasonally occupied to exploit acorns and piñon nuts, resulting in permanent milling features on bedrock outcrops. Mortars for acorn processing increased in frequency relative to seed grinding basins. This period is known archaeologically in southern San Diego County as the Yuman (Rogers 1945) or the Cuyamaca Complex (True 1970).

The Kumeyaay (formerly referred to as Diegueño) who inhabited the southern region of San Diego County, western and central Imperial County, and northern Baja California (Almstedt 1982; Gifford 1931; Hedges 1975; Luomala 1976; Shipek 1982; Spier 1923) are the direct descendants of the early Yuman hunter-gatherers. Kumeyaay territory encompassed a large and diverse environment, which included marine, foothill, mountain, and desert resource zones. Their language is a dialect of the Yuman language, which is related to the large Hokan super family.

There seems to have been considerable variability in the level of social organization and settlement variance. The Kumeyaay were organized by patrilineal, patrilocal lineages that claimed prescribed territories, but did not own the resources except for some minor plants and eagle aeries (Luomala 1976; Spier 1923). Some lineages occupied procurement ranges that required considerable residential mobility, such as those in the deserts (Hicks 1963). In the mountains, some of the larger groups occupied a few large residential bases that would be

occupied biannually, such as those occupied in Cuyamaca in the summer and fall, and in Guatay or Descanso during the rest of the year (Almstedt 1982; Rensch 1975). According to Spier (1923), many Eastern Kumeyaay spent the period of time from spring through autumn in larger residential bases in the upland procurement ranges, and wintered in mixed groups in residential bases along the eastern foothills on the edge of the desert (i.e., Jacumba and Mountain Springs). This variability in settlement mobility and organization reflects the great range of environments in the territory.

Acorns were the single most important food source used by the Kumeyaay. Their villages were usually located near water, which was necessary for leaching acorn meal. Other storable resources such as mesquite or agave were equally valuable to groups inhabiting desert areas, at least during certain seasons (Hicks 1963; Shackley 1984). Seeds from grasses, manzanita, sage, sunflowers, lemonade berry, chia, and other plants were also used along with various wild greens and fruits. Deer, small game, and birds were hunted and fish and marine foods were eaten. Houses were arranged in the village without apparent pattern. The houses in primary villages were conical structures covered with tule bundles, having excavated floors and central hearths. Houses constructed at the mountain camps generally lacked any excavation, probably due to the summer occupation. Other structures included sweathouses, ceremonial enclosures, armadas, and acorn granaries. The material culture included ceramic cooking and storage vessels, baskets, flaked lithic and ground stone tools, arrow shaft straighteners, stone, bone, and shell ornaments.

Hunting implements included the bow and arrow, curved throwing sticks, nets and snares. Shell and bone fishhooks, as well as nets, were used for fishing. Lithic materials including quartz and metavolcanics were commonly available throughout much of the Kumeyaay territory. Other lithic resources, such as obsidian, chert, chalcedony, and steatite, occur in more localized areas and were acquired through direct procurement or exchange. Projectile points including the Cottonwood Series points and Desert Side-notched points were commonly produced.

Kumeyaay culture and society remained stable until the advent of missionization and displacement by Hispanic populations during the eighteenth century. The effects of missionization, along with the introduction of European diseases, greatly reduced the native population of southern California. By the early 1820s, California was under Mexico's rule. The establishment of ranchos under the Mexican land grant program further disrupted the way of life of the native inhabitants.

Ethnohistoric Period

The Ethnohistoric period refers to a brief period when Native American culture was initially being affected by Euroamerican culture and historical records on Native American activities were limited. When the Spanish colonists began to settle California, the project area was within the territory of a loosely integrated cultural group historically known as the Kumeyaay or Northern and Southern Diegueño because of their association with the San Diego Mission. The Kumeyaay as a whole speak a Yuman language, which differentiates them from the Luiseño, who speak a Takic language to the north (Kroeber 1976). Both of these groups were hunter-gatherers with highly developed social systems. European contact introduced diseases that dramatically reduced the Native American population and helped to break down cultural institutions. The transition to a largely Euroamerican lifestyle occurred relatively rapidly in the nineteenth century.

Historic Period

Cultural activities within San Diego County between the late 1700s and the present provide a record of Native American, Spanish, Mexican, and American control, occupation, and land use. An abbreviated history of San Diego County is presented for the purpose of providing a background on the presence, chronological significance, and historical relationship of cultural resources within the county.

Native American control of the southern California region ended in the political views of western nations with Spanish colonization of the area beginning in 1769. De facto Native American control of the majority of the population of California did not end until several decades later. In southern California, Euroamerican control was firmly established by the end of the Garra uprising in the early 1850s (Phillips 1975).

The Spanish Period (1769-1821) represents a period of Euroamerican exploration and settlement. Dual military and religious contingents established the San Diego Presidio and the San Diego and San Luis Rey Missions. The Mission system used Native Americans to build a footing for greater European settlement. The Mission system also introduced horses, cattle, other agricultural goods and implements; and provided construction methods and new architectural styles. The cultural and institutional systems established by the Spanish continued beyond the year 1821, when California came under Mexican rule.

The Mexican Period (1821-1848) includes the retention of many Spanish institutions and laws. The mission system was secularized in 1834, which dispossessed many Native Americans and increased Mexican settlement. After secularization, large tracts of land were granted to individuals and families and the rancho system was established. Cattle ranching dominated other agricultural activities and the development of the hide and tallow trade with the United States increased during the early part of this period. The Pueblo of San Diego was established during this period and Native American influence and control greatly declined. The Mexican Period ended when Mexico ceded California to the United States after the Mexican-American War of 1846-48.

Soon after American control was established (1848-present), gold was discovered in California. The tremendous influx of American and Europeans that resulted quickly drowned out much of the Spanish and Mexican cultural influences and eliminated the last vestiges of de facto Native American control. Few Mexican ranchos remained intact because of land claim disputes and the homestead system increased American settlement beyond the coastal plain.

C. Prior Research

The investigation included archival research and review of other background studies prior to completing the field survey of the project area. The archival research consisted of conducting a literature and record search at the local archaeological repository, in addition to examining historic maps, and historic site inventories. This information was used to identify previously recorded resources and determine the types of resources that might occur in the survey area.

The records and literature search for the project was conducted at the South Coastal Information Center (SCIC) at San Diego State University (Appendix B). The records search included a one-mile radius of the project area to provide background on the types of sites that would be expected in the region. The search indicated that the project area has not previously been surveyed but only cursorily inspected for a cell tower placement project. At least 49 previous cultural investigations have been documented within one mile of the project (Table 1).

Table 1. Cultural Resource Investigations within One Mile of the Project Area

Author(s)	Report Title	Year
Aislin-Kay and Taniguchi	Records Search Results and Site Visit for Cingular Communications Facility Candidate SD-673-02 (Sweet Water Heights Park), Cagle Street, San Diego County	2004
Bonner	Cultural Resource Records Search and Site Visit Results for Cricket Communications Candidate SAN-769-B (La Vista Cemetery), 3191 Orange Street, National City	2011
Bonner	Direct APE Historic Architectural Assessment for Cricket Communications Candidate SAN-769-B (La Vista Cemetery), 3191 Orange Street, National City	2012
Bonner and Crawford	Direct APE Historic Architectural Assessment for T-mobile West, LLC Candidate SD06277A (SD277 Bonita Valley Suites) 4045 Bonita Road, Bonita	2013
Bonner and Williams	Cultural Resource Records Search and Site Visit Results for Cricket Telecommunications Facility Candidate SAN-725 (Sweetwater Heights Park), 3859 Cagle Street, National City	2006
Bonner, Williams, and Crawford	Cultural Resources Records Search and Site Visit for T-mobile West, LLC Candidate SD06277A (SD277 Bonita Valley Suite) 4045 Bonita Road, Bonita	2013
Brunzell	Cultural Resources Assessment of the Bonita and Willow Project, Bonita	2014
Carrico, Carrico, Crawford, and Flanigan	Historic Resources Inventory Sweetwater Valley	1990
Case	Cultural Resources Survey of the Tonawanda Terrace Parcel in the Paradise Hills Portion of San Diego	1997
Caterino	The Cemeteries and Gravestones of San Diego County: An Archaeological Study	2005
City of San Diego	Negative Declaration for Tonawanda Terrace	1997
City of San Diego	Notice of Preparation of a Draft Environmental Impact Report Otay Second Pipeline Improvement Program	2003
City of San Diego	Master Storm Water System Maintenance Program - Draft Recirculated Program Environmental Impact Report	2011
Cook	Archaeological Survey of the Proposed Sweetwater River Demineralization Project, San Diego County	1996
Corum	Extended Phase I Investigation at Sites CASDi-10,986, 10,987, 10,988, 10,989, and 10,990, 11-SD-54 P.M. 1.8/5.7, 11208-010130	1989
County of San Diego	Draft Environmental Impact Report for Sweetwater Regional Park, Bonita	1979
County of San Diego	Draft Environmental Impact Report for Sweetwater Regional Park Revised Schematic Master Plan and Major Use Permit	1989
Crafts	Extended Phase I Investigation at Site CA-SDI-5512/H in Chula Vista	1994
Davis, Stringer-Bowsher, Krintz, and Ni Ghabhlain	Final Historic Resources Survey, Chula Vista	2012
Duke	Cultural Resource Assessment AT&T Wireless Services Facility No. 10083A-05, San Diego County	2002
Duke	Cultural Resource Assessment AT&T Wireless Services Facility No. 10077B, San Diego County	2002
Fink	Sweetwater Regional Park Bonita, A Cultural Resource Assessment	1978
Franklin and Carrico	Archaeological Investigation at The Plaza Bonita Site W-1583	1979
Germeshausen	Cultural Survey Reports for: 11-SD-805, 11-SD-15	1973
Goodard	Sweetwater Regional Park Equestrian Trail Phase III Project	2012
Gross	A Report of Cultural Impact Survey Phase II Project: P.M. 1.9-16.3 11-SD-54 Rte. 805 to Rte. 8	1974
Hillard	Cultural Resources Survey Report for Plaza Bonita Bike Path Project	2006

Table 1. Cultural Resource Investigations within One Mile of the Project Area
(Continued)

Author(s)	Report Title	Year
Hunt, Miller, Wesson, and Brown	Cultural Resources Survey for the National City Retail Project: Plaza Bonita Road, National City	2005
Kelsay	An Archaeological Survey Report for Proposed Interchanges and Widening on State Route 54, San Diego County, 11-SD-54 P.M. 1.8/5.7 11221-010130	1988
Kyle	Cultural Resource Assessment for Cingular Wireless Facility SD673091, City of Bonita	2002
Lauter	Cultural Resource Survey of Proposed Disposal near the Mouth of the Sweetwater River in Connection with Weetwater Flood Control Project	1984
Linton	Native American Monitoring Report for the Bonita Potholing	2019
Linton	Native American Monitoring Report for the Bonita Potholing	2020
McGinnis	Historic Property Survey Report for the Willow Street Bridge Rehabilitation Project, San Diego County	2006
McGinnis and Rosen	Archaeological Survey Report of the Willow Street Bridge Rehabilitation Project, San Diego County	2006
Moomjian	The Glen Abbey Memorial Park Historic District, 3838 Bonita Road, Bonita, Portions of APNs: 591-241-12; 592-040-10; 592-040-11	2007
O'Connor	Summary of Archaeological and Tribal Monitoring for Potholing Activities for the Bonita Direct Transfer Pump Station in Bonita	2019
O'Connor	Summary of 2020 Archaeological and Tribal Monitoring for Potholing Activities for the Bonita Direct Transfer Pump Station in Bonita	2020
Pentney and DeGionvine	A Historical Survey Report for Bonita Pump Station Project, San Diego	2015
Perez	Cultural Resource Survey Rio Hills Tower Replacement - A / Fuze 616094497, 6088 Banbury Street, San Diego, San Diego County	2018
Robbins-Wade	Archaeological Resources Survey, Glen Abbey Memorial Park, Bonita, San Diego County	2003
Rosen	Historic Property Survey Report (HPSR) for the Replacement of the Willow Street Bridge (#57C-0011) Over the Sweetwater River in Chula Vista; Completion of Section 106 Compliance in Accordance with The Statewide Programmatic Agreement	2010
Roth	Cultural Resources Survey of the Proposed 8.9 Acre Demich Subdivision Chula Vista Tract #91-2, Chula Vista	1992
Smith	The Results of a National Register Evaluation for the San Diego County Insectary, Chula Vista	1997
Stiefel	Historic Resources Assessment of 711, 2725, and 2729 Granger Avenue, National City	2008
Thielicke	Final Mitigated Negative Declaration for the Lincoln Acres Library and Community Center	2008
Tsunoda	Historic Property Survey Report for the Interstate 805 Managed Lanes South Project Phase II	2016
Wade	Cultural Resource Survey of the Valley Road Project Area, National City	1985
Zepeda-Herman	Negative Cultural Resources Survey Report for the Sweetwater River Phase III Trail Project	2008

As a result of these studies, 28 cultural resources have been identified within a one-mile radius or the project area (Table 2), but none within the project area. All but three of these are historic resources. The historic resources include 12 residences, a memorial park and associated buildings and cemetery, a commercial building, a club house, a bridge, an irrigation dam, a water guzzler, and an olive tree. The three prehistoric resources consist of a lithic and shell scatter, a shell scatter, and an isolated stone flake.

Table 2. Recorded Cultural Resources within One Mile of the Project Area

Resource No.		Resource Type	Recorder (Year)
P-37-	CA-SDI-		
005344	5344	Prehistoric Shell Scatter	Drover (1977)
010990	10990	Prehistoric Lithic Scatter and Shell	Kelsay, Laylander & Whitten (1988)
014899	-	Prehistoric Isolate Flake	Kelsay, Laylander & Whitten (1988)
017375	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017376	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017378	-	Historic Chapel	Carrico, Crawford & Flanigan (1990)
017379	-	Historic Cemetery Building	Carrico, Crawford & Flanigan (1990)
017380	-	Historic Cemetery	Carrico, Crawford & Flanigan (1990)
017381	-	Historic Memorial Park	Carrico, Crawford & Flanigan (1990)
017383	-	Historic Park	Carrico, Crawford & Flanigan (1990)
017388	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017390	-	Historic Olive Tree	Carrico, Crawford & Flanigan (1990)
017394	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017395	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017396	-	Historic Art Studio	Carrico, Crawford & Flanigan (1990)
017398	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017405	-	Historic Irrigation Dam	Carrico, Crawford & Flanigan (1990)
017406	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017420	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017421	-	Historic Club Building	Carrico, Crawford & Flanigan (1990)
017434	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
017435	-	Historic Bridge	Carrico, Crawford & Flanigan (1990)
017504	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
023887	-	Historic Residence	USD (1980); Becker (2016)
027468	-	Historic Residence	Carrico, Crawford & Flanigan (1990)
029328	-	Historic Memorial Park District	Moomjian (2007)
035158	-	Historic Commercial Building	Crawford (2013)
039388	-	Historic Water Guzzler	Link (2020)

Historic research included an examination of a variety of resources. The current listings of the National Register of Historic Places were checked through the National Register of Historic Places website. The California Inventory of Historic Resources (State of California 1976) and the California Historical Landmarks (State of California 1992) were also checked for historic resources. The aerials and maps show that the project parcel was never developed (NETR 1953 through 2014).

D. Native American Consultation/Participation

Federal law and City of San Diego Guidelines identify Native American consultation and participation as an important aspect of the cultural resource evaluation process. A Sacred Lands Search was requested however, the results from the Native American Heritage Commission (NAHC) are still pending at the time of this writing. Native American contact correspondence is included as Appendix C. Annabel Flores served as Native American Monitor from the Jamul Indian Village during the survey.

III. RESEARCH DESIGN AND METHODS

A. Survey Research Design

The goal of this study was to identify any cultural resources located within the project area so that the effects of the project on these resources can be assessed and minimized. To accomplish this goal, background information was examined and assessed, and a field survey was conducted to identify cultural remains. Additionally, a Sacred Lands record search was requested from the Native American Heritage Commission (Appendix C).

Based on the records search, cultural resources that might occur within the project are likely to be historic in age. A historic map check indicated that no historic structures appear within the project area on early maps and aerial photographs but that historic structures are located nearby. The northern parcel was planted as an orchard by 1953 and the southern parcel was disked or plowed as an agricultural field. The house on the southern parcel was built in 1964 but is currently abandoned and is not associated with historic figures or of a unique architectural style. Prehistoric resources in the area could include lithic and shell scatters. Special attention was given to exposed soil deposits.

B. Survey Methods

The survey was conducted by Delman James on September 12, 2022, under the direction of Project Archaeologist Andrew R. Pigniolo, RPA. Annabel Flores, of the Jamul Indian Village, served as the Native American monitor. The entire project area was surveyed in 5 to 10-meter transect intervals. Special attention was given to soil exposures.

IV. SURVEY RESULTS

No prehistoric cultural resources were observed within the project area. Surface visibility was good, averaging approximately 70 percent (Figure 4). Some areas appear to have been leveled mechanically in the past. Non-native vegetation covers many portions of the parcels. An abandoned residential structure at 3410 Valley Road is in the southern parcel. Remnant olive trees from an orchard started in the 1950s are present, as well as a large California pepper tree. The survey adequately assessed the resource potential within the project area without constraints.



a. Overview, Looking Southeast (PR-08379-001)



b. Overview, Looking Northwest (PR-08379-002)

Figure 4 Survey Conditions



V. SUMMARY AND RECOMMENDATIONS

The goal of the project was to identify resources that may be impacted by the project. The lack of surface historic or prehistoric cultural material indicates that no cultural resources are present in the project area and that no impacts to cultural resources will result from this project.

The project includes alluvial soil deposits where cultural resources could be buried. Archaeological and Native American construction monitoring is recommended during all earth disturbing activities.

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APPENDICES

- A. Resume of Principal Investigator
- B. Records Search Confirmation
- C. Native American Correspondence (Confidential – Pending)

APPENDIX A

RESUME OF PRINCIPAL INVESTIGATOR

ANDREW R. PIGNIOLO, M.A., RPA
Principal Archaeologist
Laguna Mountain Environmental, Inc.

Education

San Diego State University, Master of Arts, Anthropology, 1992
San Diego State University, Bachelor of Arts, Anthropology, 1985

Professional Experience

2002-Present	Principal Archaeologist/President, Laguna Mountain Environmental, Inc., San Diego
1997-2002	Senior Archaeologist, Tierra Environmental Services, San Diego
1994-1997	Senior Archaeologist, KEA Environmental, Inc., San Diego
1985-1994	Project Archaeologist/Senior Archaeologist, Ogden Environmental and Energy Services, San Diego
1982-1985	Reports Archivist, Cultural Resource Management Center (now the South Coastal Information Center), San Diego State University
1980-1985	Archaeological Consultant, San Diego, California

Professional Affiliations

Register of Professional Archaeologists (RPA), 1992-present
Qualified Archaeology Consultant, San Diego County
Qualified Archaeology Consultant, City of San Diego
Qualified Archaeology Consultant, City of Chula Vista
Qualified Archaeology Consultant, Riverside County
Society for American Archaeology
Society for California Archaeology
Pacific Coast Archaeological Society
San Diego County Archaeological Society

Qualifications

Mr. Andrew Pignuolo is a certified archaeology consultant for the County and City of San Diego. Mr. Pignuolo has more than 42 years of experience as an archaeologist, and has conducted more than 1,500 projects throughout southern California and western Arizona. His archaeological investigations have been conducted for a wide variety of development and resource management projects including water resource facilities, energy utilities, commercial and residential developments, military installations, transportation projects, and projects involving Indian Reservation lands. Mr. Pignuolo has conducted the complete range of technical studies including archaeological overviews and management plans, ethnographic studies, archaeological surveys, test excavations, historical research, evaluations of significance under CEQA and Section 106, data recovery programs, and monitoring projects. He has received 40 hour HAZWOPPER training and holds an active card for hazardous material work.

REPRESENTATIVE PROJECTS

Proposed SDG&E Sunrise Powerlink Project, San Diego to Imperial Valley, California (*San Diego Gas and Electric*). Mr. Pigniolo served as the Principal Investigator and archaeological monitor for this project whose purpose is the installation of a new transmission line corridor running from San Diego to Imperial Valley. This phase of the project included the preliminary reporting of any cultural resources observed during field visits to the proposed impact areas. Mr. Pigniolo recorded sites encountered during monitoring, and collected GPS points and photographs of the sites for future review. Mr. Pigniolo also conducted the cultural resources portion of the environmental training for this project.

Princess Street Monitoring and Data Recovery Project at the Spindrifft Site (*City of San Diego*). Mr. Pigniolo served as a Principal Investigator of an archaeological monitoring and data recovery program at the Spindrifft Site in the community of La Jolla. The effort was initially to provide archaeological monitoring of a utility undergrounding project. The presence of the major prehistoric village site within the project alignment quickly became evident prior to construction monitoring and a data recovery plan was prepared prior to the start of work. Data recovery included the excavation of 25 controlled units and the water screening of 100 percent of the archaeological site material impacted during trenching. More than 40 fragmented human burials were encountered. Working with Native American monitors and representatives, the remains were repatriated.

Cultural Resource Survey, Geotechnical Monitoring, and Testing for the La Jolla View Reservoir Project, La Jolla, City of San Diego, California (*IEC*). Mr. Pigniolo served as Principal Investigator and conducted an archaeological survey on an approximately 15-acre study area, in the La Jolla Natural Park area on Mount Soledad above La. In addition to the field survey, geotechnical work was monitored by an archaeologist and Native American monitor. One small prehistoric cobble procurement site (CA-SDI-20843) was tested to determine site significance. Due to surface visibility constraints from dense vegetation, monitoring by an archaeological and a Native American monitor during construction excavation and grading was recommended to ensure sensitive features not identified during the survey are not present or impacted by the project.

City of San Diego Sever Group 783 Project, San Diego, California (*Orion Construction Company*.) Mr. Pigniolo was the Principal Investigator for an archaeological monitoring project for a sewer line replacement in the eastern portion of the City of San Diego. The project included archaeological construction monitoring in an urban environment.

Cultural Resource Monitoring and Treatment of CA-SDI-20861 for the 1941-1945 Columbia Street Project, City of San Diego, California (*Jeff Svitak Inc.*) Mr. Pigniolo served as Principal Investigator of an archival research and an archaeological and Native American monitoring program of building demolition and construction excavation for a multi-family dwelling in the Little Italy community of the City of San Diego. The project consisted of archaeological and historical research prior to fieldwork, archaeological monitoring of foundation removal and construction excavation, and the recovery and analysis of historic artifacts discovered during monitoring. Site CA-SDI-20861 was treated as a significant cultural resource and the recovery and analysis of the cultural material served as mitigation for the project impacts to the site.

Cultural Resource Salvage and Monitoring within a Portion of CA-SDI-39/17372 at 1891 Viking Way, La Jolla, City of San Diego, California (*Ayers General Contracting, Inc.*)

Mr. Pigniolo served as Principal Investigator of an archaeological salvage and documentation program in addition to construction monitoring for the residence located at 1891 Viking Way, in the La Jolla. The project included the demolition and replacement of an existing retaining wall, and the replacement of additional yard hardscape. The City of San Diego archaeologist determined that construction work was occurring within site CA-SDI-39 and required work to stop and a treatment plan to partially mitigate impacts to the site be prepared. The project included a salvage effort to partially mitigate impacts to this portion of the site, through documentation and artifact recovery and to recover any impacted human remains as part of mitigation. Three phases of treatment were conducted including a 100 percent recovery program for human remains and associated grave goods and monitoring of final construction disturbance and backfilling.

Muller Residence Archaeological Survey, Testing, and Evaluation, Carmel Valley, City of San Diego, California (*Mr. Rolf Muller*)

Mr. Pigniolo served as Principal Investigator and Project Manager of a cultural resource survey and testing and evaluation program of a residential parcel proposed for development. The survey indicated the presence of a portion of a prehistoric shell midden within the project area. The testing program indicated a deeply buried archaeological deposit with a high level of integrity. Impact avoidance through redesign was recommended under City of San Diego Historical Resources Guidelines.

Cultural Resource Monitoring for The San Diego County Administration Center Waterfront Park Project, San Diego, California (*McCarthy Building Companies, Inc.*)

Mr. Pigniolo served as Principal Investigator of a cultural resource monitoring program for the Water Front Park Project at the San Diego County Administration Building in the City of San Diego. The monitoring program included excavation near the dredge fill/native ground contact. Historic maps indicated that the entire project area was located on man-made land created from bay dredge spoils. The monitoring program identified a small historic-age boat that probably sank in the bayfront prior to filling of the area. Based on the current County guidelines, this resource qualifies as significant for its information potential and has been treated as such. The boat was documented and avoided, and left in place.

13th and C Streets Evaluation Project, City of San Diego, California (*WM Builders*)

Mr. Pigniolo served as Principal Investigator of an archaeological/historical resource assessment for a commercial development project in the City of San Diego. The project area is in the downtown portion of San Diego. A records search, literature review, examination of historic maps, records, and city directories was used to assess the potential for buried historic resources within the project area. Potential buried historic resource locations were identified and a testing plan was developed.

U. S. Army Yuma Proving Ground (YPG) Native American Consultation Plan, Yuma, Arizona (*Yuma Proving Ground*).

Mr. Pigniolo served as principal author of a Native American consultation plan for YPG to provide guidance and information to U.S. Army commanders and Army resource managers at YPG for consultation with Native American groups. Consultation was conducted in a manner that is consistent with federal laws and regulations that mandate consultation and the consultation plan was designed to ensure the participation of Native American groups early in the planning process.

All American 105 Race Project, West Mesa, Imperial County, California (*Legacy 106, Inc.*).

Mr. Pigniolo served as Principal Investigator, report author, and crew chief for an archaeological survey for a proposed off-road vehicle race course in the West Mesa area of Imperial County. The survey covered Bureau of Land Management (BLM) lands and included close coordination with BLM staff. The survey included a proposed 7.5 mile course with a very short time-frame. The goal was project alignment adjustment and realignment to avoid resource impacts where possible. A variety of prehistoric cultural resources including 10 sites and seven isolates were encountered. Human remains were identified and avoided. The race route was realigned to avoid significant resource impacts allowing the race to proceed on schedule.

Alpine Fire Safe Council Brush Management Monitoring Project, Alpine Region, San Diego County, California (*Alpine Fire Safe Council*)

Mr. Pigniolo served as Principal Investigator for a cultural resources monitoring and protection program on four project areas surrounding Alpine. Cultural resources identified during previous surveys within the vegetation treatment areas were flagged for avoidance. The project included hand clearing and chaparral mastication near residential structures to create a fire buffer zone. Vegetation removal was monitored to ensure cultural resources obscured by heavy vegetation were not impacted by the project and that all recorded cultural resources were avoided. The Bureau of Land Management served as Lead Agency for the project.

APPENDIX B

RECORDS SEARCH CONFIRMATION



South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
scic@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM CLIENT IN-HOUSE RECORDS SEARCH

Company: Laguna Mtn Enviro
Company Representative: Carol Serr
Date: 9/12/2022
Project Identification: Valley View Development (Job #2215)
Search Radius: 1 mile

Historical Resources: SELF

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

Previous Survey Report Boundaries: SELF

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

Historic Addresses: SELF

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

Historic Maps: SELF

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

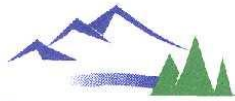
Copies: 12

Hours: 1.5

Carol Serr

APPENDIX C

NATIVE AMERICAN CORRESPONDENCE
(Confidential – Bound Separately)
(PENDING)



Laguna Mountain Environmental, Inc.

September 23, 2022

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

Subject: Valley View Development Project Survey (Job #2215)

Dear Chairperson,

Laguna Mountain Environmental is conducting an archaeological survey within the Bonita neighborhood of southwestern San Diego County. The project involves the subdivision of the approximately 2.5-acre vacant lot into 10 lots for residential development.

The project area is located in a canyon, east of Interstate 805 and just south of State Route 54, and east of Plaza Bonita Centerway, between Valley Road and Sweetwater Road. The project area is shown on the National City 7.5' USGS quadrangle, in Township 17 South, Range 2 West, within an unsectioned portion of Pueblo Lands (see attached figure).

We respectfully request any information and input that you may have regarding Native American concerns either directly or indirectly associated with this project area. We would also appreciate a current list of appropriate Native American contacts for the area in order to elicit local concerns. If you or your files have any information about cultural resources or traditional cultural properties located on or near the project site, please contact me. If I can provide any additional information, please contact me immediately at (858) 505-8164. Thank you for your assistance.

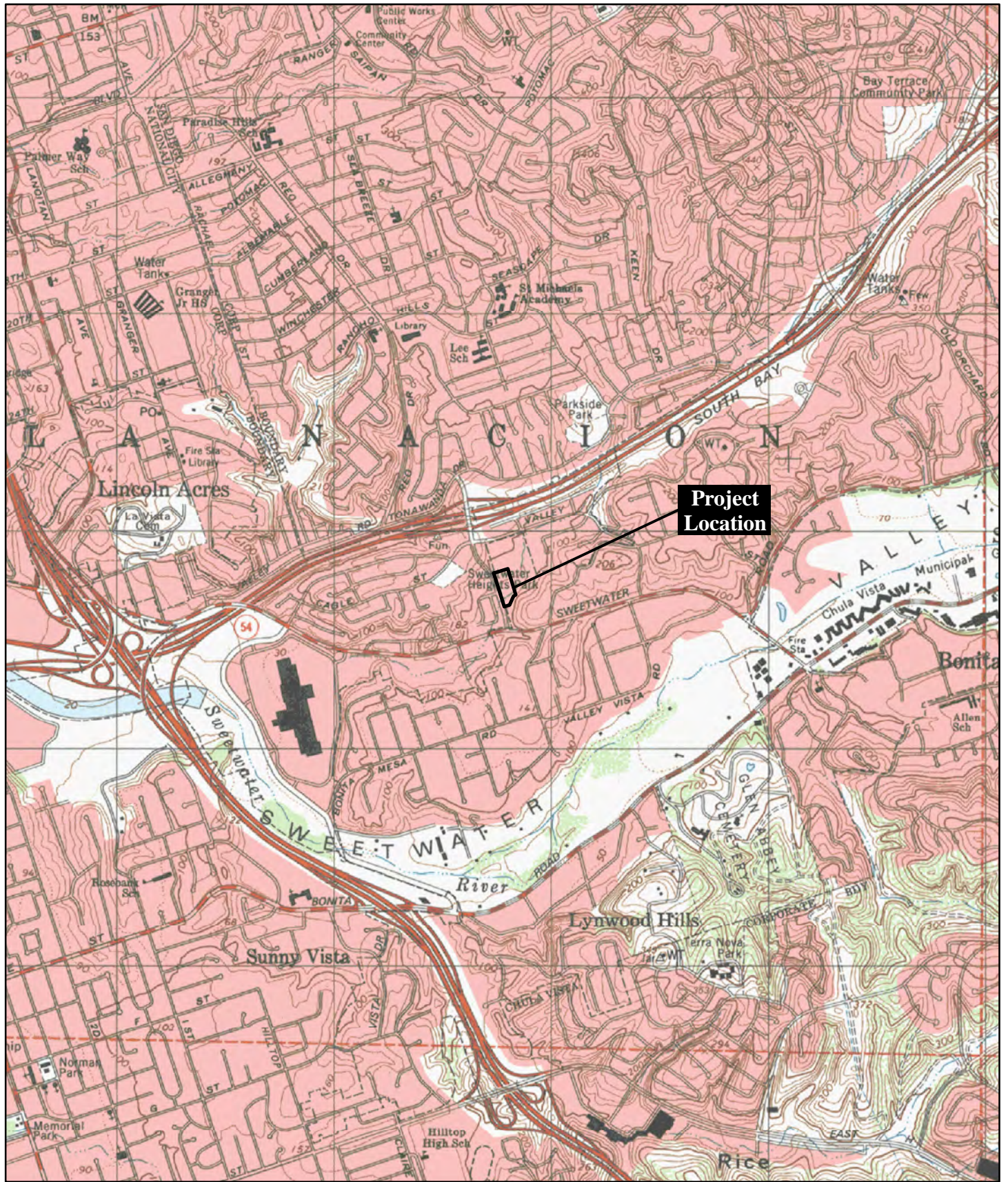
Sincerely,

Andrew Pignolo, M.A., RPA
Principal Archaeologist

Attachments:

Project Location map

Sacred Lands File & Native American Contacts List Request Form



Source: USGS 7.5' National City Quadrangle



0 1,000 2,000 Feet



Project Location



Laguna Mountain Environmental, Inc.

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

(916) 373-3710

Fax: (916) 373-5471

nahc@nahc.ca.gov

Information below is Required for a Sacred Lands File Search

Project: Valley View Development Survey

County San Diego

USGS Quadrangle (7.5') Name National City

Township 17S Range 2W Section(s) unsectioned

Company/Firm/Agency: Laguna Mountain Environmental, Inc.

Contact Person: Andrew Pigniolo

Street Address: 3421 Voltaire Street

City: San Diego Zip: 92106

Phone: 858.505.8164

Fax: _____

Email: Carol@lagunaenv.com

Project Description:

The project involves the subdivision of the approximately 2.5-acre vacant lot into 10 lots for residential development