

**ARCHAEOLOGICAL AND HISTORIC RESOURCES
SURVEY REPORT – POSITIVE FINDINGS**

Pico Avenue Residential Project

Lead Agency:

**City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069**

Preparers:

Donna Beddow, RPA, and Robert Bolger, RPA



**Harris & Associates
600 B Street, Suite 2000
San Diego, CA 92101
(619) 236-1778**

**Project Proponent:
Pico Investments 7, LLC
2950 Paseo Sedano
San Juan Capistrano, CA 92675**

July 2023

National Archaeological Data Base Information

Authors: Donna Beddow and Robert Bolger

Firm: Harris & Associates
600 B Street, Suite 2000
San Diego, CA 92101
(619) 236-1778

Client/Project Proponent: Pico Investments 7, LLC
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Report Date: July 2023

Report Title: Archaeological and Historic Resources Survey Report – Positive Findings for the Pico Avenue Residential Project

Type of Study: Intensive Pedestrian/Phase I

New Sites: None

Updated Sites: P-37-014081

USGS Quad: San Marcos

Acreage: 0.68 acre

Key Words: Pedestrian Survey, Historic Structures, Luiseño Traditional Use Area

Acronyms

AB	Assembly Bill
AD	anno Domini
ADA	Americans with Disabilities Act
APN	Assessor's Parcel Number
BP	before present
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Inventory System
City	City of San Marcos
CRHR	California Register of Historical Resources
DPR	California Department of Parks & Recreation
EIR	Environmental Impact Report
MLD	most likely descendant
NAHC	Native American Heritage Commission
NETR	Nationwide Environmental Title Research
NPS	National Park Service
NRHP	National Register of Historical Places
PRC	California Public Resources Code
project	Pico Avenue Residential Project
RPA	Register of Professional Archaeologists
SB	Senate Bill
SCIC	South Coastal Information Center
USGS	U.S. Geological Survey
WEAP	Worker's Environmental Awareness Program

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(Bound Separately – Not for Public Review)

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EXECUTIVE SUMMARY

The Pico Avenue Residential Project (project) is the development of a 16-unit multi-family residential condominium complex on 0.68 acre. Amenities would include a dog run and landscaped open space common areas. The site consists of two lots with three parcel numbers and is mostly undeveloped with two unoccupied structures on one of the parcels. Civic and commercial properties surround the parcels in all directions. The project is north of East San Marcos Boulevard, west of the North Coastal Consortium Schools and San Marcos Unified School District, east of Tiger Way and commercial development, and south of East Mission Road. The project is at 236–244 Pico Avenue in the Richmar neighborhood of the City of San Marcos (City) in Section 11 of Township 12S, Range 03W, on the San Marcos U.S. Geological Survey quadrangle.

The cultural resources study consisted of a cultural resources survey of the project site, as well as documentation and evaluation of identified resources. Outreach to the list of Tribes provided by the Native American Heritage Commission (NAHC) was conducted, and none of the Tribes requested to participate in the survey within the 30-day comment period. The San Luis Rey Band of Mission Indians requested to participate in the survey if it had not been already conducted. Their response was received after the 30-day comment period and after the survey had been conducted.

One known historic resource, the San Marcos Forest Fire Station (P-37-014081), was relocated on site. It was documented, and California Department of Parks and Recreation (DPR) forms were updated. This site was determined to not be a significant resource under the California Environmental Quality Act (CEQA). The research potential of this resource has been fulfilled through documentation. No mitigation measures are required for this resource which would be subject to direct impacts.

The project is in an area with archaeological and cultural sensitivity. Therefore, a monitoring program should be implemented for any grading or other ground-disturbing activities as detailed in this report.

1.0 INTRODUCTION

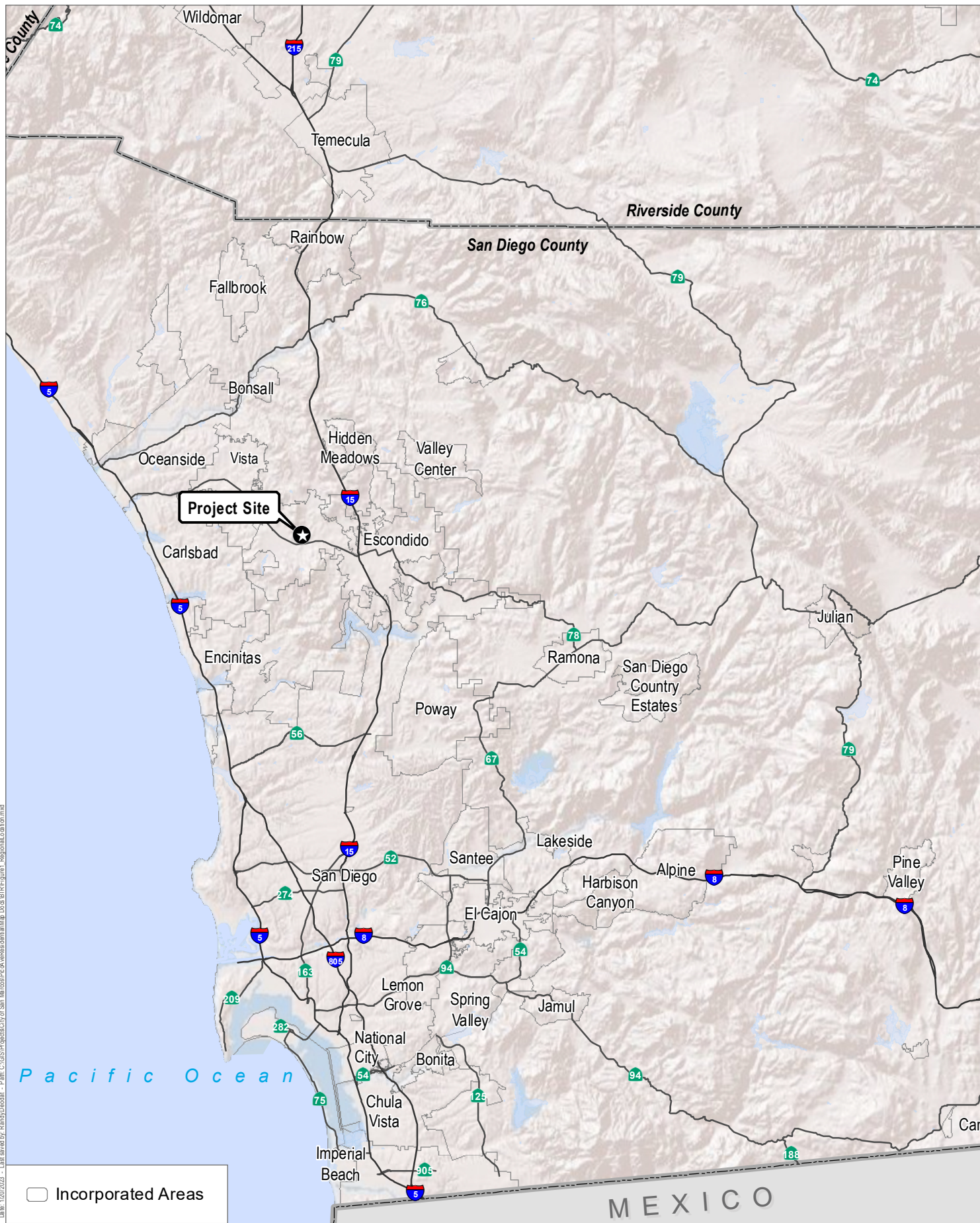
1.1 Project Description

The Pico Avenue Residential Project (project) is the development of a 16-unit multi-family residential condominium complex on 0.68 acre in northern San Diego County (Figure 1, Regional Location). The project site is at 236–244 Pico Avenue in the City of San Marcos (City) on Assessor’s Parcel Numbers (APNs) 220-140-05-00, 220-140-06-00, and 220-140-16-00. The project site is bounded by the Boys and Girls Club and City Gym to the north, San Marcos Unified School District Offices to the east, the commercial enterprise Tasty Pizza and San Marcos Boulevard to the south, and a daycare center and existing parking lot to the west (Figure 2, Project Site). Regional access is provided via State Route 78, approximately 0.3 mile south of the project site. The project site is also approximately 0.25 mile west from the Civic Center Transit Station, which is served by the SPRINTER, the City’s light-rail system. The project site has an elevation of 560 feet above mean sea level, is relatively flat, and is within Section 11 of Township 12S, Range 03W, on the San Marcos U.S. Geological Survey quadrangle. The property is suburban with close access to highways, employment, services, and amenities. The project site consists of two lots with three parcel numbers and is mostly undeveloped with two unoccupied structures on one of the parcels.

The project would consist of 16 two-bedroom units in four buildings on 0.68 acre, with each building composed of three floors with two-car garages on the first floor (Figure 3, Site Plan). The height of the four buildings would be 37.25 feet. The four buildings footprint would comprise 0.2 acre of the project site, the parking and drives would comprise 0.22 acre, and the remaining 0.26 acre would be landscaping and open space. The total square footage of the four buildings would be 18,656 square feet, including the area of all three floors in each two-bedroom unit. The project would provide 38 parking spaces, including 32 covered garage parking spaces and six guest parking spaces. The 32 covered garage parking spaces would be on the first floor of the units (two per unit), and the six guest parking spaces would be in an uncovered lot and include one Americans with Disabilities Act (ADA) parking space. The project would provide 8,527 square feet of common open space and 2,824 square feet of private open space in six units with private courtyards and balconies. A dog run would be along the northern edge of the project site, that would be accessible to the public and consist of turf to reduce water use on site. The common open space along the northern edge of the project site would also include an area with children’s play equipment. A 4-foot-tall decorative block wall (consisting of a 2-foot retaining and 2-foot freestanding wall) with a 4-foot-tall tubular steel fence would be constructed along the eastern and portions of the northern perimeter of the property, and a 6-foot-tall block wall would be constructed along the western perimeter and portions of the southern perimeter of the property. Sidewalk improvements would be made along the southern perimeter of the property.

The project would make improvements to the sidewalk along Pico Avenue frontage to improve pedestrian access to nearby sites. Further improvements would include native or drought-tolerant landscaping consisting of various street trees along the project frontage, as well as parking lot trees, accent flowers, and shrubs throughout the common areas.

The study consists of a field survey of the project site and evaluation of resources, as well as documentation and recordation. Harris senior archaeologist Donna Beddow served as the principal investigator. Robert Bolger (archaeologist) served as the field crew leader, and Jasmine Alvarez-Ceja (junior archaeologist) assisted with the survey and evaluation.



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□ Incorporated Areas

Source: ESRI 2021.



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Figure 1

Regional Location

Pico Avenue Residential Project



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Source: SanGIS Imagery 2017.



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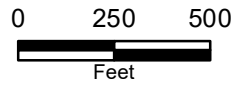
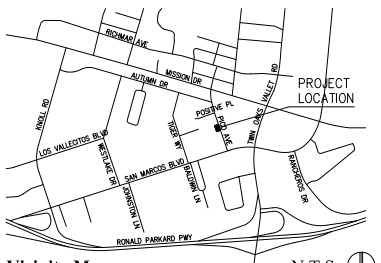


Figure 2

Project Site

Pico Avenue Residential Project



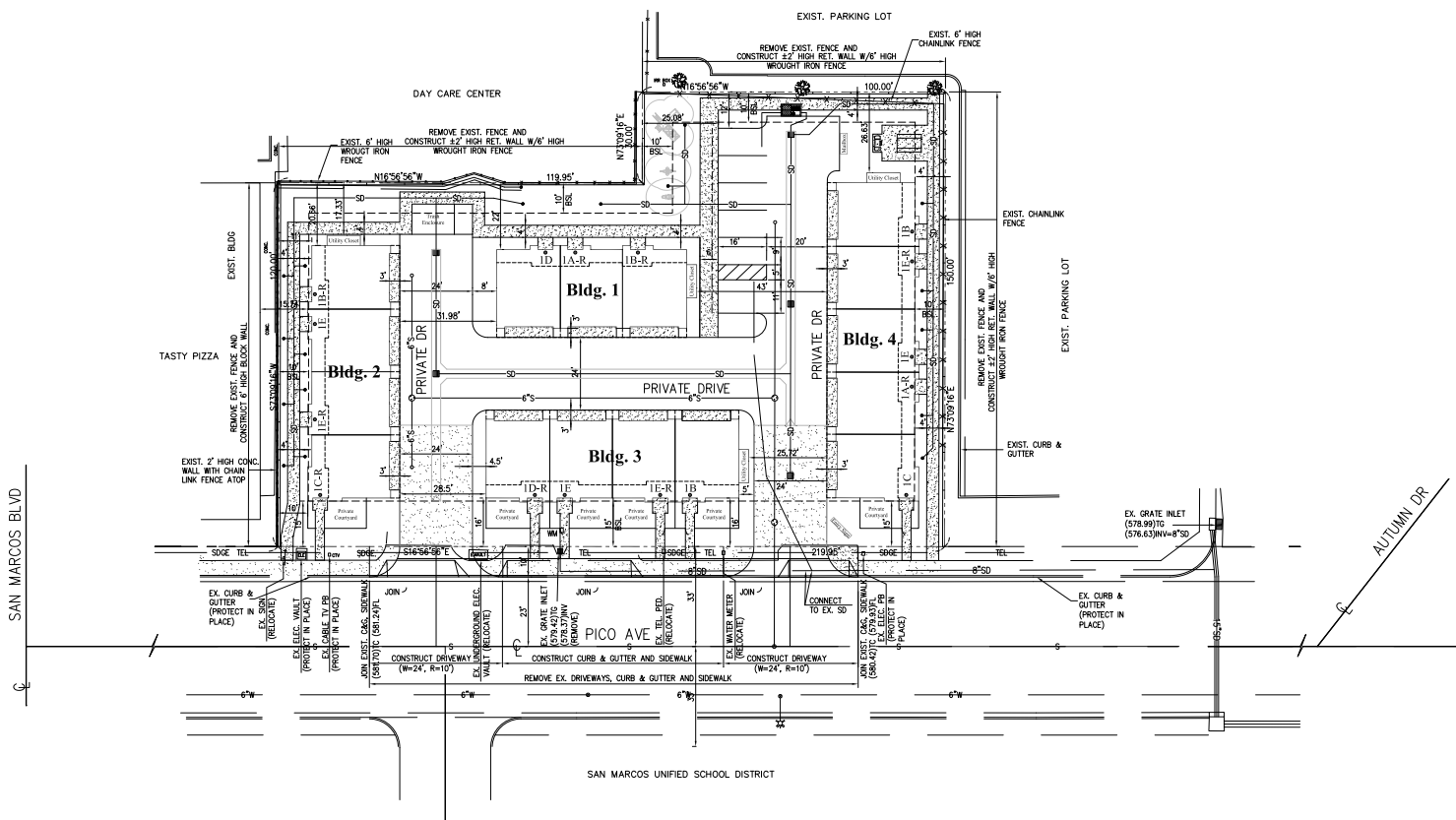
Site Summary
 Address: 236 & 244 Pico Avenue
 San Marcos, CA
 APN: 220-140-05-00
 220-140-06-00
 220-140-16-00
 Existing Zoning: C (Commercial) &
 R-3-6 (Residential)
 Proposed Zoning: R-3-6 (Residential)
 Area: 0.68 Acres
 Unit Count: 16 Units
 Gross Density: 23.5 DU/Acre
 Max. Density: 30 DU/Acre

Required Parking
 2+ Bedroom Unit (2 spaces/unit) - 32 Spaces
 (1 covered minimum)
 Guest Parking (1 space/3 units) - 6 Spaces
 Total Required Parking 38 Spaces

Proposed Parking
 Covered Garage Parking - 32 Spaces
 Guest Parking (including 1 ADA) - 6 Spaces
 Total Required Parking 38 Spaces

Required Open Space
 Second Floor Unit 50 Sq. Ft./Unit
 Common Open Space 2,384 Sq. Ft.
 (30% of ground/2nd floor area of all units)

Provided Open Space
 16 Second Floor Units 64 Sq. Ft. Min./Unit
 +6 Units w/ Courtyard 190 Sq. Ft./Unit
 Common Open Space 6,029 Sq. Ft.
 (68% of ground/2nd floor area of all units)



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Source: D33 Design & Planning.

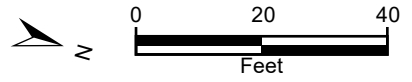


Figure 3
 Site Plan

1.2 Existing Conditions

1.2.1 Environmental Setting

Natural Environment

The project is in the northern valley ecological subregion and within the Coastal Climate Zone. The area is characterized as “Mediterranean hot summer” (Griner and Pryde 1976), with average summer high temperatures ranging from high 70s to low 80s (June through September) and average winter low temperatures in the high 40s (December, January, February) (Weather U.S. 2023). The northern half of the project site is undeveloped and contains disturbed habitat; the southern portion contains two unoccupied structures and a circular driveway. The surrounding area is primarily civic and commercial development. One parcel of undeveloped land is east and across Pico Avenue from the project site.

Cultural Environment

Prehistoric

Cultural resources are found throughout San Diego County and are reminders of the county’s 10,000-year-old historical record. Cultural resources are the tangible or intangible remains or traces left by prehistoric or historical people who inhabited the San Diego region. They encompass both the built (post-1769) and the archaeological environments. Cultural resources are typically in protected areas near water sources and multiple ecoregions and can include Traditional Cultural Places, such as gathering areas, landmarks, and ethnographic locations.

The following provides a brief cultural background for San Diego County and the City of San Marcos.

Paleoindian Period (pre-5500 BC)

Several terms are used for the early occupation of the San Diego region and include Paleoindian period, Early Archaic period, Initial period, and Scrapper Maker period (Moratto 1984). This period dates from 9000 to 5500 BC (Chartkoff and Chartkoff 1984; Moratto 1984; Rogers 1966; Taylor and Meighan 1978; Warren and True 1961). Early humans have been characterized as an early nomadic, hunting culture whose settlements were located on mesas and ridge tops and in deserts (Erlandson and Colton 1991; Rogers 1966; Wallace 1978; Warren et al. 1961). During this period, inhabitants relied on large game for subsistence (Rogers 1966; Warren et al. 1961) and produced “finely worked blades, spear points, choppers, and scrapers out of fine-grained volcanics” (Carrico 1977). In addition, leaf-shaped knives, foliate to ovoid bifaces, foliate to short-bladed shoulder points, crescents, engraving tools, core hammers, pebble hammers, and cores were part of the tool assemblage (Moratto 1984; Wahoff and Dolan 2000). Pottery and milling stones were missing from the assemblage, confirming the assumption that hunting was an economic focus for the culture (Moriarty 1967; Warren and True 1961). Because the tool assemblage was similar to desert cultures of the Mojave Desert, it is believed that this culture migrated west from the desert into California (Gallegos 1995; Rogers 1939). However, no single hypothesis is universally accepted. Other hypotheses identify the movement of people into California from the south and north down the coast (Taylor and Meighan 1978; Chartkoff and Chartkoff 1984).

Archaic Period (8000 BC–AD 500)

According to Hale et al. (2018), “the more than 1500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in the San Diego region.” The Archaic period is also known as La Jollan, Millingstone Horizon and Encinitas Tradition. This period is characterized by the presence of dart points, milling, equipment, scattered hearths, shell middens, and flexed burials (Carrico 1977). Subsistence strategies placed an emphasis on gathering, possibly as a result of environmental change (Wahoff and Dolan 2000; Wallace 1978). The assemblage was composed of milling implements and cobble/core-based tools. The flaked tools do not appear to be as refined as those of the Paleoindian period. Mortuary goods included shell beads and ornaments, projectile points, and milling implements. Wallace (1978) interpreted archaeological sites of this period as an indication of an increase in population and permanence. Site types included coastal shell habitation bases, quarries, resource exploitation, and milling (Gallegos 1995). The sites are typified by an abundance of shellfish remains and are situated near sloughs and lagoons and on the open coast (Carrico 1977; Masters and Gallegos 1997; Moratto 1984; Wallace 1978). An inland manifestation identified as the Pauma complex is known to have existed (True 1958). Unlike the coastal people, this complex occupied “transverse valleys and sheltered canyons of inland San Diego County, ha[d] an emphasis on hunting and gathering, had a greater diversity of tool types, and lacked shellfish remains” (Masters and Gallegos 1997:12).

Similar to the Paleoindian period, controversy surrounds the origins of the Archaic culture. Several hypotheses have been postulated. Kaldenberg (1976) and Moriarty (1967) proposed that the transition from the Paleoindian to the Archaic culture was an in-situ adaptation. In contrast, Warren and True (1961) viewed this transition as a migration from the desert to the coast due to the adverse environmental condition of the Altithermal. Taylor and Meighan (1978:36) did not take a single position regarding the transition to the Archaic culture but, rather, incorporated all of the hypotheses as identified below:

The artifact inventory and cultural activities argue strongly that this stage began in the desert inland and spread toward the Pacific Coast, reaching it about 8500 years ago. There is no evidence to show whether the Milling Stone Stage involved movement of the people or a conquest of earlier residents; perhaps the early hunters simply adopted this way of life as game animals became scarce.

The population of this period focused on lagoonal resources and moved up and down the river valleys exploiting a variety of inland and coastal resources (Masters and Gallegos 1997).

Late Prehistoric (AD 500-1769)

The Late Prehistoric period is an antecedent to Spanish contact (AD 1000–1769). It was a “time of cultural transformations brought about by trait diffusion, immigration, and in-situ adaptation to environmental changes” (Moratto 1984:153). Subsistence strategies involved a focus on terrestrial collection and hunting (Christenson 1992); however, shellfish and other maritime resources were also used. Settlement included large villages near permanent water sources, temporary campsites, quarries, and resource exploitation sites. Small triangular points, pottery, and Obsidian Butte obsidian are characteristic of this period (Christenson 1992; Masters and Gallegos 1997; True 1966, 1970). Cremations replaced flexed inhumations, and mortuary goods became more

elaborate (Wallace 1955). Cremations are believed to have been introduced into the area during the Late Prehistoric period and are the result of Shoshonean intrusion (1500 BP) from the deserts (True 1966) into northern San Diego County. However, in the southern part of the County, this practice has been attributed to a “Colorado River origin that may have had an influence as far reaching as the Hohokam [current day Pima people and Tohono O’odham Nation] in southwestern Arizona” (True 1970:58). Kaldenberg (1976:67) had a different opinion on the origin and timing of the entrance of cremation practices into the region. He noted that the practice of cremation was introduced at the terminus of the Archaic culture (3000 BP) with the “migration of Yuman people into the San Diego coastal region.” By 2000 BP, inhumations were replaced by cremations (Kaldenberg 1976).

Two complexes (San Luis Rey and Cuyamaca) are identified with the Late Prehistoric period. True (1966) believed that the San Luis Rey complex was a precursor to the ethnographic Luiseño. Similarly, he suggested that the Cuyamaca complex was the predecessor to the ethnographic Kumeyaay. Through the examination of both geographic regions, True identified specific characteristics unique to each; however, he noted that, although geographically similar, these two cultures were distinctly different.

Ethnohistoric Period (post-AD 1769)

The Ethnohistoric period begins with the first permanent European settlements. Early Ethnohistoric accounts and mission documents have been used to reconstruct this period (Hale et al. 2018). Florence Shipek (1993) delineated the boundaries between the Luiseño and the Kumeyaay as follows:

In 1769, the Kumeyaay national territory started at the coast about 100 miles south of the Mexican border (below Santo Tomas), thence north to the coast at the drainage divide south of the San Luis Rey River including its tributaries. Using the U.S. Geological Survey topographic maps, the boundary with the Luiseño then follows that divide inland. The boundary continues on the divide separating Valley Center from Escondido and then up along Bear Ridge to the 2240 contour line and then north across the divide between Valley Center and Woods Valley up to the 1880-foot peak, then curving around east along the divide above Woods Valley.

Various archaeologists and ethnographers use slightly different boundaries. In addition, traditional stories and songs of the Native people also describe the extent of traditional use areas. The project site is in the traditional territory of the Luiseño people.

According to Hale et al. (2018):

Ethnohistorical and ethnographic evidence indicates that the Shoshonean-speaking group that occupied the northern portion of San Diego County were the Luiseño. Along the coast, the Luiseño made use of the marine resources available by fishing and collecting molluscs for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for Luiseño groups. The elaborate kinship and clan systems between the Luiseño and other groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian, resources from the eastern deserts, and steatite from the Channel Islands.

When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Range mountains, including Palomar Mountain to the south and Santiago Peak to the north, on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luiseño shared boundaries with the Gabrieleño to the west and northwest, the Cahuilla to the east, the Cupeño to the southeast, and the Ipai to the south. The Luiseño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than to the Kumeyaay, a Yuman-speaking group who occupied territory to the south. The Luiseño had an abundance of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct world view, and an elaborate religion that included ritualized sand paintings of the sacred being “Chingichngish” (Bean and Shipek 1978; Kroeber 1925).

The Luiseño were organized into patrilineal clans or bands centered on a chief, comprised of 25–30 people (Kroeber 1925), each of which had their own territorial land or range where food and other resources were collected at different locations throughout the year (Sparkman 1908). The title of chief was heritable along family lines. Inter-band conflict was most common over trespassing. Sparkman observed that “when questioned as to when or how the land was divided and sub-divided, the Indians say they cannot tell, that their fathers told them that it had always been thus.” (1908). Place names were assigned to each territory, often reflecting common animals, plants, physical landmarks, or cosmological elements that were understood as being related to that location.

The general area was used by the Luiseño as evidenced by the presence of cultural sites that have been recorded. These sites include bedrock milling, habitation, lithic and ceramic scatters, and shell scatters.

Historic Period (post-AD 1542)

The Historic period can be divided into three phases (Spanish, Mexican, and American). Each phase is identified with a change in political power. Common goals in each phase included land gain, assimilation of the native population, and the attainment of wealth. However, these periods were dissimilar in the rationale behind these goals. Rationale included defense (Spain), independence and secularization (Mexico), and expansion and economics (United States). Assimilation of Native Californians was a desire of each government that came to power; however, the greatest misfortune of this period was the large decline in Native American populations (Phillips 1981).

Spanish Period (AD 1769–1821)

Although the first Spanish contact occurred in 1542, it was not until 1769 that the first permanent settlement was established. The Spanish period was a time of European expansionism and is typically identified with the mission system. In addition, presidios (military defense) and pueblos (city government) played an important role in the structuring of the community (Campbell 1977). The mission system was the institution designated for the assimilation and exploitation of native people (Campbell 1977; Cline 1979; Jackson and Castillo 1995; Phillips 1981). Jackson and Castillo (1995:6) identified this exploitation as an extension of the “sixteenth-century policy of

congregacion/reduction.” In contrast, Costo (1987) noted that the transference of the Spanish Inquisition (originally established in 1478) to the New World was the mechanism for this exploitation because the Inquisition contained economic and religious incentives. The Spanish stronghold in California declined with Spain’s loss of the Napoleonic Wars (1803–1815), which eliminated funding to the mission.

Mexican Period (AD 1821–1859)

Mexican independence from Spain occurred in 1821, and in 1833, Mexico secularized the missions. After secularization, large tracts of land were granted to private citizens. “The secularization of the missions during the Mexican period is usually regarded as a watershed in California History because it resulted in the replacement of one Hispanic institution by another – the rancho for the mission” (Phillips 1981:33). Like the mission, the rancho became the institution of native exploitation. This period experienced an increase in cattle ranching and the hide and tallow trade (Gallegos 1995; Wahoff and Dolan 2000). The passage of the Treaty of Guadalupe Hidalgo that ended the Mexican–American War in 1848 was the final event that culminated the Mexican period in California.

American Period (Post-AD 1850)

The concept of a two-ocean economy and the California Gold Rush were the impetus that brought about the annexation of California (1850) to the United States. A large number of immigrants entered California with the discovery of gold and the availability of free land with the passage of the Homestead Act (1863). This population increase caused the displacement of Native Californians and brought about a deterioration in their rituals and traditions (Carrico 1986; Gallegos 1995). During this period, the ranchos experienced a decline primarily in response to their inability to validate land ownership as a result of the California Land Claims Act of 1851. “With the discovery of gold, the building of the transcontinental railroad, and the development of crops and cities, people in massive numbers from all parts of the world began to inhabit the region” (Phillips 1981: editors’ introduction).

City of San Marcos

The following history of San Marcos is from the San Marcos General Plan (City of San Marcos 2012).

According to legend, San Luis Rey Mission livestock were robbed by a small band of Native Americans in the late 1700s. Fleeing the Spanish troops, the Native Americans escaped to the hills. While in pursuit of their livestock, the Spaniards came upon a fertile valley in 1797, which was named Los Vallecitos de San Marcos (Little Valleys of Saint Mark) to honor the day of discovery: April 25, or “St. Mark’s Day.” On April 22, 1840, Governor Juan Bautista Alvarado granted Los Vallecitos de San Marcos to his relative, Jose Mario Alvarado. In 1846, Jose Alvarado was killed, and the land was left to his wife. She then sold the land to Lorenzo Soto. In the late 1850s, Soto sold part of his land to Cave Coutts. Soon his family was raising livestock. Although Cave Coutts owned the land, Major Gustavus French Merriam from Topeka, Kansas, made the first permanent settlement. Merriam homesteaded 160 acres in the North Twin Oaks Valley area and began wine and honey production.

After Major Merriam’s settlement, German and Dutch immigrants began moving into the area in the early 1880s. In 1883, a few miles south of the settlement, John H. Barham founded the first

town in the area, aptly naming it Barham. By 1884, the town of Barham had a post office, blacksmith, feed store, and weekly newspaper. In 1887, the San Marcos Land Company bought almost all of the San Marcos land formerly owned by the Coutts family and promptly divided the land into tracts. Soon the beautiful hills began attracting home-seekers.

The original town of San Marcos was at the intersection of what is now Grand Avenue and Rancho Santa Fe Road. In 1887, the Santa Fe Railroad announced that it was going to lay tracks through the valley, but, to the disappointment of the citizens, the tracks were laid 1 mile away from the center of the town. By 1896, San Marcos was a community with its own stores, post office, blacksmith, and railroad depot. In 1903, the town appeared to be going downhill, so the people picked up and moved along the railroad tracks to what now are Mission Road and Pico Avenue. In 1905, the town had every convenience, including rural mail delivery and telephone service. The first school in the area, which had started in Barham in 1880, was moved in 1889 to San Marcos. Later that same year, the Richland School was built, being the second school in San Marcos. The main business in San Marcos in the 1800s and early 1900s was farming. Then in the mid-1900s, dairies and poultry production became a big part of the economy in the town. San Marcos initially started to grow rapidly in 1956 when the first water from the Colorado River arrived. After the arrival of water, several small businesses started, and the population increased to 2,500. In 1950, the first dirt was turned for construction of what is now State Route 78. San Marcos' first high school was completed in June 1961. San Marcos incorporated as a city on January 28, 1963. Through the 1960s, the City grew by a few thousand new residents, but by the 1970s, San Marcos was flourishing as the third fastest growing city in the state, with a population of 17,479 by 1980. Between the years of 1980 and 1990, San Marcos more than doubled its population to 38,974. By 2010, the population of the City had grown to 83,781, a 52 percent growth from the 2000 population.

Along with more people came the need for more schools. The City now has 11 elementary schools, an English-Learner Academy, 3 middle schools, and 3 high schools. San Marcos also has one charter school and one adult school. Higher education has become a benchmark for the City, as the home to Palomar Community College, California State University San Marcos, and several private higher education institutes specializing in the high technology and medical fields.

1.2.2 Records Search Results

Harris staff conducted a records search of the surrounding area using the California Historical Resources Inventory System (CHRIS) (Confidential Appendix B, CHRIS Background Data). Six studies have been conducted within a half-mile radius (Table 1, Previous Studies within a 0.5-Mile Radius), and 17 sites were identified (Table 2, Previously Recorded Cultural Resources within a 0.5-Mile Radius). One study (Thornton 1994) has been conducted for the project site or portion thereof. The Thornton study was positive for the presence of one historic resource (San Marcos Forest Fire Station Gas & Oil House).

Table 1. Previous Studies within a 0.5-Mile Radius

Report ID	Title	Author	Year
SD-01031	Archaeological Report for Business/Industrial, Richmar, Lake San Marcos and Barham/Discovery Community Plan, San Marcos, California	Dennis Gallegos	1983
SD-02043	Draft Environmental Impact Report San Marco Flood Control Channel San Marcos Creek/Las Posas Reach SCH #88061505	Michael Brandman Associates, Inc.	1989
SD-07729	Management Plan for CDF's Historic Buildings and Archaeological Sites	Daniel G. Foster and Mark Thornton	2000
SD-07751	A Survey and Historic Significance Evaluation of the CDF Building Inventory	Mark Thornton	1994
SD-14140	Archaeological Records Search and Literature Review, Vallecitos Water District Master Plan Update, San Diego County, California	Mary Robbins-Wade	2003
N/A	Westlake Village Archaeological Monitoring	Mary Robbins-Wade	2012

Notes: ID = identification; CDF = California Department of Forestry and Fire Protection; N/A = not available

Table 2. Previously Recorded Cultural Resources within a 0.5-Mile Radius

Primary Number	Trinomial	Chronological Placement	Site Type	Size	Recorder, Date
P-37-005632	CA-SDI-5632	Prehistoric	BRM with Lithic & Shell Scatter	50x70 yards	Randy Franklin, 1977; Unknown, 1996; S. Briggs, T. Stonebumer, M. Robbins-Wade, 2012
P-37-008720	CA-SDI-8720	Prehistoric	BRM	Not Provided	C. Carrillo, H. Price, 1981; Ron Bissell, 1991; Shelby Castells, 2011; Shelby Castells, 2014
P-37-012095	CA-SDI-12095	Prehistoric	Temporary Camp	100x40 meters	Andrew Pigniolo, Bert Rader, 1991; D. Gallegos, M. Guerrero, 2007
P-37-012098	CA-SDI-12098	Prehistoric	Lithic Scatter	30x30 meters	Ron Bissell, 1991; Andrew Pigniolo, Steven H. Briggs, 1991
P-37-012210	CA-SDI-12210	Prehistoric	Isolate – Lithics	10x4 meters	Kathie Joyner, 1990
P-37-014081	N/A	Historic	Building – San Marcos Forest Fire Station	1,344 square feet	Mark V. Thornton, 1994
P-37-015578	N/A	Prehistoric	Isolate – Mano	N/A	Delman James, Rich Bark, Ted Cooley, 1996
P-37-015579	N/A	Prehistoric	Isolate – Mano	N/A	Delman James, Rich Bark, Ted Cooley, 1996
P-37-030656	CA-SDI-19475	Prehistoric	Lithic Scatter	60x60 meters	M. Sivba, T. Biegger, K. Knabb, 2006
P-37-030657	N/A	Prehistoric	Isolate – Lithic	N/A	M. Sivba, T. Biegger, K. Knabb, 2008

Table 2. Previously Recorded Cultural Resources within a 0.5-Mile Radius

Primary Number	Trinomial	Chronological Placement	Site Type	Size	Recorder, Date
P-37-030745	CA-SDI-19524	Prehistoric	Lithic & Ceramic Scatter	25x10 meters	A. Giletti, J. Meriwether, N.Cox, M. Sivba, S. Mojado, 2009
P-37-033557	N/A	Historic	Highway 395	190x20 feet	Larry Tift, 2013; Kent Manchen, Matt DeCarlo, 2015; Haley Chateene, 2017; A. Foglia, K. Keckeisen, 2017; Sarah Stringer-Bowsher, 2018
P-37-033844	CA-SDI-21254	Multi-Component	Lithic Scatter Human Remains House Ruins	25x20 meters	T. Quach, S. Stringer-Bowsher, 2014; Shelby Castells, Lucas Piek, Matthew M. DeCarlo, 2015
P-37-036140	N/A	Historic	Commercial Building – 304 West Mission Road	Not Provided	Jennifer Gorman & Shelby Castells, 2014
P-37-036141	N/A	Historic	Commercial Building – 312-318 West Mission Road	Not Provided	Jennifer Gorman & Shelby Castells, 2014
P-37-039597	CA-SDI-23151	Prehistoric	Lithic Scatter	3x3 meters	Brian F. Smith, 2021
P-37-039617	CA-SDI-23161	Multi-Component	BRM Historic Features	P-37-039617	CA-SDI-23161

Notes: BRM = bedrock milling; N/A = not applicable

Three historic addresses, which are also identified as previous resources, were identified (Table 3, Previously Recorded Historic Addresses within a 0.5-Mile Radius). Of the previously recorded sites, eight are prehistoric (P-37-005632/CA-SDI-5632, P-37-008720/CA-SDI-8720, P-37-012095/CA-SDI-12095, P-37-012098/CA-SDI-12098, P-37-030656/CA-SDI-19475, P-37-030745/CA-SDI-19524, P-37-039597/CA-SDI-23151, and P-37-039617/CA-SDI-23161), three are historic (P-37-014081, P-37-033557, and P-37-036140), two are multi-component (P-37-014081 and P-37-036141), and four are prehistoric isolates (P-37-12210, P-37-015578, P-37-015579, and P-37-030657). The nearest archaeological resources (lithic scatter) are approximately 0.25 mile west (P-37-012098) and north (P-37-012210) of the project site. One historic resource, the San Marcos Forest Fire Station Gas & Oil House is present on site.

The San Marcos Forest Fire Station Gas & Oil House is located at 236 Pico Avenue. This resource was originally documented in 1994 by Mark Thornton. It was identified as a 1939 combination barracks and two-bay truck garage. The structure is described as a single-story wood-frame building that was constructed in an “L” floor plan in a Craftsman Bungalow architectural style. The structure has been remodeled and enlarged since its original construction.

Table 3. Previously Recorded Historic Addresses within a 0.5-Mile Radius

Primary Number	Address	Historic Name	Common Name
P-37-014081	236 Pico Avenue	San Marcos Fire Control Station Combination Barracks	San Marcos Forest Fire Station Gas & Oil House
Not Provided	341 Richmar Avenue	Unknown	Unknown
Not Provided	358 Fitzpatrick Road	Unknown	Unknown

In addition to the South Coastal Information Center (SCIC) records search, Harris conducted an online review of historic aerial photographs of the project site and general vicinity, to identify the historic development of the project site (Figure 4, Historic Aerial). Historic aerials were available for 1938, 1947, 1953, 1964, 1967, 1978, 1980-1991, 1993–2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (NETR Online 2023).

The historic aerial from 1938 indicates no development for the project site; however, by 1947 structures and a circular driveway are present. In 1953 adjacent properties were in agricultural use, and by 1964 development in the surrounding area is present. By the mid-1980s, major roadways and additional development are extant. The early 1990s illustrate commercial development around the project site. The area remains essentially the same until 2009, when civic uses are introduced east of the project. Historic topographic maps of the project site were also reviewed (earliest map available is 1872). The historical topographic maps from 1942, 1948, and 2019 identify structures on the project site.

1.3 Applicable Regulations

Cultural resource regulations that apply to the project site are CEQA, California Health and Safety Code, and provisions of the California Register of Historical Resources. Historic and archaeological districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality in illustrating or interpreting the heritage of San Marcos in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance.

1.3.1 State Level Regulations

California Environmental Quality Act

According to CEQA, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (California Public Resources Code, Section 5024.1; California Code of Regulations, Title 14, Section 4852) including the following:

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



Figure 4. Historic Aerial

The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), not included in a local register of historical resources (pursuant to Section 5020.1(k) of the California Public Resources Code), or not identified in an historical resources survey (meeting the criteria in Section 5024.1[g] of the CEQA Guidelines) does not preclude a lead agency from determining that the resource may be an historical resource as defined in California Public Resources Code, Section 5020.1(j) or 5024.1.

California Register of Historical Resources (California Public Resources Code, Section 5020 et seq.)

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code, Section 5020.1[j]). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code, Section 5024.1[a]). A resource is eligible for listing in the CRHR if the State Historical Resources Commission determines that it is a significant resource and that it meets any of the following National Register of Historic Places (NRHP) criteria (California Public Resources Code, Section 5024.1[c]):

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

Resources less than 50 years old are not considered for listing in the CRHR but may be considered if it can be demonstrated that sufficient time has passed to understand the historical importance of the resources (refer to California Code of Regulations, Title 14, Section 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historical resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing on the NRHP are automatically listed on the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys. The State Historic Preservation Officer maintains the CRHR.

California Points of Historic Interest

California Points of Historical Interest are buildings, structures, sites, or features of local (city and county) significance that have anthropological, cultural, military, political, architectural, economic, scientific/technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 are recommended by the State Historical Resources Commission to also be listed in the CRHR. The criteria for designation of Points of Historical Interest are the same as those that govern the California Historical Landmarks program.

California Health and Safety Code, Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code, Section 7050.5, requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the county coroner has examined the remains (Section 7050.5b). If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Section 7050.5c). The NAHC will notify the most likely descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 24 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

California Health and Safety Code, Section 8010–8011

This code is intended to provide consistent state policy to ensure that all California Native American human remains and cultural material are treated with dignity and respect. The code extends policy coverage to non-federally recognized Tribes and federally recognized groups.

Native American Historic Cultural Sites (California Public Resources Code, Section 5097 et. seq.)

State law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NAHC to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy Native American historic or cultural site that is listed or may be eligible for listing in the CRHR.

Assembly Bill 2461

Assembly Bill (AB) 2461 provides procedures for private landowners to follow upon discovering Native American human remains. Landowners are encouraged to consider culturally appropriate measures if they discover Native American human remains as set forth in California Public Resources Code, Section 5097.98

Senate Bill 18

Senate Bill (SB) 18, approved in 2004, amends the California Civil Code and the California Government Code, requiring cities and counties to contact and consult with California Native American Tribes prior to adopting or amending any general plan or specific plan, or designating land as open space in order to preserve or mitigate impacts to specified Native American places, features, and objects that are located within the city's or county's jurisdiction. SB 18 also requires cities and counties to hold in strict confidence any information about the specific identity, location, character or use of these resources. In 2005, the Governor's Office of Planning and Research published Tribal Consultation Guidelines to guide cities and counties on the process of engaging in consultation in accordance with SB 18. The NAHC maintains a list of California Native American Tribes with whom cities and counties must consult pursuant to SB 18.

Assembly Bill 52

AB 52 was approved in 2014 and adds new requirements regarding consultation with California Native American Tribes and consideration of tribal cultural resources. The law went into effect on July 1, 2015, and after that date, if requested by a California Native American Tribe, lead agencies must consult prior to the release of a negative declaration, mitigated negative declaration, or draft Environmental Impact Report (EIR).

1.3.2 City of San Marcos Regulations

General Plan

The Conservation and Open Space Element of the San Marcos General Plan (City of San Marcos 2012) includes the following cultural resources goals:

Goal COS-2 The City is committed to conserving, protecting, and maintaining open space, agricultural, and limited resources for future generations. By working with property owners, local organizations, and state and federal agencies, the City can limit the conversion of resource lands to urban uses.

Policy COS-2.5 Continue to review future development proposals to ensure that cultural resources (including prehistoric, historic, paleontological, and Senate Bill 18 Tribal resources) are analyzed and conserved in compliance with CEQA requirements.

Goal COS-11 Continue to identify and evaluate cultural, historic, archeological, paleontological, and architectural resources for protection from demolition and inappropriate actions.

Policy COS-11.1 Identify and protect historic and cultural resources including individual properties, districts, and sites (e.g., archaeological sites) in compliance with CEQA.

Policy COS-11.2 Prohibit the demolition or removal of a historic structure without evaluation of the condition of the structure, the cost of rehabilitation, and the feasibility of alternatives to preservation in place including but not limited to relocation, or reconstruction offsite, and/or photo-preservation.

Policy COS-11.3 Identify opportunities for adaptive reuse of historic sites and buildings to preserve and maintain their viability.

Mills Act

The Mills Act Historical Property Contract Program allows qualifying owners to receive a potential property tax reduction and use the savings to help rehabilitate, restore, and maintain their buildings. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their properties to receive property tax relief.

The City of San Marcos authorized the creation of a Mills Act Program in 2005 (Resolution 2005-6539) for the preservation of historically significant properties.

1.3.3 Native American Traditional Cultural Properties

Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains associated funerary objects and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed project.

Also, potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties in discussions of cultural resources management performed under federal auspices. According to Parker and King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices. Examples of properties possessing such significance include the following:

1. A location associated with the traditional beliefs of a Native American group about its origins, its cultural history, or the nature of the world;
2. A rural community whose organization, buildings and structures, or patterns of land use reflect the cultural traditions valued by its long-term residents;
3. An urban neighborhood that is the traditional home of a particular cultural group, and that reflects its beliefs and practices;
4. A location where Native American religious practitioners have historically gone, and are known or thought to go today, to perform ceremonial activities in accordance with traditional cultural rules of practice; and
5. A location where a community has traditionally carried out economic, artistic, or other cultural practices important in maintaining its historic identity.

A Traditional Cultural Property, then, can be defined generally as one that is eligible for inclusion in the NRHP because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history and (b) are important in maintaining the continuing cultural identity of the community.

2.0 GUIDELINES FOR DETERMINING IMPACT SIGNIFICANCE

For the purposes of this technical report, any of the following will be considered a potentially significant environmental impact to cultural resources:

1. The project causes a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
2. The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
3. The project disturbs any human remains, including those interred outside of formal cemeteries.

Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources. Guideline 3 is included because human remains must be treated with dignity and respect, and CEQA requires consultation with the “Most Likely Descendant” as identified by the NAHC for any project in which human remains have been identified.

3.0 ANALYSIS OF PROJECT EFFECTS

3.1 Methods

3.1.1 Survey Methods

The goal of this survey was to provide a constraints-level survey to identify the location of any cultural resource that may be present on site. Harris & Associates archaeologist Robert Bolger, RPA, and junior archaeologist Jasmine Alvarez-Ceja conducted the survey on April 4, 2023. Records searches were conducted for the project site and a 0.5-mile buffer. In addition, the NAHC was contacted for a Sacred Lands File check. Tribes were invited to participate in the survey; however, none of the Tribes requested to be involved within the 30-day response period. The San Luis Rey Band of Mission Indians' request for a Luiseño Native American monitor be involved in the survey if it had not already been conducted was received after the 30-day response period.

The field survey was conducted using standard archaeological procedures and techniques, which included close interval transects to make up for a lack of ground visibility in much of the survey area. The survey area included the 1.1 combined acres of parcels 220-140-05-00, 220-140-06-00, and 220-140-16-00. Continuous 3-meter parallel transects were walked in an east–west orientation. The northern parcels of the survey consisted of a vacant lot in an otherwise developed area that was heavily overgrown with vegetation that severely limited visibility to less than 4 percent. The parcel did show signs of significant bioturbation from ground squirrel activity whose burrows accounted for almost all areas of clear ground visibility. The southern parcel, containing a known historical resource (two buildings), was closely surveyed throughout all open areas for potential unidentified resources before a detailed evaluation of the exterior of both buildings was conducted. Refer to Sections 3.2 and 4.1 for results and significance determination.

The survey area was photographed (Appendix A, Photographs) to document the environmental setting and existing status of the historical resource. A California DPR Continuation Sheet was completed for the known historical resource (P-37-014081) (Appendix C, DPR Forms). The updated DPR form was submitted to the SCIC.

3.1.2 Laboratory and Cataloging Procedures

All cultural material assessed during the survey was evaluated in the field and left in place. No individual artifacts were identified, and the cultural materials evaluated consisted of two historic buildings that had been previously documented and assessed in 1994. Updated DPR forms were completed for the on-site structures. Copies of DPR forms have been submitted to the SCIC.

3.1.3 Artifact Conveyance

No artifacts were identified during the survey.

3.1.4 Native American Participation/Consultation

Harris contacted the NAHC on January 19, 2023, for a Sacred Lands File check to determine whether sacred lands are present on site. The NAHC response was negative for resources and recommended that the list of Tribes provided be contacted for more information. All Tribal bands on the list provided by the NAHC were contacted for any information they may have regarding Sacred Sites that may be present on site (Confidential Appendix D, Sacred Lands File Check and Tribal Outreach).

Five Tribes (Barona Group of Capitan Grande, Jamul Indian Village, Rincon Band of Luiseño Indians, San Luis Rey Band of Mission Indians, and Viejas Band of Kumeyaay Indians) responded to the outreach efforts. The Barona Group of Capitan Grande responded on March 27, 2023, requesting to be informed of any identified resources. Jamul Indian Village also responded (March 10, 2023) and deferred to San Pasqual Band of Diegueño Mission Indians.

The Rincon Band of Luiseño Indians responded on March 9, 2023, and identified that the project site is within the Tribe's Traditional Use Area. They researched their database, and no known Tribal Cultural Resources or Traditional Cultural Properties were identified. However, the Rincon Band of Luiseño Indians did identify a post-contact structure. They requested to consult directly with the lead agency regarding project impacts and requested a copy of the final study.

The San Luis Rey Band of Mission Indians responded on April 26, 2023, that they are traditionally and culturally affiliated (TCA) with the area of San Marcos. They identified that there are cultural sites within proximity to the project. They requested that caution be used in assessing the project, and that a Luiseño Native American monitor be present during all ground-disturbing activities. The San Luis Rey Band of Mission Indians requested that they be provided with a copy of the study and, if the survey has not been completed, that a Luiseño Native American monitor be a part of the survey. The survey was conducted on April 4, 2023, after the 30-day response period and before the request was received from San Luis Rey Band of Mission Indians.

Viejas Band of Kumeyaay Indians responded on March 15, 2023, identifying that the project site has cultural significance or ties to the Tribe and that cultural resources have been located within or adjacent to the project site. They requested that a monitor be on site for ground-disturbing activities and that they be informed of any inadvertent discoveries. They identified that they have monitors available; however, if a Tribe in closer proximity to the project requests to perform monitoring, the Viejas Band of Kumeyaay Indians will defer to them.

3.2 Results

No new cultural materials were located during a detailed survey of the area. A known historic resource (P-37-014081) consisting of two buildings associated with the San Marcos Forest Fire Station were re-evaluated to assess their current historical value.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

4.1.1 Archaeological Resources

No prehistoric or historic archaeological resources were encountered on the survey.

4.1.2 Historic Resources

The known historic resource (P-37-014081) was re-evaluated by Harris to assess the status of its current historical integrity. The structures have modern additions, modifications, and damage that has impacted the historic integrity.

The site consists of two buildings, one garage and one barrack, both originally built in 1939, that serviced the San Marcos Forest Fire Station. Both buildings have been boarded up and been without necessary maintenance and upkeep for some time prior to the 2023 re-evaluation. The re-evaluation found that both structures are in notable disrepair, extensively damaged by vandalism and the elements, and have undergone significant modernization prior to abandonment that changed the outward appearance and historical character of the resource. Specific issues with the structures are provided below:

1. Both buildings show significant dilapidation, with severely peeling paint throughout, modern spray paint graffiti, the asphalt roof disintegrating on the south-facing sides, the flashing and fascia of the eaves being mostly missing, multiple locations of exterior cladding either damaged or completely removed, and the in-ground sign and mailbox area having been destroyed. In addition, the rear porch roof of the barracks is collapsing due to a now-missing vertical support beam.
2. Numerous examples of modern additions, added before disuse of the property, also impact the historic character of the structures, including:
 - a) Both the barracks and the garage have been updated with modern exterior lights.
 - b) The south face of the garage has been updated with a modern surface-mounted ½ inch PVC water line servicing a modern eyewash station near the west end of the building and a 1 ½ inch water output and standard ½ inch hose spigot along the east end of the building.
 - c) The west side of the garage has a modern, surface-mounted electrical service running into a trench cut through the concrete, connecting it to the barracks.
 - d) Both the barracks and the garage display surface-mounted modern low-voltage services and junction boxes surface mounted to the side of the buildings.
 - e) The south side of the barracks (prominently) displays a modern sprinkler control system surface-mounted to the side of the building.
 - f) The north side of the barracks displays a surface-mounted modern circuit breaker box and electrical service, replacing the original fuse-box service still located on the west side of the structure.

- g) The east (front) face of the barracks has an attached and prominent modern radio antenna atop a pole made of modern interior fire sprinkler piping.
- h) The garage has a modern garage door that replaced the original.

The combination of visible damage (including spray paint graffiti, missing or damaged exterior cladding and fascia, a collapsing rear porch roof, and a destroyed entrance sign/mailbox area) and obvious modern upgrades (including a plastic eyewash station, surface-mounted PVC water lines, modern lighting, modern electrical and sprinkler control systems, modern radio antenna, and modern garage door) were found to significantly decrease the historical importance of the resource.

4.1.3 Native American Heritage Resources/Traditional Cultural Properties

No information has been obtained from Native American outreach. No Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project site. During the current archaeological evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices.

4.2 Impact Identification

No previously unrecorded resources were located within the survey area. The on-site structures will be demolished; however, they are not significant historic resources. Due to the very poor visibility in the northern parcels and the possibility of additional subsurface historic resources in the southern parcel, it is recommended that a construction monitoring program be implemented that includes that both an archaeological monitor and a TCA Native American monitor be engaged to provide monitoring for earth-disturbing activities.

5.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Due to the poor visibility and sensitivity of the area, it is recommended that both an archaeological monitor and a TCA Native American monitor be engaged to provide monitoring for earth-disturbing activities during project construction. Harris recommends that all staff complete a Worker’s Environmental Awareness Program (WEAP) training prior to the start of ground disturbance for the project and archaeological and Native American monitoring take place during initial project-related ground disturbance. In addition, the City has an agreement with the Tribes to include a Pre-Excavation Agreement, construction monitoring, unanticipated discovery procedures, and human remain procedures as mitigation measures. Mitigation measures are discussed below.

5.1 Worker’s Environmental Awareness Training

A qualified archaeologist should be retained to conduct WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The archaeologist should meet or exceed the Secretary of the Interior’s professional qualifications standards for archaeology (NPS 1983). Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

5.2 Pre-Excavation Agreement

Details of the Pre-Excavation Agreement are provided below:

- A Pre-Excavation Agreement is required by the City as a mitigation measure and must be satisfied prior to issuance of a Grading Permit or ground disturbance. The Pre-Excavation Agreement requires that the applicant/owner enter into an agreement with a TCA Native American Tribe to formalize protocols and procedures to be followed for the protection, treatment, and repatriation of Native American human remains, funerary objects, cultural and/or religious landscapes, ceremonial items, traditional gathering areas, and other Tribal Cultural Resources. Such resources may be located within and/or discovered during ground-disturbing and/or construction activities for the proposed project, including any additional culturally appropriate archaeological studies, excavations, geotechnical investigations, grading, preparation for wet and dry infrastructure, and other ground-disturbing activities. Any project-specific Monitoring Plans and/or Excavation Plans prepared by the project archaeologist shall include the TCA Tribe requirements for protocols and protection of Tribal Cultural Resources that were agreed to during the Tribal consultation.
- The landowner is required to relinquish ownership of all non-burial related Tribal Cultural Resources collected during construction monitoring and from any previous archaeological studies or excavations on the project site to the TCA Tribe for proper treatment and disposition per the Pre-Excavation Agreement, unless ordered to do otherwise by the responsible agency or court of competent jurisdiction. The requirement and timing of such release of ownership, and the recipient thereof, shall be reflected in the Pre-Excavation

Agreement. If the TCA Tribe does not accept the return of the cultural resources, then the cultural resources shall be subject to curation.

5.3 Construction Monitoring

Details of construction monitoring are provided below:

- Prior to the issuance of a Grading Permit or ground-disturbing activities, the applicant/owner or grading contractor shall provide written documentation (either as signed letters, contracts, or emails) to the City's Planning Division stating that a qualified archaeologist and TCA Native American monitor have been retained at the applicant/owner or grading contractor's expense to implement the construction monitoring program, as described in the Pre-Excavation Agreement.
- The qualified archaeologist and TCA Native American monitor shall be invited to attend all applicable pre-construction meetings with the general contractor and/or associated subcontractors to present the construction monitoring program. The qualified archaeologist and TCA Native American monitor shall be present on site during grubbing, grading, trenching, and/or other ground-disturbing activities that occur in areas of native soil or other permeable natural surfaces that have the potential to unearth any evidence of potential archaeological resources or Tribal Cultural Resources. In areas of artificial paving, the qualified archaeologist and TCA Native American monitor shall be present on site during grubbing, grading, trenching, and/or other ground-disturbing activities that have the potential to disturb more than 6 inches below the original pre-project ground surface to identify any evidence of potential archaeological or Tribal Cultural Resources. No monitoring of fill material, existing or imported, shall be required if the general contractor or developer can provide documentation to the satisfaction of the City that all fill materials being used at the site are either (1) from existing commercial (previously permitted) sources of materials or (2) are from private or other non-commercial sources that have been determined to be absent of Tribal Cultural Resources by the qualified archaeologist and TCA Native American monitor.
- The qualified archaeologist and TCA Native American monitor shall maintain ongoing collaborative coordination with one another during all ground-disturbing activities. The requirement for the construction monitoring program shall be noted on all applicable construction documents, including demolition plans and grading plans. The applicant/owner or grading contractor shall provide written notice to the Planning Division and the TCA Tribe, preferably through email, of the start and end of all ground-disturbing activities.
- Prior to the release of any grading bonds, or prior to the issuance of any project Certificate of Occupancy, an Archaeological Monitoring Report, which describes the results, analysis, and conclusions of the construction monitoring, shall be submitted by the qualified archaeologist, along with any TCA Native American monitor's notes and comments received by the qualified archaeologist, to the Planning Division Manager for approval. Once approved, a final copy of the Archaeological Monitoring Report shall be retained in a confidential City project file and may be released, as a formal condition of Assembly Bill 52 consultation, to a TCA Tribe or any parties involved in the project-specific monitoring or consultation process. A final copy of the report, with all confidential site records and appendices, shall also be submitted to the South Coastal Information Center after approval by the City.

5.4 Unanticipated Discoveries

Details of unanticipated discoveries protocols and procedures are provided below:

- Both the qualified archaeologist and the TCA Native American monitor may temporarily halt or divert ground-disturbing activities if potential archaeological resources or Tribal Cultural Resources are discovered during construction activities. Ground-disturbing activities shall be temporarily directed away from the area of discovery for a reasonable amount of time to allow a determination of the resource's potential significance. Isolates and clearly non-significant archaeological resources (as determined by the qualified archaeologist, in consultation with the TCA Native American monitor) shall be minimally documented in the field. All unearthed archaeological resources or Tribal Cultural Resources shall be collected, temporarily stored in a secure location (or as otherwise agreed upon by the qualified archaeologist and the TCA Tribe), and repatriated according to the terms of the Pre-Excavation Agreement, unless ordered to do otherwise by responsible agency or court of competent jurisdiction.
- If a determination is made that the archaeological resources or Tribal Cultural Resources are considered potentially significant by the qualified archaeologist, the TCA Tribe, and the TCA Native American monitor, then the City and the TCA Tribe shall determine, in consultation with the applicant/owner and the qualified archaeologist, the culturally appropriate treatment of those resources.
- If the qualified archaeologist, the TCA Tribe, and the TCA Native American monitor cannot agree on the significance or mitigation for such resources, these issues shall be presented to the Planning Division manager for decision. The Planning Division manager shall make a determination based upon the provisions of CEQA and California Public Resources Code, Section 21083.2(b), with respect to archaeological resources and California Public Resources Code, Sections 21704 and 21084.3, with respect to Tribal Cultural Resources, and shall take into account the religious beliefs, cultural beliefs, customs, and practices of the TCA Tribe.
- All sacred sites, significant Tribal Cultural Resources, and/or unique archaeological resources encountered on the project site shall be avoided and preserved as the preferred mitigation. If avoidance of the resource is determined to be infeasible by the City as the lead agency, then the City shall require additional culturally appropriate mitigation to address the negative impact to the resource, such as, but not limited to, the funding of an Ethnographic Study and/or a Data Recovery Plan, as determined by the City in consultation with the qualified archaeologist and the TCA Tribe. The TCA Tribe shall be notified and consulted regarding the determination and implementation of culturally appropriate mitigation and the drafting and finalization of any Ethnographic Study and/or Data Recovery Plan, and/or other culturally appropriate mitigation. Any archaeological isolates or other cultural materials that cannot be avoided or preserved in place as the preferred mitigation shall be temporarily stored in a secure location on site (or as otherwise agreed upon by the qualified archaeologist and TCA Tribe) and repatriated according to the terms of the Pre-Excavation Agreement, unless ordered to do otherwise by responsible agency or court of competent jurisdiction. The removal of any artifacts from the project site shall be inventoried with oversight by the TCA Native American monitor.

- If a Data Recovery Plan is authorized as indicated above and the TCA Tribe does not object, then an adequate artifact sample to address research avenues previously identified for sites in the area shall be collected using professional archaeological collection methods. If the qualified archaeologist collects such resources, the TCA Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground-disturbing activities, the TCA Native American monitor may, at their discretion, collect said resources for later reburial or storage at a local curation facility, as described in the Pre-Excavation Agreement.
- In the event that curation of archaeological resources or Tribal Cultural Resources is required by a superseding regulatory agency, curation shall be conducted by an approved local facility within San Diego County and the curation shall be guided by California State Historical Resources Commission's Guidelines for the Curation of Archaeological Collections. The City shall provide the applicant/owner final curation language and guidance on the project grading plans prior to issuance of the grading permit, if applicable, during project construction. The applicant/owner shall be responsible for all repatriation and curation costs and provide to the City written documentation from the TCA Tribe or the curation facility, whichever is most applicable, that the repatriation and/or curation have been completed.

5.5 Human Remains

Details of human remains protocols and procedures are provided below:

- As specified by California Health and Safety Code, Section 7050.5, if human remains, or remains that are potentially human, are found on the project site during ground-disturbing activities or during archaeological work, the person responsible for the excavation, or their authorized representative, shall immediately notify the San Diego County Medical Examiner's Office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the TCA Native American monitor) shall occur until the medical examiner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code, Section 5097.98.
- If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the qualified archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by state law, the medical examiner shall determine within 2 working days of being notified if the remains are subject to their authority. If the medical examiner recognizes the remains to be Native American, and not under their jurisdiction, then they shall contact the NAHC by telephone within 24 hours. The NAHC shall make a determination as to the most likely descendent, who shall be afforded 48 hours from the time access is granted to the discovery site to make recommendations regarding culturally appropriate treatment.
- If suspected Native American remains are discovered, the remains shall be kept in situ (in place) until after the medical examiner makes their determination and notifications and until after the most likely descendent is identified, at which time the archaeological

examination of the remains shall only occur on site in the presence of the most likely descendent. The specific locations of Native American burials and reburials shall be proprietary and not disclosed to the general public. According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). In the event that the applicant/owner and the most likely descendant are in disagreement regarding the disposition of the remains, state law shall apply, and the mediation process shall occur with the NAHC. In the event that mediation is not successful, the landowner shall rebury the remains at a location free from future disturbance (refer to California Public Resources Code, Sections 5097.98[e] and 5097.94[k]).

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7.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

The following persons participated in the preparation of this report:

Harris & Associates

Donna Beddow	Principal Investigator
Robert Bolger	Archaeologist
Jasmine Alvarez-Ceja	Junior Archaeologist

The following agencies, organizations, and individuals were contacted:

Native American Heritage Commission

South Coastal Information Center

Raymond Welch	Barona Group of Capitan Grande
Ralph Goff	Campo Band of Diegueño Mission Indians
Michael Garcia	Ewiiapaayp Band of Kumeyaay Indians
Robert Pinto	Ewiiapaayp Band of Kumeyaay Indians
Virgil Perez	Iipay Nation of Santa Ysabel
Clint Linton	Iipay Nation of Santa Ysabel
Rebecca Osuna	Inaja-Cosmit Band of Indians
Erica Pinto	Jamul Indian Village
Lisa Cumper	Jamul Indian Village
Carmen Lucas	Kwaaymii Laguna Band of Mission Indians
Norma Contreras	La Jolla Band of Luiseño Indians
Javaughn Miller	La Posta Band of Diegueño Mission Indians
Gwendolyn Parada	La Posta Band of Diegueño Mission Indians
Angela Elliott Santos	Manzanita Band of Kumeyaay Nation
Michael Linton	Mesa Grande Band of Diegueño Mission Indians
Shasta Gaughen, Ph.D.	Pala Band of Mission Indians
Temet Aguilar	Pauma Band of Luiseño Indians
Mark Macarro	Pechanga Band of Indians
Paul Macarro	Pechanga Band of Indians
Cheryl Madrigal	Rincon Band of Luiseño Indians
Bo Mazzetti	Rincon Band of Luiseño Indians
Cami Mojado	San Luis Rey Band of Mission Indians
Allen Lawson	San Pasqual Band of Diegueño Mission Indians
John Flores	San Pasqual Band of Diegueño Mission Indians
Joseph Ontiveros	Soboba Band of Luiseño Indians
Isaiah Vivanco	Soboba Band of Luiseño Indians
Cody Martinez	Sycuan Band of the Kumeyaay Nation
Kristie Orosco	Sycuan Band of the Kumeyaay Nation
John Christman	Viejas Band of Kumeyaay Indians
Ernest Pingleton	Viejas Band of Kumeyaay Indians

8.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

The following mitigation measures and design considerations will serve to mitigate project impacts to below a level of significance.

Site No.	Direct Impacts	Mitigation Measures	Design Considerations
P-37-014081	Yes	None – Not a significant resource	None – Not a significant resource
Unidentified Buried Resources	Unknown	Pre-Excavation Agreement, Construction Monitoring, Unanticipated Discoveries Human Remains	

Appendix A. Photographs

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Photograph 1: Northern parcels.



Photograph 2: Southern parcel.



Photograph 3: Barracks, east elevation (front).



Photograph 4: Barracks, west elevation (rear), graffiti, collapsed porch roof.



Photograph 5: Barracks, west elevation, missing/damaged exterior cladding.



Photograph 6: Barracks, south elevation, modern irrigation system.



Photograph 7: Garage, south elevation, collapsed and missing fascia.



Photograph 8: Garage, east elevation, modern garage door.

Appendix B. CHRIS Background Data
Under Separate Cover – Refer to Confidential Appendices

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Appendix C. DPR Forms

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CONTINUATION SHEET

Property Name: San Marcos Forest Fire Station _____

Page of _____

A reevaluation of the exteriors of the buildings of P-37-014081 conducted in 2023 found that many modern additions, modifications, and damages have impacted the historic nature and appearance of the both the Barracks and the Garage elements of the site.

These elements include:

1. Both buildings have had all windows and doors boarded up with plywood due to planned disuse of the buildings.
2. Both building show significant dilapidation, with severely peeling paint throughout, modern spray paint graffiti, the asphalt roof disintegrating on the south-facing sides, the flashing and fascia of the eaves being mostly missing, multiple locations of exterior cladding either damaged or completely removed, and the in-ground sign and mailbox area having been destroyed. In addition, the rear porch roof of the Barracks is collapsing due to a now-missing vertical support beam.
3. Numerous examples of modern additions added before disuse of the property also impact the historic character of the structures, including:
 - a) Both the Barracks and the Garage buildings have been updated with modern exterior lights
 - b) The south face of the garage has been updated with a modern surface-mounted ½" PVC water line servicing a modern eyewash station near the west end of the building and a 1 ½" water output and standard ½" hose spigot along the east end of the building.
 - c) The west side of the garage has a modern, surface mounted electrical service running into a trench cut through the concrete, connecting it to the Barracks.
 - d) Both the Barracks and the Garage display surface-mounted modern low voltage services and junction boxes surface mounted to the side of the buildings.
 - e) The south side of the Barracks (prominently) displays a modern sprinkler control system surface-mounted to the side of the building.
 - f) The north side of the Barracks displays a surface-mounted modern circuit breaker box and electrical service, replacing the original fuse box service still located on the west side of the structure.
 - g) The Barracks east (front) face of the Barracks building has an attached and prominent modern radio antenna atop a pole made of modern interior fire sprinkler piping.

CONTINUATION SHEET

Property Name: San Marcos Forest Fire Station

Page of _____



East (front) entrance to Barracks. Boarded windows, fading paint, damaged roof, and modern radio antenna shown.



South entrance to Garage. Modern surface-mounted eye wash station visible.

CONTINUATION SHEET

Property Name: San Marcos Forest Fire Station

Page of _____



West (rear) face of Barracks showing both modern graffiti and collapsing rear porch roof.



South face of Barracks showing modern surface-mounted sprinkler controller system.

CONTINUATION SHEET

Property Name: San Marcos Forest Fire Station

Page of _____



West (rear) face of Barracks with significant missing/damaged exterior cladding.



Front signage and mailbox area now in disrepair and overgrown.

Appendix D. Sacred Lands File Check and Tribal Outreach

Under Separate Cover – Refer to Confidential Appendices

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