



11.4 Cultural Resources Study

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November 14, 2022

Michael Winter, Senior Development Manager
TOLL BROTHERS APARTMENT LIVING
23422 Mill Creek Drive, Suite 105
Laguna Hills, CA 92643

RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT, TREMONT SITE, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

Dear Mr. Winter:

In support of the Oceanside Transit Center Redevelopment Project, Tremont Site (project), Michael Baker International completed a South Coastal Information Center (SCIC) records search, literature and historical map review, consultation with the Oceanside Historical Society, and buried archaeological site sensitivity analysis of the property at 235 South Tremont Street, Oceanside, California, to determine if the project area contains historical resources as defined in California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a) that may be impacted by the project. Additionally, Michael Baker International requested a San Diego Natural History Museum (SDNHM) paleontological records search, and conducted a search of online and published databases to identify paleontological localities. The project is subject to CEQA review; the City of Oceanside (City) is the lead agency. Methods, results, and recommendations are summarized below.

PROJECT DESCRIPTION

The project at 235 South Tremont Street consists of 10.2 acres located on the current Oceanside Transit Center property owned by the North County Transit District (NCTD). The project would construct up to 831,480 gross square feet of development, with an additional 283,314 gross square feet devoted to above grade parking and 398,478 gross square feet for below grade parking, supplying a total of 1,798 parking stalls. On-site development would include the following:

- 580,270 square feet of residential use, including 547 residential apartment units and associated amenities;
- 154,652-square-foot boutique hotel, including 165 rooms and associated amenities;
- 61,260-square-foot NCTD headquarters building;
- 3,741-square-foot modern intermodal transportation center with ancillary facilities;
- 23,794 square feet of retail and food and beverage service; and
- 1,798 parking stalls for public and private use.

The maximum depth of ground disturbance associated with project construction is expected to reach 35.5 feet below ground surface.

PROJECT AREA

The project area is identified as the boundaries of Assessor Parcel Numbers 147-350-24, 150-046-17, 150-046-01, 150-046-02, 150-046-03, 150-046-04, 150-046-05, 150-046-06, 150-046-07, 150-046-08, 150-043-01, 150-043-02, 150-043-03, 150-043-04, 150-043-05, 150-043-06, and 147-350-25. This includes the

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maximum extent of ground disturbance and project activities associated with demolition, site preparation, and construction.

The project is mapped within *Oceanside, California* USGS 7.5-minute topographic quadrangle map Township 11 South, Range 5 West, Section 26 (see **Attachment 1**). The project area is at 235 South Tremont Street in Oceanside, San Diego County, California.

GEOLOGIC SETTING

California is divided into 11 geomorphic provinces, each defined by unique geologic and geomorphic characteristics. The project is in the west-central portion of the Peninsular Ranges geomorphic province, which is marked by northwest-trending mountain ranges and valleys subparallel to the San Andreas Fault. This geomorphic province also includes physiogeographic features such as the Los Angeles Basin, the southern members of the Channel Islands, and the continental shelf (CGS 2002). The Peninsular Ranges province crosses several counties, as well as Baja California, and is bound by the Pacific Ocean to the west, the Transverse Ranges geomorphic province to the north, and the Colorado Desert geomorphic province to the east. The Peninsular Ranges are dominated by the Peninsular Ranges batholith (Prothero 2017).

The geology of the Oceanside area was mapped by Clarke et al. (1987) at a scale of 1:250,000; by Kennedy and Tan (2007) at a scale of 1:100,000; and by Tan and Kennedy (1996) at a scale of 1:24,000. The project area is located south of the Oceanside Harbor and the San Luis Rey River and north of the Loma Alta Marsh, within the Coastal Plain geographic region (County of San Diego 2011). Geologic units underlying the project area are mapped as old paralic deposits (Qop₆₋₇ of Kennedy and Tan 2007) dating from the middle to late Pleistocene epochs in age (770,000 to 11,700 years ago) and roughly equivalent to the Bay Point Formation of Kennedy (1975) per the SDNHM records search.

The project area is within the Diegan Coastal Terraces ecoregion of California (Griffith et al. 2016). Ecoregions denote general similarity in ecosystems and environmental resources. This region consists of nearly level to gently sloping marine terraces and a narrow strip of beach and dune along the coast. Climate in this region is influenced by the Pacific Ocean with thermic soil temperatures and xeric soil moisture. Although much of this ecoregion has been modified by urban and residential development, vegetation present is mostly California sage scrub, with maritime succulent, Diegan coastal sage scrub, and chaparral communities, and occasionally includes California sagebrush, California buckwheat, black sage, ceanothus, coast live oak, and annual grasslands.

The soil in the project area has been mapped as the Tujunga soil series map unit (NRCS 2022). The Tujunga series are excessively drained Typic Xeropsamments consisting of brown loams and sands, which formed in alluvium derived from granitic source rocks (USDA 2017). Typic Xeropsamments are a subgroup of loamy sands with less than 35 percent rock fragments and little to no moisture content (USDA 2010).

CULTURAL RESOURCES IDENTIFICATION METHODS

The methods and results of the SCIC records search, literature and historical map search, historical society consultation, and buried archaeological site sensitivity analysis are presented below.

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SOUTH COASTAL INFORMATION CENTER

SCIC staff conducted a records search (File No. 3194) of the project area and half-mile search radius on October 19, 2022. The SCIC, as part of the California Historical Resources Information System, San Diego State University, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for San Diego County. As part of the records search, the following federal and California inventories were reviewed:

- California Inventory of Historic Resources (OHP 1976)
- California Points of Historical Interest (OHP 1992 and updates)
- California Historical Landmarks (OHP 1996)
- Archaeological Determinations of Eligibility (OHP 2012) for San Diego County
- SCIC Historic Addresses Database (SCIC 2022)
- Built Environment Resource Directory for San Diego County (OHP 2022)

Resource Results

One cultural resource was identified in the project area and 205 additional cultural resources were identified within the half-mile search radius of the project area. Full results of the SCIC records search are included in **Attachment 2**.

Atchison, Topeka, and Santa Fe Railroad Maintenance Yard (P-37-027207/CA-SDI-017796)

This resource overlaps the northern part of the project area north of West Topeka Street. The resource consists of the former maintenance yard for the Atchison, Topeka, and Santa Fe (AT&SF) Railroad and adjacent to what is cited as "Mexican Tenements." The site dates from approximately 1880 until the 1980s, when it became part of the Oceanside Transit Center (McGinnis and Treinen 2005). The site includes "multiple trash pits, cement foundations, rail lines, pipelines, an engine maintenance pit, and associated artifacts" (Menvielle 2019). Much of the site was recorded during the construction of the multistory parking structure located just outside and northwest of the project area; the extensive excavation and grading activity led to a loss of the site's integrity (Menvielle 2019). However, the part of the site that overlaps the project area did not undergo these major excavations and therefore might be expected to retain its integrity. This resource has not been formally evaluated for inclusion in the California Register of Historical Resources.

Atchison, Topeka, and Santa Fe Railroad (P-37-024739/CA-SDI-16385H)

The AT&SF Railroad, originally called the Southern California Railroad, was constructed between 1880 and 1888 and played a role in the development of San Diego County from 1880 to 1920 (Foglia 2017). The segment is located immediately west adjacent, but outside of the project area. Segments of the AT&SF Railroad have been determined eligible for the National Register of Historic Places and California Register of Historical Resources (Daly 2015); however, the segment adjacent to the project area was determined to be a non-contributing element to the eligible site due to a lack of overall integrity (Furnis 2017).

The SCIC provided information for a total of 205 resources within the half-mile search radius. Eighteen resources were outlined by the SCIC (see below table), and 187 were included in the SCIC Historic Addresses Database. The resources identified include a mix of local, state, and nationally designated residential, commercial, religious, municipal, educational, and industrial resource types (see **Attachment 2**).

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Resource Name/ Number	Address	Type	OHP Status Code/ Eligibility Status	Relationship to Project Site
P-37-013211 / CA-SDI-013211	N/A	Prehistoric – Shell scatter	Unevaluated	0.13 miles south
P-37-016259	623 North Nevada Street	Historic – Single family house (HP2)	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	0.45 miles north
P-37-016260 / Seaside #2	818 Washington Street	Historic – Single family house (HP2)	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	0.27 miles east
P-37-016261 / Seaside #1	421 South Horne Street	Historic – Single family residence (HP2)	5S3 - Appears to be individually eligible for local listing or designation through survey evaluation.	0.33 miles east
P-37-017018 / Oceanside Athletic Club	315 Windward Way	Historic – Women’s property (HP38), Stadium, sports arena (HP42)	2 - Determined eligible for listing in National (NR) or California (CR) Registers	0.43 miles northwest
P-37-017220 / Melville and Fay Goetz Residence; Alice M. Newton Residence	902 Seagaze Drive	Historic – house (HP39)	5S1 - Individually listed or designated locally	0.3 miles northeast
P-37-024739 / CA- SDI-16385H	Atchison Topeka and Santa Fe Railroad	Historic – Railroad grade (AH7)	Non-contributing element to the eligible site.	0.01 miles west (adjacent)
P-37-026686	426 South Pacific Street	Historic – Single- family property (HP2)	Recommended ineligible.	0.12 miles south
P-37-026687	523 South Myers Street	Historic – Single- family property (HP2)	6Z - Found ineligible for NR, CR or local designation through survey evaluation.	0.15 miles south
P-37-026688	519 South Myers Street	Historic – Single- family property (HP2), Detached garage (HP4)	6Z - Found ineligible for NR, CR or local designation through survey evaluation.	0.15 miles south

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Resource Name/ Number	Address	Type	OHP Status Code/ Eligibility Status	Relationship to Project Site
P-37-026689	112 Ash Street	Historic – Single-family property (HP2)	6Z - Found ineligible for NR, CR or local designation through survey evaluation.	0.16 miles south
P-37-027736 / Melville Goetz Residence	902 Seagaze Drive	Historic – Other (HP39)	6Z - Found ineligible for NR, CR or local designation through survey evaluation.	0.31 miles northeast
P-37-028816 / Oceanside Engine House and Police Station	714 Third Street	Historic - Building	1D - Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR.	0.29 miles north
P-37-028817 / Oceanside City Hall	704 Third Street	Historic – Building	1D - Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR.	0.29 miles north
P-37-033105 / CA-SDI-020845 / Oceanside Beachfront Resort	Mission Avenue and North Myers Street	Historic – Trash scatter (AH4), Well (AH5)	Unevaluated	0.08 miles west
P-37-033331 / Cleveland Street Isolate	N/A	Prehistoric – granitic mano fragment (A16)	Unevaluated	0.08 miles south
P-37-038725	321 North Tremont Street	Historic – 1-3 story commercial building (HP6)	6Z - Found ineligible for NR, CR or local designation through survey evaluation.	0.18 miles north
P-37-038726 / Oceanside Substation	North Tremont Street / Civic Center Drive	Historic – Public utility building (HP9), Engineering structure (HP11)	6Z - Found ineligible for NR, CR or local designation through survey evaluation.	0.2 miles north

Report Results

Seven cultural resources studies have been previously completed within the project area, and 37 have been completed within the half-mile search radius, for a total of 44 studies, as identified below. One hundred percent of the project area has been previously studied.

Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
SD-00535	Cupples, Sue Ann	1976	<i>Oceanside Harbor and Navigation Project: Archaeological Survey Report</i>	No	No

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Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
SD-02190	Magalousis and Kelsey	1991	<i>Preliminary Archaeological and Historical Investigations at the Courts Livery Stable with a Brief History of the Johansen House</i>	No	No
SD-02786	Pignolo, Andrew, Kathleen Crawford, and Delman James	1993	<i>Archaeological Testing and Evaluation of the North County Transit District Maintenance Facility Alternatives, Oceanside and Carlsbad, California</i>	Yes	No
SD-03047	Schroth, Adella, Roxana Phillips, and Dennis Gallegos	1996	<i>Cultural Resource Inventory of the Santa Margarita River Valley, Camp Pendleton</i>	No	No
SD-04175	Gallegos, Dennis R. and Sinead Ni Ghabhlain, PhD	1999	<i>Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project, San Marcos, California</i>	No	No
SD-04973	Recon	1979	<i>Final Master Environmental Impact Report for Oceanside Redevelopment</i>	Yes	No
SD-05182	Gallegos & Associates	1994	<i>Treatment Plan for One City Block, Downtown Oceanside Redevelopment Project Oceanside, California</i>	No	No
SD-05293	Kyle, Carolyn, Roxana Phillips, and Dennis Gallegos	1993	<i>Historical/Archaeological Survey Report for the One City Block within the Downtown Oceanside Development Core Block Area</i>	No	No
SD-05767	Fink, Gary R. and Janet Hightower	1979	<i>Historic Property Survey, Oceanside Multipurpose Transportation Facility</i>	No	No
SD-06130	Lauter, Gloria	n.d.	<i>Cultural Resource Assessment of the Area Impacted by the Proposed Expansion of the Oceanside Harbor, California</i>	No	No
SD-06238	Kyle, Carolyn E., Dennis Gallegos, Roxana Phillips, and Steve Van Wormer	1993	<i>Historical/Archaeological Survey Report for the One City Block, Downtown Oceanside, California</i>	No	No
SD-07521	Kyle, Carolyn	1993	<i>Historical/Archaeological Survey and Test Report for One City Block, Downtown Oceanside Redevelopment Core Block Area, Oceanside, CA</i>	No	No

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Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
SD-07561	Duke, Curt	2002	<i>Cultural Resource Assessment Cingular Wireless Facility No. SD 722-01 San Diego County, California</i>	No	No
SD-09019	Wahoff, Tanya and Andrew L. York	2003	<i>Construction Monitoring Program for the Sewage Effluent Compliance Project Oceanside Outfall Alternative Marine Corps Base, Camp Pendleton and City of Oceanside, San Diego County, California</i>	No	No
SD-09361	Byrd, Brian F. and Colin O'Neill	2002	<i>Archaeological Survey Report for the Phase I Archaeological Survey along Interstate 5 San Diego County, CA.</i>	No	No
SD-09438	Ni Ghabhlain, Sinead	2004	<i>Historical Evaluation of Three Houses, 519 and 523 South Myers Street, Oceanside, California</i>	No	No
SD-09440	Ni Ghabhlain, Sinead	2004	<i>Historical Evaluation of 426 South Pacific Street, Oceanside, California</i>	No	No
SD-09494	York, Andrew and Christopher L. Shaver	2005	<i>Cultural Resources Documents for the Coastal Rail Trail Project City of Oceanside San Diego County, California</i>	No	No
SD-09546	Guerrero, Monica, Dennis Gallegos, Tracy Stropes, Steve Bouscaren, Susan Bugbee, and Richard Carreto	2001	<i>Cultural Resource Test Report for Oceanside-Escondido Rail Project Oceanside, California</i>	No	No
SD-10101	McGinnis, Patrick and Sean O'Brien	2005	<i>Cultural Resources Monitoring Report for the Oceanside Transit Center Parking Garage, 117 Cleveland Street, City of Oceanside, San Diego County, California, from October 2004 to November 2004</i>	Yes	No
SD-10428	Moomjian, Scott A.	2006	<i>Historic American Building Survey (HABS) Level One for the Melvin Goetz Residence, 902 Seagaze Drive, Oceanside 90254</i>	No	No
SD-10517	Kelsey, Harry	1993	<i>Americanization School</i>	No	No
SD-10551	Arrington, Cindy	2006	<i>Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California</i>	No	No

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Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
SD-11035	Various	n.d.	<i>Oceanside City Hall and Fire Station, Oceanside Civic Center, 704 and 714 Third Street, Oceanside, California 92054</i>	No	No
SD-11761	Dominici, Deb	2007	<i>Historic Property Survey Report, I-5 North Coast Widening Project</i>	No	No
SD-11925	Ni Ghabhlain, Sinead	2006	<i>Historical Assessment for the Proposed Oceanside Beach Resort, City of Oceanside, California</i>	No	No
SD-12039	Guerrero, Monica and Dennis R. Gallegos	2007	<i>Cultural Resources Monitoring Report for the North County Transit District (NCTD) Sprinter Rail Project Oceanside to Escondido, California</i>	Yes	No
SD-13488	York, Andrew L. and John Hildebrand	2011	<i>Cultural Resources Investigation in Support of Consultation for the Regional Beach Sand II Project, San Diego County, California</i>	No	No
SD-14069	Ni Ghabhlain, Sinead	2011	<i>Cultural and Historical Resource Study for the City of Oceanside General Plan-Circulation Element Update Program Environmental Impact Report (PEIR)</i>	Yes	No
SD-14489	Robbins-Wade, Mary	2013	<i>305 Wisconsin Avenue Archaeological and Historical Resources (Affins Job No. 2553)</i>	No	No
SD-14492	Robbins-Wade, Mary	2013	<i>Cleveland Street 8 Cultural Resource Survey (Affins Job No. 2549)</i>	No	No
SD-14615	Caltrans	2007	<i>Interstate 5 Corridor Project Historic Property Survey Report and Supplementals</i>	No	No
SD-14803	Davison, Kristina	2014	<i>Cleveland Street 2 Cultural Resources Survey (Affins Job No. 2587)</i>	No	No
SD-16127	Dominici, Deb and Dom Laylander	2008	<i>2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor</i>	No	No
SD-16131	Blake, Michelle	2013	<i>Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area of Potential Effects (APE) I-5 North Coast Corridor</i>	No	No
SD-16283	Smith, Brian F.	2015	<i>The Oceanside Block 18 Project, Oceanside, California (APN 147-370-02); Results of Archaeological and Paleontological Monitoring</i>	No	No

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Report No.	Author(s)	Date	Title	In Project Area?	Resources in Project Area?
SD-17194	Castells, Shelby Gunderman and Tony Quach	2016	<i>Archaeological Survey Report for the Oceanside Beach Restroom and Beach Operations Facility Project, Oceanside, California</i>	No	No
SD-17213	Vader, Michael, Chris Lockwood, and Vanessa Ortiz	2016	<i>Coast Highway Corridor Study Project, Oceanside, California, Phase I Cultural Resources Assessment</i>	No	No
SD-17857	Valasik, Molly and Lynn Furnis	2017	<i>North County Transit District Advance Train Control System Antenna at the Oceanside Transit Center at Mile Post 226.5 Control Point Pacific Project, Oceanside, San Diego County, California</i>	Yes	No
SD-18113	Smith, Brian F.	2017	<i>The Oceanside Block 19 Project, Oceanside, California (APN 147-370-02); Results of Archaeological and Paleontological Monitoring</i>	No	No
SD-18126	Mello, Monica	2018	<i>ETS TBD Oceanside Substation Project: Historical Evaluation of Oceanside Substation and 321 North Tremont Street, Oceanside, California</i>	No	No
SD-18127	Cooley, Theodore G.	2018	<i>Letter Report: ETS TBD – Cultural Resources Survey for the SDG&E Oceanside Substation within the City of Oceanside, San Diego County, California – IO 200515748</i>	No	No
SD-18581	Facchini, Dina	2018	<i>Federal Communication Commission Form 621 Collocation Submission Packet for the Proposed North County Transit District’s Advance Train Control System Oceanside Transit Center at Mile Post 226.5, Oceanside, San Diego County, CA 92054</i>	No	No
SD-18768	Menvielle, Jordan	2019	<i>Letter Report: ETS 39249 – Archaeological Monitoring Results for the Replacement of Pole P20325, City of Oceanside, San Diego County, California – IO 7074264</i>	Yes	Yes

LITERATURE AND HISTORICAL MAP REVIEW

Michael Baker International staff reviewed literature and historical maps for historical information about the project area and the vicinity. Below is a list of resources reviewed, followed by a narrative description of the results.

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Historical Maps

- *Oceanside, California* (Sanborn Map Company 1925)
- *Oceanside, California* (Sanborn Map Company 1925, rev. 1950)
- *Oceanside, California*, 1:62,500 scale topographic quadrangle (USGS 1893)
- *Oceanside, California*, 1:62,500 scale topographic quadrangle (USGS 1901)
- *Oceanside, California*, 1:62,500 scale topographic quadrangle (USGS 1942)
- *Oceanside, California*, 1:24,000 scale topographic quadrangle (USGS 1949)
- *Oceanside, California*, 1:24,000 scale topographic quadrangle (USGS 1968, rev. 1970)
- *Oceanside, California*, 1:24,000 scale topographic quadrangle (USGS 1997, rev. 2000)
- Survey Plat Map, Township 11 South, Range 5 West (GLO 1870)
- Survey Plat Map, Township 11 South, Range 5 West (GLO 1881)

Historical Aerial Images

- University of California, Santa Barbara Library Geospatial Collection (UCSB 2022)
- National Environmental Title Research (NETR) (NETR 2022)

Historical Databases

- Ancestry.com (2022)
- Newspapers.com (2022)
- Calisphere (2022)
- Internet Archive (2022)
- HathiTrust (2022)

Literature

- *Handbook of the Indians of California* (Kroeber [1925] 1976)
- "Luiseño" (Bean and Shipek 1978)
- "Luiseño Social Organization" (White 1963)
- "The Cultural of the Luiseño Indians" (Sparkman 1908)
- *San Luis Rey Mission* (Englehardt 1921)
- "One If by Land, Two If by Sea: Who Were the First Californians?" (Erlandson et al. 2007)
- *California Archaeology* (Moratto 1984)
- "The Del Rey Tradition and Its Place in the Prehistory of Southern California" (Sutton 2010)
- "Reconceptualizing the Encinitas Tradition of Southern California" (Sutton and Gardner 2010)
- "A Suggested Chronology for Southern California Coastal Archaeology" (Wallace 1955)
- "Cultural Tradition and Ecological Adaptation on the Southern California Coast" (Warren 1968)

Results

The earliest habitation of coastal San Diego County and the San Luis Rey River watershed likely occurred in the Paleocoastal or Paleoindian Period, which is generally dated between about 13,000 and 8,500 before present (BP) (Arnold et al. 2004; Moratto 1984; Erlandson et al. 2007). These earliest inhabitants were highly mobile hunter-gatherers who left behind little in the way of archaeological remains.

The first uncontested evidence of human occupation in this area dates to about 9,000 BP. It is associated with the Millingstone Cultural Horizon, or as it is also known, the Encinitas Tradition. Millingstone

populations established permanent settlements located primarily on the coast and in other locations with reliable water sources and a variety of potential foodstuffs. There they relied heavily on shellfish, seeds, and small animals. The period takes its name from the appearance of ground stone artifacts. In the Early Millingstone, these ground stone artifacts are manos and metates, but after approximately 5,000 BP, when acorns become important in the diet, mortars and pestles become an important component of the artifact assemblage (Wallace 1955; Warren 1968, Sutton and Gardner 2010).

The period between 3,500 BP and 1,500 BP is known as the Intermediate Period. Increasing population pressures led to intensified exploitation of existing terrestrial and marine resources. The intensified resource procurement was enabled by technological innovations such as the circular fishhook on the coast, greater use of the mortar and pestle to exploit acorns more efficiently, and the use of the dart and atlatl to diversify hunting (Erlandson et al. 2007). Larger numbers of settlements that are also bigger in size are observed in the archaeological record, suggesting a larger and more sedentary population. Trade networks and greater craft specialization developed during this period.

During the Late Prehistoric, which began approximately 1,500 BP and continued until European intrusion, is the period of the development and florescence of the Native American tribes encountered by the Spanish. Late Prehistoric subsistence consisted of hunting, trapping, fishing, and gathering, and continued the pattern of increased population and sedentism.

Ethnohistoric and Early Historic Context

Spanish explorers first visited the coast of southern California in 1542. But European settlement did not begin in the area until 1769, when Gaspar de Portola led an exploratory mission intended to open up Alta California to settlement. In 1769 Mission San Diego was established, followed in 1776 by Mission San Juan Capistrano. On June 13, 1798, Franciscan friars established Mission San Luis Rey de Francia approximately 4 miles east of the project area in order to bridge the gap between the two missions. Missionaries chose as the location a spot initially proposed for Mission San Juan Capistrano and known to them as San Juan Capistrano el Viejo. The local Native Americans called the place Tacayme. This location was chosen in part due to the large numbers of Native Americans in the vicinity who had proven friendly to the missionaries at San Juan Capistrano and whom the Franciscans believed would choose to convert (Engelhardt 1921: 7-8).

The Franciscans called the local Native Americans *Luiseños* after the mission. Luiseño territory included the San Luis Rey River and Santa Margarita River watersheds and ranged from the coast to Palomar Mountain in the southeast and Santiago Peak in the northeast. The Luiseño spoke a language of the Cupan group of the Takic language family (Bean and Shipek 1978: 550). Luiseño villages were most common along the coast and along the region's major rivers, where homes took the form of conical, partially subterranean structures built of reeds, brush, or bark. Similar, smaller earth-covered structures served as sweathouses, and rectangular brush structures provided shade. A ceremonial enclosure was the spiritual center of the community. The area of Oceanside where the San Luis Rey River meets the coast was densely populated. Sparkman equates San Luis Rey with the *Luiseño* place name Keish (Sparkman 1908: 191). Kroeber indicates that the village located at the mouth of the San Luis Rey River—and therefore probably the closest documented village to the project area—was Wiawio (Kroeber [1925] 1976: Plate 57). Other villages, the names of which are not recorded, may have also existed in the area. The resource procurement areas of these known and unknown villages would have included the project area.

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By the early 1800s, as introduced diseases led to population decline, and Spanish use of the land for agriculture and grazing made the Native Americans' reliance on their traditional lifestyle increasingly untenable, the majority of California's coastal Native American populations had entered the mission system (Jackson 1999).

In 1821, Mexico won its independence from Spain. The new state was secular in nature and moved increasingly towards secularization of the mission and dispersal of the mission properties among politically connected elites. In 1834, the missions were secularized and their lands divided up. Little of the missions' lands and wealth went to the Native Americans to whom they theoretically belonged. Mission San Luis Rey's properties were seized and auctioned. More than 600 ranchos were granted between 1833 and 1846 as the Mexican government sought to solidify its authority over Alta California amid fears of intrusion by the United States.

California was captured by the United States during the Mexican-American War of 1846–1848. The discovery of gold in California led to a population boom in the 1850s and 1860s. The completion of the transcontinental Santa Fe Railroad in 1886 led to increased land speculation and development (Meyer 1981).

History of Oceanside

The California Southern Railway was completed from San Diego to San Bernardino in 1883. Seeing an opportunity to develop a townsite along the route, Andrew Jackson Meyers acquired 160 acres of present-day Oceanside through the Homestead Act that same year. Meyers worked with federal surveyor Cave J. Coats Jr. to map the land and enlisted J. Chauncey Hayes to manage the sale of subdivided lots. "Ocean Side," as it was originally called, grew quickly through the 1890s. The burgeoning coastal community was especially popular as a vacation destination for beachgoers visiting from inland areas of Southern California. By the turn of the twentieth century, Oceanside had all the makings of a small, bustling city including a wharf, myriad commercial enterprises, churches of various denominations, and numerous hotels. Highway development connecting Oceanside to regional metropolitan centers during the 1920s encouraged further real estate development; however, the onset of the Great Depression stalled building and infrastructure growth during the 1930s. By the 1940s, the vicinity of the subject property featured a smattering of low-density, single-family homes and retail establishments (USGS 1893, 1901, 1942; Sanborn Map Company 1925; UCSB 1932, 1941; City of Oceanside n.d.; Oceanside Chamber of Commerce n.d.).

Like many cities and towns in California, Oceanside experienced a period of unprecedented growth during and following World War II as a result of wartime mobilization, improvement of regional transportation networks, and an abundance of local recreation amenities. Notably, the construction of Camp Pendleton, the nation's largest Marine Corps Base, drew scores of new residents to the area during the war years. Between 1940 and the early 1950s, the population of Oceanside exploded from less than 5,000 to more than 18,000. In step with residential real estate expansion, rapid development occurred downtown with the construction of modern civic buildings, retail establishments, and office complexes, particularly on main thoroughfares such as Mission Avenue and the South Coast Highway. The present NCTD complex in the project area was developed during the 1980s (Sanborn Map Company 1925, rev. 1950; USGS 1949; UCSB 1953, 1969; NETR 1967, 1983, 1984; City of Oceanside n.d.; Oceanside Chamber of Commerce n.d.).

Project Site History

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Historic maps chart the development of the project area and vicinity. Nineteenth-century maps of the project vicinity show it as undeveloped public lands (GLO 1870, 1881).

Shortly thereafter, the California Southern Railway was constructed adjacent to the project area. This railroad segment later became part of the AT&SF Railway (Furnis 2017). The railroad was first constructed between 1880 and 1888, and “played a role in the development of San Diego County from 1880-1920” (Foglia 2017). The railroad appears in USGS maps beginning in 1893 (USGS 1893).

Spurred by the railroad, Oceanside developed quickly in the nineteenth and early twentieth centuries. The town plat was already laid out in 1893, and over the ensuing decade more and more development occurred (USGS 1893, 1898, 1901; Sanborn 1907). The project area was located one block south of what was then First Street (today’s Mission Boulevard) and the downtown area.

By the turn of the century, the western portion of the project area, which appears in maps as an undeveloped lot, was a maintenance yard for the AT&SF Railroad (Menvielle 2019). Sanborn maps indicate that, in 1925, domiciles, a laundry, and a grain and feed warehouse were scattered throughout the project area (Sanborn 1925: Sheets 8 and 11). Aerial imagery from 1932 shows railway cars along the railroad adjacent to the project (UCSB 1932). By 1938 and 1946, additional homes and commercial structures have been constructed in the project area and in the vicinity, with no significant changes to the railroad depicted (NETR 1938, 1946), and by 1942, US Highway 101 was constructed approximately two blocks east of the project (USGS 1942). By 1950, numerous dwellings, auto parts stores and automotive service facilities, and other warehouse and commercial structures occupy the project area (Sanborn 1950: Sheets 8, 9, and 11). These patterns persist in aerial imagery within the project area between 1946 and 1982 (NETR 1946, 1953, 1964, 1967, 1978, 1982), and in the early 1980s, the Oceanside Transit Center took over the property (Menvielle 2019). By 1984, the Oceanside Transit Center had been developed, including construction around the station and a parking lot to the south (NETR 1984). By 2005, the previously undeveloped lot at the western edge of the project area had been developed into a parking garage (NETR 2005).

HISTORICAL SOCIETY CONSULTATION

On August 23, 2022, Michael Baker International staff emailed a letter and figures depicting the project area to the Oceanside Historical Society. The correspondence requested any information or concerns regarding cultural resources or historical resources within the project area. A follow-up message was sent on October 27, 2022. That same day, Kristi Hawthorne, Director of the Oceanside Historical Society, responded that the organization had no concerns about cultural or historical resources within the project area. Ms. Hawthorne suggested that the project incorporate a marker or plaque detailing this history of transportation service in Oceanside (see **Attachment 3**).

ARCHAEOLOGICAL SITE SENSITIVITY ANALYSIS

Sensitivity for archaeological sites is low for prehistoric archaeological resources but high for historic archaeological resources based upon the geologic deposits’ age, the project area’s proximity to the AT&SF Railroad maintenance yard (P-37-027207/CA-SDI-017796), previous disturbance in the project area, and various natural factors discussed below.

The project area is located within 0.5 miles of the coast of the Pacific Ocean, and nearly as close to the San Luis Rey River. Kroeber documents the place name Wiawio at the mouth of the San Luis Rey River (Kroeber [1925] 1976: Plate 57). This area, so near to riverine, coastal, and estuary resources, would be expected to have been heavily utilized by local Native Americans. However, the site is located on an unprotected coastal plain subject to extreme weather blowing in from the Pacific Ocean, and is more

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than 0.5 miles from a permanent fresh water source; therefore the project area would have been a resource procurement area rather than a permanent village site.

The surface sediments underlying the project area are mapped as dating from the middle to late Pleistocene in age (770,000 to 11,700 years ago). While surface archaeological sites and shallow Holocene deposits may lay unconformably upon these Pleistocene deposits, and cut-fill features may intrude into them, they are too young to typically contain intact prehistoric archaeological deposits. Any prehistoric resources located within the project area are likely to have been destroyed by human activity from the nineteenth century onward.

However, the site has high sensitivity for near-surface historic-age archaeological resources. The project area was built up after the coming of the railroad in the late nineteenth century. The project area was located just south of Oceanside’s main downtown area, and so was developed as Oceanside expanded. This development continued into the middle twentieth century, until the numerous buildings within the project area (largely single-family residences, warehouse, and commercial buildings) were demolished and the area paved over. The paving of the project area would have had the effect of sealing in and protecting the historic-period archaeological record.

Past excavations in the northern part of the project area revealed that historic-period archaeological resources associated with the AT&SF Railroad maintenance yard (P-37-027207/CA-SDI-017796) are indeed sealed beneath the surface. These included refuse deposits, foundations, pipelines, rail lines, and a maintenance pit. Similarly, features including refuse deposits, foundations, and possibly other features associated with domestic, commercial, and industrial life in early Oceanside are anticipated to exist within the project area.

PALEONTOLOGICAL RESOURCES IDENTIFICATION METHODS

The records search results, literature review, and paleontological sensitivity analysis are presented below.

PALEONTOLOGICAL RECORDS SEARCHES AND LITERATURE REVIEW

Michael Baker International staff requested and received a fossil locality records search through the SDNHM on September 2, 2022 (see **Attachment 4**). The SDNHM records search did not find any previously known fossil localities within the project area. However, SDNHM staff identified six localities bearing vertebrate fossils within 0.5 miles of the project area from similar sedimentary deposits as those found on the project, as presented in the table below.

Collection Number	Taxa	Formation	Intervals	Depth	Distance to Project Site
SDNHM 4646	Bisons	Bay Point Formation, unnamed nonmarine deposit	Late Pleistocene	at surface	~0.33 miles SE
SDNHM 7676	Baleen whales	Bay Point Formation, Bird Rock Terrace	Late Pleistocene	15 ft below surface	~0.15 miles W

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Collection Number	Taxa	Formation	Intervals	Depth	Distance to Project Site
SDNHM 2811	Baleen & toothed whales, seals, salmon, white sharks	San Mateo Formation, lower sandstone unit	late Miocene	at surface	~0.33 miles N
SDNHM 3123	Baleen & toothed whales, salmon, seals, fishes	San Mateo Formation, lower sandstone unit	Late Miocene	at surface	~0.5 miles N
SDNHM 3149	Megalodon & mako sharks, baleen & rorqual whales, fishes	San Mateo Formation, upper gravel unit	Late Miocene	25 ft below surface	~0.4 miles N
SDNHM 3150	Seals, toothed & baleen whales, mammals, auks, birds, megalodon sharks, walruses	San Mateo Formation, lower sandstone unit	Early Pliocene	75 ft below surface	~0.5 miles N

Michael Baker International conducted supplemental paleontological records searches within 5 miles of the project area using the following databases:

- University of California Museum of Paleontology Locality Search (UCMP 2022)
- The Paleobiology Database (PBDB 2022)
- FAUNMAP (FAUNMAP 2022)
- "A Paleontological Review of Three Billfish Families (Istiophoridae, Xiphiidae, and Xiphiorhynchidae)" (Fierstine 1990)
- "Paleontological Resources, County of San Diego" (Deméré and Walsh 1993)

While these databases showed no previously identified fossil-bearing localities within the project area, several localities have been reported within 2 miles of the project area, as documented in the table below. The records searches were limited to data available online.

A review of the published literature yielded reported occurrences of fossils from the Oceanside area that coincide with information recovered from online databases (Fierstine 1990). In a review of fossil localities and geologic maps across San Diego County, Deméré and Walsh (1993) determined the Bay Point Formation to have a high resource sensitivity based on previous collections of diverse and well-preserved, vertebrate and invertebrate fossil specimens.

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Collection	Taxa	Formation	Intervals	Distance to Project Site
PBDB	Camels, weasels, peccaries, whales, auks, megalodon sharks	San Mateo Formation, upper gravel conglomerate unit	late Miocene	<1 mile N
PBDB	White sharks, cow sharks, salmons, marlins, loons, albatrosses, auks, falcons, walruses, seals, dugongs, camels, horses, baleen whales	San Mateo Formation	late Miocene	<1 mile N
PBDB	Toothed & baleen whales, salmon, white sharks, chimaeras, stingrays, fishes, dugongs, walruses, dolphins, raptors (birds), cormorants, horses, camels	San Mateo Formation	early Pliocene	<1 mile N
PBDB	Dugongs	San Mateo Formation	late Pliocene	<1 mile N
PBDB	Dugongs, seals, dolphins, baleen whales, horses, camels, white sharks, rays, fishes, loons, birds	San Mateo Formation	late Pliocene	~1 mile N
FAUNMAP	Unknown	San Mateo Formation	late Miocene	<1 mile N
FAUNMAP	Unknown	San Mateo Formation	late Miocene	~1.5 miles NE
UCMP D1799	Crustaceans, bivalves, gastropods	Bay Point Formation	Pleistocene	~2 miles SE
UCMP V6880-V6881, V68106, V68146-V68148, V78024	Horses, birds, sea cows, baleen & toothed whales, white sharks, megalodon sharks, seals, salmon, auks, fishes, rays, dolphins	San Mateo Formation	late Miocene	<1 mile N

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Collection	Taxa	Formation	Intervals	Distance to Project Site
UCMP V68144– V68145	White sharks, stingrays, fishes, birds, mammals, seals, seacows, salmon, loons, toothed & baleen whales, horses, camels, auks, dolphins, walruses	San Mateo Formation	late Miocene	~1 mile N

PALEONTOLOGICAL RESOURCES SENSITIVITY ANALYSIS

The SDNHM paleontological records search and fossil locality searches of online databases (PBDB 2022; UCMP 2022; FAUNMAP 2022) did not identify any paleontological resources within the project area. Several localities have been found within 2 miles of the project area from geologic formations similar to those underlying the project area. Per mitigation impact guidelines set forth by the Society of Vertebrate Paleontology (SVP 2010), due to the fossil sensitivity of the rock formations present within the project area (old paralic deposits of late to middle Pleistocene), the project has a high potential to disturb paleontological resources within undisturbed bedrock.

FINDINGS AND RECOMMENDATIONS

The SCIC records search, literature and historical map review, and historical society consultation identified no historical resources, as defined by CEQA Section 15064.5(a), within the project area. However, one unevaluated resource, the AT&SF Railroad maintenance yard (P-37-027207/CA-SDI-017796), was identified within the project area. The resource consists of a collection of refuse deposits, foundations, and other historic archaeological features associated with the rail maintenance yard and tenements formerly located within and adjacent to the project area. The resource was heavily impacted by the construction of the parking garage adjacent to the project area. However, the current condition of the portion of the site located within the project area is unknown. Moreover, there is a high potential for disturbing previously unknown paleontological and archaeological resources during excavation into native soil.

Impacts may be avoided or reduced to less-than-significant levels to both resource P-37-027207/CA-SDI-017796 and possible other, unknown archaeological and paleontological resources through implementation of the following recommendations:

Cultural Resources Monitoring and Mitigation Plan

A cultural resources monitoring and discovery plan (CRMDP) shall be prepared, which shall specify monitoring methods, personnel, and procedures to be followed in the event of a discovery. The monitoring plan shall identify what activities require monitoring, describe monitoring procedures, and outline the protocol to be followed in the event of a find. Criteria shall be outlined, and triggers identified when further consultation (for example, Native American consultation) is required for the treatment of a find. Key staff shall be identified, and the process of notification and consultation shall be specified in the CRMDP. A curation plan shall also be outlined in the CRMDP. All archaeological work shall be conducted under the

direction of a qualified archaeological Principal Investigator who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738). All paleontological work shall be conducted under the direction of a Qualified Professional Paleontologist who meets the Society for Vertebrate Paleontology's Standards.

Worker Environmental Awareness Plan

Prior to the beginning of the earth-moving construction activities (including initial pavement removal and grading), the construction crew shall be informed of the cultural and paleontological resources values involved and of the regulatory protections afforded those resources. The crew shall also be informed of procedures relating to the discovery of unanticipated resources (as outlined in the CRMDP). The crew shall be cautioned not to collect artifacts, and directed to inform a construction supervisor and the on-site archaeological monitor in the event that cultural remains are discovered during the course of construction, including if a cultural resources monitor is not present. The on-site monitor shall administer supplemental briefing to all new construction personnel, prior to their commencement of earth-moving construction activities.

Archaeological Resources Monitoring

Archaeological monitoring for all ground-disturbing activities that have the potential to encounter archaeological resources shall be conducted by a qualified archaeological monitor who is working under the guidance of an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738). Ground-disturbing activities include, but are not limited to, geotechnical boring, boring, trenching, grading, excavating, and pavement removal. The archaeological monitor shall observe ground-disturbing activities in all areas with potential to contain significant cultural deposits. If discoveries are made during ground-disturbing activities, additional work may be required in accordance with the terms specified in the cultural resources monitoring and discovery plan.

Evaluation of Unanticipated Finds

In the event an archaeological resource is unearthed during excavation, all excavations shall be halted within 50 feet of the find. Work shall stop immediately and the discovery shall be evaluated by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology (48 Federal Register 44738), pursuant to the procedures set forth at CEQA Guidelines Section 15064.5. Depending on the nature of the find, the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II Archaeological Testing Plan. As the lead agency, the City of Oceanside shall make a determination of significance on the basis of the recommendations of the qualified archaeologist.

Treatment of Unanticipated Finds

Avoidance and preservation-in-place are the preferred treatment for historical resources, but avoidance is not always feasible. In an event that a previously unknown archaeological resource is discovered and disturbance to such a resource cannot be avoided, a Phase III, or "data recovery," phase of investigation will be required, pursuant to CEQA Guidelines Section 15064.5. The Phase III study will generally consist of a limited scale program of archaeological excavation and laboratory analysis. Any resources recovered will be properly curated, as appropriate. Mitigation will be considered complete when finds are curated and documentation of findings

is completed to a level satisfactory to the City of Oceanside and filed with the South Coastal Information Center of the California Historical Resources Information System.

Human Remains Inadvertent Discovery

If human remains are found, those remains would require proper treatment in accordance with State of California Health and Safety Code Sections 7050.5-7055. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are discovered during excavation of a site. As required by state law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the "most likely descendant." If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlie adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains.

Project-related ground-disturbing activities have a high potential to disturb significant paleontological resources, due to the fossil sensitivity of the rock formations present within the project area. Therefore, there is potential for encountering paleontological resources if Pleistocene-age deposits are encountered at depth. The following mitigation measures are recommended to reduce impacts to less than significant.

Paleontological Monitoring

Full-time paleontological monitoring is required during ground disturbance in undisturbed geologic contexts (i.e., bedrock and outcrops) which have the potential to contain significant paleontological resources. Ground disturbance refers to activities that would impact subsurface geologic deposits, such as grading, excavation, boring, etc. Activities taking place in current topsoil or within previously disturbed fill sediments, e.g., clearing, grubbing, pavement rehabilitation, do not require paleontological monitoring. Bedrock can occur at varying depths depending on the portion of the project area.

The City shall retain a Society of Vertebrate Paleontology-qualified paleontologist (SVP 2010) to provide or supervise a paleontological sensitivity training to all personnel planned to be involved with earth-moving activities, prior to grading or excavation in sedimentary rock material other than topsoil. The training session will focus on how to identify paleontological resources, such as fossils that may be encountered, and the procedures to follow if identified.

Prior to grading or excavation in sedimentary rock material other than topsoil, the City shall retain an SVP-qualified paleontologist to monitor or supervise the monitoring of these activities. The SVP-qualified paleontologist will supervise a paleontological monitor. If fossils are discovered during grading at any depth, the paleontological monitor, in discussion with the SVP-qualified paleontologist, will notify the on-site construction supervisor, who shall redirect work away from the location of the discovery. The recommendations of the SVP-qualified paleontologist shall be implemented with respect to the evaluation and recovery of fossils, after which the on-site construction supervisor shall be notified and shall direct work to continue in the location of the fossil discovery.

If any paleontological resources are encountered at the project area during construction or the course of any ground-disturbance activities, all such activities within 100 feet of the find shall

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halt immediately. At this time, the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. The assessment will follow SVP (2010) standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

If the fossils are determined to be significant, then the SVP-qualified paleontologist shall prepare and implement a data recovery plan. The plan shall include, but not be limited to, the following measures:

- The paleontologist shall ensure that all significant fossils collected are cleaned, identified, catalogued, and permanently curated with an appropriate institution with a research interest in the materials (which may include the Western Science Center in Hemet);
- The paleontologist shall ensure that specialty studies are completed, as appropriate, for any significant fossil collected; and
- The paleontologist shall ensure that curation of fossils is completed in consultation with the City. A letter of acceptance from the curation institution shall be submitted to the City.

A qualified professional paleontologist is a professional with a graduate degree in paleontology, geology, or related field, with demonstrated experience in the vertebrate, invertebrate, or botanical paleontology of California, as well as at least one year of full-time professional experience or equivalent specialized training in paleontological research (i.e., the identification of fossil deposits, application of paleontological field and laboratory procedures and techniques, and curation of fossil specimens), and at least four months of supervised field and analytic experience in general North American paleontology (SVP 2010).

PREPARER QUALIFICATIONS

MICHELLE ANDERSON, MA, ARCHITECTURAL HISTORIAN

Michelle is an architectural historian with more than four years of full-time professional experience in cultural resources management. She holds a Master of Arts degree in historic preservation planning from Cornell University. She has authored and contributed to historic resource evaluation studies and planning documents for municipal, state, and federal clients in California, Nevada, Arizona, Idaho, Montana, and New York. In her current role, Michelle prepares CEQA and National Historic Preservation Act (NHPA) Sections 106 and 110 compliance reports, conducts historical society and Native American consultation, and provides preservation planning staff augmentation services to Certified Local Governments. Outside the workplace, Michelle is active in preservation activities in her community and has served as a commissioner on the City of Davis Historical Resources Management Commission. Through her academics and experience, she meets the Secretary of the Interior's Professional Qualification Standards in history and architectural history.

MARC BEHEREC, PHD, RPA, PRINCIPAL INVESTIGATOR/SENIOR ARCHAEOLOGIST

Marc has more than 20 years of experience in prehistoric and historical archaeology and cultural resources management. His experience includes writing technical reports, including National Environmental Policy Act (NEPA), NHPA, and CEQA compliance documents. He has supervised and

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managed all phases of archaeological fieldwork, including survey, Phase II testing and evaluations and Phase III data recovery, and monitoring at sites throughout Southern California. Dr. Beherec meets the Secretary of the Interior's Professional Qualification Standards for prehistory and historical archaeology.

MAXIMILIAN VAN RENSSELAER, RA, ARCHAEOLOGIST

Maximilian has worked as an archaeologist in cultural resource management since 2013. He has more than nine years of experience recording, excavating, and evaluating historic properties. He has worked in Nevada, California, Arizona, Texas, Louisiana, Oklahoma, Indiana, and Kentucky. Maximilian specializes in applying Section 106 of the NHPA. His other skills include geographic information systems (GIS) and NEPA desktop analysis. He is currently pursuing a Master of Professional Studies degree in cultural and heritage resource management and a GIS graduate certificate at the University of Maryland.

PETER KLOESS, PHD ABD, MS, PRINCIPAL INVESTIGATOR/PALEONTOLOGIST

Peter has over 20 years of experience in paleontology, with seven years in paleontology mitigation as a paleontologist and project coordinator. His experience includes public and private consultation, field monitoring, excavation, and laboratory research on projects across the western United States, predominantly in California. He has consulting experience with a range of projects, including utility, transmission, construction, transportation, monitoring, and surveys. Additionally, he has experience recovering a diversity of fossils from project sites, such as invertebrates, small mammals and birds, large mammals, and dinosaurs. Peter also has extensive experience in paleontological museum collections and lab settings, including experience as an assistant curator, co-leader and participant in excavations across California, Utah, New Mexico, and Montana, and specimen preparator. In addition to extensive field and curation work, Peter has researched, written, and published research articles in scientific journals. He meets the Society of Vertebrate Paleontology Standards for Qualified Professional Paleontologist.

MARGO NAYYAR, SENIOR CULTURAL RESOURCES MANAGER

Senior Cultural Resources Manager Margo Nayyar provided QA/QC review of this report and evaluation. Margo is an architectural historian with 12 years of cultural management experience in California, Nevada, Arizona, Texas, Idaho, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the NHPA, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources environmental document sections for CEQA environmental documents including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Margo meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

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Sincerely,



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Architectural Historian



Marc Beherec, PhD, RPA
Senior Archaeologist



Maximilian van Rensselaer, RA
Archaeologist



Peter Kloess, PhD ABD, MS
Paleontologist



Margo Nayyar, MA
Senior Cultural Resources
Manager

Attachments:

Attachment 1 – Figures

Attachment 2 – South Coastal Information Center Search Results

Attachment 3 – Local Historical Society Consultation

Attachment 4 – Paleontological Record Search Results

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MICHAEL BAKER INTERNATIONAL

RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT, TREMONT SITE, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

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RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT, TREMONT SITE, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

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MICHAEL BAKER INTERNATIONAL

RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT, TREMONT SITE, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

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MICHAEL BAKER INTERNATIONAL

RE: CULTURAL AND PALEONTOLOGICAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT, TREMONT SITE, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

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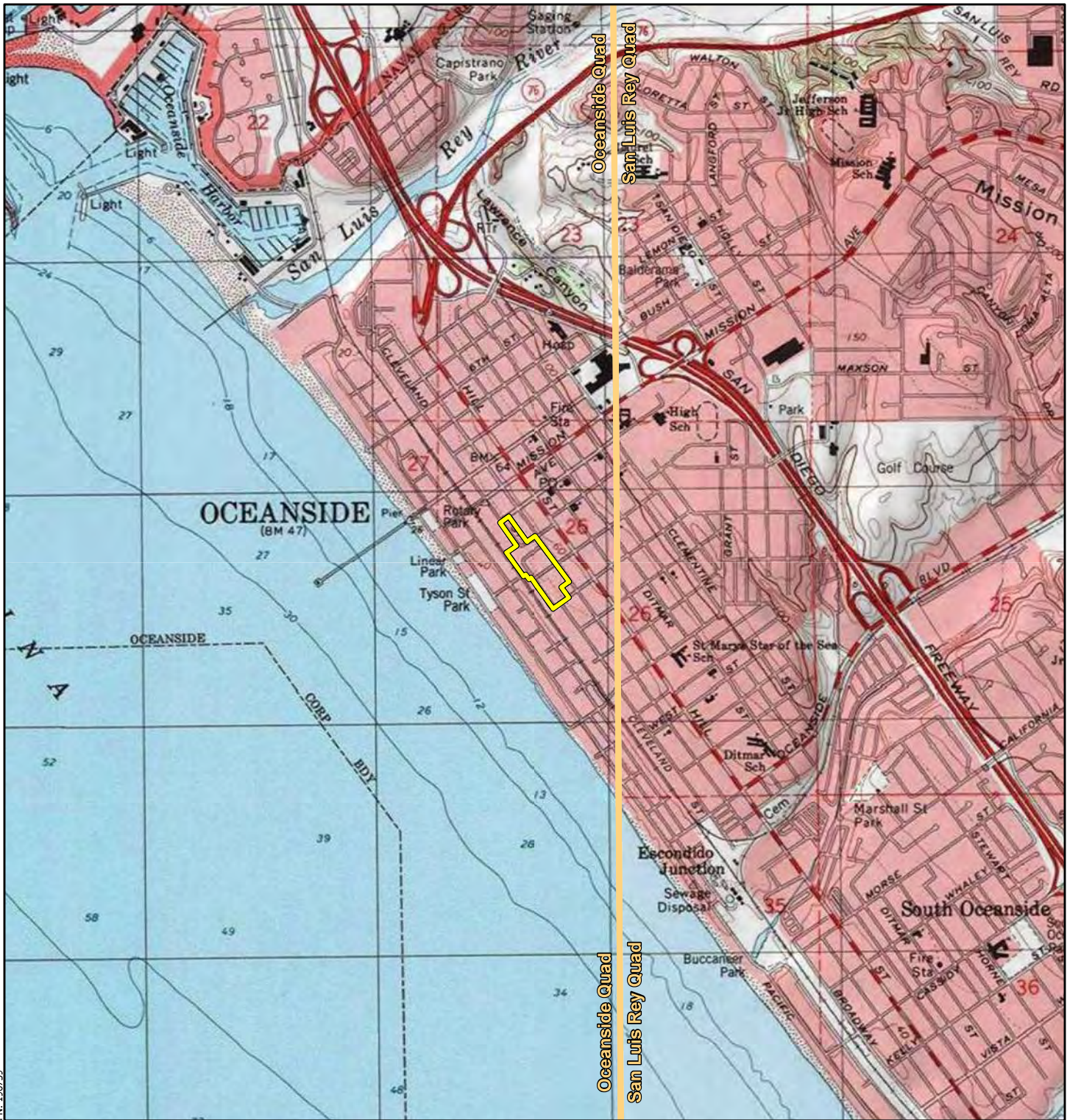
Attachment 1

Figures



PN: 190739

 Project Location



PN: 190739



OCEANSIDE TRANSIT CENTER
 REDEVELOPMENT PROJECT TREMONT SITE
Project Vicinity

Michael Baker
 INTERNATIONAL

N
 0 0.13 0.25 0.5
 Miles
 Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Oceanside, California

Figure 2



PN: 190739

 Project Area

Attachment 2

South Coastal Information Center Search Results

*Confidential
Bound Separately*

Attachment 3
Local Historical Society Consultation

From: [Anderson, Michelle](#)
To: ["Info@OceansideHistoricalSociety.org"](mailto:Info@OceansideHistoricalSociety.org)
Cc: [Beherec, Marc](#); [Nayyar, Margo](#)
Subject: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Tuesday, August 23, 2022 11:09:37 AM
Attachments: [2022-08-23 Oceanside Historical Society Consultation Letter.pdf](#)

Good morning,

Michael Baker International is conducting a cultural resources investigation for the Oceanside Transit Center Redevelopment Project in Oceanside, California. Please see the attached letter and maps for additional details about the project. We are conducting outreach to you, the local historical society, to ask if you have any information or concerns about historic properties or cultural resources within the project area. If you have any questions or comments, please contact Michael Baker International using the contact information in the attached letter

Sincerely,

Michelle Anderson | Architectural Historian | Pronouns: she/her
3100 Zinfandel Dr. Suite 125 | Rancho Cordova, CA 95670 | [O] 916-517-4422
Michelle.Anderson@mbakerintl.com | www.mbakerintl.com

August 23, 2022

OCEANSIDE HISTORICAL SOCIETY

P.O. BOX 125

OCEANSIDE, CALIFORNIA 92049-0125

VIA EMAIL: INFO@OCEANSIDEHISTORICALSOCIETY.ORG

RE: OCEANSIDE TRANSIT CENTER REDEVELOPMENT PROJECT, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA

To Whom It May Concern:

Michael Baker International is conducting a cultural resources study in support of the Oceanside Transit Center Redevelopment Project (project) in Oceanside, California. The project area consists of two sites consisting of multiple parcels located at 235 South Tremont Street (APNs: 147-350-24; 150-046-17; 150-046-01; 150-046-02; 150-046-03; 150-046-04; 150-046-05; 150-046-06; 150-046-07; 150-046-08; 150-043-01; 150-043-02; 150-043-03; 150-043-04; 150-043-05; 150-043-06; and 147-350-25) and 810 South Mission Avenue (APNs: 147-191-11-00 and 147-191-08-00) (see **Attachment 1**). The project is subject to the California Environmental Quality Act (CEQA).

The site on Tremont Street consists of 10.2 acres located on the current Oceanside Transit Center property owned by the North County Transit District (NCTD). A transit oriented development is proposed for this location and will be a mixed-use program proposed to include:

- 547 market rate residential apartment units with associated indoor and outdoor amenities
- 101 affordable housing units (at 18% of market rate units) with tenant focused amenities
- A 141-key luxury boutique hotel and amenities
- 53,400-gross-square-foot NCTD headquarter building
- 5,000-square-foot modern intermodal transportation center for train and bus travelers
- New public plaza for outdoor gathering, farmer's markets, art festivals, and other special events
- 10,000-square-foot public community center
- 30,625 square feet of ground floor service retail
- Multiple parking structures with approximately 1,820 spaces to accommodate private and public uses, including 560 replacement spaces for transit purposes currently located on the site

The site on South Mission Avenue contains the current NCTD Headquarters office building. This site consists of 1.47 acres in a contiguous city block, less one small storefront office building not owned by NCTD. Proposed redevelopment of this site will comprise an affordable housing complex including resident focused amenities and parking expected to yield between 100 and 140 dwelling units on the site.

I N T E R N A T I O N A L

Please notify us if your organization has any information or concerns about historical resources within the project area. This is not a request for research; it is solely a request for public input related to any concerns that the Oceanside Historical Society may have. Please contact me at your earliest convenience at Michelle.Anderson@mbakerintl.com or 916-517-4422 if you have any questions or comments.

Sincerely,

Michelle Anderson

Michelle Anderson
Architectural Historian

Attachments:

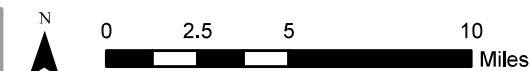
Attachment 1 - Figures



PN: 190739

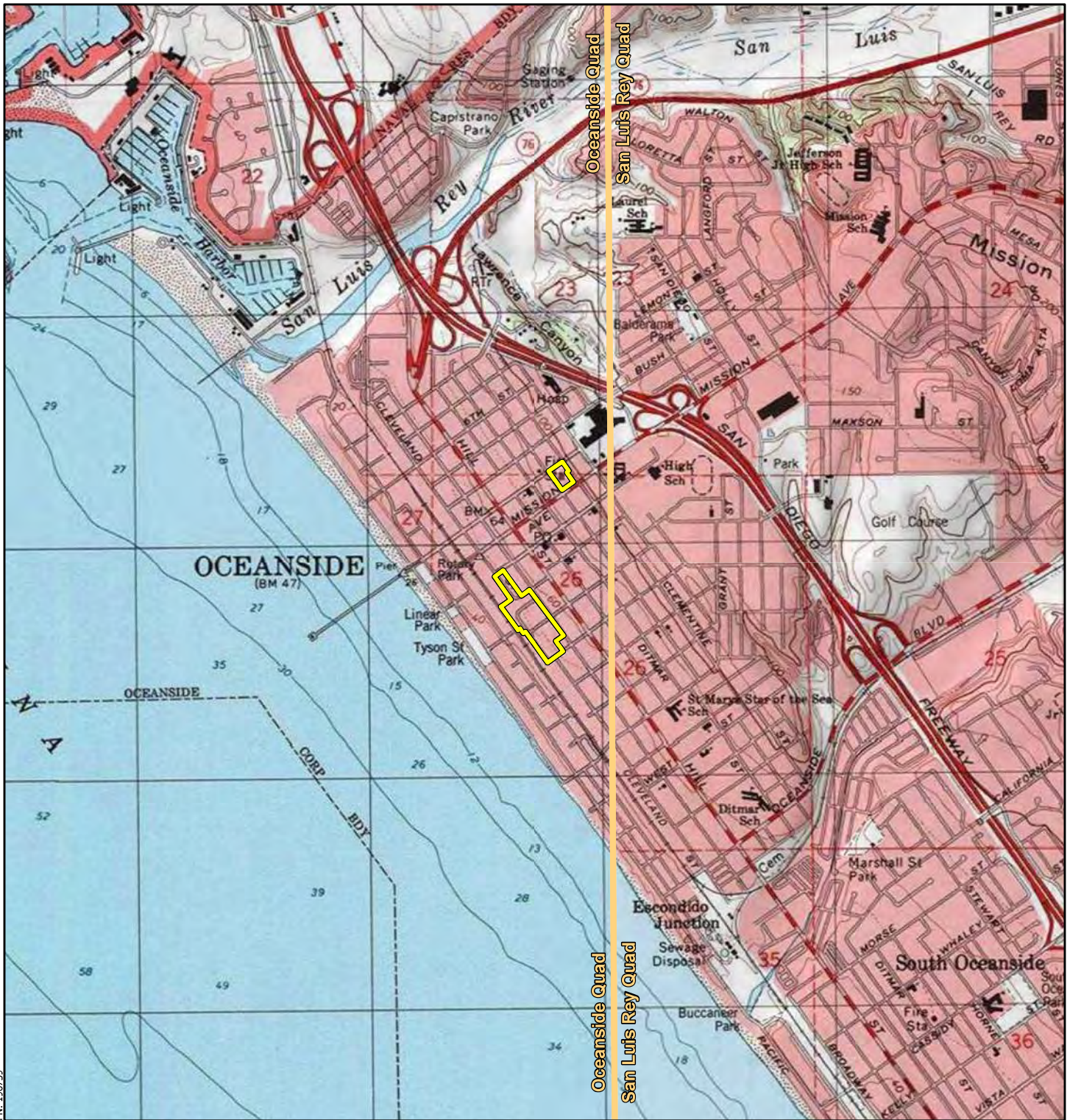
 Project Location

OCEANSIDE TRANSIT CENTER PROJECT
 OCEANSIDE, CA
Regional Vicinity



Source: Esri, ArcGIS Online, National Geographic World Map: Oceanside, California

Figure 1

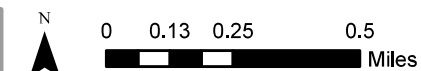


PN: 190739



OCEANSIDE TRANSIT CENTER PROJECT
 OCEANSIDE, CA
Project Vicinity

Michael Baker
 INTERNATIONAL



Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Oceanside, California

Figure 2



PN: 190739

 Project Area

From: [Microsoft Outlook](#)
To: Info@OceansideHistoricalSociety.org
Subject: Relayed: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Tuesday, August 23, 2022 11:10:33 AM
Attachments: [Oceanside Transit Center Redevelopment Project - Historical Society Consultation.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Info@OceansideHistoricalSociety.org (Info@OceansideHistoricalSociety.org) <mailto:Info@OceansideHistoricalSociety.org>
Subject: Oceanside Transit Center Redevelopment Project - Historical Society Consultation

From: [Anderson, Michelle](#)
To: Info@OceansideHistoricalSociety.org
Cc: [Beherec, Marc](#); [Navyar, Margo](#)
Subject: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Thursday, October 27, 2022 7:11:53 AM

Good morning,

My firm, Michael Baker International, is conducting a cultural resources investigation for the Oceanside Transit Center Redevelopment Project in Oceanside, California. Please see my initial correspondence sent to you on Tuesday, August 23, 2022. I am following up to ask if your organization has any information or concerns about historic properties or cultural resources within the project area. Please direct questions and comments to Michael Baker International using the contact information in the letter attached to my original email.

Best regards,

Michelle Anderson | Architectural Historian | Pronouns: she/her
3100 Zinfandel Dr. Suite 125 | Rancho Cordova, CA 95670 | [O] 916-517-4422
Michelle.Anderson@mbakerintl.com | www.mbakerintl.com

From: [Microsoft Outlook](#)
To: Info@OceansideHistoricalSociety.org
Subject: Relayed: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Thursday, October 27, 2022 7:12:38 AM
Attachments: [RE Oceanside Transit Center Redevelopment Project - Historical Society Consultation.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Info@OceansideHistoricalSociety.org (Info@OceansideHistoricalSociety.org) <mailto:Info@OceansideHistoricalSociety.org>
Subject: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation

From: [KRISTI HAWTHORNE](#)
To: [Anderson, Michelle](#)
Cc: [Beherec, Marc](#); [Nayyar, Margo](#)
Subject: EXTERNAL: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Thursday, October 27, 2022 9:02:44 AM

Hi Michelle, thank you for following up and giving the Oceanside Historical Society an opportunity to respond.

Based on the map and address/apn's you provided I do not see any concerns. However, we think it would be a tremendous benefit to the project for residents, future residents, visitors and tourists to incorporate the history of the train and its important role in the development of Oceanside.

Would you consider including a plaque of some type that would be visually appealing and in line with the project architecture? This plaque(s) could share the history of the train and how Oceanside came to be, how train transportation brought some of the first residents, investors, businessmen via Riverside, Colton and Los Angeles. How the train, even as early as 1888, traveled to Escondido; brought students from as far as Del Mar to our high school through the 1920s and how it was used to bring presidents, and transport troops during WWI and WWII, etc.

If your planners would consider such a thing we would be happy to provide the narrative.

thank you for your consideration,

Kristi Hawthorne

Director, Oceanside Historical Society

From: [Anderson, Michelle](#)
To: ["KRISTI HAWTHORNE"](#)
Cc: [Beherec, Marc](#); [Nayyar, Margo](#)
Subject: RE: EXTERNAL: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Thursday, October 27, 2022 9:26:04 AM

Hi Kristi,

Thank you – we appreciate your time and consideration of the proposed project. While our consultant team will not decide the final specifications of the project, we will be sure to include your suggestion in our memorandum for the client’s consideration. Please feel free to reach out if you have any additional questions or comments in the future. Enjoy the rest of your week!

Sincerely,

Michelle Anderson | Architectural Historian | Pronouns: she/her
3100 Zinfandel Dr. Suite 125 | Rancho Cordova, CA 95670 | [O] 916-517-4422
Michelle.Anderson@mbakerintl.com | www.mbakertnl.com

From: [Microsoft Outlook](#)
To: [KRISTI HAWTHORNE](#)
Subject: Relayed: RE: EXTERNAL: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation
Date: Thursday, October 27, 2022 9:26:12 AM
Attachments: [RE EXTERNAL RE Oceanside Transit Center Redevelopment Project - Historical Society Consultation.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
KRISTI HAWTHORNE (kristihawthorne@cox.net) <mailto:kristihawthorne@cox.net>
Subject: RE: EXTERNAL: RE: Oceanside Transit Center Redevelopment Project - Historical Society Consultation

Attachment 4
Paleontological Record Search Results

SAN DIEGO NATURAL HISTORY MUSEUM

2 September 2022

Marc Beherec
Michael Baker International
801 South Grand Avenue, Suite 250
Los Angeles, CA 90017

RE: Paleontological Records Search – Oceanside Transit Center Redevelopment

Dear Dr. Beherec:

This letter presents the results of a paleontological records search conducted for the Oceanside Transit Center Redevelopment project (Project), located in the northwestern portion of the City of Oceanside, San Diego County, California (Figure 1). The Project is separated into two parcels. The first lies west of South Coast Highway, and is bordered to the northwest by Seagaze Drive and existing commercial development, to the northeast by South Tremont Street, to the southeast by Missouri Avenue, and to the southwest by the Sprinter rail line. The second smaller parcel lies east of South Coast Highway, and is bordered to the northwest by Pier View Way, to the northeast by North Clementine Street, to the southeast by Mission Avenue, and to the southwest by North Nevada Street.

Methods

A review of published geological maps covering the Project site and surrounding area was conducted to determine the specific geologic units underlying the Project site. Each geologic unit was subsequently assigned a paleontological resource sensitivity (Deméré and Walsh, 1993). In addition, a search of the paleontological collection records housed at the San Diego Natural History Museum (SDNHM) was conducted in order to determine if any documented fossil collection localities occur at the Project site or within the immediate surrounding area.

Results

Published geological reports (e.g., Kennedy and Tan, 2007) covering the Project area indicate that the proposed Project has the potential to impact late Pleistocene-age old paralic deposits, Units 6-7 (broadly equivalent to the Bay Point Formation of Kennedy, 1975). This geologic unit and its paleontological sensitivity are summarized below. The SDNHM has six recorded fossil collection localities that lie within a half mile of the Project site, two of which were collected from the Bay Point Formation. These localities are discussed in more detail below.

Old paralic deposits (Bay Point Formation) – Old paralic deposits, Units 6-7 underlie the entire Project site at the surface, as mapped by Kennedy and Tan (2007), and are broadly equivalent to the nearshore marine deposits of the Pleistocene-age (approximately 750,000 to 10,000 years old) Bay Point Formation of Kennedy (1975). The SDNHM has two fossil collection localities from the Bay Point Formation within a half mile radius of the Project site. These localities produced the remains of a bison (SDSNH 4646, found ex-situ on the beach in Oceanside, origin unknown) and a baleen whale (SDSNH 7676, recovered in-situ from a stratum located 25 feet below the surface). More broadly, the Bay Point Formation has been assigned a high paleontological sensitivity for the diverse and well-preserved fossils

of marine invertebrates, marine vertebrates, and occasional terrestrial vertebrates that have been recovered from these deposits in western San Diego County.

Summary and Recommendations

The presence of fossil collection localities in the Project vicinity and the high paleontological sensitivity of the Bay Point Formation in San Diego County (Deméré and Walsh, 1993) suggests the potential for construction of the proposed Project to result in impacts to paleontological resources. Any proposed excavation activities that extend deep enough to encounter previously undisturbed deposits of this geologic unit (i.e., below the depth of any previously imported artificial fill or disturbed sediments present within the Project site) have the potential to impact the paleontological resources preserved therein. If such excavation is required for Project construction, implementation of a complete paleontological resource mitigation program during ground-disturbing activities is recommended.

The fossil collection locality information contained within this paleontological record search should be considered private and is the sole property of the San Diego Natural History Museum. Any use or reprocessing of information contained within this document beyond the scope of the Oceanside Transit Center Redevelopment project is prohibited.

If you have any questions concerning these findings please feel free to contact me at kmueller@sdnhm.org.

Sincerely,



Kirstin Mueller
Assistant Report Writer
San Diego Natural History Museum

*Enc: Figure 1: Project map
Appendix A: List of SDSNH fossil localities in the vicinity of the Project*

Literature Cited

- Deméré, T.A., and S.L. Walsh. 1993. Paleontological Resources, County of San Diego. Unpublished technical report prepared for the San Diego County Department of Public Works: 1–68.
- Kennedy, M.P., and S.S. Tan. 2007. Geologic Map of the Oceanside 30' x 60' Quadrangle, California. California Geological Survey, Regional Geologic Map Series 1:100,000 scale, map no. 2.
- San Diego Natural History Museum (SDNHM), unpublished paleontological collections data.



Figure 1: Records Search Map, Oceanside Transit Center Redevelopment, City of Oceanside, San Diego County, California

Appendix A: Locality List
 San Diego Natural History Museum
 Department of Paleontology

Locality Number	Locality Name	Location	Elevation (feet)	Geologic Unit	Era	Period	Epoch
4646	Oceanside	City of Oceanside, San Diego County, California	0	Bay Point Formation, unnamed nonmarine deposit	Cenozoic	Quaternary	late Pleistocene
7676	Oceanside Beachfront Resort	City of Oceanside, San Diego County, California	15.1	Bay Point Formation, Bird Rock Terrace	Cenozoic	Quaternary	late Pleistocene
2811	Lawrence Canyon	City of Oceanside, San Diego County, California	0	San Mateo Formation, lower sandstone unit	Cenozoic	Neogene	late Miocene
3123	Lawrence Canyon - general locality	San Diego County, California	0	San Mateo Formation, lower sandstone unit	Cenozoic	Neogene	late Miocene
3149	Lawrence Canyon	San Diego County, California	25	San Mateo Formation, upper gravel unit	Cenozoic	Neogene	late Miocene
3150	Lawrence Canyon	San Diego County, California	75	San Mateo Formation, lower sandstone unit	Cenozoic	Neogene	early Pliocene