

# **APPENDIX F1**

*Archaeological, Built Environment,  
and Paleontological Resources Survey and  
Evaluation Report*



**Archaeological, Built Environment, and Paleontological  
Resources Survey and Evaluation Report for the  
North River Farms Plan,  
City of Oceanside, San Diego County, California**

*Prepared for:*

**Ninia Hammond**  
**Integral Communities**  
2235 Encinitas Blvd, Suite 216  
Encinitas, California 92024

*Prepared by:*

**Adam Giacinto, MA, RPA, Scott Wolf, BA,  
Samantha Murray, MA, Dylan Duvergé, MS,  
and Micah Hale, PhD, RPA**

**DUDEK**  
605 Third Street  
Encinitas, California 92024

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**Type of Study:** Archaeological, Built Environment, Paleontological Resource Phase I Survey  
**USGS Quadrangle:** Morro Hill, California; Township 10 South and Range 4 West, Sections 34  
and 34; Township 11 South and Range 4 West, Sections 2 and 3; **Area:** 177 acres  
**Key Words:** Pedestrian survey; CRHR; CA-SDI-16083; Historical Building Inventory



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## MANAGEMENT SUMMARY

This report presents the results of cultural and paleontological resources investigations performed by Dudek for the North River Farms Plan (Project), located in the City of Oceanside, San Diego County, California. The Project site is located on the U.S. Geological Service (USGS) 7.5 minute Morro Hill quadrangle map in section 34; Township 10S, Range 4W. The Project is transected east-to-west by North River Road, and is bounded by the San Luis Rey River to the south and residential development and agricultural areas to the north. The surface throughout the majority of the parcel has been substantially disturbed though an extended history of intensive agricultural use. The City of Oceanside (City) is the Lead Agency for compliance with the California Environmental Quality Act (CEQA). If the US Army Corps of Engineers (USACE) or other federal agency involvement become a component in review of this project, additional consideration of federal regulations should be incorporated into this study. The project proponent is conducting a general environmental study for the approximate 177.6-acre Project parcel. The proposed project establishes an overall development range that could allow for a variety of agricultural uses, housing types, a boutique hotel, an education center, and flexible commercial uses. This would allow for the development of up to 689 dwelling units for an overall density of approximately 4 dwelling units per gross acre.

A records search conducted August 21, 2014 at the South Coastal Information Center (SCIC) identified two prehistoric archaeological sites (CA-SDI-16083 and CA-SDI-12241) within, or immediately adjacent to, the project parcel, and 14 archaeological sites within the surrounding half-mile records search buffer. A Native American Heritage Commission (NAHC) Sacred Lands File search was requested on August 25, 2014. This search did not indicate the presence of Native American cultural resources in the area. No correspondence has been conducted by Dudek with NAHC-listed Native American tribal representatives to date. An intensive archaeological and paleontological pedestrian survey was conducted of the project parcel on September 2, 2014. One newly recorded isolated portable milling slab was identified. CA-SDI-16083 was relocated at its previously recorded location within the project parcel. A Phase II Testing program of CA-SDI-16083 was conducted on March 28, 2018 with the intent of evaluating this resource's eligibility to be listed on the California Register of Historical Resources (CRHR). This resource has been recommended not CRHR eligible based on the results of these efforts. CA-SDI-12241 remains unevaluated, however falls outside of the current Project impact area. Based on the results of Dudek's Inventory and Evaluation efforts, the project area is considered to have a moderate potential to support the presence of buried cultural deposits. Archaeological monitoring is recommended during initial project-related earth disturbing activities. Monitoring efforts should be focused near recorded archaeological resources and as otherwise determined by a qualified archaeological principal investigator.

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A Dudek architectural historian conducted a pedestrian inventory of historical-era buildings throughout the property on October 6, 2014. A total of 14 buildings of 45 years in age or older were identified. Preliminary findings have been provided in this report. Dudek is currently in the process of evaluating these buildings for CRHR eligibility. Results of this work will be provided in a separate report.

A paleontological records search performed by the San Diego Natural History Museum (SDNHM) did not identify any paleontological resources in the project area. However, numerous vertebrate fossils have been recovered from in geologic units which are similar to the formations that occur in the project area. No paleontological resources were identified on the ground surface during a pedestrian survey of the project area; however, the absence of observed surface fossils does not preclude the presence subsurface fossils. As numerous fossils have been recovered in formations similar to those in the project area, there is a moderate potential for paleontological resources in the project area. Given the potential, construction monitoring by a professional paleontologist and/or designee during construction is recommended.

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## 1 INTRODUCTION

### 1.1 Project Location and Description

The 177.6-acre North River Farms Plan (Project) area is located in Oceanside, California and is situated north and south of North River Road (Figure 1). The site is located on the U.S. Geological Service (USGS) 7.5 minute Morro Hill quadrangle map in section 34; Township 10S; Range 4W. The project is divided down the middle by North River Road and is bordered by the San Luis Rey River to the south with residential development and agricultural areas to the north. The City of Oceanside (City) is the Lead Agency for compliance with the California Environmental Quality Act (CEQA). In accordance with CEQA, Dudek performed a Phase I intensive pedestrian cultural resources survey and records search of the project area.

The parcel is currently used for agriculture, and has been subject to an extended history or related disturbances. A number of residential and agricultural structures are scattered throughout the property. Elevation ranges from 90 to 240 feet above mean sea level (amsl). Vegetation at the site consists primarily of agricultural crops, non-native grasses and other vegetation, mixed chaparral, and riverine community vegetation. The project site has been selected to implement the development as it allows for a variety of residential densities and building types within a comprehensive site design utilizing common infrastructure and site amenities. The proposed project establishes an overall development range that could allow for a variety of agricultural uses, housing types, a boutique hotel, an education center, and flexible commercial uses (Figure 2). The proposed project would allow for the development of up to 689 dwelling units on approximately 176.6 acres for an overall density of approximately 4 dwelling units per gross acre. Of this, approximately 42 acres would be allocated as open space, the majority of which (approximately 32 acres) remaining purposed for continued agricultural use. The proposed project would provide customized zoning regulations and development standards to address compatibility with adjacent uses. The ultimate density and buildout would be determined by development plans prepared in compliance with the standards and guidelines of the proposed project, subject to additional discretionary review.

### 1.2 Regulatory Context

#### 1.2.1 California Register of Historic Resources (CRHR) and CEQA

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. The act defines historical resources as “any object, building, structure, site, area, or place that is historically

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significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (Division I, Public Resources Code (PRC), Section 5021.1[b]).

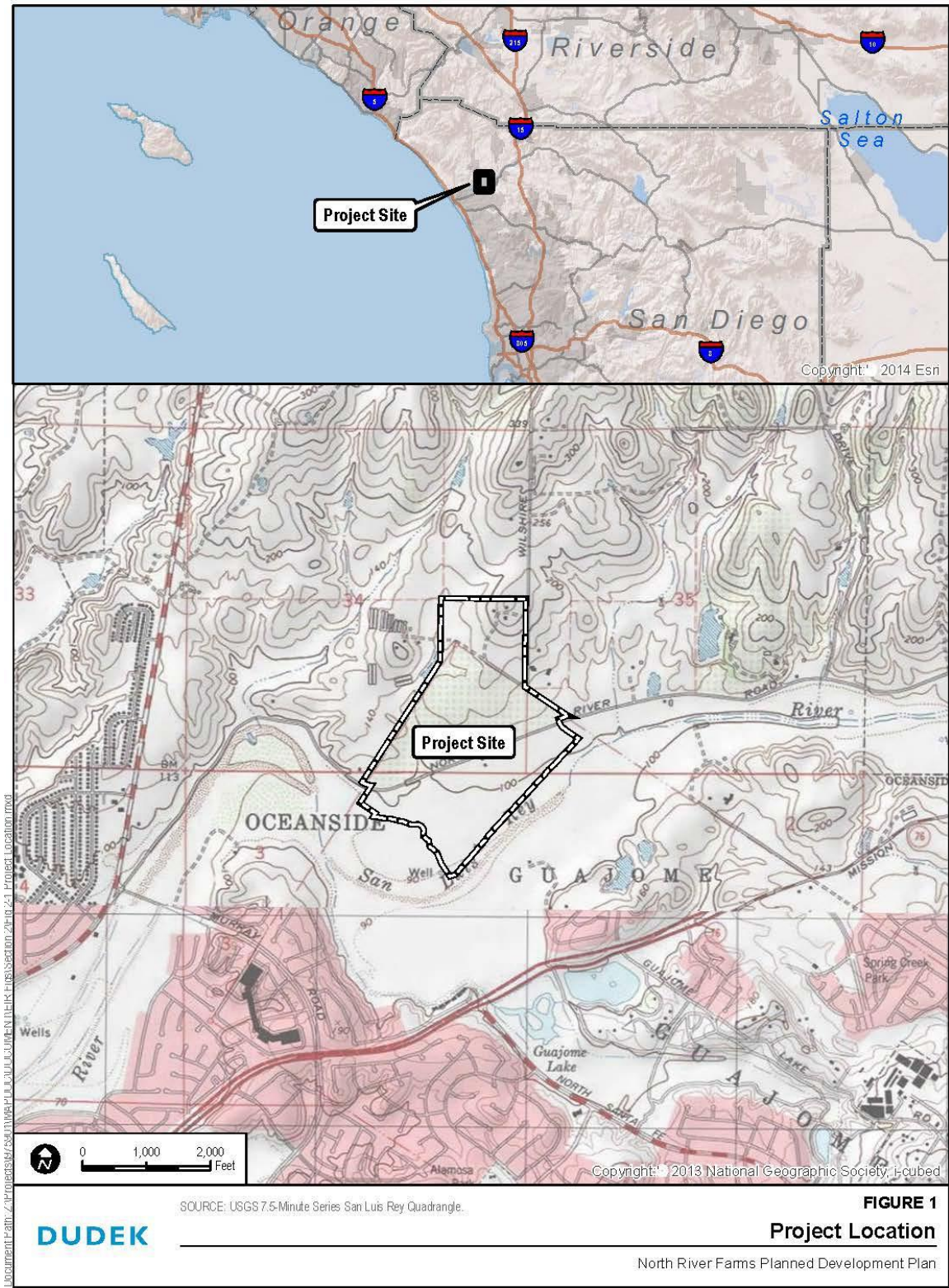
Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character-defining features) is considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the National Register of Historic Places (NRHP) and some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC 5024.1; Title 14 California Code of Regulations (CCR) Section 4852), which include the following:

- It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- It is associated with the lives of persons important to local, California, or national history; or
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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**Figure 1 Project Location**



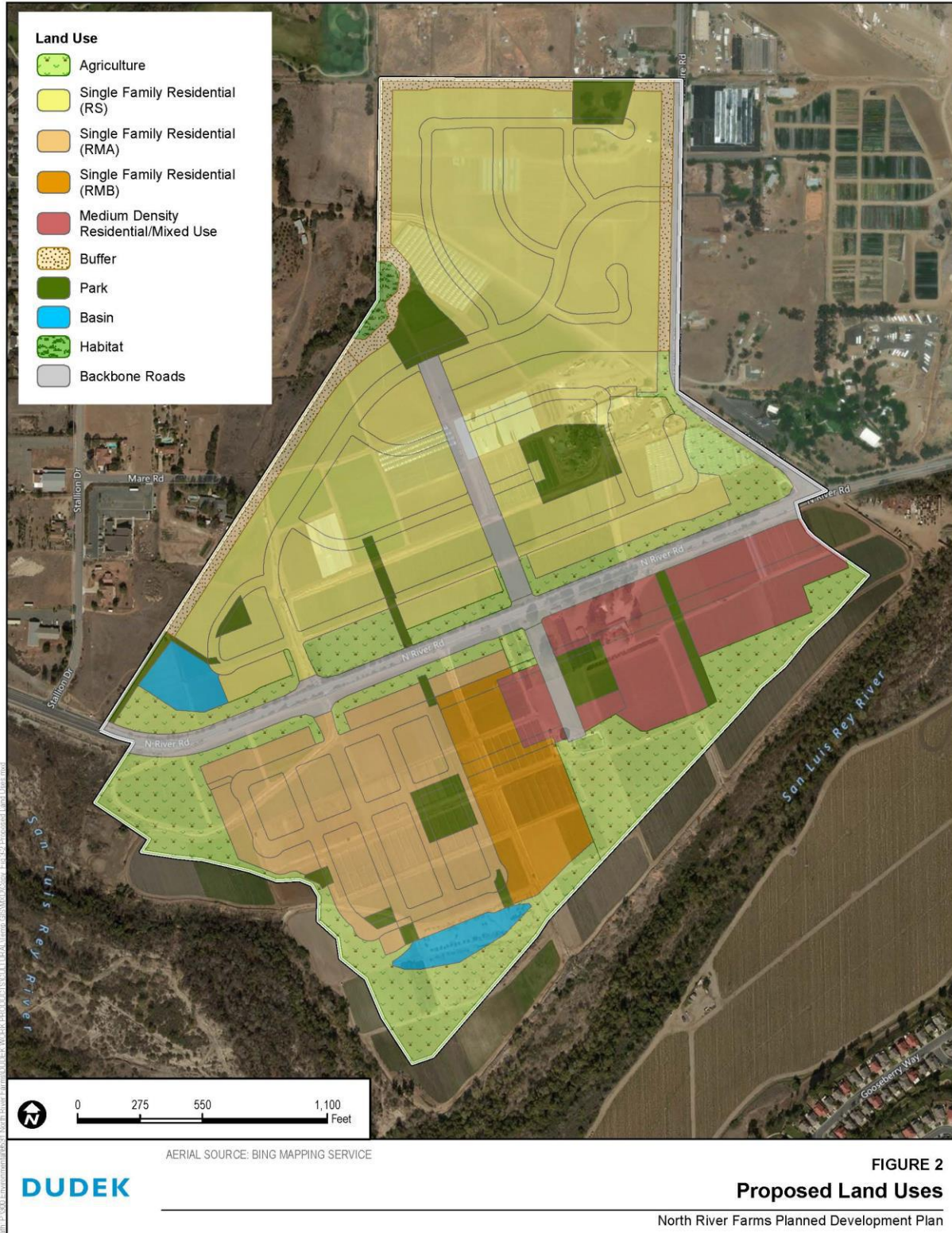
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**Figure 2 Proposed Land Uses**



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## 1.2.2 Paleontological Resources

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value and are afforded protection under state (CEQA) laws and regulations. This study satisfies project requirements in accordance with CEQA (13 PRC, 2100 et seq.) and Public Resources Code Section 5097.5 (Stats 1965, c 1136, p. 2792). This analysis also complies with guidelines and significance criteria specified by the SVP (2010).

Paleontological resources are explicitly afforded protection by CEQA, specifically in Section V(c) of CEQA Guidelines Appendix G, the “Environmental Checklist Form,” which addresses the potential for adverse impacts to “unique paleontological resource[s] or site[s] or ... unique geological feature[s].” This provision covers fossils of signal importance – remains of species or genera new to science, for example, or fossils exhibiting features not previously recognized for a given animal group – as well as localities that yield fossils significant in their abundance, diversity, preservation, and so forth. Further, CEQA provides that generally, a resource shall be considered “historically significant” if it has yielded or may be likely to yield information important in prehistory (PRC 15064.5 [a][3][D]). Paleontological resources would fall within this category. The PRC, Chapter 1.7, sections 5097.5 and 30244 also regulates removal of paleontological resources from state lands, defines unauthorized removal of fossil resources as a misdemeanor, and requires mitigation of disturbed sites.

The City of Oceanside General Plan, the municipal code, and the zoning ordinance were reviewed for policies and ordinances specific to the protection of paleontological resources (City of Oceanside 1992, 2002, 2009). No policies were identified that are specific to paleontological resources. However, use permits, variances, and/or general plan and zoning amendments require preparation of studies necessary to identify and minimize damage to environmental resources, which typically includes paleontological resource assessments.

## 1.3 Native American Coordination

The Native American Heritage Commission (NAHC) was sent a letter on August 25, 2014 requesting a search of the Sacred Lands File. A response to this request was received on September 29, 2014. This search failed to indicate the presence of Native American cultural resources in the immediate project area. A list of Native American individuals/organizations who may have knowledge of cultural resources in the area was been provided (Appendix B). As of yet, these individuals have not been contacted by Dudek, however it is anticipated that consultation with NAHC-listed representatives will be conducted by the Lead Agency.

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## 1.4 Report Format and Key Personnel

Following the Introduction, Chapter 2 presents the environmental and historical background of the area. The applied archaeological methods and some discussion of the current conditions of the project area are included in Chapter 3. Chapter 4 presents the results of the records searches and field survey. Lastly, Chapter 5 summarizes the study and provides recommendations for appropriate management moving forward. Four appendices include additional information: Confidential Appendix A, consisting of archaeological records search results and a cultural constraints map; Confidential Appendix B includes NAHC correspondence; Appendix C provides the SDNHM paleontological records search results and a map of paleontological sensitivity based on geologic units; Confidential Appendix D contains DPR site forms documenting updated inventory and evaluation efforts for previously recorded sites and the newly identified isolate; Confidential Appendix E provides photos of CA-SDI-16083 milling features and evaluation efforts; and Appendix F provides photographs and maps detailing the inventory results of the initial historical building inventory.

Adam Giacinto, served as principal cultural investigator and primary author. Samantha Murray, served as principle architectural historian, conducting and coordinating the related investigative component. Dylan Duvergé served as principal paleontological investigator and author of all paleontological content. Scott Wolf acted as Field Director and contributed to the report. Archaeologists Kent Smolik and Patrick Hadel participated in pedestrian survey and evaluation efforts. P. J. Stoneburner, Native American Monitor for the San Luis Rey Band of Mission Indians, was present to observe all archaeological excavation activities. Katy Sanchez, Associate Government Program Analyst, provided the results of the NAHC sacred lands file search. The San Diego Natural History Museum performed the paleontological records search.

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## 2 PROJECT BACKGROUND

### 2.1 Environmental and Geological Setting

The Project site is located the Peninsular Range Geomorphic Province within the greater California batholith, which was formed by volcanic uplift of intrusive igneous rock resulting from the subduction of the Pacific Plate underneath the North American Plate (Abbott 1999). This formation is typical of the steep, elongated valleys surrounded by well-rounded hills and mesas of moderate relief. The project site is mapped as young alluvial deposits of the Holocene and latest Pleistocene, consisting of unconsolidated sand, silt, and clay, and very old surficial deposit of the Pleistocene, consisting of moderately well-indurated, cross-bedded sandstone containing sparse cobble- to boulder-conglomerate beds (Morton and Kennedy 2003).

Topographically, the Study Area ranges in elevation from about 90 feet to 240 feet above mean sea level and gently slopes downward to the south (i.e., toward the San Luis Rey River). South of North River Road, the Study Area is essentially flat-lying and partially within the river's floodplain. The portion of the Study Area north of North River Road and south of the westward extension of Wilshire Road still appears flat, but has a slight upward slope, with slope gradients ranging from 2% to 7%<sup>1</sup>. The northern portion of the Study Area west of Wilshire Road has slopes that appear gentle to moderate; maximum slope gradients in this location range from 7% to 15%.

The Study Area is characterized by low-growing field crops, unpaved boundary roads, and scattered farm structures (i.e., greenhouses, storage sheds, residences, etc.). Based on historical imagery from Google Earth, the Study Area has been in agricultural use for at least several decades. Repeated plowing and ripping of the fields for agricultural purposes (e.g., crop changes, fertilizer, harvestings, etc.) over the years has disturbed and reworked native soils, likely to a depth of 3 feet or more (depending the types of crops grown and specific tilling practices).

The underlying geologic boundaries of the Study Area generally correspond to the subtle slope changes described above. There are three primarily geologic conditions on-site, as shown in 1 Table 1, and described below (CGS 2012, CGS and USGS 2001):

- *Modern Floodplain Deposits*: These deposits are mainly coarse-grained (sand and gravel) deposits located south of North River Road and are associated with the San Luis Rey River. These deposits are mapped as primarily late Holocene in age and are generally coterminous with the 100-year floodplain.

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<sup>1</sup> The slope gradient, in percent, is calculated using the following equation: (elevation change x 100) / map distance. Source is GoogleEarth

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- *Older Alluvial Floodplain Deposits*: These deposits are older (i.e., between 10,000 and 500,000 years old) and are slightly more consolidated than the modern floodplain below North River Road. Older alluvial deposits are also slightly elevated relative to younger deposits, and tend to contain layers of clay and silt in addition to sand and gravel.
- *Cretaceous Bedrock*: The northern portion of the Study Area that exhibits relief is underlain by granitic rock (i.e., tonalite) that is Cretaceous in age. Overlying soils are derived from weathering of this granitic rock.

**Table 1**  
**Geologic Map Inventory of Geologic Units Underlying the Study Area**

Source	Scale/ Emphasis	Geologic Unit Symbol	Name and Description
CDMG and USGS 2001	1:24,000 Bedrock/General	Qw	<i>Active Wash/Stream Deposits (late Holocene)</i> : Mapped along major drainage courses, unconsolidated sand with silt.
		Qa	<i>Active Alluvial Floodplain Deposits (late Holocene)</i> : Unconsolidated to locally poorly consolidated sand and gravel deposits in active alluvial floodplains.
		Qoa	<i>Older alluvial flood plain deposits (Pleistocene, younger than 500,000 years)</i> – Mostly moderately well consolidated, poorly sorted, permeable flood plain deposits; sand, silt and clay.
		Kt	<i>Tonalite undivided (Cretaceous)</i> - Mostly hornblende-biotite tonalite; coarse-grained, light gray.
CGS 2012 CGS 2007	1:100,000 Quaternary/Compilation	Qw	<i>Alluvial Wash Deposits (late Holocene)</i> : Unconsolidated sandy and gravelly sediment deposited in recently active channels of streams and rivers; may contain loose to moderately loose sand and silty sand
		Qya	<i>Young Alluvial Valley Deposits (Holocene to late Pleistocene)</i> : Unconsolidated to slightly consolidated, undissected to slightly dissected clay, silt, sand, and gravel along stream valleys and alluvial flats of larger rivers.
		Qoa	<i>Old Alluvial Fan Deposits (middle to late Pleistocene)</i> : Slightly to moderately consolidated, moderately dissected clay, silt, sand, and gravel along stream valleys and alluvial flats of larger rivers
		gr	Mesozoic Granitic and other intrusive crystalline rocks of all ages

## 2.2 Prehistoric Context

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad time frame have led to the development of several cultural chronologies; some of these are based on geologic

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time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. This research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1750), and Ethnohistoric (post-AD 1750).

## 2.2.1 Paleoindian Period (pre-5500 BC)

Evidence for Paleoindian occupation in coastal Southern California is tenuous, especially considering the fact that the oldest dated archaeological assemblages look nothing like the Paleoindian artifacts from the Great Basin. One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) derives from SDI-4669/W-12, in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2007). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1979) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multicomponent fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Turning back to coastal Southern California, the fact that some of the earliest dated assemblages are dominated by processing tools runs counter to traditional notions of mobile hunter–gatherers traversing the landscape for highly valued prey. Evidence for the latter—that is, typical Paleoindian assemblages—may have been located along the coastal margin at one time, prior to glacial desiccation and a rapid rise in sea level during the early Holocene (pre-7500 BP) that submerged as much as 1.8 kilometers of the San Diego coastline. If this were true, however, it would also be expected that such sites would be located on older landforms near the current coastline. Some sites, such as SDI-210 along Agua Hedionda Lagoon, contained stemmed points similar in form to Silver Lake and Lake Mojave projectile points (pre-8000 BP) that are commonly found at sites in California’s high desert (see Basgall and Hall 1993). SDI-210 yielded one corrected radiocarbon date of 8520–9520 BP (see Warren et al. 2004). However, sites of this nature are extremely rare and cannot be separated from large numbers of milling tools that intermingle with old projectile point forms.

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Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between 10,365 and 8200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of finely made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1964, 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987, 1991) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos' interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys of Riverside County, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including 15 crescents, 6 points, and 49 bifaces, and lesser amounts of groundstone tools (9 handstones, 10 millingstones), among other items (Grenda 1997). A calibrated and reservoir corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game, and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, wherein hunting-related tools are replaced by processing tools during the early Holocene (see Basgall and Hall 1993; Basgall and McGuire 1988).

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## 2.2.2 Archaic Period (8000 BC – AD 500)

The more than 2,500-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. If San Dieguito is the only recognized Paleoindian component in the San Diego region, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito. Thus, the Archaic pattern is the earliest local socioeconomic adaptation in the San Diego region (see Hale 2001, 2009).

The Archaic pattern is relatively easy to define with assemblages that consist primarily of processing tools: millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments across the San Diego region, with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted at around AD 500, as well as ceramics at approximately the same time (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millingstones and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complimented only by the addition of the bow and ceramics.

## 2.2.3 Late Prehistoric Period

The period of time following the Archaic and prior to Ethnohistoric times (AD 1750) is commonly referred to as the Late Prehistoric (M. Rogers 1945; Wallace 1955; Warren et al. 2004). However, several other subdivisions continue to be used to describe various shifts in assemblage composition, including the addition of ceramics and cremation practices. In northern San Diego County, the post-AD 1450 period is called the San Luis Rey Complex (True 1978), while the same period in southern San Diego County is called the Cuyamaca Complex and is thought to extend from AD 500 until Ethnohistoric times (Meighan 1959). Rogers (1929) also subdivided the last 1,000 years into the Yuman II and III cultures, based on the distribution of ceramics. Despite these regional complexes, each is defined by the addition of arrow points and ceramics, and the widespread use of bedrock mortars. Vagaries in the appearance of the bow and

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arrow and ceramics make the temporal resolution of the San Luis Rey and Cuyamaca complexes difficult. For this reason, the term Late Prehistoric is well-suited to describe the last 1,500 years of prehistory in the San Diego region.

Temporal trends in socioeconomic adaptations during the Late Prehistoric period are poorly understood. This is partly due to the fact that the fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points and large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are on bedrock surfaces; bowl mortars are actually rare in the San Diego region. Some argue that the Ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred prior to AD 1400. True (1980) argued that acorn processing and ceramic use in the northern San Diego region did not occur until the San Luis Rey pattern emerged after approximately AD 1450. For southern San Diego County, the picture is less clear. The Cuyamaca Complex is the southern counterpart to the San Luis Rey pattern, however, and is most recognizable after AD 1450 (Hector 1984). Similar to True (1980), Hale (2009) argued that an acorn economy did not appear in the southern San Diego region until just prior to Ethnohistoric times, and that when it did occur, a major shift in social organization followed.

### 2.2.4 Ethnographic Period

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the San Diego region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief, and generally peripheral, accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions in the San Diego region brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Fages 1937; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Philip S. Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005, p. 32) by recording languages

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and oral histories within the San Diego region. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities. These accounts supported, and were supported by, previous governmental decisions which made San Diego County the location of more federally recognized tribes than anywhere else in the United States: 18 tribes on 18 reservations that cover more than 116,000 acres (CSP 2009).

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of pre-contact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

The traditional cultural boundaries between the Luiseño and Kumeyaay Native American tribal groups have been well defined by anthropologist Florence C. Shippek:

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. [1993 summarized by the San Diego County Board of Supervisors 2007:6]

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006, p. 34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007, p. 71). As the project area is in Valley Center, the Native American inhabitants of the region would have generally spoken a Luiseno variety of Takic, though would have had likely come into regular contact with the Ipai speaking northern Kumeyaay.

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations

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(Golla 2007, p. 80) A large amount of variation within the language of a group represents a greater time depth than a group's language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romance language groups. Golla has observed that the "absolute chronology of the internal diversification within a language family" can be correlated with archaeological dates (2007, p. 71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

Golla suggests that there are two language families associated with Native American groups who traditionally lived throughout the San Diego County region. The northern San Diego tribes have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007, p. 74). These groups include the Luiseño, Cupeño, and Cahuilla. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking San Diego tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2010). The Luiseño are linguistically and culturally related to the Gabrielino, Cupeño, and Cahuilla, and represent the descendants of local Late Prehistoric populations. They are generally considered to have migrated into the area from the Mojave Desert, displacing the prehistoric ancestors of the Yuman-speaking Kumeyaay (Ipai-Tipai) that lived directly to the south during Ethnohistoric times. Luiseño territory encompassed an area from roughly Agua Hedionda Creek on the coast, east to Lake Henshaw, north to Lake Elsinore, and west through San Juan Capistrano to the coast (Bean and Shippek 1978; Kroeber 1925). The Luiseño shared boundaries with the Gabrielino and Serrano to the west and northwest, the Cahuilla from the deserts to the east, the Cupeño to the southeast, and the Kumeyaay to the south. Southern Native American tribal groups of the San Diego region have traditionally spoken Yuman languages, a subgroup of the Hokan Phylum. Golla has suggested that the time depth of Hokan is approximately 8,000 years (Golla 2007, p. 74). The Kumeyaay tribal communities share a common language group with the Cocopa, Quechan, Maricopa, Mojave, and others to east, and the Kiliwa to the south. The time depth for both the Ipai (north of the San Diego River, from Escondido to Lake Henshaw) and the Tipai (south of the San Diego River, the Laguna Mountains through Ensenada) is approximated to be 2,000 years at the most. Laylander has contended that previous research indicates a divergence between Ipai and Tipai to have occurred approximately AD 600–1200 (Laylander 1985). Despite the distinct linguistic differences between the Takic-speaking tribes to the north, the Ipai-speaking communities in central San Diego, and the Tipai southern Kumeyaay, attempts to illustrate the distinctions between these groups based solely on cultural material alone have had only limited success (Pignuolo 2004; True 1966).

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The Uto–Aztecan inhabitants of northern San Diego County were called Luiseños by Franciscan friars, who named the San Luis Rey River and established the San Luis Rey Mission in the heart of Luiseño territory. Luiseño population estimates at the time of Spanish contact range from 3,000–4,000 (Kroeber 1925) to upwards of 10,000 (White 1963). In either case, the arrival of the Spanish undoubtedly decimated Native peoples through disease and changed living conditions (Bean and Shipek 1978).

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 subdivided, 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. Marriages were generally arranged by parents or guardians. Free and widowed women had the option to choose their partner. Polygamy occurred though was not common, often with a single man marrying a number of sisters and wives. Shamanism was a major component in tribal life. The physical body and its components was thought to be related to the power of an individual, and wastes such as fluids, hair, and nails were discarded with intent. Hair, once cut, was often carefully collected and buried to avoid being affected negatively or controlled by someone who wishes them harm. Some locations and natural resources were of cultural significance. Springs and other water-related features were thought to be related with spirits. These resources, often a component of origin stories, had power that came with a variety of risks and properties to those who became affected. Puberty ceremonies for both boys and girls were complex and rigorous. Mourning ceremonies were similar throughout the region, generally involving cut of the hair, burning of the deceased’s clothes a year after death, and redistribution of personal items to individuals outside of the immediate tribal group (Sparkman 1908; Kroeber 1925).

Less intensively exploited by Kumeyaay groups, the staple food of the Luiseños during the ethnohistoric period was acorns (Sparkman 1908). Of the at least six oak species within this tribal groups traditional territory, the most desirable of these was the black oak (*Quercus kelloggii*) due to its ease of processing, protein content, and digestibility. Acorns were stored in granaries to be removed and used as needed. The acorns were generally processed into flour using a mortar and pestle. The meal was most commonly leached with hot water and the use of a rush basket, however, there are also accounts of placing meal into excavated sand and gravel pits to allow the water to drain naturally. The acorn was then prepared in a variety of ways, though often with the use of an earthen vessel (Sparkman 1908).

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The Kumeyaay were perhaps slightly more mobile than Luiseño populations; however this would vary by group and region. Kumeyaay generally lived in smaller family subgroups that would inhabit two or more locations over the course of the year. While less common, there is sufficient evidence that there were also permanently occupied villages, and that some members may have remained at these locations throughout the year (Owen 1965; Shipek 1982; Shipek 1985; Spier 1923). Each autonomous triblet was internally socially stratified, commonly including higher status individuals such as a tribal head (Kwaaypay), shaman (Kuseyaay), and general members with various responsibilities and skills (Shipek 1982). Higher-status individuals tended to have greater rights to land resources, and owned more goods, such as shell money and beads, decorative items, and clothing. To some degree, titles were passed along family lines; however, tangible goods were generally ceremonially burned or destroyed following the deaths of their owners (Luomala 1978). Remains were cremated over a pyre and then relocated to a cremation ceramic vessel that was placed in a removed or hidden location. A broken metate was commonly placed at the location of the cremated remains, with the intent of providing aid and further use after death. At maturity, tribal members often left to other bands in order to find a partner. The families formed networks of communication and exchange around such partnerships. Areas or regions, identified by known physical landmarks, could be recognized as band-specific territories that might be violently defended against use by other members of the Kumeyaay. Other areas or resources, such as water sources and other locations that were rich in natural resources, were generally understood as communal land to be shared amongst all the Kumeyaay (Loumala 1978).

Other edible and medicinal plants of common use by both Kumeyaay and Luiseño groups included wild plums, choke cherries, Christmas berry, gooseberry, elderberry, willow, *Juncus*, buckwheat, lemonade berry, sugar bush, sage scrub, currants, wild grapes, prickly pear, watercress, wild oats and other plants. More arid plants such as *Yucca*, *Agave*, mesquite, chia, bird-claw fern, *Datura*, yerba santa, *Ephedra*, and cholla were also of common use by some Luiseño and Kumeyaay populations. A number of mammals were commonly eaten. Game animals included back-tailed deer, antelope, rabbits, hares, birds, ground squirrels, woodrats, bears, mountain lions, bobcats, coyotes, and others. In lesser numbers, reptiles and amphibians may have been consumed. Fish and marine resources provided some portion of many tribal communities, though most notably those nearest the coast. Shellfish would have been procured and transported inland from three primary environments, including the sandy open coast, bay and lagoon, and rocky open coast. The availability of these marine resources changed with the rising sea levels, siltation of lagoon and bay environments, changing climatic conditions, and intensity of use by humans and animals.

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## 2.3 Historical Period

The following section provides a general historical context for the region. A specific and detailed history of the parcel will be provided within an addendum built environment evaluation.

Francisco Ulloa, exploring the Pacific coast under orders from Hernán Cortes, is reported to have stopped at the San Luis Rey River in 1540, marking the first contact between Europeans and the Luiseño, although the accuracy of his exploration is disputed (Garrahy and Weber 1971). Juan Rodriguez Cabrillo, who is widely considered the first European to explore Alta California, sailed the coast through Luiseno territory in 1542, but is not reported to have landed. Epidemic diseases may also have been introduced into the region at an early date, either by direct contacts with the infrequent European visitors or through waves of diffusion emanating from native peoples farther to the east or south (Preston 2002). It is possible, but as yet unproven, that the precipitous demographic decline of native peoples had already begun prior to the arrival of Gaspar de Portolá and Junípero Serra in 1769.

In 1798, Mission San Luis Rey, named for the King of France, was established four miles up along the San Luis Rey River. At its height San Luis Rey became one of the most populous and successful of the missions. In 1824, it had an Indian neophyte population of 3,000 and the extensive mission lands supported 1,500 horses, 2,800 sheep and 22,000 cattle (Pourade 1961:139). Under Spanish control, the missions set out to convert local populations to Christianity and to expand the influence of the Spanish empire. To support intensified missionization, *asistencias* (sub-missions) and *ranchos* were established throughout the territory in the vicinity of Native American villages. Eighteen years after the establishment of Mission San Luis Rey, the mission *asistencia* of Pala was established 20 miles upriver.

Throughout this period the Spanish established multiple missions and allowed only baptized Native Americans to legally own property. These disturbances to Native American communities only increased through Mexican Independence in 1821 and the succeeding secularization of the missions. Following the establishment of the Mexican republic, the government seized many of the lands belonging to Native Americans, providing them as parts of larger Land Grants to affluent Mexican citizens and *rancheros*. In 1835 the missions took on the role of parish churches (Carrico 2008:41). While some *rancherías* and *pueblos* such as Las Flores (Uchme), San Pasqual, and San Dieguito remained under the control of their native inhabitants following secularization, over the succeeding four and a half decades these were eventually lost to Mexican and Anglo-American owners as well (41).

Mexico's separation from the Spanish empire in 1821 and the secularization of the California missions in the 1830s caused further disruptions to native populations. The 1833 Secularization

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Act passed by the Mexican Congress ordered half of all mission lands to be transferred to the Indians, and the other half to remain in trust and managed by an appointed administrator. These orders were never implemented due to several factors that conspired to prevent the Indians from regaining their patrimony. By 1835, the missions, including Mission San Luis Rey, were secularized. Mission San Luis Rey lands were parceled into six ranchos: Santa Margarita, Las Flores, Buena Vista, Agua Hedionda, Monserrate, and Guajome. The remaining lands of San Luis Rey were sold in 1846 to José Cota and José A. Pico by Pío Pico, Governor of California, and the Luiseño converts who had lived around the mission were removed to nearby Pala (Hawthorne 2000). Some former mission neophytes were absorbed into the work forces on the ranchos, while others drifted toward the urban centers at San Diego and Los Angeles or moved to the eastern portions of the county where they were able to join still largely autonomous native communities. United States conquest and annexation, together with the gold rush in Northern California, brought many additional outsiders into the region. Development during the following decades was fitful, undergoing cycles of boom and bust. With rising populations in the nineteenth century throughout the Southern California region, there were increased demands for important commodities including agricultural goods. Land grants issued within the Valley Center area (1841-48) included the ranchos of Pauma, Rincon del Dablo, Cuca or El Potrero, and Guejito. Other land grants in the surrounding area included Bernardo, San Marcos, Buena Vista, and Monserrate. Of these, rancho Gujito is the last of these to remain in-tact (McHenry 1997).

In 1851, a group of Cahuilla and Cupeño Indians attacked American settlers in Warner's Hot Spring, hoping to unite Indian tribes and drive out the Americans (Bibb 1991). Led by Pablo Apis, the Luiseño of Temecula went to Mission San Louis Rey and remained out of the conflict (Bibb 1991). In 1852, the Treaty of Temecula (Treaty of Peace and Friendship) was signed, providing certain lands, horses, cattle, and other supplies to the Luiseño, Cahuilla, and Serrano in exchange for government control of the rest of their lands (Bibb 1991, Van Horn 1974). This treaty, and 17 others in California, was rejected by the U.S. Senate later that year.

California was officially ceded to the United States in 1848, which led to the continued appropriation of Native American Lands by ranchers, prospectors, and an increasing number of settlers (County of San Diego 2003:5). The United States Government did little to dissuade these trespasses. From 1850, with the passage of California's Indian Act, until legislative reforms in the late 1880s, state laws promoted conditions that amounted to indentured servitude for much of the Native American population in San Diego (Carrico 2008:56). These laws supported overt racism and inequitable treatment.

In December of 1875 President Grant issued an executive order for 52,400 acres to be set-aside as reservations for San Diego Native Americans (143). These included Mesa Grande, Santa Ysabel, Sycuan, Capitan Grande, Pala, Agua Caliente, Inaja, Cosmit, and Potrero (Carrico

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2008:143; Eargle 2000). In 1889 Los Coyotes became the tenth San Diego reservation, and with 26,000 acres it was the largest yet (Carrico 2008:150). From 1891-1893, in response to the Act for the Relief of the Mission Indians in the State of California of 1891, six additional reservations were created (152). These included Campo, Laguna, La Posta, Manzanita, Ewiiapaayp (Cuyapaipe), and Pauma-Yuima (Carrico 2008:153). This was followed twenty years later by the creation of the San Pasqual reservation in 1911. The tribal reservations of Rincon, La Jolla, Pala, Pauma and Yuima, and San Pasqual are all in the Valley Center area.

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## 3 RESEARCH METHODS

### 3.1 Archaeological Resources

#### Intensive Pedestrian Survey

Dudek Archaeologist Scott Wolf and archaeological field technician Kent Smolik conducted an intensive pedestrian survey of the proposed project area on September 02, 2014. Areas throughout the Project area were inspected and previously identified sites were visited. Visibility was largely obscured by vegetation, allowing for less than one-quarter of the ground surface to be directly viewed in many areas. Much of the area is covered with active crop fields, which partially obstructed systematic survey in some areas. The access roads and the un-developed areas bordering the agriculture fields were intensively surveyed. Visibility along the access roads was extremely high, while the visibility in the un-developed border areas was extremely low, mainly due to ground covering vegetation. The standards for this survey exceeded the applicable Secretary of Interior Professional Qualifications Standards for archaeological survey and evaluation. When possible, the Project parcel was subject to a 100% survey with transects spaced no more than 15 meters apart wherever possible and oriented in cardinal directions; however much of this was not possible due to the active crop fields. Location-specific photographs were taken using an Apple iPad equipped with 8 MP resolution and georeferenced PDF maps of the project area. Accuracy of this device ranged between 3 meters and 5 meters. Evidence for buried cultural deposits was opportunistically sought through inspection of natural or artificial erosion exposures and the spoils from rodent burrows. While no new sites were identified during the survey, one new prehistoric isolated milling slab fragment (RF2014-Iso-01) was identified within the Project parcel. Field recording and photo documentation of previously recorded sites and the APE was completed.

#### Phase II Archaeological Evaluation

Dudek archaeologists Scott Wolf and Patrick Hadel implemented a Phase II Testing program of prehistoric bedrock milling site CA-SDI-16083 on March 28, 2018 with the intent of evaluating this resource's eligibility to be listed on the CRHR. P. J. Stoneburner, Native American Monitor for the San Luis Rey Band of Mission Indians, was present to observe all testing activities. Based on inspection of the setting, it was clear that past widespread earth-moving activities had been completed in the area which had resulted in substantial disturbances to surrounding soils and shifting of the surrounding bedrock. To assess the significance of the site, all features were mapped, photographed, and recorded in detail through close-interval survey and excavation of eight 0.25 x 0.5 m shovel test pits (STPs) in 20-cm arbitrary levels was completed from the surface to depths of 20-40 cm below the surface (cmbs). This served to provide information

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relating to the disturbed subsurface character of the site and demonstrated the absence of buried archaeological deposits. STPs were placed in areas with the highest potential to support subsurface deposits and stable subsurface formations. All soils were screened through 1/8-in wire mesh and sidewalls of shovel probes were visually inspected for cultural material. STPs were terminated upon encountering bedrock or after 40-cm of negative cultural yield. No artifacts were identified on the surface or through subsurface testing were identified.

All fieldwork was documented using tablet technology with close-scale field maps, and aerial imagery. Location-specific photographs were taken using an Apple iPad equipped with 8 MP resolution and georeferenced PDF maps of the project area. Accuracy of this device ranged between 3 meters and 5 meters. A Trimble Global Positioning Device (GPS) capable of sub-meter accuracy was also utilized for recordation of features, site boundaries, and marking testing units. Subsurface soil characteristics and natural disturbances were recorded for each excavation pit. All field notes, photographs, and records related to the current study are on file at Dudek's Encinitas, California office. Documentation of cultural resources complied with the Office of Historic Preservation (OHP) and Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716-44740) and the California Office of Historic Preservation Planning Bulletin Number 4(a). All sites identified during this inventory were recorded on California Department of Parks and Recreation Form DPR 523 (Series 1/95), using the Instructions for Recording Historical Resources (Office of Historic Preservation 1995).

## 3.2 Built Environment Resources

Dudek Architectural Historian Samantha Murray conducted a pedestrian inventory of historical-era buildings throughout the property on 10/6/2014. The site was revisited by Dudek Architectural Historian Kara Dotter on 4/27/2018 in order to more fully document historic-era buildings. All buildings of 45 years in age or older were photographed and recorded. SCIC and OHP records, as well as historical maps and aerials, were reviewed. Initial examination of permits and other archival information was provided through consultation with the City of Oceanside building department, Oceanside Historical Society, and County of San Diego Assessor and Realty Office. Evaluation effort for these historical buildings is currently underway, results of which will be summarized in a separate report. This report will include California Department of Parks and Recreation forms for each of the identified historic-age buildings on the parcel.

## 3.3 Paleontological Resources

A paleontological records search was conducted by the Department of PaleoServices at the San Diego Natural History Museum (SDNHM). Museum collections records were searched for the

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purposes of determining whether there are any known fossil localities in or near project area, identifying the geologic units present in the project area, and determining the paleontological sensitivity ratings of those geologic units in order to assess potential impacts to nonrenewable paleontological resources. Geologic maps and reports were also reviewed to identify geologic units on the site and establish the stratigraphy on-site; the results comprise the description of the physical setting provided earlier in this report.

A pedestrian survey of the project site was conducted on September 2, 2014 by Dudek. Subsurface exposures and appropriate landforms were opportunistically sought out and inspected for their potential to contain fossil specimens or features.

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## 4 RESULTS

### 4.1 Cultural Resources

#### 4.1.1 Records Search Results

A SCIC record search conducted on 8/21/2014 identified 57 previous cultural resources studies to have been performed within 0.5-mile of the project area. Three of these studies have intersected at least a portion of the project area (Table 2); all north of River Road. SCIC records indicate that 14 archaeological sites have been recorded within the ½ mile records search area (Confidential Appendix A). One of these archaeological sites (CA-SDI-16083) is located within the project parcel. An additional archaeological (CA-SDI-12241) site has been recorded directly adjacent to the project parcel. SCIC records were reviewed for historical addresses and other built environment resources. No historical-era buildings or other features have been formally recorded previously within the project parcel. Dudek holds a subscription to SCIC records. Review of these records on 4/27/2018 has confirmed that no additional sites or investigations have since been conducted in the Project parcel.

Of the three cultural resources investigations that have included the project parcel, the 103-acre intensive pedestrian survey conducted by Robert Case (2001) is the most pertinent to the current project. This study (report not on file at the SCIC) covered the entirety of the project parcel, north of River Road. In addition to the two previously mentioned archaeological resources that were identified during the SCIC records search, Case's study also recorded and collected a single isolated quartz archaic dart point within a recently disturbed portion of the agricultural field.

At least one historic-era (likely 1930s) structure was noted by Case (2001) to be present within the northern portion of the current project parcel. The structure was observed to be present on the 1941 USGS Santa Margarita 15 Minute series map, indicating that the structure predates this map. Case recommended further historical research to be conducted of the structure's construction and ownership history, as well its possible relationship to Guajome Ranch.

**Table 2**  
**Previous Cultural Investigations That Have Directly Included the Project Parcel**

NADB ID #	Author	Date	Report Title
1134069	Ni Ghabhlain, Sinead	2011	Cultural and Historical Resources Study for the City of Oceanside General Plan-Circulation Element Update Program Environmental Impact Report (PEIR).
Report Not on File at the SCIC	Case, Robert	2001	Cultural Resources Survey of the Proposed 103-acre Northeast Valley Middle School/ High School, Oceanside, California. Prepared for Oceanside Unified School District.

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**Table 2**  
**Previous Cultural Investigations That Have Directly Included the Project Parcel**

NADB ID #	Author	Date	Report Title
1126790	White, Robert	1991	An Archaeological Assessment of a 2.75 Acre Parcel Located Immediately Northeast of the Intersection of Stallion Drive and North River Road in Oceanside, San Diego County.

Two archaeological sites have been previous identified within (or adjacent to) the project parcel. As the surface of the project parcel has been substantially affected by agricultural use for a relatively extended period, it is unlikely for intact archaeological resources to be identified during pedestrian survey unless large and immobile cultural features are present. Unsurprisingly, the site that has been recorded within the project parcel (CA-SDI-16083) is principally comprised of a number of milling features situated on large granitic boulders.

**Table 3**  
**Previously Recorded Archaeological Resource Within 1/2 Mile of the Project Parcel**

Primary #	Trinomial #	Age	Description	In/Out of APE
37-001248	CA-SDI-1248	Prehistoric	Bedrock milling feature	Out
37-001266	CA-SDI-1266	Prehistoric	Prehistoric artifact scatter; Multiple loci	Out
37-001267	CA-SDI-1267	Prehistoric	Bedrock milling feature and artifact scatter	Out
37-001268	CA-SDI-1268	Prehistoric	Bedrock milling feature and artifact scatter	Out
37-001269	CA-SDI-1269	Prehistoric	Prehistoric habitation/camp site	Out
37-001270	CA-SDI-1270	Prehistoric	Prehistoric artifact scatter	Out
37-001271	CA-SDI-1271	Prehistoric	Prehistoric habitation site/artifact scatter	Out
37-008088	CA-SDI-8088	Prehistoric	Prehistoric artifact scatter	Out
37-012241	CA-SDI-12241	Prehistoric	Prehistoric artifact scatter	Adjacent
37-014985	CA-SDI-14985	Prehistoric	Bedrock milling site	Out
37-019035	CA-SDI-13742	Prehistoric	Prehistoric artifact scatter	Out
37-019037	CA-SDI-13744	Prehistoric	Prehistoric artifacts scatter and possible midden deposit	Out
37-024246	CA-SDI-16083	Prehistoric	Bedrock milling site	In
37-028562	CA-SDI-18371	Prehistoric	Prehistoric artifact scatter	Out

## 4.1.2 Fieldwork Results

### 4.1.2.1 Archaeological Survey

Dudek archaeologists Scott Wolf and Kent Smolik conducted an intensive pedestrian cultural survey of the proposed project area on September 02, 2014. Visibility was limited within many

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of the agricultural fields due to the presence of low-laying vegetative crops. The area has been subject to a number of agricultural-related disturbances, including grading, plowing, and installation of flood control features. Archaeologists relocated CA-SDI-16083 at its previously recorded location. No surface artifacts were observed in the project area adjacent to CA-SDI-12241. A newly recorded isolated portable milling slab (RF2014-ISO-01) was recorded within the southern portion of the project parcel. DPR form updates have been prepared for both of the previously recorded sites, and the isolated find has been documented within a DPR Primary Form and Location Map (Confidential Appendix D).

### **CA-SDI-16083**

This prehistoric bedrock milling site, measuring 35 by 20 meters, is comprised of a granitic boulder outcrop surrounded on all sides by active agricultural fields, on a very slight south-facing slope. No artifacts were observed at the site. A total of 6 milling features with a total of eleven (11) milling slicks were originally identified in the Robert Case 2001 DPR Site form. Feature 1 included five lightly weathered grinding slicks. Feature 2 consisted of a single grinding slick remnant. Feature 3 consisted of a single milling slick. Feature 4 consisted of a single milling slick. Feature 5 consisted of two milling slick surface. Feature 6 consisted of a single milling slick. Sediment within and surrounding the site is brown sandy-silt loam. During Dudek's 2014 site visit, Feature 2 was the only feature positively identified and relocated. The previously recorded Features 1 and 3 were possibly re-identified. Due to vague previously documentation and severe the weathering of the boulders since the original recordation, this could not be fully confirmed. According to the DPR site form for SDI-16083 compared to the current physical conditions of this site, it is apparent that the southern portion of the site has been heavily disturbed since the 2001 documentation. The disturbance noted currently in the southern portion of the site includes evidence of broken and displaced bedrock boulders, large fragments of concrete, and a wooden pallet dump. Judging by the previously recorded site form, Features 1, 2, and 3 were located within this heavily disturbed southern portion of the site.

### **CA-SDI-12241**

This prehistoric site was first recorded in 1991 as an artifact scatter, measuring 85 by 70 meters. Artifacts were noted to include 30 felsite, andesite, chert, and chalcedony flakes. Also recorded at this site was one granite milling slab fragment. While this site was not recorded within the current project survey boundaries, it is immediately adjacent (outside). Due to the location of this resource, the Project area immediately adjacent to the recorded site was intensely surveyed. No artifacts or evidence of midden-like soils were noted in the area. While this site is located outside of the current survey boundaries, there was a high volume of disturbance noted in the recorded site location. The field with the site has been disced and/or plowed sometime in the recent past.

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No obvious artifacts were noted on the surface of the site and a moderate to high volume of modern trash and debris (such as clay roof-tile fragments and plastic food and drink wrappers and bottles) was noted throughout the entire site area. This archaeological resource falls outside of the Project parcel and adjacent areas are currently planned for continued agricultural use. As such, no additional action is required.

### **RF2014-ISO-01**

RF2014-ISO-01 is a prehistoric portable milling slab fragment located just outside of the southern edge of the current agricultural fields. The milling slab fragment is located along the base of a slight (5 m) slope at the edge of the agricultural fields, in an area best characterized as an alluvial, riparian river-bed/flood zone just north of the San Luis Rey River. The vegetation consists of dense to very dense river/marsh vegetation including various palms, oaks, grasses, bamboo, and coastal scrub brush that has been subject to fire and burning in several areas in the recent past. The fragmented uni-facially worked milling slab measures 28.5 x 21 x 11.5 cm and demonstrates grinding wear as well as some slight pecking modification on the dorsal surface. The milling slab was located on the ground surface (not embedded into surrounding sediments) at the foot of the slope below the active agricultural fields and could very likely have been initially located elsewhere and displaced to the location it was recorded. No other artifacts or features were noted in association with this isolated milling slab fragment.

### **4.1.3 Archaeological Testing Results**

Dudek archaeologists Scott Wolf and Patrick Hadel implemented a Phase II Testing program of CA-SDI-16083 on March 28, 2018 with the intent of evaluating this resource's eligibility to be listed on the CRHR. P. J. Stoneburner, Native American Monitor for the San Luis Rey Band of Mission Indians, was present to observe all activities. As noted above, SDI-16083 has been previously recorded as a prehistoric bedrock milling site with up to eleven grinding slicks distributed among six boulders. The site reportedly measures approximately 35 (N/S) x 20 (E/W) meters. The site is located in an extremely disturbed area within the North River Farms, surrounded by active agricultural fields. Evaluation efforts included close-interval survey, documentation of all archaeological features, and excavation of 8 STPs in areas with the greatest potential to support the presence of subsurface cultural deposits (Table 4). A map of identified bedrock milling features and testing efforts described here is provided within the CA-SDI-16083 DPR form (Confidential Appendix D). Photo documentation of CA-SDI-16083 features and testing efforts is provided in Confidential Appendix E.

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**Table 4**  
**Summary of CA-SDI-16083 Subsurface Testing Efforts**

STP No.	Depth (cmbs)	Findings	Disturbances	Soil	Munsell
1	0-20	Negative	bioturbation, erosion	Sandy clay loam	10YR4/4
2	0-20	Negative	erosion	Sandy clay loam	10YR4/4
	20-31	Negative	bioturbation	Sandy clay with decomposing granite	7.5R4/8
3	0-21	Negative	bioturbation	Sandy loam	10YR4/4
4	0-20	Negative	erosion	Sandy clay with decomposing granite	10YR4/4 & 7.5R4/8
	20-40	Negative	bioturbation,	decomposing granite	7.5R4/8
5	0-20	Negative	bioturbation	Sandy clay with decomposing granite	10YR3/3 & 7.5R4/8
	20-35	Negative	bioturbation	Sandy clay loam with decomposing granite	10YR3/3 & 7.5R4/8
6	0-20	Negative	bioturbation, erosion	Sandy clay loam with decomposing granite	10YR3/3 & 7.5R4/8
	20-32	Negative	bioturbation,	Sandy clay loam with decomposing granite	10YR3/3 & 7.5R4/8
7	0-20	Negative	bioturbation, erosion	Sandy clay loam with decomposing granite	10YR4/4
	20-40	Negative	bioturbation	Sandy clay loam with decomposing granite	10YR4/4
8	0-20	Negative	bioturbation, erosion	Sandy clay loam with decomposing granite	10YR3/3 & 7.5R4/8
	20-40	Negative	bioturbation	Sandy clay loam with decomposing granite	10YR3/3 & 7.5R4/8

### Documentation of Bedrock Milling Features

The surface inventory at CA-SDI-16083 identified only 2 of 6 previously recorded bedrock milling features and no identified artifacts on the ground surface within or near the previously recorded site boundary. Previously recorded Features 2 and 3 were positively relocated and fully documented. The boulder on which Feature 1 was previously identified was also relocated. However, no milling features were observed during initial survey efforts or as part of the subsequent evaluation. Features 4, 5, and 6 were not positively identified and do not appear to be present.

#### *Feature 1*

Feature 1 was previously identified as a 4 x 3 m eroded granite bedrock boulder with a total of 5 milling slick surfaces. While this feature appeared to have been physically relocated since its original

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recording, the initial orientation was able to be re-established, and none of the milling surfaces could be identified. It is very possible considering the current extremely poor physical condition of the granite bedrock surfaces exposed at this site that the previously recorded milling surfaces have been destroyed by natural degradation due to weather exposure and surface erosion.

### *Feature 2*

Feature 2, consisting of a weathered 3 x 2 x 1 m boulder, was positively relocated during the current site testing. This feature includes one moderately well-defined 20 x 30 cm oval shaped milling slick surface along the northern edge of the boulder. While not as evident as Feature 1, from inspection of the entire granite boulder it appeared that a large portion of the original rock surface has exfoliated and broken. This made it impossible to identify other milling surfaces.

### *Feature 3*

Feature 3 was also positively relocated during the current site testing. Feature 3 consists of a 2 x 2 x .30 m eroding granite bedrock boulder. Milling elements include one heavily exfoliated 15 x 10 cm amorphous milling slick surface along the center of the boulder surface. Similar to the other surrounding boulders, a large portion of the original rock surface has exfoliated and broken away and even portions of the milling slick surface has been exfoliated, displaced and destroyed.

### *Feature 4*

Feature 4 was previously recorded as a 2 x 1 m eroded granite bedrock boulder with one amorphous and indeterminate milling slick surface. This feature was not relocated during the current testing of this site.

### *Feature 5*

Feature 5 was previously recorded as a 2 x 1 m eroded granite bedrock boulder with two amorphous and indeterminate milling slick surfaces previously identified. This feature was not relocated.

### *Feature 6*

Feature 6 was previously recorded as a 1.5 x 0.5 m eroded granite bedrock boulder with one amorphous and indeterminate milling slick surface. This feature was also not relocated during the current testing.

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## Shovel Test Pit Probing

A total of eight shovel test pits were excavated at CA-SDI-16083 in order to assess the location and subsurface character of the surrounding area. All eight of the STPs were negative; none yielding subsurface cultural material or soils indicative of a cultural deposit.

### *STP 1*

STP 1 was excavated along the northern edge of the site, less than 10 meters north of the location of Feature 2. The sediments encountered include only one stratum of brown (Munsell: 10YR4/4) moderately to heavily compacted sandy clay loam with a high volume of granitic rocks and gravels from the ground surface to a depth of approximately 20 centimeters below surface (cmbs). At 20 cmbs a stratum of broken granite rock and gravels was encountered and the STP was terminated.

### *STP 2*

STP 2 was excavated along the northern edge of the site, just over 10 meters north-northwest of the location of Feature 2 and Feature 3. The sediments encountered include one stratum of brown (Munsell: 10YR4/4) moderately compact sandy clay loam mottled with large inclusions of loosely compact red (Munsell: 7.5R4/8) sandy clay and disintegrating granite fragments. This mixed sediment level contained a high volume of granitic rocks and gravels from the ground surface to a depth of approximately 31 centimeters below surface (cmbs). At 31 cmbs granite bedrock was encountered and the STP was terminated.

### *STP 3*

STP 3 was excavated approximately 08 m east of STP 1. This STP was placed along the northeastern edge of the original site boundary. The sediments encountered consist of one shallow stratum of wet brown (Munsell: 10YR4/4) compact sandy loam with heavy volume of roots and plant debris from the ground surface to a depth of approximately 21 cmbs. After 21 cmbs granite bedrock was encountered and the STP was terminated.

### *STP 4*

STP 4 was excavated approximately 10 m northeast of STP 3. This STP was placed along the northeastern area of the bedrock outcrop downslope from the location of the bedrock milling features. The sediments encountered from 0 to 35 cmbs consist of a mixed stratum of brown (Munsell: 10YR4/4) compact sandy loam and red (Munsell: 7.5R4/8) sandy clay and disintegrating granite fragments from the ground surface to a depth of approximately 35 cmbs.

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Sediments from 35 to approximately 40 cmbs consist of a compact lens of disintegrating granite. At approximately 40 cmbs granite bedrock was encountered and the STP was terminated.

### *STP 5*

STP 5 was excavated approximately 10 m southeast of STP 4. This STP was placed at the bottom of the slope below and east of the bedrock milling outcrop, and is located adjacent to the location of an existing water truck fill-up station. The highly disturbed sediments encountered consist of one mixed stratum of dark brown (Munsell: 10YR3/3) compact sandy clay loam and red (Munsell: 7.5R4/8) sandy clay and disintegrating granite fragments from the ground surface to a depth of approximately 35 cmbs. At 35 cmbs granite bedrock disintegrating granite gravel was encountered and STP 5 was terminated.

### *STP 6*

STP 6 was excavated approximately 15 m south of STP 5. This STP was placed at the bottom of the slope below and southeast of the bedrock milling outcrop. The highly disturbed sediments encountered consist of one mixed stratum of dark brown (Munsell: 10YR3/3) compact sandy clay loam and red (Munsell: 7.5R4/8) sandy clay and disintegrating granite fragments from the ground surface to a depth of approximately 32 cmbs. At 32 cmbs granite bedrock disintegrating granite gravel was encountered and STP 6 was terminated.

### *STP 7*

STP 7 was excavated approximately 22 m west-southwest of STP 6. This STP was placed due south of the two identified milling features, in a heavily disturbed area southwest of the previously recorded site boundary. The sediments encountered consist of one stratum of brown (Munsell: 10YR4/4) compact sandy loam clay and disintegrating granite fragments from the ground surface to a depth of 40 cmbs. At 40 cmbs STP 7 was terminated.

### *STP 8*

STP 8 was excavated approximately 18 m northwest of STP 7. This STP was placed west-southwest of the bedrock milling outcrop with Features 2 and 3. The highly disturbed sediments encountered consist of a mixed stratum of dark brown (Munsell: 10YR3/3) compact sandy clay loam and red (Munsell: 7.5R4/8) sandy clay and disintegrating granite fragments from the ground surface to a depth of approximately 40 cmbs. At 40 cmbs this sterile STP was terminated.

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## Site Summary

The surface inventory was negative and excavations at SDI-16083 revealed that this site lacks subsurface cultural deposits. Sediments encountered in all of the excavations demonstrated a high level of disturbance in the entire area, with soils remaining the same both within and outside of the recorded site limits. No midden-like soil characteristics were observed. Many of the bedrock boulders examined at this site demonstrate signs of being moved (such as drill holes and bulldozer scars), broken and otherwise significantly disturbed. As artifacts were absent, no specific chronological markers were present. Based on these results SDI-16083 appears to provide little additional scientific data potential.

### 4.1.4 Built Environment Field Survey Results

Dudek identified a total of 14 buildings and structures within the project area. Appendix F of this provides a photograph of each building, its assumed original function, its estimated built date, and assigns each building an arbitrary building number for the purposes of discussion. Two maps within this appendix provide locations of these recorded resources. Of the 14 buildings and structures identified, all appear to have been built at least 45 years ago.

Building numbers 1 through 10 are located on the south side of the property; southwest of the intersection of North River Road and Wilshire Road (Appendix F, Map 1). Most of these buildings appear to be historically associated with one another based on their built dates, architectural style, geographic proximity, and the presence of centralized elements including a swimming pool, outdoor barbeque area, and basketball court. The exception to this appears to be Building 5, which was either recently constructed or altered from its original form. The main focus of the southern grouping of buildings is a large Spanish Colonial style building (Building 4) that appears to have functioned as a single family residence. Building 4 maintains its original, but altered, shed roof porch on the front façade with timber porch supports, and Spanish tile roof. This appears to be the oldest of the southern grouping of buildings, and historic aerial photograph research indicates that the residence likely pre-dates 1938. The surrounding buildings appear to have functioned as support buildings (i.e., garages, storage sheds, and structures to house utilities) and additional living quarters. The limited archival research conducted as part of this initial phase could not confirm this.

Building numbers 11 through 14 are located on the north side of the property; northwest of the intersection of North River Road and Wilshire Road (Appendix F, Map 2). Unlike the buildings located on the south side of the property, their historical associations to one another are not immediately clear. The barn (Building 13) appears to be the oldest building in the northern portion, likely pre-dating 1938. Buildings 11 and 12 appear to date between 1946 and 1953 and their original function is not clear. Building 14 was built much more recently (c. 1980s), and

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aerial photographs suggest that a long narrow building, possibly a Quonset Hut, was located in the place of Building 14 prior to its construction. Building 14 is currently being used as office space for Rocket Farms, the current tenant.

## **Preliminary Background Research**

Dudek contacted the City of Oceanside building department and inquired about original building permits that may be on file for the subject property. The City reported that the oldest permits they have on file date to the year 1974, and that these permits consist of scanned microfiche records that are almost completely illegible. Dudek also contacted the County of San Diego Assessor and Realty Office in attempt to confirm the original built dates of buildings and structures located on the subject property. The County reported that they do not have a record of original built dates for the property, but they do have records pertaining to the types of buildings that have been constructed on the property over the years, including records of a residence, swimming pool, horse barn, Quonset Hut, shed, garage, and laundry building. Additional information associated within these building records is available through the County. In order for Dudek to gain access to these records, a signed consent letter from the property owner must be provided.

Dudek also viewed historic aerial photographs of the property ([www.historicaerials.com](http://www.historicaerials.com)) in an attempt to narrow down the built dates for buildings and structures on the property and to try and discern any major alterations that may have occurred overtime. This research revealed that 14 of the buildings/structures were built at least 45 years ago.

## **4.2 Paleontological Resources**

The result of the records search conducted by the Department of PaleoServices at the SDNHM is provided in Appendix C. The search revealed no record of existing fossil localities that lie within or within a 0.5 mile radius of the project boundary. Furthermore, the pedestrian survey conducted by Dudek yielded no fossils or potentially fossiliferous materials on the surface (no subsurface exploration was conducted). This was expected as the surface of the site is disturbed by agricultural activities and lacks distinct rock outcroppings or road cuts from which fossils could be exposed.

The paleontological sensitivity of each of the rock units underlying the site was assessed as part of the records search conducted by the SDNHM. The aerial extent (in acres) of each unit within the site boundary was quantified in ArcMap through an intersection with a digital geologic database compiled by the California Geological Survey (2012). The sensitivity determination for each geologic unit is described in Table 5 and shown in Appendix C.

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**Table 5  
Paleontological Sensitivity**

Map Unit Symbol	Name	Paleontological Sensitivity	Acres	Comment
Qw	<i>Active Wash/Stream Deposits (late Holocene)</i>	Low	141	Due to young age and loosely consolidated nature of these deposits, any biological remains found are likely to be modern to sub-fossil. <i>These areas may be underlain at unknown but potentially shallow depths by Qoa, which has a moderate sensitivity.</i>
Qya	<i>Active Alluvial Floodplain Deposits (late Holocene)</i>			
Qoa	<i>Older alluvial flood plain deposits (Pleistocene, younger than 500,000 years)</i>	Moderate	49	Important vertebrate fossil remains have been collected from similar deposits in several sites throughout coastal San Diego County.
gr	<i>Tonalite undivided (Cretaceous)</i>	None	39	Tonalite was formed through the crystallization of magma several miles below the surface of the Earth. This means that there is no potential for the rock unit to yield fossils.

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## 5 SUMMARY AND MANAGEMENT CONSIDERATIONS

### 5.1 Impact Analysis

The following section provides a summary of potential impacts to cultural and paleontological resources within the project parcel.

#### 5.1.1 Archaeological Resources

CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. In order to best mitigate the effects of the project on cultural resources, a reasonable, good faith effort must be applied to determining their archaeological character and eligibility for listing in the California Register of Historical Resources (CRHR). Of the four primary CRHR criteria for making such recommendations, Criterion 4 is most applicable for directing Phase I archaeological investigations. To be eligible for listing in the CRHR, a site must have "yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation" (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

Based on SCIC records, review of other available environmental studies, and an intensive pedestrian survey, ground disturbance conducted within the Project parcel does have the potential to impact archaeological resources and historic structures. One prehistoric bedrock milling site (CA-SDI-16083) is located within the Project parcel and has the potential to be impacted by the project as currently planned. An additional prehistoric artifact scatter (CA-SDI-12241) has been recorded directly adjacent to the Project parcel. The project will not currently include additional disturbances near this site, however should future design changes occur, there is some potential for unidentified subsurface artifacts to be present in adjacent areas. As CA-SDI-12241 remains unevaluated for eligibility to be listed on the CRHR it should be assumed significant. Any disturbances to the area surrounding this site could represent a significant impact. One newly recorded isolated find was identified during pedestrian survey. As this site is inherently not eligible for CRHR listing, and is not a "unique" artifact, impact to this resource will not constitute a significant impact under CEQA. As no contact with Native American tribes has been conducted by Dudek, and we are currently unaware of information provided through the City's outreach efforts, it should be assumed that there is some potential to impact Native American sacred sites or other areas of cultural value that may be on the property.

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## 5.1.1.2 CA-SDI-16083 Evaluation

CA-SDI-16083 is a heavily disturbed prehistoric bedrock milling site with two identified milling features, each with one milling slick element. No associated artifacts were observed. Visual inspection of subsurface soils and exposed profiles through excavation of 8 culturally STPs indicate that there is no subsurface cultural deposit within, or near, the recorded site boundary. Archaeologists did not observe any characteristics that would contribute to its eligibility for CRHR listing beyond that data that has been recorded during field efforts. Such characteristics would generally include the presence of developed midden-like soils, a cultural deposit with artifacts, or other anthropogenic features such as burned soil or fire affected rock. Milling slick features are commonly found in this area, and are found in better condition, in-situ context, and higher numbers at other nearby sites. However, the presence of these features does contribute to the archaeological record relating to prehistoric food processing and geographic use patterns in the region. In addition, while limited additional archaeological data potential can be gained from these features it should be noted that traditionally geographically affiliated Native American communities who may assign them cultural should be consulted regarding the Project and its findings.

CA-SDI-16083 has no apparent potential to yield important archaeological information due to its disturbed nature, small number of common archaeological features, and lack of associated artifacts or a subsurface cultural component. Based on this information, the site appears to provide little additional data of scientific value and is not eligible for CRHR listing. CA-SDI-16083 is not associated with any significant events locally, regionally, or nationally (Criterion 1); is not associated with, or cannot be connected with, the lives of any important people locally, regionally, or nationally (Criterion 2); does not contain architecture (Criterion 3); and based on Phase I Inventory and Phase II Evaluation efforts, does not have the potential to yield information important to prehistory locally, regionally, or nationally (Criterion 4) (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852). The site is not eligible for listing on the CRHR or the local register, and is not a “unique” archaeological resource under CEQA. While the resource does not appear to be significant pursuant to regulatory conditions, the presence of this site does indicate prehistoric use. As such, the surrounding area should be considered to have potential to contain buried cultural resources. Recommended mitigation for unanticipated effects has been provided below.

## 5.1.2 Built Environment Resources

Fourteen (14) historical-era (greater than 45 years old) structures are present on the project parcel. While most appear to have been heavily modified and in disrepair, given the lack of information related to original owner/ builder, ownership history, relationship to nearby Guajome Rancho, impact to these structures could represent damage/destruction of CRHR eligible historical resources, and consequently represent a significant impact under CEQA. In order to avoid all potential such impacts, these structures must be properly evaluated for their potential to be listed on the CRHR if

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they will be impacted by planned project activities. A built environment evaluation is currently underway, results of which will be submitted in a separate report.

## 5.1.3 Paleontological Resources

The potential for the proposed project to result in impacts to paleontological resources depends on 1) the presence/absence of known fossil localities, 2) the fossil-yield potential of the geologic units underlying the Proposed Project, and 3) the location, extent and depth of construction-related excavation that are proposed. The potential paleontological resource impacts have been evaluated without a preliminary design. Thus, potential impacts and mitigation measures are discussed in terms of the type of activities that could produce impacts. The results of the sensitivity analysis indicate that none of the project site is in an area of high paleontological sensitivity. However, the portion of the site north of North River Road and south of the westward extension of Wilshire Road has moderate paleontological sensitivity (Appendix C).

As discussed in the physical setting, the site has been in agricultural use for at least several decades. Repeated plowing and ripping of the fields for agricultural purposes (e.g., crop changes, fertilizer, harvestings, etc.) over the years has disturbed and reworked native soils, likely to a depth of 3 feet or more (depending the types of crops grown and specific tilling practices). Surface disturbances and shallow grading in this context is unlikely to yield significant paleontological resources. In the remote chance that a fossil is present within surface soils, it would likely be *ex-situ* (i.e., out of context), fragmented, and undiagnostic (i.e., not identifiable).

Regardless of the location and depth of ground disturbances and excavation, the proposed project should include a stipulation—either as a project design feature or as a mitigation measure under CEQA—that describes the procedures and measures to be followed in the event of an unanticipated fossil discovery. Recommended language is as follows:

“If potential fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations shall be consistent with SVP 1995 guidelines and currently accepted scientific practice, and shall be subject to review and approval by the City. Work in the affected area may resume once the fossil has been assessed and/or salvaged and the City—in consultation with the professional paleontologist—has provided written approval to resume work.”

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This mitigation is considered necessary because determinations of the uniqueness or significance of paleontological resources can only be made by qualified, trained paleontologists familiar with the fossil(s) under consideration. Therefore, even in circumstances where no known fossil occurrences exist, or where the paleontological potential is low, unanticipated discoveries can occur and potential impacts may only truly be known once a fossil is uncovered and identified.

The above mitigation measure would be adequate for activities that involve surface disturbance anywhere on site, and for shallow grading activities (i.e., less than 3 feet depth) within geologic units with a low paleontological potential (Qw and Qya). For all excavation activities within older alluvium (Qoa), and for any construction activities that involve excavation greater than 3 feet in depth within geologic units with a low paleontological potential (Qw and Qya), Dudek recommends that a Paleontological Mitigation and Monitoring Program (PRMMP) be prepared. Examples of deeper construction activities within areas with a low paleontological potential (Qw and Qya) that would be subject to this requirement include, but is not limited to: utility trenching, stormwater drainage infrastructure (especially retention/detention basins), and building foundation excavations (depending on geotechnical requirements).

The purpose of the PRMMP would be to describe the location, scope and scale of monitoring that would be required, to incorporate information from the most current construction plans, and to describe procedures for identification, recovery and curation of fossils if found on site. Recommended language for the mitigation measure is as follows:

“Prior to the initiation of any site preparation or start of construction, the Project developer shall contract with a qualified professional paleontologist or a California Registered Professional Geologist (California RPG) with appropriate paleontological expertise, as defined by the Society of Vertebrate Paleontology’s Conformable Impact Mitigation Guidelines Committee (SVP 2010 Guidelines) that shall be responsible for preparing and implementing a Paleontological Resources Monitoring and Mitigation Program. The qualified paleontologist shall be available “on-call” to the City and the Project developer throughout the duration of ground-disturbing activities. The paleontological resource monitoring and mitigation program should include preconstruction coordination; construction monitoring; emergency discovery procedures; sampling and data recovery, if needed; preparation, identification, and analysis of the significance of fossil specimens salvaged, if any; museum storage of any specimens and data recovered; and reporting. Earth-moving construction activities should be monitored wherever these activities will disturb previously undisturbed sediment. Monitoring will not need to be conducted in areas where sediments have been previously disturbed or in areas where exposed sediments will be buried, but not otherwise disturbed. In such cases, spot-checking of the excavation site is sufficient.”

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## 5.2 Recommendations

### 5.2.1 Archaeological Resources

Dudek's Phase I records search and intensive pedestrian identified two prehistoric archaeological resources (CA-SDI-16083 and CA-SDI-12241) within the project parcel. Of these, only CA-SDI-16083 has potential to be impacted by the Project as currently designed. A Phase II testing program was implemented at this site to evaluate its potential to be listed on the CRHR. Based on the results of these efforts, the site has been substantially disturbed, does not contain associated artifacts or cultural deposits, and is not CRHR eligible or "unique" as defined by CEQA. A NAHC Sacred Lands File search did not indicate the presence of Native American cultural resources in the vicinity. This NAHC search provided a contact list within tribal representative that may have additional information relating to cultural resources in the area. Correspondence with these individuals has not been initiated, however is recommended should a project proceed on this parcel.

It is recommended that Native American and archaeological monitors are present during initial ground-disturbing activities with the potential to encounter Native American cultural resources. Prior to the initiation ground-disturbing work, construction crews will be made aware of the potential to encounter cultural resources and the requirement for cultural monitors to be present during these activities. The area observed to have the highest potential to contain yet-identified subsurface cultural material or deposits is within 300 feet of CA-SDI-16083. However, it is possible for other locations within the project site to contain unanticipated buried deposits. As such, periodic monitoring is also recommended in the surrounding Project area. Archaeological and Native American monitoring may be adjusted at the recommendation of the qualified archaeological principal investigator, and in consultation with the City, based on inspection of exposed subsurface soils and their observed potential to contain intact cultural deposits or material. The Native American monitor or associated tribe may contact the City should they disagree with adjustments to cultural monitoring or evaluation efforts.

The archaeological and tribal monitors shall be provided a copy of this technical report and its pertinent appendices to inform their monitoring efforts. The archaeological and tribal monitors shall have the authority to temporarily halt work to inspect areas as needed for potential cultural material or deposits. In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until the qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Should it be required, temporary flagging may be installed around this resource in order to avoid

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any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeological monitor in correspondence with the qualified archaeological principal investigator may simply record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the qualified archaeological principal investigator observes the discovery to be potentially significant under CEQA or Section 106 of the NHPA, additional efforts such as preparation of an archaeological treatment plan, testing, and/or data recovery may be warranted prior to allowing construction to proceed in this area. The feasibility for avoidance will also be discussed with the City if appropriate upon discovery of any potentially significant resource.

In accordance with Section 7050.5 of the California Health and Safety Code, if potential human remains are found the county coroner shall be immediately notified of the discovery. The coroner will provide a determination within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made. If the county coroner determines that the remains are, or are believed to be, Native American, they shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendent (MLD) from the deceased Native American. Within 48 hours of their notification, the MLD will recommend to the lead agency their preferred treatment of the remains and associated grave goods.

## Reporting Requirements

Daily monitoring logs will be completed by on-site archaeological and Native American monitors. Within 60 days following completion of construction, the qualified archaeological principal investigator shall provide an archaeological monitoring report to the City. This report shall include the results of the cultural monitoring program (even if negative), including a summary of any findings or evaluation/data recovery efforts, and supporting documentation that demonstrates all mitigation measures defined in the Environmental Impact Report (EIR) were appropriately met. Appendices should include archaeological and Native American monitoring logs and documentation relating to any newly identified or updated cultural resources. The final report should be submitted to the South Coastal Information Center.

### 5.2.2 Built Environment Resources

Based on the results of initial background research conducted on the property and the SCIC records search, it does not appear that any of the buildings and structures within the project area have been previously recorded or evaluated for historical significance. Because the scope of

## **Archaeological, Built Environment, and Paleontological Resources Inventory Report for the North River Project**

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the current effort provided for a relatively cursory level of background research into the property's history, it is recommended that additional archival research be conducted in consultation with applicable groups/repositories, including the Oceanside Historical Society. It is also recommended that any building permits or Certificates of Occupancy on file with the City of Oceanside or the County of San Diego be obtained, including the building records described by the County Realty Office. These documents may assist in establishing a record of ownership history, change in function, or alteration, and may also provide additional details about the property that will aid in understanding its history. Access to these documents will require a signed letter from the property owner.

It is further recommended that the buildings and structures over 45 years of age be recorded and evaluated for historical significance on State of California Department of Parks and Recreation series 523 forms (DPR forms), and that a brief historic context statement be prepared in order to evaluate the buildings/structures for historical significance. Only after historical significance is fully established can the issue of integrity be addressed. At first glance, most buildings appear to suffer from an overall lack of integrity, as evidenced by missing windows and doors, damage to exterior cladding, roofing, and building materials, gutted interiors, and an overall state of disrepair. If any of the buildings are determined to be historically significant, Dudek will also assess whether or not they retain requisite integrity. The buildings and structures on the property will be evaluated against the California Register of Historical Resources and local level designation criteria to determine whether or not any of the buildings and structures should be considered historical resources for the purposes of the California Environmental Quality Act (CEQA). A built environment resources evaluation is currently underway. Results of these efforts will be submitted as a separate report.

### **5.2.2 Paleontological Resources**

Based on the review of physical setting and geologic maps, a pedestrian survey, and the results of the paleontological records search, impacts to paleontological resources may be potentially significant under CEQA. Standard paleontological mitigation measures, including unanticipated discovery measures and a PRMMP (as shown in Table 6), will be sufficient to reduce the impacts to a less than significant level.

## Archaeological, Built Environment, and Paleontological Resources Inventory Report for the North River Project

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**Table 6**  
**Recommended Paleontological Resources Mitigation Measures**

Paleontological Sensitivity	Acres	Construction Activity	Unanticipated Discovery Measure	Paleontological Mitigation and Monitoring Program
Low	141	Surface disturbances (clearing/grubbing/grinding) and shallow grading (< 3 feet).	X	
		Excavations greater than 3 feet in depth	X	X
Moderate	49	Surface disturbances only (e.g., vegetation clearing, equipment laydown, and scarifying)	X	
		All subsurface grading and excavation activities		X
None	39	All		

# Archaeological, Built Environment, and Paleontological Resources Inventory Report for the North River Project

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## NATIONAL ARCHAEOLOGICAL DATABASE (NADB) INFORMATION

**Authors:** Adam Giacinto, MA, RPA, Scott Wolf, Samantha Murray, MA, Dylan Duvergé, MS, and Micah Hale, PhD, RPA

**Firm:** Dudek

**Project Proponent:** Regent Properties

**Report Date:** April 2018

**Report Title:** Archaeological, Built Environment, and Paleontological Resources Inventory and Evaluation Report for North Rivers Project, City of Oceanside, San Diego County, California

**Type of Study:** Archaeological Phase I Evaluation; Archaeological, Built Environment and Paleontological Inventory

**Resources:** CA-SDI-16083, 14 historical-era buildings

**USGS Quads:** Morro Hill, California; Township 10 South and Range 4 West, Sections 34 and 34; Township 11 South and Range 4 West, Sections 2 and 3

**Acreage:** 232

**Permit Numbers:** Conditional Use Permit, Planned Development Permit (Numbers not available at this time)

**Keywords:** Pedestrian survey; Excavation; CRHR; CA-SDI-16083; Prehistoric Bedrock Milling; Building Inventory; Paleontology

# Archaeological, Built Environment, and Paleontological Resources Inventory Report for the North River Project

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**APPENDIX A (CONFIDENTIAL)**

*Cultural Resources Record Search and Cultural  
Constraints Map*



# **APPENDIX B (CONFIDENTIAL)**

*NAHC Sacred Lands File Search*



# **APPENDIX C**

## *Paleontological Records Search Results and Constraints Map*





## SAN DIEGO NATURAL HISTORY MUSEUM

BALBOA PARK - SAN DIEGO SOCIETY OF NATURAL HISTORY - ESTABLISHED 1874

8 September 2014

Adam Giacinto  
Dudek  
605 Third Street  
Encinitas, CA 92024

RE: Paleontological Record Search: 8531 - Farm Project

Dear Mr. Giacinto:

This letter presents the results of a paleontological records search conducted for the 8531 – Farm Project. The project site straddles North River Road in the San Luis Rey River valley, and lies immediately west of Wilshire Road in Oceanside, California. The project sits on approximately 230 acres, and has a perimeter of approximately 2.6 miles. Published geological reports (Kennedy and Tan, 2005), reveal that the proposed project site is underlain by Holocene-age (generally less than 10,000 years old) young alluvial flood plain deposits (Qya), late to middle Pleistocene-age (10,000 to 500,000 years old) old alluvial flood plain deposits (Qoa), and middle Cretaceous-age (approximately 100 million years old) tonalite, undivided (Kt).

The San Diego Natural History Museum does not document any fossil collecting localities within a half-mile radius of the proposed project site (see attached map). Due to their young age, the young alluvial flood plain deposits (Qya) have been assigned a low paleontological resource sensitivity by Deméré and Walsh (1993). Any biological remains found in these deposits are likely to be modern to sub-fossil. Deméré and Walsh (1993) have assigned a moderate paleontological resource sensitivity to the old alluvial flood plain deposits (Qoa), due to the discovery of important vertebrate fossil remains collected from similar deposits in several sites throughout coastal San Diego County. The undivided tonalite rocks (Kt) belong to the Peninsular Ranges Batholith which formed through the crystallization of magma several miles below the surface of the Earth. Deméré and Walsh (1993) have assigned a zero paleontological resource sensitivity rating to these plutonic rocks.

Any proposed excavation activities that extend deep enough to encounter previously undisturbed sediments of the old alluvial flood plain deposits (Qoa) have the potential to cause impacts to important paleontological resources preserved in these deposits. For the reasons described above, implementation of a complete paleontological resource mitigation program during ground-disturbing activities is recommended.

The 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 8531 - Farm Project is prohibited.

If you have any questions concerning these findings please feel free to contact me at 619-255-0320 or [nanderson@sdnhm.org](mailto:nanderson@sdnhm.org).

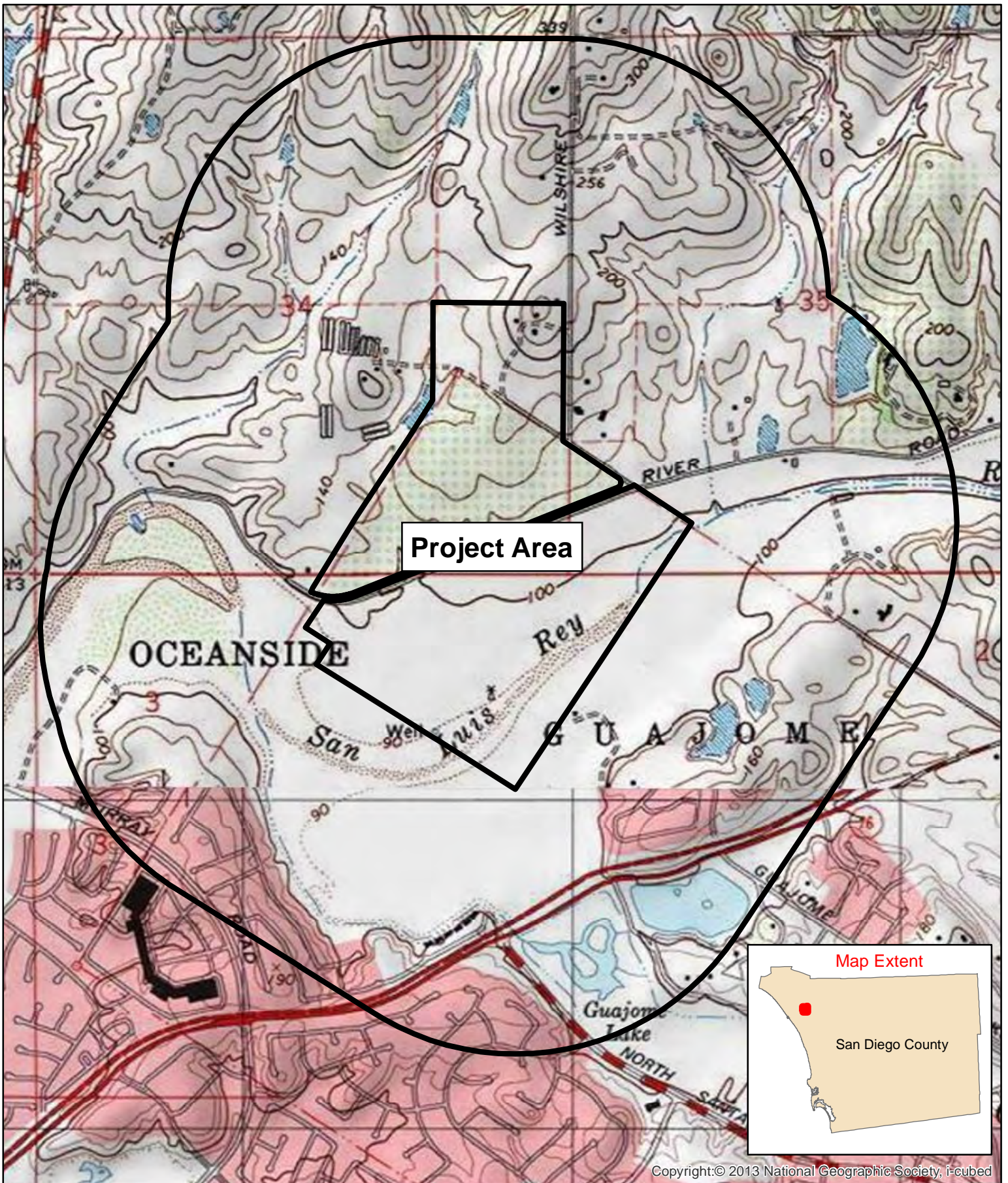
Sincerely,

A handwritten signature in black ink, appearing to read "Nikki Anderson", is centered on a light-colored rectangular background.

Nikki Anderson  
Lead Fossil Preparator  
Department of PaleoServices

**Literature Cited:**

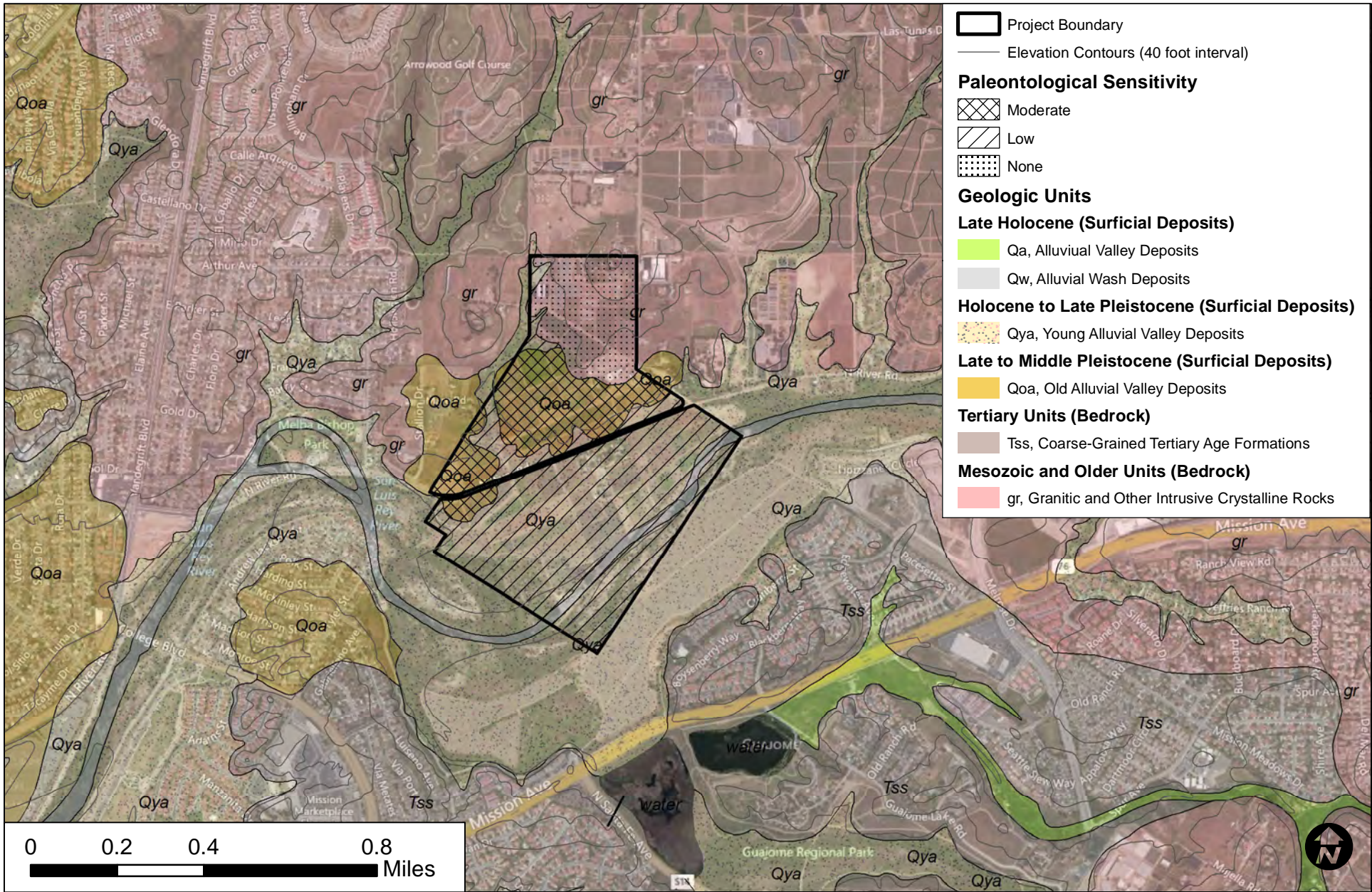
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SDNHM fossil localities within one-half mile of the Farm Project (8531) (Base maps USGS Topographic Maps of the Morro Hill and San Luis Rey 7.5' Quadrangles, California).





# **APPENDIX D (CONFIDENTIAL)**

*DPR Forms for Previously Recorded and Newly  
Recorded Cultural Resources*



# **APPENDIX E (CONFIDENTIAL)**

*Photo Documentation of CA-SDI-16083*

*Features and Testing Efforts*



# **APPENDIX F**

## *Initial Built Environment Inventory Results*





**DUDEK**

● Buildings    □ Project Site

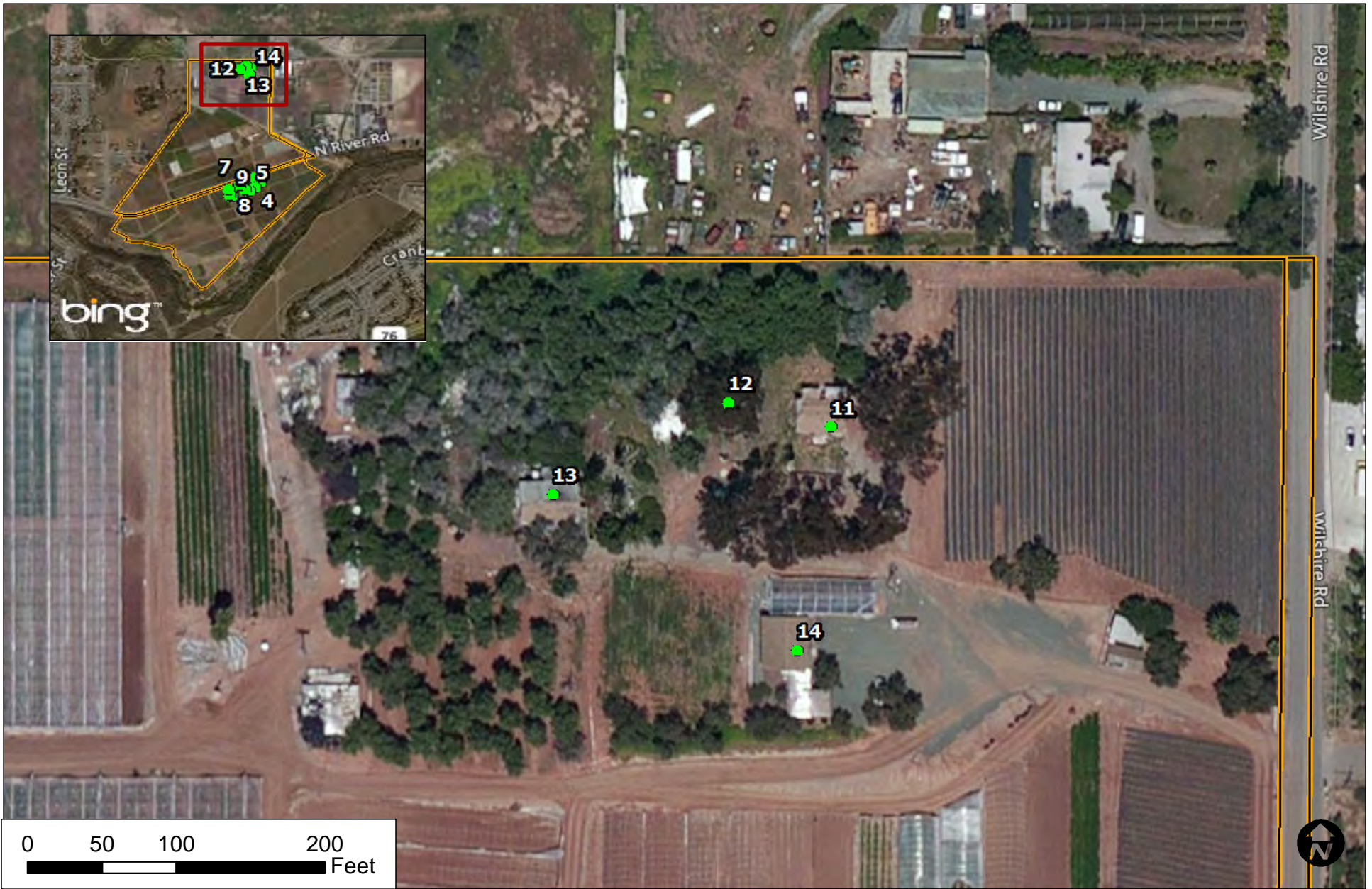
Map 1  
**Building Constraints Map - South Parcel Area**

1:1,500

8531 -- North River Farm Project SOURCE: BING; SANGIS

T 10S, R 4W, Sec. 34 and 35; T 11S, R 4W, Sec. 2 and 3; Morro Hill, CA USGS Quad





**DUDEK**

1:1,100

● Buildings    □ Project Site

8531 -- North River Farm Project    SOURCE: BING; SANGIS

Map 2

**Building Constraints Map - North Parcel Area**

T 10S, R 4W, Sec. 34 and 35; T 11S, R 4W, Sec. 2 and 3; Morro Hill, CA USGS Quad





**Building 1:** garage (circa 1964-1980)



**Building 2:** residence (circa 1938-1946)



**Building 3:** storage (circa 1946-1953)



**Building 4:** residence (circa 1930s)



**Building 5:** storage (appears to be relatively recent)



**Building 6:** possible residence (circa 1946-1953)



**Building 7:** residence (circa 1946-1953)



**Building 8:** possible residence (circa 1946-1953)



**Building 9:** possible residence (circa 1946-1953)



**Building 10:** residence (circa 1946-1953)



**Buildings 11 and 12:** possible residences (circa 1946-1953)



**Building 13:** barn (circa pre-1938)



**Building 14:** office building (circa 1980-1989)

