RECON

Cultural Resources Survey for the Villa Serena Project San Marcos, California

Prepared for
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NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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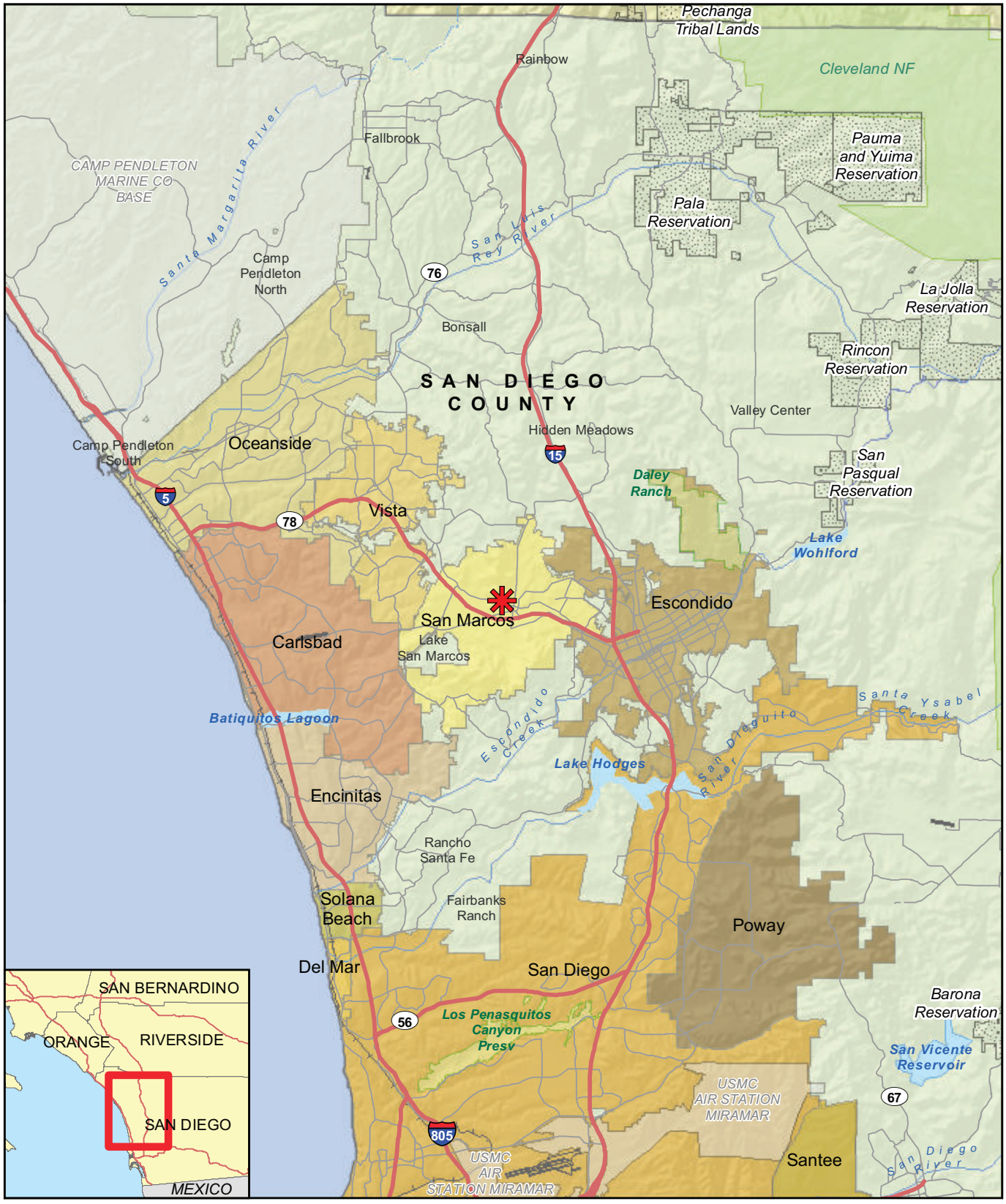
Management Summary

The 4.06-acre project is located at 339 and 340 Marcos Street in the Richmar neighborhood of the City of San Marcos, California. Parcel numbers are 220-112-0900, 220-112-1000, and 220-100-6900. The project would demolish the existing on-site buildings and construct 148 one-, two-, and three-bedroom multi-family units and associated parking, open space, and amenities. The project would be constructed in two phases. A records search at the South Coastal Information Center identified 46 cultural resources and 3 historic addresses within a one-mile radius of the project area. None of these resources were mapped within the project area. A Sacred Lands request was sent to the Native American Heritage Commission on October 18 and November 2, 2016. As of November 4, search results have not been received. The project area was surveyed on October 25, 2016 by RECON archaeologist Harry Price, accompanied by Luiseño Native American monitor Shelly Nelson from Saving Sacred Sites. As the property is developed, the survey concentrated on landscaped and unplanted areas. Two flakes on a cut slope at the north end of the western project parcel were identified during the survey. Because of the location of the flakes in a disturbed area and the lack of sufficient information to be able to positively answer any of the four criteria to qualify them for listing on the CRHR, they are not considered a significant historical resource under California Environmental Quality Act (CEQA) guidelines. The majority of the buildings on-site were constructed in 1972. Two of the buildings, connected four-plexes, were constructed in 1965, and are over 50 years old. Based on available information, the two buildings are not eligible for inclusion on the California Register of Historical Resources and are not considered significant historical resources under CEQA.

1.0 Introduction and Project Description

The project is located at 339 and 340 Marcos Street in the Richmar neighborhood of the City of San Marcos. The property consists of three parcels, totaling 4.06 acres, bordered by single-family residential uses to the north, Fitzpatrick Road to the east, Richmar Avenue to the south, and Liberty Drive to the west. The parcels are separated by Marcos Street running north and south intersecting with Richmar Avenue to the south. The Sprinter light rail transit line connecting Escondido and Oceanside is approximately one-eighth mile immediately to the south. Figure 1 shows the regional location of the project. The project area is located in Township 12 South, Range 3 West, in an unsectioned portion of the Los Vallecitos de San Marcos Rancho, on the U.S. Geological Survey (USGS) 7.5-minute topographic map, San Marcos, California quadrangle, dated 1996 (Figure 2). Figure 3 shows an aerial photograph of the project and vicinity.



Project Location

FIGURE 1
Regional Location

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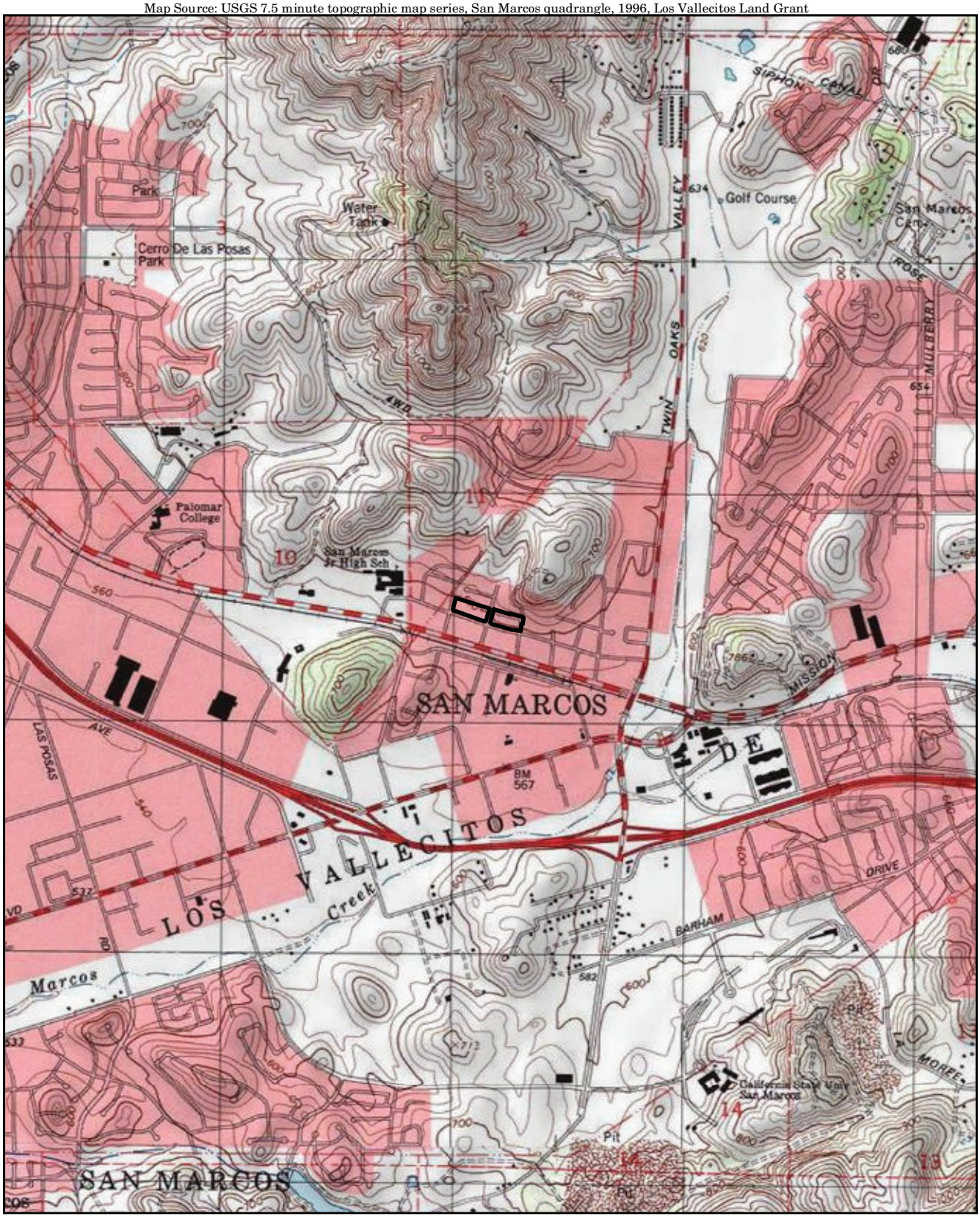
Map Source: USGS 7.5 minute topographic map series, San Marcos quadrangle, 1996, Los Vallecitos Land Grant



0 Feet 2,000

Project Boundary

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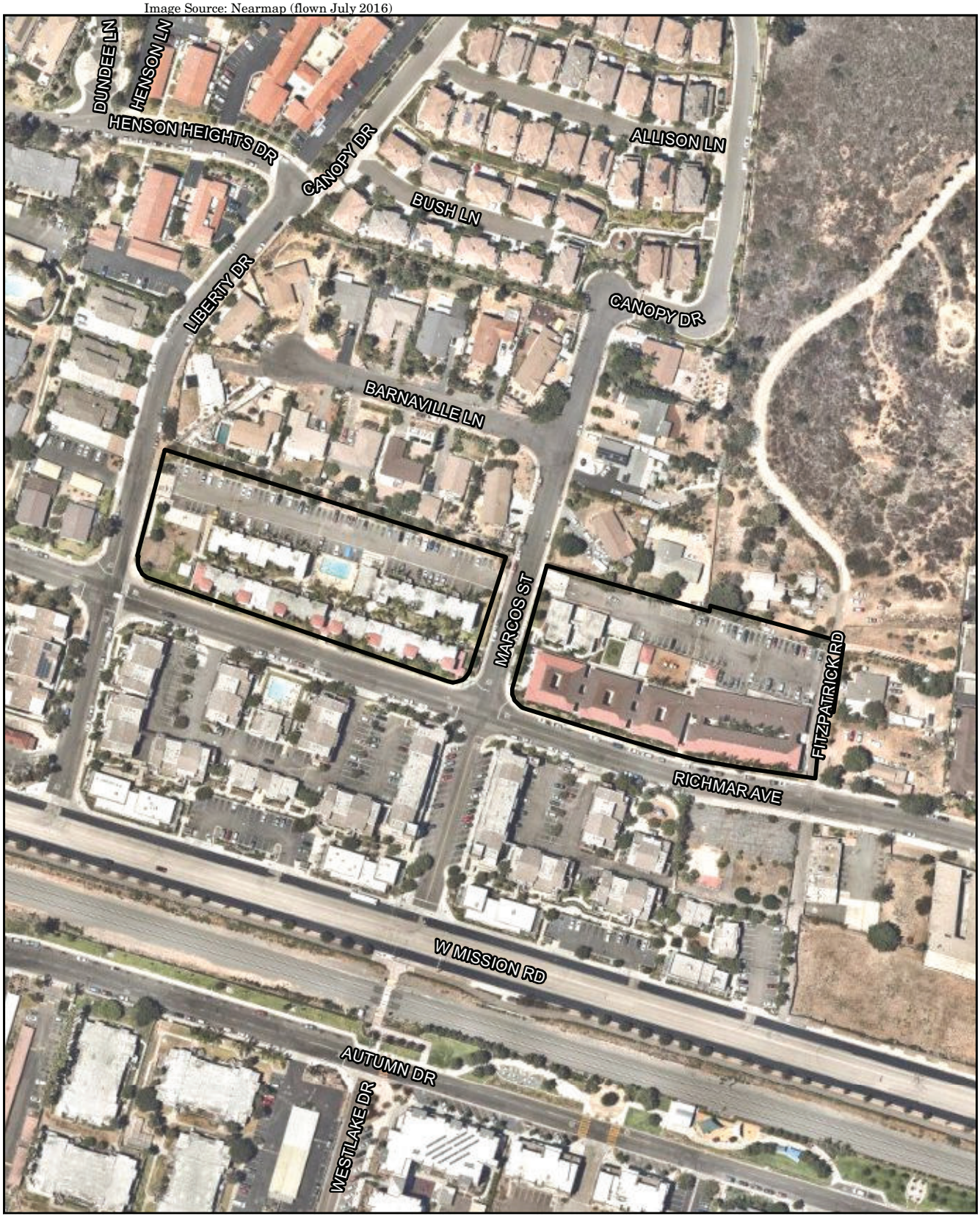
FIGURE 2

Project Location on USGS Map

Image Source: Nearmap (flown July 2016)



Project Boundary

FIGURE 3

Project Location on Aerial Photograph

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The project site is currently developed with 136 one- and two-bedroom multi-family units in two- and three-story buildings totaling approximately 102,800 square feet. The project would demolish the existing buildings and construct 148 one-, two-, and three-bedroom multi-family units and associated parking, open space, and amenities. The project would be constructed in two phases. Phase 1 would construct 84 multi-family units and 148 parking spaces at 340 Marcos Street and Phase 2 would construct 63 multi-family units and 109 parking spaces at 339 Marcos Street.

The project would implement the envisioned pedestrian-scaled residential neighborhood for the Richmar neighborhood. The project represents "Smart Growth" because it is located between two Sprinter light-rail transit stations and is in close proximity to public amenities such as San Marcos Elementary School, Boys and Girls Club, and public parks.

The project's primary goals are to:

a) Continue a multi-family residential development pattern in the center of San Marcos

b) Revitalize an underutilized and under-parked residential area within the Richmar neighborhood and along the Sprinter line to the south.

c) Provide a walkable community to reduce automobile use.

d) Contribute to the stock of affordable housing in the City.

e) Take advantage of the nearby transit infrastructure to facilitate ridership.

2.0 Natural Setting

2.1 Topography

The study area is located on the toe of a small, unnamed hill on the northeast side of the San Marcos Creek valley. San Marcos Creek is approximately 3,000 feet south of the project. Twin Oaks valley is just east of the project. The San Marcos Mountains are approximately 2.4 miles to the north of the project. The San Marcos Mountains are part of the Peninsular Range system and are dominated by Jurassic–Triassic metavolcanic rocks, upper Jurassic marine rocks, and Cretaceous grano-diorites. This type of geomorphology can provide a raw material source for stone tools. Project elevation is 500 feet above mean sea level.

Two types of soil are present on the project; Escondido Very Fine Sandy Loam and Placentia Sandy Loam. Escondido Very Fine Sandy Loams are moderately deep to deep, well-drained, upland fine sandy loams that have formed as a result of metamorphosed sandstones weathering in place. A typical profile will have a surface layer that is dark brown, slightly acidic very fine sandy loam approximately six inches thick. The subsoil is brown, neutral, very fine sandy loam approximately 24 inches thick. The substrate is a hard, fine-grained metasedimentary rock (U.S. Department of Agriculture [USDA] 1973).

Placentia Sandy Loams are moderately well-drained sandy loams with a sandy clay subsoil that form in granitic alluvium. A typical profile has a surface layer of brown, medium to slightly acid sandy loam approximately 13 inches thick. The subsoil is brown, moderately alkaline sandy clay/sandy clay loam about 40 inches thick. The substrate is yellowish-brown, moderately alkaline sandy clay loam (USDA 1973).

2.2 Vegetation

The project area is developed and vegetation consists of exotic trees, shrubs, and ground cover.

3.0 Cultural Setting

3.1 Paleoindian Period

The Paleoindian Period in northern San Diego County is most closely associated with the San Dieguito Complex, as identified by Malcolm Rogers (1938, 1939, 1945) and Claude N. Warren (1961, 1964, 1966, 1967). The San Dieguito Complex includes the Lake Mohave sites, Death Valley I sites, and Playa I and II sites according to Warren (1967) and represents a generalized hunting tradition (Moratto 2004). The San Dieguito Complex can be found in all of San Diego County, parts of Riverside County, north through the Mohave Desert, east through western Arizona, and south into northern Baja California and northern Sonora (Rogers 1966). The San Dieguito Complex assemblage is dominated by finely made scraping and chopping tools, such as well-made scraper planes, choppers, scraping tools, crescentics, elongated bifacial knives, and leaf-shaped projectile points. These tools were often made of fine-grained, slate-green felsite or fine-grained basalt. Projectile points consist of Lake Mojave and Silver Lake types along with non-diagnostic leaf-shaped points. Evidence of seed grinding technology (manos and metates) is scarce. San Dieguito sites in the desert are typically found around dry Pleistocene playas (Moratto 2004). Site locations and assemblages suggest a subsistence emphasis on lacustrine resources and big game hunting.

3.2 Archaic Period

The Archaic Period in northern San Diego County is represented by the Pauma Complex, a local manifestation of the widespread Millingstone Horizon (Wallace 1955). The Millingstone Horizon has been identified throughout coastal southern and central California and includes La Jolla Complex of the San Diego region and the Pauma Complex in the foothills of San Diego and Riverside counties. These have very similar assemblages and are thought to be different environmental adaptations of the same culture (True 1958). A similar assemblage has been identified in the Cajon Pass area of Riverside County and is referred to as the Sayles Complex (Kowta 1969). This is thought to be transitional between the Pinto Complex of the Mojave Desert and the Millingstone Horizon of the coast (Kowta 1969:1).

The Pauma Complex assemblage suggests a generalized subsistence focus with an emphasis on hard seeds. This emphasis is indicated by the appearance of numerous slab and basin metates and the adoption of a mixed cobble/core-based tool assemblage composed primarily of crudely made choppers, scrapers, and cobble hammerstones.

Pauma Complex sites are typically found on terraces or ridges above a water source such as a stream. They often do not have discernible midden development, but they may have subsurface deposits. While they typically have numerous portable metates and manos, they lack bedrock milling, and mortars and pestles (True and Waugh 1981:101-102).

Major technological change within the Archaic Period in San Diego County appears to have been limited mainly to the introduction of large side-notched and Elko series projectile points. There seems to have been some reorientation in settlement from coastal to inland settings during the latter portion of this period in northern San Diego County. This settlement shift appears to have occurred around 4,000 years ago and is thought to relate to the final phases of Holocene sea level rise and the resulting siltation of coastal lagoons. Prior to this time, the lagoons had been highly productive sources of shellfish for La Jollan people (Gallegos 1987; Warren et al. 1993).

3.3 Late Prehistoric Period

Near the coast and in the Peninsular Mountains beginning approximately 1,500 years ago, patterns began to emerge that suggest the ethnohistoric Kumeyaay. The Late Prehistoric Period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive but effective technological innovations. The late prehistoric archaeology of the San Diego coast and foothills is characterized by the Cuyamaca Complex. The Cuyamaca Complex is described by the presence of steatite arrow shaft straighteners, steatite pendants, steatite comales (heating stones), Tizon Brown Ware pottery, ceramic figurines reminiscent of Hohokam styles, ceramic "Yuman bow pipes," ceramic rattles, miniature pottery, various cobble-based tools (e.g., scrapers, choppers, hammerstones), bone awls, manos and metates, mortars and pestles, and Desert Side-notched (more common) and Cottonwood Series projectile points (True 1970).

Other parts of northern San Diego County are also represented by the San Luis Rey Complex (Meighan 1954; True et al. 1974). First described by Meighan (1954) and based on excavations at Pala some 20 miles north of the study area, San Luis Rey I sites are associated with bedrock milling features and often have recognizable midden soils. The artifact assemblage includes manos and metates, Cottonwood Triangular, and less frequently Desert Side-notched type projectile points, drills, bifacially flaked knives, bone awls, occasional steatite arrow shaft straighteners, and bone and shell ornaments (True and Waugh 1981:87). The Cottonwood Triangular and Desert Side-notched points are both smaller than earlier types, suggesting the introduction of bow-and-arrow technology into the region.

San Luis Rey II consists of the same assemblage with the addition of Tizon Brown Ware ceramics, red and black pictographs, cremation remains in urns, and historic materials such as glass beads and metal objects. True (1966) demonstrated that the San Luis Rey Complex almost certainly represents the ancestors of the Luiseño.

Meighan argued that ceramics, probably introduced into north San Diego County from the south, appeared about 1750 A.D. and were a product of indigenous diffusion that appeared at about the same time or slightly earlier than the Spanish arrival. In contrast, True et al. (1974) suggested that pottery may have appeared as early as 1200 to 1600 A.D. Later, Griset (1996) obtained 22 accelerator mass spectrometry dates from residue on pottery sherds, and she reviewed and recalibrated a number of others. She found four dates earlier than 800 A.D. The earliest pottery date in San Diego County according to her study was from Ystagua at 549 A.D. (1996:251-253). However, her data suggest that pottery was not common in San Diego County until about 1400 A.D. (1996:262). The earliest date for Tizon Brown Ware in the San Diego region is not long after the advent of Lower Colorado Buff Ware, which was dated as early as 430 A.D. in the vicinity of Blythe (Hildebrand 2003:258-259).

3.4 Ethnohistory

The study area falls along the border of the Luiseño and Kumeyaay tribal territories (ASM 2014), which can be described as a line following Agua Hedionda Creek, extending northeasterly inland towards Lake Henshaw, north into Riverside County, and west through San Juan Capistrano to the coast (Bean and Shipek 1978). The Kumeyaay occupied the area south of Agua Hedionda, and the Luiseño the area to the north. Spanish explorers and missionaries noted that this geopolitical boundary was not static but rather fluid and dynamic (Luomala 1978:593). Because of this fluidity, the San Marcos area could have been inhabited by either group during the late Prehistoric and Ethnohistoric periods (ASM 2014). Recent work by Gallegos (Gallegos et al. 2002) and Comeau (Comeau et al. 2012) has attributed nearby archaeological resources to the Luiseño. This evidence supports Sparkman's (1908) attribution of the area to the Luiseños.

The Luiseño are the most southwesterly of the Shoshonean or Uto-Aztecan speakers. The basic unit of Luiseño social structure was the clan triblet. The triblet was composed of patrilineally related people who were politically and economically autonomous from neighboring triblets. Unlike other Takic-speaking tribes that surrounded them, the Luiseño do not appear to have been organized into exogamous moieties, but may have been loosely divided into mountain-oriented groups and ocean-oriented groups (Bean and Shipek 1978). One or more clans would have resided together in a village (Oxendine 1980). A hereditary village chief held a position that controlled economic, religious, and warfare powers (Bean and Shipek 1978). The chief had an assistant and an advisory council of shamans and ritual specialists. These positions were also hereditary, with successors being selected from the advisor's lineage.

Luiseño settlement systems have been carefully reconstructed on the basis of extensive ethnographic and ethnohistoric research (Bean and Shipek 1978; Kroeber 1925; Sparkman

1908; Strong 1929; White 1963). A Luiseño clan controlled one, or possibly more, specified territories, called rancherias. White (1963) suggests that the average inland rancheria had a territory of approximately 30 square miles. He suggested that the Luiseño settlement system consisted of a series of villages or rancherias located on terraces above a valley bottom watercourse (e.g., the San Luis Rey River). Villages were usually located in defensible locations in sheltered canyons or coves, or on the sides of slopes in warm thermal zones, near reliable water sources. The rancheria owned territory in a contiguous strip leading from the valley bottom to upland areas. This vertical pattern of rancheria territory facilitated gathering plant foods through the year. In early spring, tubers and berries first ripened along the watercourse below the rancheria. As spring turned to summer, chaparral plants near the rancheria became ripe. Later, those at a higher elevation above the rancheria ripened. In fall, people moved temporarily to higher elevations (e.g., Palomar Mountain) for the acorn harvest (White 1963).

"Permanent" villages, as recorded by early European explorers, probably consisted of an area that was regularly used by band members for a large part of the year (Luomala 1978:597). In a hunter/collector settlement pattern, these locales would be identified as residential bases. At the time of Spanish settlement, institutionalized leadership roles within the clans and various integrating systems between the clans facilitated personal movement and trade throughout the Uto-Aztecan region (Shipek 1982:302) and with other ethnolinguistic traditions.

A wide variety of plants growing in the various biotic communities between the coast and mountains were utilized by the Luiseño, including acorns, annual grasses, seeds, yucca, sage, chia, lemonade berry, manzanita, and other wild greens and fruits (Kroeber 1925) These resources become available at different times of the year, prompting moves to different campsites. In addition to plant-associated moves, trips to coastal camps to exploit marine resources such as shellfish, fish, and marine mammals would take place.

According to most ethnographic accounts, acorns were considered the most important food source (Bean and Shipek 1978). Since acorns mature at differing rates between groves, and even within individual groves, movement from place to place would have been necessary to be able to effectively harvest the annual acorn crop. Acorns could be harvested in one of two ways, either gathered from the ground after they had fallen or knocked off the tree with long sticks. After harvesting, acorns could either be processed into meal or stored for winter. Acorns had to be dry to be stored to prevent spoilage. Acorns to be processed were first shelled, then worked lightly with a pestle, and winnowed to remove the thin seed covering. Next, acorns were pounded to a fine flower and leached to remove the tannins. After this, acorn flour was ready to be cooked

Baskets, both coiled and twined, were used in gathering, preparing, and storing food (Bean and Shipek 1978). Basket size and shape depended on its use. Pottery vessels were used for cooking and storage. Pottery was made using the paddle and anvil technique, and was seldom decorated (Bean and Shipek 1978). Nets and pouches made of cordage and animal skins were used for carrying food and tools.

Animal resources used by the Luiseño included most of the mammals occurring in their territory, except for predator animals and tree squirrels (Bean and Shipek 1978). Reptiles were also avoided as a food source. Birds hunted included quail, ducks, and doves. Larger animals were hunted with the bow and arrow, while smaller game was caught using nets, deadfalls, slings, and throwing sticks. Game drives were also used for hunting rabbits and deer. Coastal marine animals exploited included sea mammals, fish, crustaceans, and mollusks (Bean and Shipek 1978). Basketry fish traps, seines, dip nets, bone, and shell hooks were used. Dugout and light balsa canoes were used for near-shore ocean fishing (Bean and Shipek 1978).

3.5 Spanish Period

The Spanish Period in Alta California (1769–1821) represents a time of European exploration and settlement. Military and religious contingents established the San Diego Presidio and the San Diego Mission in 1769, San Carlos Borromeo (Carmel) in 1770, and San Gabriel Arcangel in 1771. The opening of the mission system created the need to link Alta California with Sonora, Mexico, and Juan Bautista de Anza of Tubac was commissioned to open up a road across the Colorado Desert to San Gabriel and on to Monterey.

The Spanish mission system used forced Native American labor to produce goods and provide services needed for European settlement. The mission system also introduced horses, cattle, sheep, and agricultural goods and implements as well as new construction methods and architectural styles. Also with the arrival of the Spanish came devastating epidemics and very high death rates. According to available mission records, the worst year was 1806 when a measles epidemic spread through southern California. An estimated 33.5 percent of the Indian population along the coast died (Cook 1976:424).

3.6 Mexican Period

The Mexican Period (1821–1848) retained many of the Spanish institutions and laws. While Spanish and Mexican settlement was focused on coastal Alta California, exploration of inland areas continued, often during the course of pursuing neophytes that had run away from the missions. In 1824, Santiago Arguello, an officer of the San Diego Presidio "discovered" San Felipe Valley, which opened the route through present day Warner Springs and Riverside and on the San Gabriel. This route, which became known as the Sonora Road, soon became the official Mexican mail route (Gudde and Bright 2004; Lawton 1976:58).

The missions were secularized in 1834 opening vast tracts of former mission lands for private use and settlement. Cattle ranching dominated the southern California economy, and the hide and tallow trade with New England merchant ships increased during the early part of the Mexican Period. Native American communities continued to decline, particularly those close to the coast. However, some Native Americans found jobs as *vaqueros*, laborers, gardeners, and housekeepers (Rolle 1998:57).

3.7 American Period

The signing of the treaty of Guadalupe Hidalgo in 1848, which signaled the end of the Mexican–American War, gave Alta California, the northern three-quarters of Arizona, New Mexico, a greatly enlarged Texas, and southern parts of Colorado, Nevada, and Utah to the United States (Rolle 1998:91; Texas State Historical Association 2001). The treaty guaranteed citizenship to former Mexican citizens, if they chose to stay in the new lands of the United States, and it promised to respect their property. Indians had been granted Mexican citizenship in 1821, but the Americans never recognized their legal claims to U.S. citizenship, to property rights, or to other civil rights. In 1850 California was admitted to the Union as a free state (Phillips 1996:60-61).

On January 24, 1848, gold was discovered by John W. Marshall at Sutter's Fort in the central Sierra Nevada foothills. Sutter and Marshall did their best to keep it a secret, but the news of the discovery was published on March 15 in the *San Francisco Californian* newspaper. The subsequent Gold Rush launched an immigrant tide, which engulfed many of the Spanish and Mexican cultural traditions and eliminated many remaining vestiges of Native American culture. Many Mexican *ranchos* were overrun by forty-niners or dissolved in land claim disputes (Rolle 1998). Indian *Rancherias* were supposedly recognized by the American government in the terms of the Treaty of Guadalupe Hidalgo but not in reality.

The homestead system and the railroad encouraged American settlement in California after the Civil War, but settlement was slow in southern California. Most communities and ranches in northern San Diego and southern Riverside counties were not established until the land booms of the 1880s, following completion of the Santa Fe and Southern Pacific railroads linking San Diego, Riverside and San Bernardino counties with the east.

3.8 City of San Marcos

During the Mexican Period, Alta California Governor Juan Bautista Alvarado granted Los Vallecitos de San Marcos to his relative, Jose Mario Alvarado on April 22, 1840. By the late 1850s part of the grant had been sold to Cave Couts who primarily used the parcels to raise livestock. The remainder of the grant, sold to Lorenzo Soto by Jose Alvarado's widow, Lugarda Osuna, was patented by the U.S. Land Commission in 1883 (Carrol 1975:40). Major Gustavus French Merriam soon after established the first permanent European settlement in the North Twin Oaks Valley. On the 160-acre homestead, Merriam began wine and honey production (City of San Marcos 2010).

Not long after Major Merriam's settlement, German and Dutch immigrants began moving into the area in the early 1880s. By 1883, John H. Barham founded the first town in the area, just a few miles south of the Merriam's settlement. Named "Barham Township", the new town site had a post office, blacksmith, feed store, and a weekly newspaper by 1884. The San Marcos Land Company purchased nearly all of the San Marcos land formerly owned by the Couts family in 1887, dividing the land into planned community tracts, establishing the town of San Marcos (City of San Marcos 2010). The arrival of the Santa Fe Railroad brought more people to the San Marcos area, but its siting outside the town forced

the community to move the town center to present-day Mission Road and Pico Avenue. By the mid-1900s, dairies and poultry production became critical to the area's economic development (City of San Marcos 2010).

The City of San Marcos saw another period of rapid growth after 1956 when it established a water connection with the Colorado River water supply. With more water came more opportunities for small businesses. Through the 1960s, the City slowly gained new residents but by the 1970s, San Marcos became the third fastest-growing city in the state with a population of 17,479. During the 1980s, San Marcos almost doubled its population to 33,800. Growth has continued to boom in San Marcos bringing the City's present population to 83,781 (City of San Marcos 2010).

4.0 Background Research

A records search was conducted on October 19, 2016 by RECON archaeologist Nathanial Yerka at the South Coastal Information Center, San Diego State University (a member of the California Historical Resources Information System). The search area included the project site and a buffer area of one mile around the project.

No prehistoric or historic cultural resources are recorded on the project site. A total of 46 cultural resources and 3 historic addresses have been documented within one-mile of the project boundaries, including 8 Historic Period, 32 Prehistoric Period, 2 Prehistoric/Historic Period, and 4 Prehistoric Period isolates.

The closest recorded prehistoric site to the project is CA-SDI-5632, a prehistoric site first recorded in 1977, located approximately 260 meters to the south-southwest of the project. The site was described as consisting of bedrock milling features, flakes, and a small number of marine shell. The site, approximately 50 meters by 75 meters in size, appeared heavily pot hunted and was in an agricultural area. A 1996 survey found the site heavily disturbed/destroyed with only a single bedrock milling feature remaining. The site area was monitored during the Westlake Village project grading and a single mano was recovered. The next two closest prehistoric resources are CA-SDI-12,210 and P-37-015579. Both of these resources are single isolated artifacts.

The closest historic address is at 341 Richmar Avenue, immediately east of the project. The resource is a single-family residence constructed in 1947.

There were no cultural resource investigations conducted within the project boundaries; however, 75 studies have been conducted within a one-mile radius of the project area. A list of the recorded cultural resource investigations is included in Confidential Attachment 1.

The Native American Heritage Commission was contacted via e-mail on October 18, 2016 and again on November 2, 2016 requesting the identification of spiritually significant and/or sacred sites or traditional use areas and a list of local Native American tribes, bands, or individuals who may have concerns in the cultural resources of the proposed

project. As of November 4, 2016, RECON has not received the results of the sacred lands search.

The City of San Marcos has initiated consultation with Native American tribes/groups under Assembly Bill 52. Two Groups, the San Luis Rey Band of Mission Indians and the Rincon Band of Luiseño Indians, have replied as of this date. The San Luis Rey Band of Mission Indians requested a formal consultation for the mitigation of potential project impacts to tribal cultural resources. The Rincon Band of Luiseño Indians stated the project was within the historic Aboriginal Territory of the Luiseño people. The reply also stated that they had no new information regarding cultural resources on the project location. The response letters are included as Attachment 1

5.0 Field Methods

Fieldwork took place on October 25, 2016, and was conducted by RECON archaeologist Harry J. Price and Shelly Nelson, a Luiseño Native American representative from Saving Sacred Sites. The project area was inspected for evidence of archaeological materials such as flake debris, flaked and ground stone tools, ceramics, milling features, and human remains. As the project site is developed, the survey concentrated on the cut slopes on the north side of the property, landscaped areas between buildings and on the project perimeter, and the play area in the southwest corner of the project. Any rodent burrows encountered were inspected for any indications of subsurface cultural materials. Notes on existing conditions were drafted in the field at the time of the survey. The project site and existing buildings were photographed to document environmental setting and general conditions. No artifacts were collected during the survey.

6.0 Report of Survey Findings

As noted above, the project site is developed, so the survey concentrated on landscaped areas fronting Richmar Avenue, play areas, landscaped areas between the buildings, and the cut slope on the northern edge of the western property. Ground visibility was generally poor due to exotic landscaping vegetation, but there were bare dirt areas that were closely inspected. Planters between buildings and those running along the front of the buildings facing Richmar Avenue had bare areas between plants (Photographs 1 and 2), but the origin of the dirt in these areas is uncertain; soil could have been imported to fill these areas during landscaping. The play area at the western end of the project, a smaller area in the middle of the eastern parcel, and an open area on the east end of the project were checked, but there was substantial ground cover in the form of grass and wood chips in these areas (Photograph 3 and 4). The cut slope at the north edge of the western parcel showed original ground, but it has been cut down between 6 to 12 feet below original ground level (Photographs 5 and 6). It has also been subjected to slopewash between plants. Two fine-grained metavolcanic flakes were found on the slope approximately 75 meters east of the western edge of the property. One was found near the top of the slope, the other approximately half-way down the slope, within 2 meters of each other. Gravel was also present on the slope, and it is possible they are not prehistoric, but they exhibited no crushing on either end and were of different material from the surrounding gravel. As they are on a graded surface, it is probable they have washed down from the top of the slope. It is also possible that they have been washed in from the edge of the adjacent property.

The majority of the buildings on-site were constructed in 1972. Two of the buildings of the existing development were constructed in 1965, based on a property tax profile, and are over 50 years old. These buildings are on assessor's parcel #220-112-1000, in the central portion of the project. The two buildings are adjacent four-plexes/four-unit apartments attached by a breezeway on the first floor. The buildings are mirror images of each other, with the façade of the western building facing west and the façade of the eastern building facing east. There are two units per floor. The building footprints are irregular, basically consisting of two overlapping, offset rectangles. Roofs are flat and appear to be covered with either roll roofing or hot mopped and covered with gravel. The eaves are boxed with metal coping and a 12- to 18-inch overhang. The façades have four windows per floor, with two on either side of the centrally located doors (Photograph 7). Windows on the front façades are double-glazed replacements. They have extruded metal frames and three panes separated by vertical muntins, with strips between the two panes to imitate multi-light windows. Windows on the remaining walls are probably replacements. They are metal framed, horizontal sliding sash windows of various sizes. The sides facing each other (the east wall of the west house and the west wall of the east house) have three to four windows on each floor (Photograph 8), while the north- and south-facing walls have only single windows on each floor (Photographs 9 and 10). The outside is stuccoed, with no ornamentation. A concrete staircase with metal handrails, located centrally on the façade side, provides access to the second-floor units. The first-floor breezeway covers two doors which are probably entrances to storage rooms.

PHOTOGRAPH 1
Planters Facing Richmar Avenue

PHOTOGRAPH 2
Typical Planters Between Apartment Buildings

RECON

PHOTOGRAPH 3
Play Area at Western End of Project

PHOTOGRAPH 4
Open Area at Eastern End of Project

PHOTOGRAPH 5
Looking Northwest at Cutslope on Northwestern Edge of Project

PHOTOGRAPH 6
Typical Bare Dirt Area on Cutslope

PHOTOGRAPH 7
Façade of Western Four-plex

RECON

PHOTOGRAPH 8
West Wall of Eastern Four-plex Showing
Window Arrangement and Breezeway

PHOTOGRAPH 9
South-facing Wall of Both
Four-plexes Showing Window Arrangment

PHOTOGRAPH 10
North-facing Wall of Western
Four-plex Showing Window Arrangement

RECON

7.0 Management Considerations

The key consideration for the management of cultural resources within the CEQA framework is their eligibility for inclusion on the California Register of Historical Resources (CRHR). A resource must satisfy one or more of the qualifying criteria in order to be considered eligible for listing. In order to be eligible for listing in the CRHR, a resource must satisfy at least one of the following four criteria:

1) 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.

2) It is associated with the lives of persons important to local, California, or national history.

3) 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.

4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Cultural and historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for CRHR, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2005:67).

The two flakes observed during the survey do not qualify as significant historical resources under CEQA criteria. They lack sufficient information to be able to positively answer any of the four criteria to qualify them for listing on the CRHR. They also lack sufficient information to associate them with a specific prehistoric or ethnohistoric cultural group. Also, they are in a disturbed location and are probably not in their original depositional location.

Based on a review of files at the San Marcos Historical Society and the City of San Marcos, the two four-plexes do not appear to be eligible for inclusion on the CRHR.

1) No information could be found to associate the four-plexes with events that made a significant contribution to the broad patterns of the history of San Marcos, the County of San Diego, California, or the United States.

2) No information could be found that would associate the four-plexes with a person or persons important in San Marcos, San Diego, California, or national history.

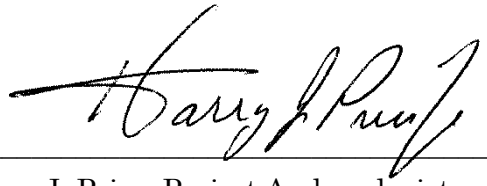
3) The buildings do not have distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values. The building architecture is extremely functional, lacking even the design details of the Minimal Traditional architectural style. No information could be found to associate the buildings with a well-known or influential local or regional architect.

4) The four-plexes have not yielded, or have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

No significant prehistoric or historic cultural resources were found during the survey of the project site. The project site has been extensively altered by the construction of the existing apartment complexes, with much of the property cut below original ground level and the remaining areas heavily disturbed. No original ground was observed during the survey. Because of the extent of existing and anticipated demolition disturbances, RECON does not recommend archaeological monitoring during project grading; the potential of unknown subsurface significant historical resources is considered low. RECON feels no additional cultural resources work is necessary for this project.

8.0 Certification and Project Staff

This report was prepared in compliance with CEQA (Section 21083.2 of the Statutes and Appendix K of the Guidelines) and with policies and procedures of the City of San Marcos. To the best of our knowledge, the statements and information contained in this report are accurate.



Harry J. Price, Project Archaeologist

The following individuals participated in the field tasks or preparation of this report.

Harry J. Price	Project Archaeologist
Richard D. Shultz	Report Contributor
Chris Nixon	GIS Analyst
Stacey Higgins	Senior Production Specialist

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ATTACHMENT 1

Native American Response Letters

SAN LUIS REY BAND OF MISSION INDIANS

1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org

September 9, 2016

Susan Vandrew Rodriguez
Associate Planner & Native American Liaison
City Development Services Department
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

VIA U.S. POST & E-MAIL
svandrew@san-marcos.net

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subds. (b), (d) and (e) for the 148 Unit Affordable Apartment Complex at 339 and 340 Marcos Street in San Marcos, CA

Dear Ms. Vandrew Rodriguez:

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural resource for the above referenced project. The San Luis Rey Band of Mission Indians requested formal notice and information for all projects within your agency's geographical jurisdiction and received notification on August 9, 2016 regarding the above referenced project.

The San Luis Rey Band of Mission Indians requests consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a)):

__X__ Alternatives to the project

__X__ Recommended mitigation measures

__X__ Significant effects of the project

The San Luis Rey Band of Mission Indians also requests consultation on the following discretionary topics checked below (Public Resources Code section 21080.3.2 (subd. (a):

__X__ Type of environmental review necessary

__X__ Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural resources

__X__ Significance of the project's impacts on tribal cultural resources

__X__ Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:

(1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;

(2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:

a. Protecting the cultural character and integrity of the resource;
b. Protection the traditional use of the resource; and
c. Protecting the confidentiality of the resource.

(3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

(4) Protecting the resource.

Additionally, the San Luis Rey Band of Mission Indians requests to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
   - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - If the probability is low, moderate, or high that cultural resources are located in the APE.
   - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
   - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:
   - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. The request form can be found at http://www.nahc.ca.gov/slf_request.html. USGS 7.5-minute quadrangle name, township, range, and section required for the search.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

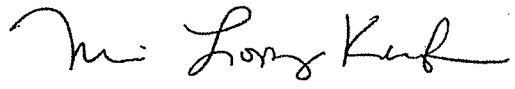
5. Any geotechnical reports regarding all or part of the potential APE.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that "feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts." *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The San Luis Rey Band of Mission Indians expects to begin consultation within 30 days of your receipt of this letter. Please contact the San Luis Rey Band of Mission Indians lead contact person identified in our previous request for notification.

Name: Cami Mojado
Title: Cultural Resources Manager
Address: 1889 Sunset Drive, Vista, CA 92081
Office Phone Number: 760-724-8505
Direct Cell Phone Number: 760-917-1736
Office Fax Number 760-724-2172
Email Address: cjmojado@slrmissionindians.org

Sincerely,



Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

Rincon Band of Luiseño Indians
Cultural Resources Department

1 West Tribal Road · Valley Center · CA 92082 · (760) 297-2635 · Fax: (760) 297-2639

September 02, 2016

Susan Vandrew Rodriguez
Associate Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

RE: Public Resources Code Section 21080.3.1 (Assembly Bill 52)
P15-0052: Proposed Specific Plan and Multi-Family Site Development Plan for a 148-Unit Affordable Apartment Complex
339 & 340 Marcos Street. APNs: 220-100-69-00, 220-112-09-00, 220-112-10-00

Dear Ms. Susan Vandrew Rodriguez:

This letter is written on behalf of the Rincon Band of Luiseno Indians. We have received your letter of August 4, 2016 regarding the above named project. The location you have identified is within the historic Aboriginal Territory of the Luiseno people, and it is also within Rincon's specific area of cultural interest. Embedded in the Luiseno Territory are Rincon's history, culture, and identity.

While the identified location is situated in our Traditional Use Area, we have no new information to provide regarding cultural resources for the project. We do recommend that a Luiseno Tribal Monitor be present for all ground disturbing activities. We also request to be informed of any new cultural resource discoveries that may emerge as part of the project.

We thank you for the opportunity to consult and to protect and preserve our Luiseno cultural heritage.

Sincerely,

Vincent Whipple
Cultural Resources Manager
Rincon Band of Luiseno Indians

CONFIDENTIAL ATTACHMENT

Not for Public Review