

Archaeological Survey Report

901 Mission Avenue, Oceanside, California

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Table of Contents

Executive Summary	1
1 Introduction	2
1.1 Project Location	2
1.2 Project Description	2
1.3 Regulatory Framework	4
2 Environmental Setting	10
3 Cultural Setting	11
3.1 Prehistoric Context	11
3.2 Ethnographic Context	14
3.3 Historic Context	16
4 Background Research	19
4.1 CHRIS Records Search	19
4.2 Native American Scoping	28
4.3 Review of Historic Aerial Photographs	36
5 Archaeological Survey	37
5.1 Methods	37
5.2 Results	43
6 Findings and Recommendations	45
6.1 Summary of Findings	45
6.2 Recommendations	45
7 References	46

Figures

Figure 1. Project Location 3

Tables

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site 19
Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site..... 24
Table 3. Summary of Native American Outreach..... 28

Appendices

Appendix A: SCIC Records Search Summary
Appendix B: Native American Scoping

Executive Summary

South Environmental was retained to prepare an archaeological survey report for the 901 Mission Avenue Project (project), located in the City of Oceanside, San Diego County, California. This analysis includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-half (0.5) mile radius from the South Coastal Information Center (SCIC); a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational scoping letters to local tribes; and an intensive-level pedestrian survey of the project site by a qualified archaeologist and Luiseño Native American representative. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the *City of Oceanside Municipal Code* (2008) and *General Plan* (1989).

No archaeological resources were identified within the project site as a result of the records search, Native American scoping, or intensive-level survey. One previously recorded twentieth century residence (P-37-027736) was formerly located within the project site but has since been demolished. Historic aerial photographs of the project site confirm that the upper levels of sediments within the project site were previously disturbed by building development. Therefore, while the project site is unlikely to contain intact buried archaeological deposits, it is always possible to encounter resources during project-related ground disturbance. Standard unanticipated discovery regulatory measures for archaeological resources and human remains have been provided in Section 6.2. No mitigation measures are required. With implementation of the required regulatory measures presented in Section 6.2, impacts to archaeological and historical resources would be less than significant.

1 Introduction

South Environmental was retained to prepare an archaeological survey report for the 901 Mission Avenue Project (project), located in the City of Oceanside, San Diego County, California. This analysis includes the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-half (0.5)-mile radius from the South Coastal Information Center (SCIC); a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational scoping letters to local tribes; and an intensive-level pedestrian survey of the project site by a qualified archaeologist and Luiseño Native American representative.

This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the City of Oceanside Municipal Code (2008) and General Plan (1989) by South Environmental Archaeologist Samantha Jovanovic, MA, MS, Principal Archaeologist Kevin Hunt, BA, and Cultural Resources Director and Principal Investigator Samantha Murray, MA, RPA, who meets the Secretary of the Interior's Professional Qualification Standards for Prehistoric and Historic Archaeology.

1.1 Project Location

The project site is identified as 901 Mission Avenue in the City of Oceanside, San Diego County, California. The project site is located on the United States Geological Survey (USGS) *Oceanside, California* 7.5-minute Quadrangle Map in Section 23 and 26 of Township 11 South and Range 05 West, San Bernardino Base Meridian (Figure 1). The project site is a block bounded by Mission Avenue on the northwest, Horne Street on the northeast, Seagaze Avenue on the southeast, and Clementine Street on the southwest.

1.2 Project Description

The project site is currently an undeveloped 1.5-acre property. The proposed project would construct a new six-story mixed-use development with residential units over street-level retail spaces and subterranean parking levels at the subject addresses. The estimated maximum depth of disturbance is 25 to 30 feet below current ground level.



Source: ESRI USA Topo Maps and World Topo Map 2024

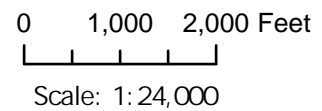
901 Mission Avenue Oceanside

1. Project Location Map

Project Site

Project Location is within Oceanside, California, in San Diego County on the USGS Oceanside 7.5-minute quadrangle map in Section 26 of Township 11 South and Range 05 West

Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



1.3 Regulatory Framework

1.3.1 State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

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

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California PRC Section 21083.2[a], [b], and [c]).

California PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California PRC section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California PRC Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used

when Native American remains are discovered. These procedures are detailed in California PRC Section 5097.98.

1.3.2 Local

City of Oceanside Municipal Code

Chapter 14A Historic Preservation; Section 14A.2

- A. **Policy:** It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, perpetuation and use of structures, landscape features, sites and areas within the City of Oceanside having historical, architectural, archeological, cultural or aesthetic significance is required in the interest of the economic prosperity, cultural enrichment and general welfare of the people.
- B. **Purpose:** The purpose of this chapter is to:
1. Safeguard the heritage of the City of Oceanside by providing for the protection of historical sites and areas representing significant elements of its history;
 2. Encourage public knowledge, understanding and appreciation of the city's past;
 3. Enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historical areas reflecting significant architectural traditions;
 4. Foster civic and neighborhood pride and a sense of identity based on the recognition and use of historical areas and sites;
 5. Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;
 6. Stabilize and improve property values and increase economic and financial benefits to the city and its inhabitants;
 7. Identify as early as possible and resolve conflicts between the preservation of historical areas and sites and alternative land uses; and
 8. Promote the private and public use of historical areas and sites for the education, prosperity and general welfare of the people.

Section 14A.6 – Historical area or site designation criteria: For the purposes this chapter, an historical area or site may be designated as such by resolution of the city council pursuant to Section 14A.7 if it meets the following criteria:

- a. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or

- b. It is identified with persons or events significant in local, state, or national history; or
- c. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- d. It is representative of the notable work of a builder, designer, or architect; or
- e. It is found by the council to have significant characteristics which should come under the protection of this chapter.

City of Oceanside General Plan: Land Use Element

Oceanside Long-Range Policy Direction

Goal: the consistent, significant, long-term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced Community:

Policy: The goals, objectives, and policies of the City of Oceanside’s General Plan shall direct the City in determining the location, type, and timing of improvements within the City.

Section 1.33: Historic Areas and Sites:

Policy: The City shall utilize adopted criteria, such as the “Mission San Luis Rey Historic Area Development Program and Design Guidelines,” to preserve and further enhance designated historic or cultural resources.

Section 3.2 Cultural Resources

Policies:

- A. The City shall encourage open space land use designations and open space zoning or open space easements for the preservation of cultural resources.
- B. The City shall encourage the acquisition, restoration and/or maintenance of significant cultural resources by private organizations.
- C. Cultural resources that must remain in-situ to preserve their significance shall be preserved intact and interpretive signage and protection shall be provided by project developers.
- D. An archaeological survey report shall be prepared by a SOPA (Society of Professional Archaeologists) certified archaeologist for a project proposed for grading or development if any of the following conditions are met:
 - 1. The site is completely or largely in a natural state;

2. There are recorded sites on nearby properties;
 3. The project site is near or overlooks a water body (creek, stream, lake, freshwater lagoon);
 4. The project site includes large boulders and/or oak trees; or
 5. The project site is located within a half-mile of Mission San Luis Rey.
- E. The presence of agriculture on a potential project site shall not preclude the requirement for an archaeological survey report if any of the above-listed conditions are established.

2 Environmental Setting

The project site is located in an area that has been significantly developed over the past century. The site sits approximately 102 feet above mean sea level approximately one-half-mile inland from the ocean and three-quarters of a mile south of the San Luis Rey River.

The study area has a Mediterranean climate with cool summers and mild winters. Average summer high temperatures are in the high-70s Fahrenheit and average winter lows are in the low-40s. Average annual rainfall is 0.98 inches, and the wettest months are December through March, with almost no precipitation between June and September (Kauffman 2021; NOAA 2024).

The primary geologic units underlying this project are older Quaternary alluvium terrace and marine deposits (Qoa;0) of Pleistocene age. Generalized lithology is unconsolidated, undifferentiated. Major lithologic constituents consist of coarse-detrital sediments and minor constituents are fine-detrital soils (Jennings et al. 2010). Kennedy et al. (2007) mapped this unit as “old paralic deposits” (Qop, units 6-7) which are undivided and of late to middle Pleistocene age. This unit is described as “poorly sorted, moderately permeable, reddish-brown, interfingered standline, beach, estuarine and colluvial deposits composed of siltstone, sandstone and conglomerate” (Kennedy et al. 2007).

Tujunga soil is the dominant soil unit across the site. This soil is part of alluvial fans that originate from inland granitic hills and mountains. This soil is predominantly composed of sand with some organic matter and very little clay (National Cooperative Soil Survey 2017). The soil is deep and excessively drained. Other soil units include Grangeville and Ramona that are also predominantly composed of granitic alluvial sand but with a higher percentage of clay particles. Riverwash soil unit is also present in small amounts. This unit is composed of granitic alluvial sand and other rocks brought by water drainage. Overall, the lithology of the site is dominated by alluvium sand of granitic origin with some humas and small amounts of clay (UC Davis and NRCS 2024).

3 Cultural Setting

3.1 Prehistoric Context

The following chronology synthesizes the works of Warren (1968), True et al. (1974), True and Waugh (1982), Moratto (1984), Erlandson (1991), Gallegos (1991), Gallegos and Kyle (1991), Sutton and Gardner (2010), and Sutton (2015) who have developed and refined prehistoric cultural sequences of Southern California. These interpretations facilitate an understanding of regional and temporal traditions and patterns, supporting meaningful contributions to the archaeological record. The Paleo Coastal Tradition, San Dieguito Complex, Encinitas Tradition, Palomar Tradition, and relevant patterns of these traditions are summarized here as prehistoric contexts for the northern San Diego County area.

3.1.1 Paleo Coastal Tradition (ca. 13,000 – 10,000 BP)

The archaeological record suggests that the earliest known peoples of Southern California migrated from the north, along the coast approximately 12,000 years before present (BP) during the terminal Pleistocene. These paleo coastal peoples had well-developed maritime technologies and their presence is evidenced by sites on the northern Channel Islands and the mainland coast of central California. The Daisy Cave site on San Miguel Island has evidenced human occupation dating to approximately 10,400 BP and reevaluations of human remains recovered from the Arlington Springs site on Santa Rosa Island, have radiocarbon dated isolated bone proteins to approximately 11,000 BP (Erlandson 1991; Erlandson et al. 2007; Johnson et al. 2002; Sutton and Gardner 2010).

Paleo Coastal Tradition (PCT) sites are associated with estuaries, bay shores, and subsistence strategies that appear to have depended on hunting and gathering vegetal sources related to these ecosystems. Resource exploitation was focused on mollusks, waterfowl, sea mammals, fish, land animals, and plants. Toolkits are characterized by crescentics, percussion flaked foliate knives/points, large leaf-shaped points, engraving tools, choppers, core hammers, pebble hammerstones, and a variety of large ovoid, domed, or rectangular scrapers (Moratto 1984, Koerper et al. 1991, Warren 1967).

The Western Pluvial Lakes Tradition (WPLT) is related to the PCT as either an inland/Great Basin coeval or a seasonal variant with several distinctions related to regional/environmental settings, as opposed to cultural distinctions. These differences include settlement patterns (i.e., a WPLT focus on pluvial lakes, marshes, and old stream channels), degree of sedentism, and site stratification. Materials distinctive to PCT include pitted stones, asphaltum, pointed bone objects, and shell spoons and ornaments (Moratto 1984).

3.1.2 San Dieguito Complex (ca. 10,000 – 7,500 BP)

In western San Diego County, the San Dieguito Complex is the earliest cultural pattern of the PCT that is supported by the archaeological record, with sites dating as far back as 9,400 BP. Notable similarities between WPLT and San Dieguito sites include percussion flaked knives/points, scrapers, and crescents. The San Dieguito Complex generally predates the following La Jolla Pattern however new data indicating inverse results has challenged understandings of the relationship between these cultural patterns (Wallace 1955, Koerper et al. 1991, Moriarty 1967, Moratto 1984, Sutton and Gardner 2010).

3.1.3 Encinitas Tradition (8,500 – 1,000 BP)

The Encinitas Tradition encompassed the region of California extending from Santa Barbara to the Mexican border and is divided into four regional expressions including the Topanga Pattern (northern coastal/near-coastal groups), the Greven Knoll Pattern (northern inland groups), the La Jolla Pattern (southern near-coastal groups), and Pauma Pattern (southern inland groups). The project site is located within the prehistoric culture area of the La Jolla Pattern. It has been suggested that the inland Pauma Pattern was a seasonal expression of La Jolla Pattern groups utilizing inland resources (Sutton and Gardner 2010).

The timespan provided above is based on temporal maximums. The majority of Encinitas Tradition sites, especially along the coast, date between 7,000 and 3,000 BP (Sutton and Gardner 2010). The Encinitas Tradition roughly coincides with the Altithermal climactic trend which began in California and other areas between 8,000 and 7,500 radiocarbon years ago. This was an arid warming trend that affected both marine and terrestrial environments, ultimately decimating most of the pluvial lakes within the Great Basin. This climatic event may have had a more significant impact on coastal areas (Carbone 1991).

The Encinitas Tradition is generally characterized by small, mobile groups with generalized, flexible, highly variable subsistence strategies and a well-developed collecting economy that appears to be focused on plant resources, shellfish, and other resources depending on circumstances such as coastal vs. inland environmental setting (Byrd and Raab 2007:220, Sutton and Gardner 2010). The Encinitas Tradition toolkit includes an abundance of manos and metates, crudely fashioned core and flake tools, bone tools, shell ornaments, and a paucity of projectile points and vertebrate remains. It has been commonly accepted that this tradition had a reduced emphasis on hunting, however this idea is generally founded on limited concepts of traditional usage of ground stone. There is also a need for a theoretical reconsideration of factors such as the impact of climate change on the preservation of the lithic record and possible shifts in subsistence practices, such as pulverizing long bones for maximized protein extraction (Sutton and Gardner 2010).

3.1.4 La Jolla Pattern (8,500 – 1,300 BP)

The La Jolla Pattern is divided into three phases and represents the Encinitas Tradition found along the San Diego coast. La Jolla Pattern sites are typically located on terraces surrounding lagoons and bays and are associated with a reliance on shellfish, fishing in rocky near shore areas and kelp beds, heavy exploitation of lagoons, seed gathering, and some terrestrial hunting which may be underrepresented due to the “schlepp effect” (Gallegos and Kyle 1991).

La Jolla Pattern, Phase I sites generally date between 8,500 to 5,000 BP and are found along ancient coastal lagoons and terraces. This phase may reflect a migration of inland desert groups as a result of Altithermal warming (Warren et al. 1961, Warren and Pavesic 1963). Distinctive cultural traits include an emphasis on shellfish and plant resources and mortuary practices of mostly flexed inhumations, some extended and secondary burials, and no cremations. Toolkits are characterized by scrapers, Pinto-like points, discoidals, cobble tools, tarring pebbles, and the appearance of abundant manos and metates.

La Jolla Pattern, Phase II sites generally date between 5,000 to 4,000 BP and indicate a shift in mortuary patterns, an increase in flaked stone tools, increased artifact formalization, and diversified subsistence patterns indicated by the adoption of the mortar and pestle and an increase in the remains of terrestrial mammals. These groups were relatively large and semi-sedentary with sites typically located on coastal terraces overlooking lagoons and bays. During this phase, the exploitation of *Chione* increased as *Argopecten* decreased which is likely a result of increasing siltation within lagoons (Gallegos 1991). Distinctive cultural traits include an emphasis on shellfish and fish, increased use of terrestrial mammals, mortuary practices using flexed inhumations (some beneath metates) and “true” cemeteries, and trade relations with Channel Islands groups. Toolkits are characterized by manos/metates, mortars/pestles, an increased in the number and type of points, late discoidals, and scraper planes.

La Jolla Pattern, Phase III sites generally date between 4,000 to 1,300 BP and may represent a transition period influenced by the silting of lagoons and contact with Yuman groups to the east. Distinctive cultural traits include mortuary practices using flexed inhumations, rare cremations, and a shift to lower elevation sites. Toolkits are characterized by cores, scrapers, cobble tools, and bone tools (Sutton and Gardner 2010).

3.1.5 Pauma Pattern (7,500 – 1,000 BP)

The Pauma Pattern is divided into two phases and represents the Encinitas Tradition found in Inland San Diego County. Pauma sites are typically located in montane settings and are very similar to La Jolla Pattern sites apart from the availability of shellfish. Warren et al. (1961) has suggested the Pauma Pattern as an inland variant of the La Jolla Pattern. The Pauma Pattern is not as well-defined as the other Encinitas Tradition Patterns. Toolkits contain an abundance of shaped manos, a preference for basin (rather than slab) metates, cobble tools, scrapers, discoidals, stone balls, and few points. These toolkits exhibit a noticeable paucity of flaked stone artifacts, bedrock mortars, ceramics, and small

triangular projectile points. Pauma Pattern, Phase I sites speculatively date between 7,500 to 3,000 BP and demonstrate possible coastal ties evidenced by a minor presence of marine shell. Pauma Pattern, Phase II sites speculatively date between 3,000 to 1,300 BP and may represent Takic intrusion from the north. The archaeological record indicates a distinct break in artifact types and site locations around 1,300 BP (Sutton and Gardner 2010).

3.1.6 Palomar Tradition (1,250 – 150 BP)

The inception of the Palomar Tradition beginning around 1,250 to 1,000 BP represents a replacement of Encinitas Tradition groups north of central San Diego County resulting in major shifts in technologies, settlement, and economic patterns. Like the Encinitas Tradition, the Palomar Tradition is divided into cultural patterns and phases, with the San Luis Rey Pattern representing groups in southern Orange County and northern San Diego County and the Peninsular Pattern located much further inland than the project site is located within the cultural area of the San Luis Rey Pattern (Sutton and Gardner 2010).

3.1.7 San Luis Rey Pattern (1,000 – 500 BP)

The San Luis Rey Pattern is divided into two phases representing the Palomar Tradition in southern Orange County and northern San Diego County.

The San Luis Rey Pattern, Phase I dates from 1,000 to 500 BP and represents a rapid diffusion/adoption of language and material culture patterns from the north by La Jolla Pattern groups. Sites were generally dispersed with a “forager-like” pattern. New cultural traits include the adoption of bow and arrow technology, Cottonwood triangular points, bone awls, shaft straighteners, increased use of shell beads, dark greasy middens, the Rancho Bernardo style of rock art, an increase in the use of mortars and pestles, and an absence of ceramics (Sutton 2015).

San Luis Rey Pattern, Phase II sites post-date 500 BP and are characterized by larger, more sedentary winter and summer villages near permanent water sources. Distinctive cultural traits include the adoption of ceramics, an emphasis on collecting, increased reliance on acorns and large game resources, decreased exploitation of coastal resources, and a shift in mortuary practices favoring cremation which may have been related to the *Chingichngish* religion. Toolkits are characterized by Tizon Brown pottery, ceramic figurines and pipes, and a significant increase in bedrock mortars.

3.2 Ethnographic Context

The project site is located within the ancestral territory of the Luiseño, a Takic-speaking, Southern California Native American social group (Kroeber 1925; Bean and Shipek 1978). The Luiseño language is derived from the Cupan segment of the Takic language branch, a part of the Uto-Aztecan linguistic family (Mithun 2001:539-540; Golla 2011).

Luiseño ancestral territory is situated in the northern half of San Diego County and the western edge of Riverside County. Their lands encompassed the southern Santa Margarita Mountains and the Palomar Mountains, and the foothills to the Pacific Ocean, extending eastward into the San Jacinto Valley and the western foothills of the San Jacinto Mountains. The Luiseño shared boundaries with the Juaneño (Acjachemen) directly north-northwest of them and the Gabrielino/Tongva, Serrano further north, the Cahuilla from the deserts to the east, the Cupeño to the southeast, and the Kumeyaay to the south (Ipai-Tipai) (California Parks & Rec. 2024, Bean and Shipek 1978, Kroeber 1925).

The Luiseño resided in permanent villages and associated seasonal camps. Village population ranged from 50–400 with social structure based on lineages and clans. A single lineage was generally represented in smaller villages, while multiple lineages and a dominant clan presided in larger villages (Boscana and Harrington 1934:32). Each clan/village owned a resource territory and was politically independent, yet maintained ties to others through economic, religious, and social networks in the immediate region. Place names were given to each territory, often associated with local animals, plants, physical landmarks, or cosmological elements that were known to be linked with a specific location (Sparkman 1908; Kroeber 1925).

Luiseño families resided in dome-shaped dwellings made of willow poles covered with interlaced tule reeds. The clan chief (*nó t*) residence was generally larger in order to accommodate his large family, ceremonial regalia, and ceremonial food processing. Other village structures included a centrally located ceremonial enclosure (*wámkiš*) and a round semi-subterranean sweat lodge. The ceremonial enclosure and the chief's home were generally located in the center of the village. The *nó t* was responsible for combining and controlling religious, economic, and warfare powers (Bean and Shipek 1978). The center of the Luiseño religious beliefs and rituals is *Chinigchinich*, the last of a series of heroic mythological figures. Complex rituals included puberty initiation rites and mourning ceremonies.

Like other indigenous California groups, the primary food staple of the Luiseño was the acorn (Bean and Shipek 1978:552), supplemented by other plant resources, fish, shellfish, waterfowl, and marine and terrestrial mammals. Villages were situated near reliable sources of water, needed for the daily leaching of milled acorn flour. Acorn mush (*wíiwish*) was prepared in various ways and was eaten almost daily, along with a variety of fruits, vegetables, and seeds including pine nuts and the seeds from grass, manzanita, sunflower, sage, chia, lemonade berry, wild rose, holly-leaf cherry, prickly pear, lambs-quarter. Greens included thistle, white sage, and clover, among many others. Meat and seafood were also part of the daily diet, including deer, duck, goose, ground squirrels, quail, rabbit, bird, and woodrat. Fish and marine resources provided some portion of many tribal communities- most notably those nearest the coast- and included abalone, clams, mussels, lobster, and trout (Pechanga Band of Luiseño Indians 2022). Shellfish would have been procured and transported inland from three primary environments, including the sandy open coast, bay and lagoon, and rocky open coast.

3.3 Historic Context

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present).

3.3.1 Spanish Period (1769–1822)

In search of the legendary Northwest Passage, Spanish explorer Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Spain laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885:96–99; Gumprecht 1999:35).

The 1769 overland expedition by Captain Gaspar de Portolá marks the start of California’s historic period. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities—San José and Los Angeles.

3.3.2 Mexican Period (1822–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955:14).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico’s independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos (Bancroft 1885). During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas

in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

3.3.3 American Period (1848–Present)

The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories.

The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region’s burgeoning mining and commercial boom. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005:102–103).

3.3.4 Oceanside Local History (1798–Present)

The mission of San Luis Rey de Francia was established in 1798 based on a report written by Father Juan Crespi in 1769 stating the excellent suitability of the area for a mission between the already established Missions of San Diego and San Juan Capistrano (City of Oceanside n.d.). With the support of the other two missions and its resource-rich valley, San Luis Rey Mission would become one of the wealthiest in the mission system, earning the moniker “The King of Missions”(City of Oceanside n.d.). San Luis Rey was the largest of the missions built, with construction completed in 1815 (Kimbrow and Costello 2009).

When the missions were secularized in 1834, San Luis Rey had the largest and healthiest population of neophyte and Native Americans partly due to the areas abundance but also due to Father Antonio Peyri’s policy of allowing indigenous populations to continue to live in their home villages (Kimbrow and Costello 2009). This decentralized system allowed for better sanitation practices, reduced instances of disease, and the retention of indigenous cultural knowledge and practices (Kimbrow and Costello 2009). In the 1840s, as the mission began to decline, the Pico brothers Pio and Andreas were granted 133,441 acres of land by then-Governor Alvarado, in the area that is now largely part of Marine Corps Base Camp Pendleton (City of Oceanside n.d.).

In the 1880s, the California Southern Railway established a line through the area. Andrew Jackson Meyers acquired a Homestead Grant to raise sheep on the land that would become central Oceanside (Lewis Publishing 1890). With the railway making travel faster and easier, Oceanside became a vacation destination. The 1880s and 1890s would see an explosion of construction and expansion for the city

as people and businesses established themselves in the area. The area continued to prosper until the Great Depression when tourism dipped. During World War II, Camp Pendleton was established, and Oceanside saw another boom as both military and civilian personnel sought residence in the area (City of Oceanside n.d.). During the second half of the twentieth century and into the twenty-first century, Oceanside has continued to flourish as a tourist destination with the construction of new hotels, businesses, and homes (City of Oceanside n.d.).

4 Background Research

4.1 CHRIS Records Search

On March 26, 2024, South Environmental requested a cultural resources records search of the project site and a one-half (0.5)-mile search radius from the South Coastal Information Center (SCIC), which houses cultural resources records for San Diego County. The SCIC completed the search on April 18, 2024. This search included their collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, State of California Department of Parks and Recreation Series 523 forms (DPR forms), technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility list. The complete results of the records search are presented in Confidential Appendix A.

4.1.1 Previously Conducted Cultural Resource Studies

The SCIC records search results indicate that four (4) previously conducted cultural resource studies intersect the project site. A summary of these studies is provided following Table 1. An additional forty-five (45) studies were identified outside the project site within the 0.5-mile records search radius. A list of all previously conducted studies identified within the records search radius is provided in Table 1.

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCIC Report Number	Author	Year	Report Title	Proximity to Project Site
SD-00335	Carrico, Richard, and Paul Ezell	1974	An Archaeological Survey of Proposed New Alignment of Route 76 Near Oceanside, California	Outside (0.50mi NW of site)
SD-00535	Cupples, Sue Ann	1976	Oceanside Harbor and Navigation Project: Archaeological Survey Report	Outside (0.42mi SW of site)
SD-00577	Carrillo, Charles	1982	Map for Highway Alternatives Study 11-SD-76 0.012.9 11821-159021	Outside (0.20mi north of site)
SD-01319	McCoy, Lesley C., and R.L. Franklin	1979	Archaeological Survey of the Lawrence Canyon Property, Oceanside, California	Outside (0.29mi north of site)
SD-02190	Magalousis and Kelsey	1991	Preliminary Archaeological and Historical Investigations at The Coutts Livery Stable with A Brief History of The Johansen House	Outside (0.24mi SW of site)

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCIC Report Number	Author	Year	Report Title	Proximity to Project Site
SD-02301	Rosen, Martin	1992	Negative Survey Report for The Lawrence Canyon Biological Mitigation Site	Outside (0.29mi north of site)
SD-02786	Pigniolo, Andrew, Kathleen Crawford, and Delman James	1993	Archaeological Testing and Evaluation of The North County Transit District Maintenance Facility Alternatives Oceanside, And Carlsbad, California	Outside (0.40mi south of site)
SD-03047	Schroth, Adella, Roxana Phillips, and Dennis Gallegos	1996	Cultural Resource Inventory of The Santa Margarita River Valley, Camp Pendleton	Outside (0.16mi north of site)
SD-04794	McKenna, Jeanette	1998	Historic Context Statement and Intensive Historic Resources Survey for The Eastside Neighborhood, Oceanside, San Diego Co., California	Outside (0.27mi north of site)
SD-04973	Recon	1979	Final Master Environmental Impact Report for Oceanside Redevelopment	WITHIN
SD-05182	Gallegos & Associates	1994	Treatment Plan for One City Block, Downtown Oceanside Redevelopment Project Oceanside, California	Outside (0.27mi SW of site)
SD-05293	Kyle, Carolyn, Roxana Philips, and Dennis Gallegos	1993	Historical/Archaeological Survey Report for One City Block Within the Downtown Oceanside Redevelopment Core Block Area	Outside (0.26 SW of site)
SD-05767	Fink, Gary R., and Janet Hightower	1979	Historic Property Survey, Oceanside Multi-Purpose Transportation Facility	Outside (0.37mi SW of site)
SD-06238	Kyle, Carolyn E., Dennis Gallegos, Roxana Phillips, and Steve Van Wormer	1993	Historical/Archaeological Survey Report for One City Block, Downtown Oceanside, California	Outside (0.27mi SW of site)
SD-07521	Kyle, Carolyn	1993	Historical/Archaeological Survey and Test Report for One City Block, Downtown Oceanside Redevelopment Core Block Area, Oceanside, CA	Outside (0.27mi SW of site)
SD-07561	Duke, Curt	2002	Cultural Resource Assessment Cingular Wireless Facility No. SD 722-01 San Diego County, California	Outside (0.50mi south of site)
SD-09019	Wahoff, Tanya, and Andrew L. York	2003	Construction Monitoring Program for The Sewage Effluent Compliance Project Oceanside Outfall Alternative Marine Corps Base, Camp Pendleton and City of Oceanside San Diego County, California	Outside (0.45mi NW of site)
SD-09361	Byrd, Brian F., and Collin O'Neill	2002	Archaeological Survey Report for the Phase I Archaeological Survey along Interstate 5 San Diego County, CA.	WITHIN
SD-09494	York, Andrew, and Christopher L. Shaver	2005	Cultural Resources Documents for the Coastal Rail Trail Project City of Oceanside San Diego County, California	Outside (0.46 SW of site)

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCIC Report Number	Author	Year	Report Title	Proximity to Project Site
SD-09703	Pierson, Larry J.	2005	An Archaeological Report for the mitigation, monitoring, and reporting program at the Windward Community Project	Outside (0.35mi north of site)
SD-10101	McGinnis, Patrick, and Sean O'Brien	2005	Cultural Resources Monitoring Report for The Oceanside Transit Center Parking Garage 117 Cleveland Street, City of Oceanside, San Diego County, California from October 2004 to November 2004	Outside (0.36 SW of site)
SD-10428	Moomjian, Scott A.	2006	Historic American Building Survey (HABS) Level One for The Melvin Goetz Residence, 902 Seagaze Drive, Oceanside 92054	Adjacent to south side
SD-10517	Kelsey, Harry	1993	Americanization School	Outside (0.20mi east of site)
SD-10551	Arrington, Cindy	2006	Cultural Resources Final Report of Monitoring and Findings for The Qwest Network Construction Project, State of California	Outside (0.40mi SW of site)
SD-11035	Various		Oceanside City Hall & Fire Station / Oceanside Civic Center, 704 And 714 Third Street, Oceanside, California 92054	Outside (0.14mi west of site)
SD-11761	Dominici, Deb	2007	Historic Property Survey Report, I-5 North Coast Widening Project	WITHIN
SD-11925	Ni Ghabhlain, Sinead	2006	Historical Assessment for The Proposed Oceanside Beach Resort, City of Oceanside, California	Outside (0.43mi SW of site)
SD-12039	Guerrero, Monica, and Dennis R. Gallegos	2007	Cultural Resources Monitoring Report for The North County Transit District (NCTD) Sprinter Rail Project Oceanside to Escondido, California	Outside (0.40SW of site)
SD-13916	Caltrans	2012	Interstate 5 North Coast Corridor Project Supplemental Draft Environmental Impact Report/ Environmental Impact Statement	Outside (0.28mi north and east of site)
SD-14069	Ni Ghabhlain, Sinead	2011	Cultural And Historical Resource Study for The City of Oceanside General Plan- Circulation Element Update Program Environmental Impact Report (PEIR)	WITHIN
SD-14492	Robbins-Wade, Mary	2013	Cleveland Street 8 Cultural Resources Survey (Affinis Job No. 2549)	Outside (0.50mi south of site)
SD-14495	Caltrans	2013	Interstate 5 North Coast Corridor Project Final Environmental Impact Report/ Environmental Impact Statement and Section 4(F) Evaluation	Outside (0.26mi NE of site)
SD-14615	Caltrans	2007	Interstate 5 Corridor Project Historic Property Survey Report and Supplementals	Outside (100ft north of site)

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCIC Report Number	Author	Year	Report Title	Proximity to Project Site
SD-14803	Davison, Kristina	2014	Cleveland Street 2 Cultural Resources Survey (Affinis Job No. 2587)	Outside (0.48mi south of site)
SD-16127	Dominici, Deb, and Don Laylander	2008	2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor	Outside (0.22mi east of site)
SD-16131	Blake, Michelle	2013	Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area of Potential Effects (Ape) I-5 North Coast Corridor	Outside (100ft north of site)
SD-16283	Smith, Brian F.	2015	The Oceanside Block 18 Project, Oceanside, California (APN 147-370-02); Results of Archaeological and Paleontological Monitoring	Outside (0.36mi SW of site)
SD-17194	Gunderman Castells, Shelby, and Tony Quach	2016	Archaeological Survey Report for The Oceanside Beach Restroom and Beach Operations Facility Project, Oceanside, California	Outside (0.48mi SW of site)
SD-17213	Vader, Michael, Chris Lockwood, and Vanessa Ortiz	2016	Coast Highway Corridor Study Project, Oceanside, California, Phase I Cultural Resources Assessment	Outside (0.23mi west of site)
SD-17233	Brunzell, David	2017	San Diego 129 Project, San Diego County, California (BCR Consulting Project No. Syn1622)	Outside (0.48mi NE of site)
SD-17857	Valasik, Molly, and Lynn Furnis	2017	North County Transit District Advance Train Control System Antenna at The Oceanside Transit Center at Mile Post 226.5 Control Point Pacific Project, Oceanside, San Diego County, California	Outside (0.43mi SW of site)
SD-18113	Smith, Brian F.	2017	The Oceanside Block 19 Project, Oceanside, California (APN 147-370-02); Results of Archaeological and Paleontological Monitoring	Outside (0.35mi SW of site)
SD-18126	Mello, Monica	2018	ETS TBD Oceanside Substation Project: Historical Evaluation of Oceanside Substation And 321 North Tremont Street, Oceanside, California	Outside (0.34mi west of site)
SD-18127	Cooley, Theodore G.	2018	Letter Report: ETS TBD - Cultural Resources Survey for the SDG&E Oceanside Substation Within the City of Oceanside, San Diego County, California - Io 200515748	Outside (0.34mi west of site)
SD-18581	Facchini, Dina	2018	Federal Communication Commission Form 621 Collocation Submission Packet for The Proposed North County Transit District's Advance Train Control System Oceanside Transit Center Antenna at Mile Post 226.5, Oceanside, San Diego County, Ca 92054	Outside (0.43mi SW of site)
SD-19881	Anderson, Michelle, Marc Beherec, Maximilian Van Rennselaer, Peter Kloess, and Margo Nayyar	2022	Cultural And Paleontological Resources Identification Memorandum for The Oceanside Transit Center Redevelopment Project, Tremont Site, City of Oceanside, San Diego County, California	Outside (0.33mi SW of site)

Table 1. Previous Cultural Resources Investigations Within 0.5-Mile of the Project Site

SCIC Report Number	Author	Year	Report Title	Proximity to Project Site
SD-19882	Anderson, Michelle, Marc Beherec, Maximilian Van Rensselaer, Peter Kloess, and Margo Nayyar	2022	Cultural And Paleontological Resources Identification Memorandum for The Oceanside Transit Center Redevelopment Project, Mission Site, City of Oceanside, San Diego County, California	Outside (210ft west of site)
SD-19963	Foglia, Alberto B.	2022	ETS 47889: Cultural Resources Monitoring Report for The Ops C1076 Project	Outside (0.31mi SW of site)
SD-18768	Menvielle, Jordan	2019	Letter Report: ETS 39249 - Archaeological Monitoring Results for The Replacement of Pole P20325, City of Oceanside, San Diego County, California - IO 7074264	Outside (0.32mi SW of site)

SD-04973

Final Master Environmental Impact Report for Oceanside Redevelopment (Recon 1979). This environmental impact report has not yet been digitized by the SCIC; however, it is unlikely to include intensive pedestrian archaeological survey of the project site, which is private property.

SD-09361

Archaeological Survey Report for the Phase I Archaeological Survey Along Interstate 5, San Diego County, CA (EA 23580K, Contract No. 11A0398) (B.F. Byrd and C. O'Neill 2002). This report was prepared by ASM Affiliates, Inc for a proposed California Department of Transportation, District 11 (Caltrans) lane management and upgrade project along approximately 20.5 miles of Interstate 5 right-of-way (ROW) between Del Mar and Camp Pendleton. The study included a cultural records search with the SCIC and the San Diego Museum of Man that encompassed the current project site, however none of the previous or newly recorded resources within the search radius overlap. The records search included the ROW and a buffer extending west to the coast, 0.3 miles around major lagoons and estuaries that were intersected by the ROW, and 0.5 miles east of the ROW. The study also included a pedestrian survey of the Area of Potential Effects (APE) extending 6.1 meters from both edges of the pavement, which does not overlap the current project. As a result of the records search and survey, a total of 22 sites and 7 isolates were identified within the ROW, all of which were prehistoric. The pedestrian survey relocated 12 of these resources and identified an additional two sites and seven isolates. The nearest of these sites is CA-SDI-628 approximately 0.25-mile north of the project site. Management considerations were not discussed.

SD-11761

Finding of Effect Report, I-5 North Coast Widening Project (EA 235800)(D. Dominici, 2007). This report was prepared by the Environmental Resource Studies Branch, District 11 of Caltrans to describe the effects the I-5 Widening Project would have on historic properties within the APE of the project and provide mitigation plans. The report is a compilation of record searches and surveys performed in the APE. The report lists and describes 11 resources that are in the APE, but only one property, CA-SDI-17928, a prehistoric site, would be adversely affected by the reported project. The study describes how the property will be affected and then discusses methods to reduce impact on the site during the project.

SD-14069

Cultural And Historical Resource Study for The City of Oceanside General Plan—Circulation Element Update Program Environmental Impact Report (PEIR) (S. Ni Ghabhlain, 2011). This letter report was prepared by ASM Affiliates, Inc. for a Circulation Element Update to the City of Oceanside’s General Plan located on the San Luis Rey, Oceanside, and Morro Hill, California, 7.5-minute USGS quadrangles. The report is a constraints-level study that provides details of the potential archaeological and historical sensitivity of the project area that includes a historiography of the area along with a record search within a 0.25-mile radius of proposed road improvements. No pedestrian survey was completed.

4.1.2 Previously Recorded Cultural Resources

The SCIC records search results indicate that one previously recorded resource (P-37-027736) was present within the project site. This resource is discussed below. Nineteen (19) additional previously recorded cultural resources were identified within the 0.5-mile records search area. A list of all previously recorded resources identified within the records search radius is provided in Table 2.

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
P-37-016259	N/A	Historic period residence	5S3: Appears to be individually eligible for local listing or designation through survey evaluation	1998 (Affinis)	Outside (0.34 mi NW of site)
P-37-016260	N/A	Historic period residence	5S3: Appears to be individually eligible for local listing or designation through survey evaluation	1998 (Affinis)	Outside (0.42 mi SE of site)

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
P-37-016261	N/A	Historic period residence	5S3: Appears to be individually eligible for local listing or designation through survey evaluation	1998 (Affinis)	Outside (0.34 mi SE of site)
P-37-017018	N/A	Historic period building	Listed on CRHR	1999 (Kathleen Flanigan)	Outside (0.50 mi west of site)
P-37-017220	N/A	Historic period Residence	5S1: Listed on local registry.	1999 (Affinis)	Outside (0.01 mi south of site)
P-37-018810	N/A	Prehistoric marine shell isolate	Insufficient information	2000 (ASM Affiliates, Inc.)	Outside (0.30 mi east of site)
P-37-018811	N/A	Prehistoric marine shell isolate	Insufficient information	2000 (ASM Affiliates, Inc.)	Outside (0.40 mi east of site)
P-37-018812	N/A	Prehistoric marine shell isolate	Insufficient information	2000 (ASM Affiliates, Inc.)	Outside (0.33 mi north of site)

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
P-37-024739	CA-SDI-016385	Historic railway segment	Potentially eligible for NRHP and CRHR.	2002 (Daniel Ballester, Teresa Woodard, CRM Tech); 2007 (Barry Stiefel, Shelby Gunderman, ASM Affiliates); 2010 (R. McLean, LSA Associates); 2011 (E. Schultz, K. Harper, Garcia & Associates); 2012; 2013 (Shelby Castells, Jennifer Krintz, ASM Affiliates); 2015 (Shelby Castells, ASM Affiliates); 2015 (Pamela Daly, M.S.H.P.); 2016 (Larry Tift, Joel Lennen, ASM Affiliates); 2017 (Michelle Courtney, Cogstone Resources Management); 2017 (Shannon Foglia, AECOM); 2022	Outside (0.41 mi SW of site)
P-37-025937	CA-SDI-017245	Historic trash scatter	7: Not evaluated or needs re-evaluation for NR and/or CR.	2004 (Brian F. Smith & Associates)	Outside (0.50 mi north of site)
P-37-027207	CA-SDI-017796	Historic railway maintenance yard	Insufficient information	2006 (Tierra Environmental)	Outside (0.30 mi SW of site)
P-37-027736	N/A	Historic period residence	No longer extant (demolished) 6Z: Found ineligible for NR, CR or local designation through survey evaluation in 2003	2006 (Archaeos)	WITHIN

Table 2. Previously Recorded Cultural Resources Within 0.5-Mile of the Project Site

Primary Number	Trinomial	Resource Description	Resource Eligibility	Recorded by and Year	Proximity to Project Site
P-37-028816	N/A	Historic period building	1D: Listed on NRHP and CRHR.	2007 (N/A)	Outside (0.17 mi west of site)
P-37-028817	N/A	Historic period building	1S: Listed on NRHP and CRHR	2007 (City of Oceanside)	Outside (0.17 mi west of site)
P-37-033105	CA-SDI-020845	Historic site, large refuse deposit	Insufficient information	2013 (Tracy A. Stropes, Brian F. Smith & Associates); 2020 (Jillian L. Hahnen, Brian F. Smith & Associates, Inc.)	Outside (0.44 mi west of site)
P-37-033331	N/A	Prehistoric isolate	Insufficient information	2013 (Affinis)	Outside (0.50 mi south of site)
P-37-038725	N/A	Historic period buildings	6Z: Found ineligible for NR, CR or local designation through survey evaluation.	2018 (AECOM)	Outside (0.33 mi west of site)
P-37-038726	N/A	Historic period buildings	6Z: Found ineligible for NR, CR or local designation through survey evaluation.	2018 (AECOM)	Outside (0.32 mi west of site)
P-37-040444	N/A	Historic period building	6Y: Ineligible for NRHP, not evaluated for CRHR or local register	2022 (Michael Baker International)	Outside (140 ft west of site)

P-37-027736

This resource record describes and evaluates the historical significance of a residence formerly located within the project site at 902 Seagaze Drive, which was demolished after final assessment in 2003. The residence was built in 1913 as part of a tract of homes called Hornes Addition, named for the developer Colonel Daniel Horne who was a prominent figure in the local area and considered Oceanside’s first mayor. The single-story home featured clapboard siding, shed dormer with casement windows, large porch, and gabled roof. The residence served as a single-family home from 1916 to around 1988, when



it was used as a drug and alcohol rehabilitation and services center. The home underwent several minor remodeling projects including replacing some of the original double-hung windows with aluminum sliders and enclosing the front porch, ultimately compromising the architectural integrity. This resource was found ineligible for NRHP, CRHR or local designation through survey evaluation in 2003 and then subsequently demolished.

4.2 Native American Scoping

A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on March 26, 2024. The NAHC responded to the request on April 10, 2024, and reported negative results. The NAHC recommended contacting the Native American tribes listed in Table 3, for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. In anticipation of the NAHC response, on March 27, 2024, South Environmental sent letters to each contact provided by the NAHC and made a follow-up outreach attempt on May 7, 2024.

As detailed in Table 3, ten tribal contacts have responded to the outreach letters to date. No archaeological, historical, or tribal cultural resources were identified within the project site as a result of South Environmental’s coordination with tribes; however, the project site has been identified as being located within ancestral territory and near ancestral village locations. The Pechanga Band of Indians, the Rincon Band of Luiseno Indians, and the Viejas Band of Kumeyaay Indians have expressed concerned regarding potential impacts the project may have on local tangible cultural heritage (see Table 3 below).

All Native American outreach completed by South Environmental is documented in Appendix B.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Barona Group of the Capitan Grande Art Bunce, Attorney Phone: (760) 489-0329 buncelaw@aol.com	Emailed on March 27, 2024. Emailed on May 7, 2024.	Response received May 7, 2024: “The Barona Band has no knowledge of specific cultural resources at this project site. Instead, it will rely on a standard cultural resources report from a qualified archaeologist to tell us if there is any indication of cultural resources on or below the surface, with appropriate follow-up if any are encountered before or during construction.”
Campo Band of Diegueno Mission Indians Ralph Goff, Chairperson 36190 Church Road, Suite1	Emailed on March 27, 2024.	Email returned as undeliverable.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Campo, CA 91906 Phone: (619) 478-9046 Fax: (619) 478-5818 rgoff@campo-nsn.gov	Emailed on May 7, 2024.	
Ewiiapaayp Band of Kumeyaay Indians Michael Garcia, Vice Chairperson 4054 Willows Road Alpine, CA 91901 Phone: (619) 933-2200 Fax: (619) 445-9126 michaelg@leaningrock.net	Emailed on March 27, 2024. Emailed on May 7, 2024.	Read receipt received March 27, 2024. Read receipt received on May 7, 2024.
Ewiiapaayp Band of Kumeyaay Indians Robert Pinto, Chairperson 4054 Willows Road Alpine, CA 91901 Phone: (619) 368-4382 Fax: (619) 445-9126 ceo@ebki-nsn.gov	Emailed on March 27, 2024. Emailed on May 7, 2024.	Read receipt received March 27, 2024. Read receipt received on May 7, 2024.
Iipay Nation of Santa Ysabel Clint Linton, Director of Cultural Resources P.O. Box 507 Santa Ysabel, CA 92070 Phone: (760) 803-5694 clint@redtailenvironmental.com	Emailed on March 27, 2024. Emailed on May 7, 2024.	No response received to date.
Iipay Nation of Santa Ysabel Virgil Perez, Chairperson P.O. Box 130 Santa Ysabel, CA 92070 Phone: (760) 765-0845 Fax: (760) 765-0320	Mailed via US Post Office on March 27, 2024	No response received to date.
Inaja-Cosmit Band of Indians Rebecca Osuna, Chairperson 2005 S. Escondido Blvd. Escondido, CA 92025 Phone: (760) 737-7628 Fax: (760) 747-8568	Mailed via US Post Office on March 27, 2024	No response received to date.
Jamul Indian Village Erica Pinto, Chairperson P.O. Box 612 Jamul, CA 91935 Phone: (619) 669-4785 Fax: (619) 669-4817 epinto@jiv-nsn.gov	Emailed on March 27, 2024. Emailed on May 7, 2024.	No response received to date.
Jamul Indian Village Lisa Cumper, Tribal Historic Preservation Officer P.O. Box 612 Jamul, CA 91935 Phone: (619) 669-4855	Emailed on March 27, 2024	No response received to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
lcumper@jiv-nsn.gov	Emailed on May 7, 2024.	
Juaneno Band of Mission Indians Acjachemen Nation – Belardes Joyce Perry, Cultural Resource Director 4955 Paseo Segovia Irvine, CA 92603 Phone: (949) 293-8522 kaamalam@gmail.com	Emailed on March 27, 2024	Response received via email on April 2, 2024: “We have no comments. We yield to San Luis Rey Band for Consultation. Thank you.”
Juaneno Band of Mission Indians Acjachemen Nation 84A Heidi Lucero, Chairperson, THPO 31411-A La Matanza Street San Juan Capistrano, CA 9267 Phone: (562) 879-2884 jbmian.chairwoman@gmail.com	Emailed on March 27, 2024 Emailed on May 7, 2024.	No response received to date.
Kwaaymii Laguna Band of Mission Indians Carmen Lucas P.O. Box 775 Pine Valley, CA 91962 Phone: (619) 709-4207	Mailed via US Post Office on March 27, 2024	No response received to date.
La Jolla Band of Luiseno Indians Norma Contreras, Chairperson 22000 Highway 76 Pauma Valley, CA 92061 Phone: (760) 742-3771	Mailed via US Post Office on March 27, 2024	No response received to date.
La Posta Band of Diegueno Mission Indians Gwendolyn Parada, Chairperson 8 Crestwood Road Boulevard, CA 91905 Phone: (619) 478-2113 Fax: (619) 478-2125 LP13boots@aol.com	Emailed on March 27, 2024	No response received to date.
Manzanita Band of Kumeyaay Nation Angela Elliott Santos, Chairperson P.O. Box 1302 Boulevard, CA 91905 Phone: (619) 766-4930 Fax: (619) 766-4957	Mailed via US Post Office on March 27, 2024	No response received to date.
Mesa Grande Band of Diegueno Mission Indians Michael Linton, Chairperson P.O Box 270 Santa Ysabel, CA 92070 Phone: (760) 782-3818 Fax: (760) 782-9092 mesagrandeband@msn.com	Emailed on March 27, 2024. Emailed on May 7, 2024.	Email returned as Undeliverable.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
<p>Pala Band of Mission Indians Shasta Gaughen, Tribal Historic Preservation Officer PMB50, 35008 Pala Temecula Road Pala, CA 92059 Phone: (760) 891-3515 Fax: (760) 742-3189 sgaughen@palatribe.com</p>	<p>Emailed on March 27, 2024. Emailed on May 7, 2024.</p>	<p>Read receipt received on May 7, 2024.</p>
<p>Pala Band of Mission Indians Alexis Wallick, Assistant THPO PMB50, 35008 Pala Temecula Road Pala, CA 92059 Phone: (760) 891-3537 awallick@palatribe.com</p>	<p>Emailed on March 27, 2024. Emailed on May 7, 2024.</p>	<p>No response received to date.</p>
<p>Pauma Band of Luiseno Indians Temet Aguilar, Chairperson P.O. Box 369 Pauma Valley, CA 92061 Phone: (760) 742-1289 Fax: (760) 742-3422 bennaecalac@aol.com</p>	<p>Emailed on March 27, 2024. Emailed on May 7, 2024.</p>	<p>No response received to date.</p>
<p>Pechanga Band of Indians Tuba Ebru Ozdil, Pechanga Cultural Analyst P.O. Box 2183 Temecula, CA, 92593 Phone: (951) 770-6313 Fax: (951) 695-1778 eozdil@pechanga-nsn.gov</p>	<p>Emailed on March 27, 2024</p>	<p>Response received via email on April 3, 2024: "After reviewing the provided maps and our internal documents we have determined that the Project area is not within Reservation land's, although it is located in our Ancestral Territory. [...] Considering this Project's nearness to previously impacted Ancestral human remains, the Project being <i>within</i> a Village and near 2 Ancestral Placenames, in view of the nearby previously recorded sites, because of the high probability of impacts to intact native soils, and because of longstanding project experience within this Project's vicinity the Tribe therefore, is interested in participating in this Project. Pechanga believes that the possibility of recovering sensitive subsurface resources during ground-disturbing activities for this Project is extremely high. [...] Notification once the Project begins the entitlement process, if it has not already; 2) Copies of all applicable archaeological reports, site records, proposed grading plans</p>

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
		<p>and environmental documents (EA/IS/MND/EIR, etc.);</p> <p>3) Government-to-government consultation with the Lead Agency; and</p> <p>4) The Tribe believes that monitoring by a San Diego County qualified archaeologist and a professional Pechanga Tribal Monitor may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed.</p> <p>5) In the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.</p> <p>[...]</p> <p>Please note that we are interested in participating in surveys within 'Ataaxum/Payomkawichum Ancestral Territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at pmacarro@pechanga-nsn.gov or 951-770-6306."</p>
<p>Pechanga Band of Indians Steve Bodmer, General Counsel for Pechanga Band of Indians P.O. Box 1477 Temecula, CA 92593 Phone: (951) 770-6171 Fax: (951) 695-1778 sbodmer@pechanga-nsn.gov</p>	<p>Emailed on March 27, 2024</p>	<p>Response received via email on April 3, 2024. See above.</p>
<p>Rincon Band of Luiseno Indians Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer One Government Center Lane Valley Center, CA 92082 Phone: (760) 648-3000 cmadrigal@rincon-nsn.gov</p>	<p>Emailed on March 27, 2024</p>	<p>Received a response from Rincon Band representation via email on April 24, 2024:</p> <p>"After review of the provided documents and our internal information, the Rincon Band has specific concerns that the project may impact tangible Tribal Cultural Resources. The project site is culturally sensitive, with many resources and known gathering areas. At this time the Rincon Band would like to consult directly with the lead agency, to review any potential impacts in this project site."</p>

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Rincon Band of Luiseno Indians Denise Turner Walsh, Attorney General One Government Center Lane Valley Center, CA 92082 Phone: (760) 689-5727 dwalsh@rincon-nsn.gov	Emailed on March 27, 2024	Received a response via email on April 24, 2024. See above.
Rincon Band of Luiseno Indians Joseph Linton, Tribal Council/Culture Committee Member One Government Center Lane Valley Center, CA 92082 Phone: (760) 803-3548 jlinton@rincon-nsn.gov	Emailed on March 27, 2024	Received a response via email on April 24, 2024. See above.
Rincon Band of Luiseno Indians Laurie Gonzalez, Tribal Council/Culture Committee Member One Government Center Lane Valley Center, CA 92082 Phone: (760) 484-4835 lgonzalez@rincon-nsn.gov	Emailed on March 27, 2024	Received a response via email on April 24, 2024. See above.
San Luis Rey Band of Mission Indians Carmen Mojado, Secretary of Government Affairs Phone: (760) 724-8505 Fax: (760) 724-2172 cjmojado@slrmissionindians.org	Emailed on March 27, 2024. Emailed on May 7, 2024.	No response received to date.
San Pasqual Band of Diegueno Mission Indians Allen Lawson, Chairperson P.O. Box 365 Valley Center, CA 92082 Phone: (760) 749-3200 Fax: (760) 749-3876 allenl@sanpasqualtribe.org	Emailed on March 27, 2024 Emailed on May 7, 2024.	Email returned as Undeliverable. Read receipt received on May 7, 2024 by Mariah Banares, Administrative Assistant.
San Pasqual Band of Diegueno Mission Indians John Flores, Environmental Coordinator P. O. Box 365 Valley Center, CA 92082 Phone: (760) 749-3200 Fax: (760) 749-3876 johnf@sanpasqualtribe.org	Emailed on March 27, 2024. Emailed on May 7, 2024.	Read receipt received on April 5, 2024. Read receipt received on May 7, 2024.
Soboba Band of Luiseno Indians Joseph Ontiveros, Tribal Historic Preservation Officer P.O. BOX 487 San Jacinto, CA 92581 Phone: (951) 663-5279 Fax: (951) 654-4198	Emailed on March 27, 2024 Emailed on May 7, 2024.	No response received to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
<p>jontiveros@soboba-nsn.gov</p> <p>Soboba Band of Luiseno Indians Jessica Valdez, Cultural Resource Specialist P.O. Box 487 San Jacinto, CA 92581 Phone: (951) 663-6261 Fax: (951) 654-4198 jvaldez@soboba-nsn.gov</p>	<p>Emailed on March 27, 2024.</p> <p>Emailed on May 7, 2024.</p>	<p>No response received to date.</p>
<p>Sycuan Band of the Kumeyaay Nation Cody Martinez, Chairperson Sycuan Tribal Office: 1 Kwaaypaay Court El Cajon, CA, 92019 Phone: (619) 445-2613 cmartinez@sycuan-nsn.gov</p>	<p>Emailed on March 27, 2024.</p> <p>Emailed on May 7, 2024.</p>	<p>No response received to date.</p>
<p>Sycuan Band of the Kumeyaay Nation Bernice Paipa, Cultural Resource Specialist Sycuan Cultural Center: 910 Willow Glen Drive El Cajon, CA, 92019 Phone: (619) 445-6917 bpaipa2@sycuan-nsn.gov</p>	<p>Emailed on March 27, 2024.</p> <p>Emailed on May 7, 2024.</p>	<p>No response received to date.</p>
<p>Viejas Band of Kumeyaay Indians Ray Teran, Resource Management Director 1 Viejas Grade Road Alpine, CA 91901 Phone: (619) 659-2312 rteran@viejas-nsn.gov</p>	<p>Emailed on March 27, 2024.</p> <p>Emailed on May 7, 2024.</p>	<p>Responded via email on May 7, 2024:</p> <p>“The Viejas Band of Kumeyaay Indians (“Viejas”) has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas. Cultural resources have been located within or adjacent to the APE-DE of the proposed project.</p> <p>Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities and to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.</p> <p>If a Tribe, having a closer proximity to the Project, requests to perform cultural monitoring, Viejas will differ to them.”</p>
<p>Viejas Band of Kumeyaay Indians Ernest Pingleton, THPO 1 Viejas Grade Road Alpine, CA 91901 Phone: (619) 445-3810 epingleton@viejas-nsn.gov</p>	<p>Emailed on March 27, 2024.</p> <p>Emailed on May 7, 2024.</p>	<p>Responded via email on May 7, 2024. See above.</p>

4.3 Review of Historic Aerial Photographs

A review of historical aerial photographs was conducted to better understand the history of the project site and any past disturbances. Aerial photographs were available from the following years: 1938, 1946, 1953, 1964, 1967, 1978, 1980-1986, 1988-1991, 1993-2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020 (NETR 2023); and 1932, 1946, 1953, 1956, 1959, 1961, 1969, 2001, 2006 and 2008 (UCSB 2023). The earliest available aerial photograph of the subject property is from 1932.

Historic aerial photographs indicate that the area around the project site was developed in a regular grid pattern with what appears to be civic buildings and green spaces. As the years progress, there are more buildings and fewer trees. By 1964 much of the green spaces have been paved for use as parking lots.

A residence at 902 Seagaze Drive (P-37-027736) is first visible in the 1938 aerial in the southwestern portion of the project site. Additional buildings continued to be added to the south- and northwestern portion of the project site throughout the midcentury. By 1964, the northeastern portion of the project became a paved parking lot with a single building located in the northernmost corner. This building, along with several of the older buildings to the northwest are gone by 1978 and replaced by two large structures perpendicular to each other. By 1983, these buildings are entirely removed from the site, leaving only the buildings located in the southernmost corner of the project site. Overall, the project site appears to change very little between 1983 and 2005, after which time all buildings and structures are removed from the site.

5 Archaeological Survey

5.1 Methods

On April 26, 2024, Principal Archaeologist Kevin Hunt of South Environmental conducted an intensive-level survey of the project site. Fieldwork included taking field notes and photographs using an iPhone 14Pro camera. The site was surveyed using transects spaced approximately five meters apart throughout the site (Photographs 1-11). Areas with exposed ground surface were examined for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools), historical artifacts (e.g., metal, glass, ceramics), sediment discolorations that might indicate the presence of a cultural midden, depressions, and other features that might indicate the former presence of structures or buildings (e.g., post holes, foundations).



Photograph 1. Site overview from northern corner facing south.



Photograph 2. Site overview in north corner facing southwest along Mission Avenue.



Photograph 3. Site overview in north corner facing southeast along N. Horne Street.



Photograph 4. Site overview in west corner facing east.



Photograph 5. Site overview in west corner facing southeast along N. Clementine Street.



Photograph 6. Site overview from middle of southwestern edge (Clementine St.) facing north.



Photograph 7. Site overview from middle of southwestern edge (Clementine St.) facing northeast.



Photograph 8. Site overview from southern corner facing northwest (Clementine St. on the left).



Photograph 9. Site overview from southern corner facing north.



Photograph 10. Site overview from eastern corner facing southwest; Seagaze Drive to the left of frame along fence.



Photograph 11. Site overview from eastern corner facing northwest along N. Horne Street.

5.2 Results

No archaeological resources were identified within the project site as a result of the intensive-level survey. Although the project site was developed in the past, these buildings no longer stand. The only remnants of previous development include an abandoned asphalt road that bifurcates the project site between Clementine Street and Horne Street. The rest of the project site consists of disturbed non-native grasses and scrub plants. Dirt mounds indicate past ground disturbance, possibly associated with the demolition of buildings formerly present within the project site.

There is no evidence of the since demolished historic period residence in the southern corner of the project site (P-37-027736). Two concrete post holes in the northern corner likely held a modern real estate sign (Photograph 12) and utility boxes are located near the northern corner on Horne Street (Photograph 13).



Photograph 12. 4" x 4" concrete post holes in northern corner likely for modern real estate sign.



Photograph 13. Utility boxes near the northern corner along Horne Street.



Photograph 14. Image of soil. Loose silty sand of medium brown to tan in color.

6 Findings and Recommendations

6.1 Summary of Findings

No archaeological resources were identified within the project site as a result of the records search, Native American scoping, or intensive-level survey. One previously recorded twentieth century residence (P-37-027736) was formerly located within the project site but has since been demolished. Historic aerial photographs of the project site confirm that the upper levels of sediments within the project site were previously disturbed by building development. While the project site is unlikely to contain intact buried archaeological deposits, it is always possible to encounter resources during project-related ground disturbance. Standard unanticipated discovery regulatory measures for archaeological resources and human remains have been provided in Section 6.2. No mitigation measures are required. With implementation of the required regulatory measures presented in Section 6.2, impacts to archaeological and historical resources would be less than significant.

6.2 Recommendations

6.2.1 Unanticipated Discovery of Cultural Resources

Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 50 feet of the find should be halted until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project applicant and the City of Oceanside to implement Native American consultation procedures. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

6.2.2 Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento 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 Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

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Appendix A: SCIC Records Search Summary



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

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: South Environmental
Company Representative: Kevin Hunt
Date Processed: 4/18/2024
Project Identification: 901 Mission Avenue Project (24-066)
Search Radius: 1/2 mile

Historical Resources:

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

JL

Previous Survey Report Boundaries:

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

JL

Historic Addresses:

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

JL

Historic Maps:

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

JL

Summary of SHRC Approved CHRIS IC Records Search Elements

RSID:	3604
RUSH:	no
Hours:	1.5
Spatial Features:	74
Address-Mapped Shapes:	yes
Digital Database Records:	253
Quads:	2
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	807

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P. 37-027736
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 902 Seagaze Drive

*P1. Other Identifier: Melville Goetz Residence

*P2. Location: Not for Publication Unrestricted * a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

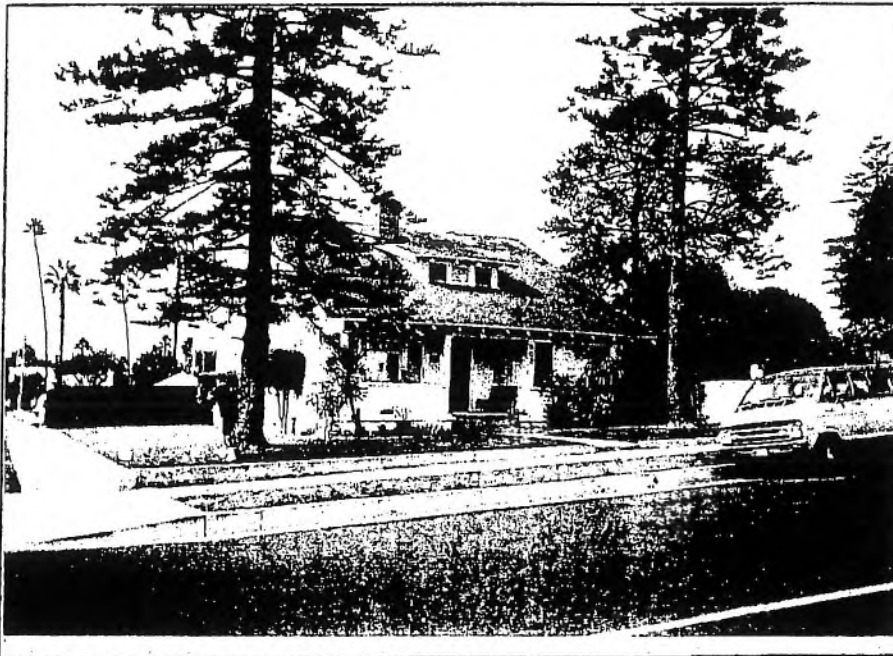
*b. USGS 7.5' Quad San Luis Rev *Date: 1975 T11S; R5W; ¼ of ¼ of Sec; B.M.: S3

c. Address: 902 Seagaze Drive (formerly known as First Street) City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone 11; mE/ 367300 mN 465100

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Located on the northeast corner of Seagaze Drive and Clementine Street. Assessor's Parcel No. 147-196-04

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is a rectangular, approximately 2,000 sq ft, 1-1/2 story wood frame house with a steeply pitched end-gabled asphalt-shingled roof. Decorative rafters extend beyond the eaves. The ground story is clapboard-clad; the sides of the upper story are shingle clad. A shed dormer with three small casement windows is centered over the front entry; a brick chimney sits behind the dormer on the gable peak. An integral half-walled clapboard-clad wooden porch with four structural posts spans the full length of the front facade. The facade is symmetrical with a central single wood door accessed by three wood steps; a second set of three wooden steps is located at the west end of the porch. A tri-sectioned window is located to the west of the door. Its central pane is fixed with a leaded diamond pattern transom above it; two double-hung windows are on either side. Two other matching windows are found on the west side of the house. The side of the porch to the east of the door has been enclosed and features a tri-sectioned aluminum sliding glass window. A variety of windows are situated around the house including double-hungs, aluminum sliders, and hoppers. The property is well-maintained and the house is in good condition.



*P3b. Resource Attributes: (List attributes and codes) HP39 - Other

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Looking northeast, 10/15/03, 868:1

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both 1913 per Residential Building Record

*P7. Owner and Address: Cheadle Family Trust
PO Box 127
Oceanside, CA 92049

*P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos,
11209 Golden Birch Way,
San Diego, CA 92131

*P9. Date Recorded: 10/18/03

*P10. Type of Survey: (Describe) Field Check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P. 37 - 027736
HRI # _____
Trinomial _____

Page 2 of 3 *Resource Name or # (Assigned by recorder) 902 Seagaze Drive
*Recorded by Ruth C. Alter Date 10/18/03 Continuation Update

The legal description of this property is Block 69, Lots 16-18 of Hornes Addition, which was named for its developer, Col. Daniel Horne. Horne, a City trustee, is generally considered to be Oceanside's first mayor. The property is located in the Townsite area, Oceanside's oldest neighborhood. Seagaze Drive was originally known as First Street.

The chain of title shows that Hannah Maxson sold the property to John Goetz in 1895. Mrs. Maxson was the widow of William Maxson. Her son Chester W. Maxson, was one of early Oceanside's leading citizens, involved with real estate, insurance, and banking. In 1889, he was a trustee of the Oceanside Bath House Company, along with Daniel Horne, M.W. Spencer, and Andrew Jackson Meyers, one of the co-founders of Oceanside. John Goetz, who purchased the property from Mrs. Maxson, was also a trustee of this company. In 1892, Goetz founded a popular Oceanside department store, which sold dry goods, clothing, and furnishings. Following his death in 1909, the property passed to his son Melville and daughter-in-law Fay. Mel Goetz ran the family store with his three brothers. He also served on the Oceanside Board of Trustees in 1909. The residential Building Record identifies the date of construction of the house as 1913.

In 1916 the house was sold to Alice M. Newton, a local high school teacher, later a vice-principal of the Oceanside-Carlsbad High School and the wife of Harry Crise. Miss Newton was the daughter of Jesse Newton who brought his family to Oceanside in the 1890s. Mr. Newton was a successful farmer, president of the First National Bank of Oceanside, an Oceanside City Councilman, and the owner of valuable Oceanside real estate. After retiring in the early 1930s, Newton and his wife Sarah lived in the subject house until his death in 1936. The house remained the property of Alice Newton Crise until 1946 when it was sold to W.D. and Maxine Montgomery.

The property then underwent a succession of sales. The Montgomerys held the property only two years, deeding it to Pierre C. Brolliet in 1948; Brolliet sold the property to Arthur and Louise Glaser in 1950, who in turn, sold it to Shirley E. Garner in 1957. Garner may have been a tenant of the house prior to purchasing it, as she is listed as residing there in the 1955-56 Oceanside Directory. When Garner sold the property to Dr. Robert and Mildred Gilliam in 1959, the transaction was reported as the sale of a rental by the Oceanside Blade Tribune. The Gilliams sold the house to James and Mildred Rogers in 1964.

The Cheadle Family Trust, which presently owns the property, has held title since 1988. Since the early 1990s, the house has served as a drug and alcohol rehabilitation facility and emergency shelter under the sponsorship of the Brother Benno Foundation. Prior to this, the property was leased to Catholic Charities, which provided various social services on the premises.

Brother Benno, a Benedictine monk, came to Oceanside in 1960 to help establish the St. Charles Priory at Prince of Peace Abbey. In 1982, he started a soup kitchen which was expanded in 1990 to become the Brother Benno Center. Brother Benno also opened a thrift shop and established two small shelters, of which the subject property is one, in the early 1990s. He died in late 1991.

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

P. 37 - 027736

Page 3 of 3 *Resource Name or # (Assigned by recorder) 902 Seagaze Drive

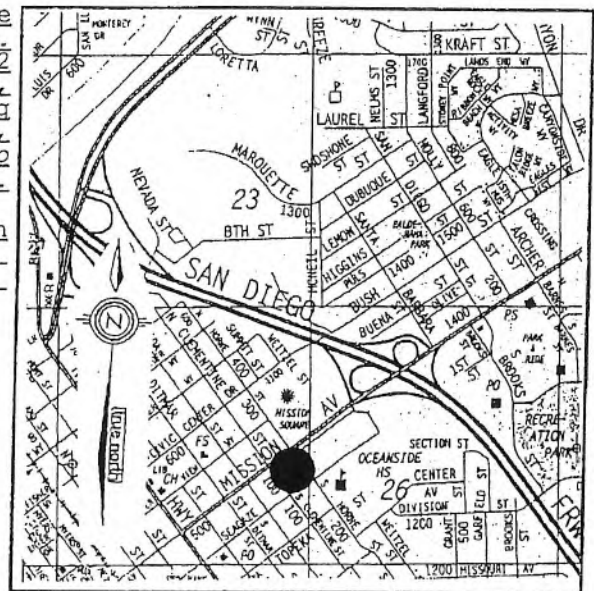
B1. Historic Name: Melville Goetz Residence
 B2. Common Name: Cheadle Family Trust Property
 B3. Original Use: Single-family residence B4. Present Use Group home
 *B5. Architectural Style: Carpenter-built Craftsmanesque
 *B6. Construction History: (Construction date, alternations, and date of alterations)
 According to the Residential Building Record, this house was constructed in 1913, making it 90 years old. A portion of the front facade has been enclosed with siding and aluminum windows and some of the other windows have also been replaced with aluminum. According to the Residential Building Record, this remodeling occurred in 1970.
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Theme: Residential development Area Oceanside, California

Period of Significance 1900 to present Property Type Residential Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The legal description of this property is Block 69, Lots 16-18 of Horne's Addition, which was named for its developer, Col. Daniel Horne. Horne, a City trustee, is generally considered to be Oceanside's first mayor. The property is located in the Townsite area, Oceanside's oldest neighborhood. Seagaze Drive was originally known as First Street. Originally single-family residential in character, the neighborhood has undergone major transitions to become an area of mixed commercial and multi-family use, as well. When constructed, this house would have been typical of this comfortable middle class area, which offered access to downtown, the beach, and nearby schools.

This house was previously assessed in 1999 as part of the Christmas in April program which was based on the 1992 Oceanside Historic Resources Inventory. That study identified the resource as potentially eligible for listing in the local register, but did not take into account the impact of the enclosure of a portion of the porch and replacement of windows which are considered major exterior modifications. According to the Residential Building Record, the house is of fair architectural design and of average workmanship. It was likely carpenter-built. The building does not qualify for nomination to the California Register, the National Register of Historic Places, or the local register. The property is not associated with a significant historic event or events, and while built, owned and occupied by Melville Goetz a local merchant and member of the Oceanside Board of Trustees and later owned and occupied by teacher/vice principal Alice M. Newton, it is not directly associated with the professional lives of either and is therefore is not considered to be directly associated with local historically important persons. Its design is not particularly distinguished, and its architectural integrity has been compromised. The building is unlikely to yield important information relevant to local, state or national history.

While not eligible for listing, it is recommended that measurements and drawings of this resource per the Historic American Buildings Survey standard be conducted prior to the demolition of the house.

B11. Additional Resource Attributes: (List attributes and codes) None
 *B12. References: Flanigan S.K., S.H. Carrico, and R.L. Carrico, Oceanside, California's Pride: 1992 Cultural Resource Survey, 1992; Hawthorne, K., Oceanside, Where Life is Worth Living, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., A Field Guide to American Houses, 1991. Alfred A. Knopf, New York.
 B13. Remarks:
 *B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
 *Date of Evaluation: 9/18/03



(This space reserved for official comments.)

Appendix B: Native American Scoping

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Date of Request: 03/26/2024

Project: 901 Mission Ave Project, City of Oceanside, California

County: San Diego

USGS Quadrangle Name: Oceanside, CA

Township: 11 S **Range:** 5 W **Section(s):** 23 and 26

Company/Firm/Agency: South Environmental

Street Address: 2061 N Los Robles Avenue, Ste. 205

City: Pasadena

Zip: 91104

Phone: (818) 458-1162

Fax: n/a

Email: khunt@southenvironmental.com

Project Description:

The project proposes to construct a six-story mixed-use development with residential units over retail and parking levels on a currently vacant site located at 901 Mission Avenue in the city of Oceanside (see Figure 1, attached). The project site occupies approximately 1.5 acres, and the project is subject to the California Environmental Quality Act.



Source: ESRI USA Topo Maps and World Topo Map 2024

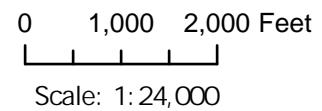
901 Mission Avenue Project

Figure 1. Project Location Map

Project Site

Project Location is within Oceanside, California, in San Diego County on the USGS Oceanside 7.5-minute quadrangle map in Section 26 of Township 11 South and Range 05 West

Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



NATIVE AMERICAN HERITAGE COMMISSION

April 10, 2024

Kevin Hunt
South Environmental

Via Email to: khunt@southenvironmental.com

Re: 901 Mission Ave Project, San Diego County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Murphy.Donahue@NAHC.ca.gov

Sincerely,

Murphy Donahue

Murphy Donahue
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

March 27, 2024

Pauma Band of Luiseno Indians
Temet Aguilar, Chairperson
P.O. Box 369
Pauma Valley, CA 92061
bennaecalac@aol.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Aguilar:

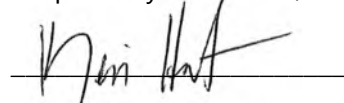
South Environmental was retained to conduct a cultural resources inventory for the proposed 901 Mission Avenue Project (proposed project). The project site occupies an approximately 1.5-acre vacant lot located at 901 Mission Avenue in the City of Oceanside, California. The project site is located on the United States Geological Survey (USGS) *Oceanside, California* 7.5-minute Quadrangle Map in Sections 23 and 26 of Township 11 South and Range 5 West (see enclosed Figure 1). The project proposes to construct a six-story mixed-use development with residential units over retail and parking levels.

As part of the process of identifying potential cultural resources, South Environmental contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File search on March 26, 2024. The NAHC has not yet responded; however, we anticipate they will recommend we contact you to seek comment.

If you have any knowledge of cultural resources that may exist within or near the project site, please contact me at khunt@southenvironmental.com or 760-207-9736, or via U.S. mail at the address above.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill 52 notification or initiation of consultation.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Kevin Hunt', written over a horizontal line.

Kevin Hunt
Principal Archaeologist

Attachment: Figure 1. Project Location Map



Source: ESRI USA Topo Maps and World Topo Map 2024

901 Mission Avenue Project

Figure 1. Project Location Map

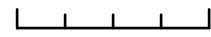
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Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



0 1,000 2,000 Feet



Scale: 1: 24,000



April 2, 2024

Pechanga Band of Indians
Steve Bodmer, General Counsel
P.O. Box 1477
Temecula, CA 92593
sbodmer@pechanga-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear General Counsel Bodmer:

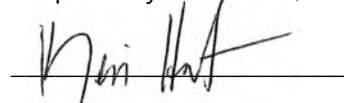
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Kevin Hunt
Principal Archaeologist

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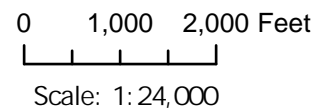
901 Mission Avenue Project

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 Latitude: 33.1975010N Longitude: -117.3757811W



March 27, 2024

Barona Group of the Capitan Grande
Art Bunce, Attorney
buncelaw@aol.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Mr. Bunce:

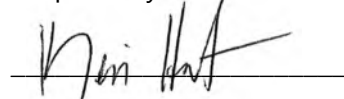
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Kevin Hunt
Principal Archaeologist

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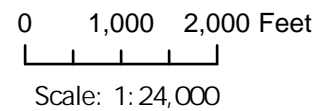
901 Mission Avenue Project

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April 2, 2024

La Jolla Band of Luiseno Indians
Norma Contreras, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Contreras:

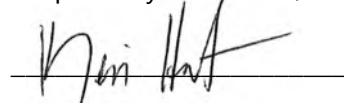
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Kevin Hunt
Principal Archaeologist

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Source: ESRI USA Topo Maps and World Topo Map 2024

901 Mission Avenue Project

Figure 1. Project Location Map

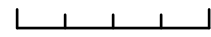
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0 1,000 2,000 Feet



Scale: 1: 24,000



March 27, 2024

Jamul Indian Village
Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612
Jamul, CA 91935
lcumper@jiv-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear THPO Cumper:

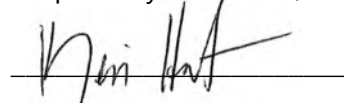
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Kevin Hunt
Principal Archaeologist

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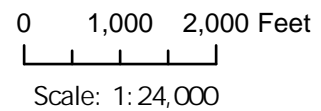
901 Mission Avenue Project

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March 27, 2024

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA 91935
epinto@jiv-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Pinto:

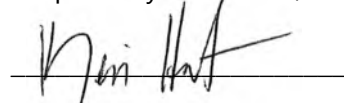
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Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

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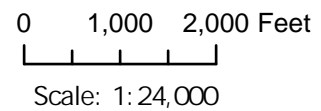
901 Mission Avenue Project

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April 3, 2024

San Pasqual Band of Diegueno Mission Indians
John Flores, Environmental Coordinator
P. O. Box 365
Valley Center, CA 92082
johnf@sanpasqualtribe.org

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Coordinator Flores:

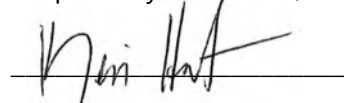
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Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

Attachment: Figure 1. Project Location Map



Source: ESRI USA Topo Maps and World Topo Map 2024

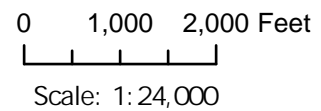
901 Mission Avenue Project

Figure 1. Project Location Map

Project Site

Project Location is within Oceanside, California, in San Diego County on the USGS Oceanside 7.5-minute quadrangle map in Section 26 of Township 11 South and Range 05 West

Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



March 27, 2024

Ewiiapaayp Band of Kumeyaay Indians
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901
michaelg@leaningrock.net

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Vice Chairperson Garcia:

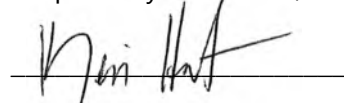
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Kevin Hunt
Principal Archaeologist

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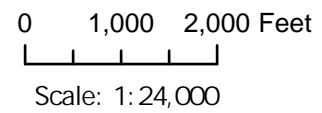
901 Mission Avenue Project

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April 2, 2024

Pala Band of Mission Indians
Shasta Gaughen, Tribal Historic Preservation Officer
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
sgaughen@palatribe.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear THPO Gaughen:

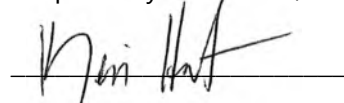
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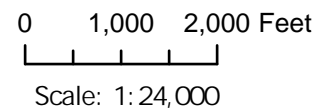
901 Mission Avenue Project

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April 2, 2024

Campo Band of Diegueno Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906
rgoff@campo-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Goff:

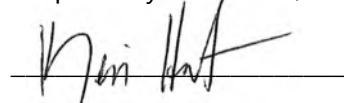
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Kevin Hunt
Principal Archaeologist

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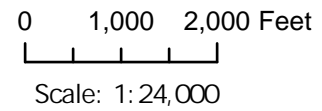
901 Mission Avenue Project

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April 3, 2024

Rincon Band of Luiseno Indians
Laurie Gonzalez, Tribal Council/Culture Committee Member
One Government Center Lane
Valley Center, CA 92082
lgonzalez@rincon-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Council Member Gonzalez:

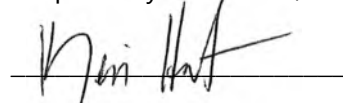
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Kevin Hunt
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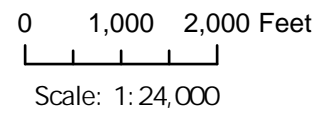
901 Mission Avenue Project

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April 3, 2024

Rincon Band of Luiseno Indians
Joseph Linton, Tribal Council/Culture Committee Member
One Government Center Lane
Valley Center, CA 92082
jlinton@rincon-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Council Member Linton:

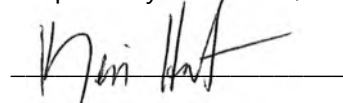
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Principal Archaeologist

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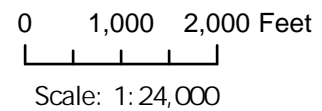
901 Mission Avenue Project

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April 3, 2024

San Pasqual Band of Diegueno Mission Indians
Allen Lawson, Chairperson
P. O. Box 365
Valley Center, CA 92082
allenl@sanpasqualtribe.org

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Lawson:

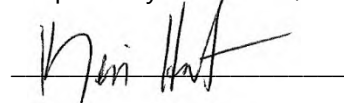
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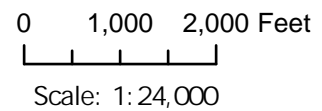
901 Mission Avenue Oceanside

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March 27, 2024

Iipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507
Santa Ysabel, CA 92070
clint@redtailenvironmental.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Director Linton:

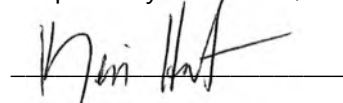
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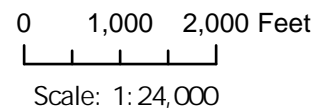
901 Mission Avenue Project

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April 2, 2024

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775
Pine Valley, CA 91962

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Carmen Lucas:

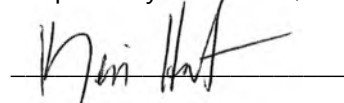
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Principal Archaeologist

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901 Mission Avenue Project

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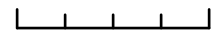
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0 1,000 2,000 Feet



Scale: 1: 24,000



March 27, 2024

Juaneño Band of Mission Indians Acjachemen Nation 84A
Heidi Lucero, Chairperson, THPO
31411-A La Matanza Street
San Juan Capistrano, CA 92675
jbmian.chairwoman@gmail.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Lucero:

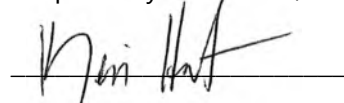
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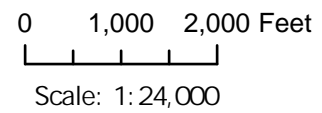
901 Mission Avenue Project

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April 3, 2024

Rincon Band of Luiseno Indians
Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer
One Government Center Lane
Valley Center, CA 92082
cmadrigal@rincon-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear THPO Madrigal:

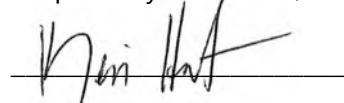
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Principal Archaeologist

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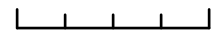
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0 1,000 2,000 Feet



Scale: 1: 24,000



April 3, 2024

Sycuan Band of the Kumeyaay Nation
Cody Martinez, Chairman
Sycuan Tribal Office
1 Kwaaypaay Court
El Cajon, CA 92019
cmartinez@sycuan-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairman Martinez:

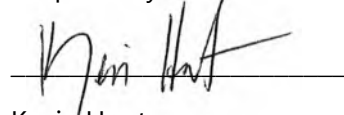
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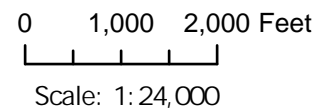
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April 2, 2024

Mesa Grande Band of Diegueno Mission Indians
Michael Linton, Chairperson
P.O Box 270
Santa Ysabel, CA 92070
mesagrandeband@msn.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Linton:

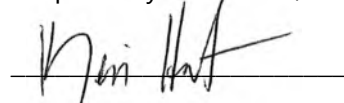
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Respectfully Submitted,

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Kevin Hunt
Principal Archaeologist

Attachment: Figure 1. Project Location Map



Source: ESRI USA Topo Maps and World Topo Map 2024

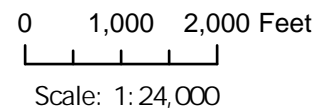
901 Mission Avenue Project

Figure 1. Project Location Map

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Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



April 3, 2024

San Luis Rey Band of Mission Indians
Carmen Mojado, Secretary of Government Affairs
cjmojado@slrmissionindians.org

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Carmen Mojado:

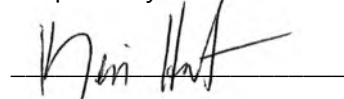
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Kevin Hunt
Principal Archaeologist

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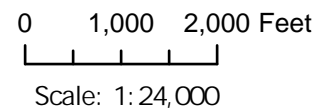
901 Mission Avenue Project

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April 3, 2024

Soboba Band of Luiseno Indians
Joseph Ontiveros, Tribal Historic Preservation Officer
P.O. Box 487
San Jacinto, CA 92581
jontiveros@soboba-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear THPO Ontiveros:

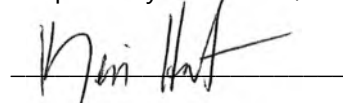
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Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

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901 Mission Avenue Project

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0 1,000 2,000 Feet
 Scale: 1: 24,000



April 2, 2024

Inaja-Cosmit Band of Indians
Rebecca Osuna, Chairperson
2005 S. Escondido Blvd.
Escondido, CA 92025

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Osuna:

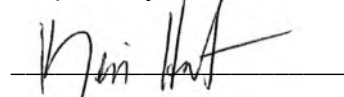
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Kevin Hunt
Principal Archaeologist

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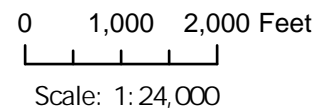
901 Mission Avenue Project

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April 2, 2024

Pechanga Band of Indians
Tuba Ebru Ozdil, Pechanga Cultural Analyst
P.O. Box 2183
Temecula, CA 92593
eozdil@pechanga-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Analyst Ozdil:

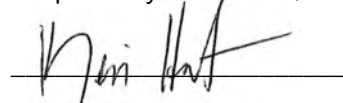
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Kevin Hunt
Principal Archaeologist

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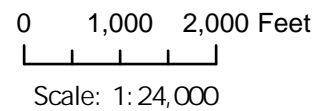
901 Mission Avenue Project

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April 3, 2024

Sycuan Band of the Kumeyaay Nation
Bernice Paipa, Cultural Resource Specialist
Sycuan Cultural Center
910 Willow Glen Drive
El Cajon, CA 92019
bpaipa2@sycuan-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Specialist Paipa:

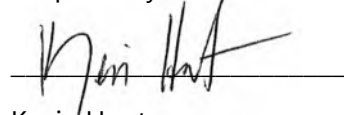
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Kevin Hunt
Principal Archaeologist

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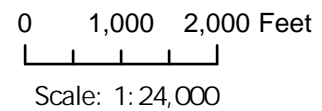
901 Mission Avenue Project

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April 2, 2024

La Posta Band of Diegueno Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905
LP13boots@aol.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Parada:

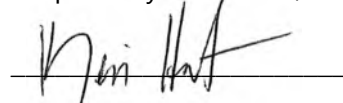
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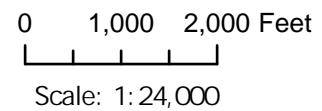
901 Mission Avenue Project

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April 2, 2024

Iipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130
Santa Ysabel, CA 92070

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Perez:

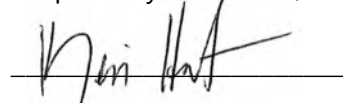
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Kevin Hunt
Principal Archaeologist

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901 Mission Avenue Project

Figure 1. Project Location Map

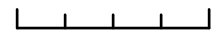
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0 1,000 2,000 Feet



Scale: 1: 24,000



March 27, 2024

Juaneño Band of Mission Indians Acjachemen Nation - Belardes
Joyce Perry, Cultural Resource Director
4955 Paseo Segovia
Irvine, CA 92603
kaamalam@gmail.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Director Perry:

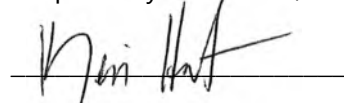
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Principal Archaeologist

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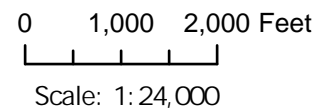
901 Mission Avenue Project

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April 3, 2024

Viejas Band of Kumeyaay Indians
Ernest Pingleton, THPO
1 Viejas Grade Road
Alpine, CA 91901
epingleton@viejas-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear THPO Pingleton:

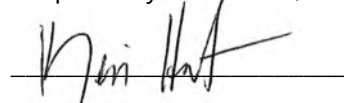
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Principal Archaeologist

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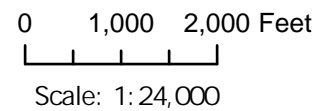
901 Mission Avenue Project

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March 27, 2024

Ewiiapaayp Band of Kumeyaay Indians
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901
ceo@ebki-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Pinto:

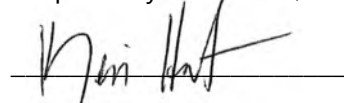
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Kevin Hunt
Principal Archaeologist

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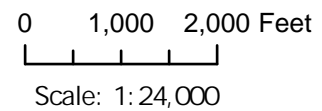
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April 2, 2024

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA 91905
LP13boots@aol.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Chairperson Santos:

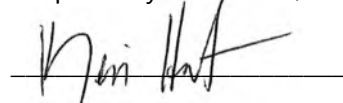
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Kevin Hunt
Principal Archaeologist

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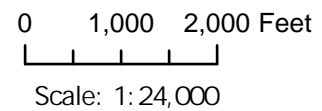
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April 3, 2024

Viejas Band of Kumeyaay Indians
Ray Teran, Resource Management Director
1 Viejas Grade Road
Alpine, CA 91901
rteran@viejas-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Director Teran:

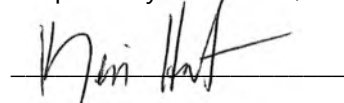
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As part of the process of identifying potential cultural resources, South Environmental contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File search on March 26, 2024. The NAHC has not yet responded; however, we anticipate they will recommend we contact you to seek comment.

If you have any knowledge of cultural resources that may exist within or near the project site, please contact me at khunt@southenvironmental.com or 760-207-9736, or via U.S. mail at the address above.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill 52 notification or initiation of consultation.

Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

Attachment: Figure 1. Project Location Map



Source: ESRI USA Topo Maps and World Topo Map 2024

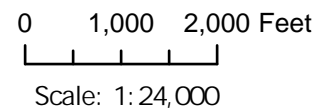
901 Mission Avenue Project

Figure 1. Project Location Map

Project Site

Project Location is within Oceanside, California, in San Diego County on the USGS Oceanside 7.5-minute quadrangle map in Section 26 of Township 11 South and Range 05 West

Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



April 3, 2024

Soboba Band of Luiseno Indians
Jessica Valdez, Cultural Resource Specialist
P.O. Box 487
San Jacinto, CA 92581
jvaldez@soboba-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Specialist Valdez:

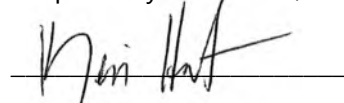
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Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

Attachment: Figure 1. Project Location Map



Source: ESRI USA Topo Maps and World Topo Map 2024

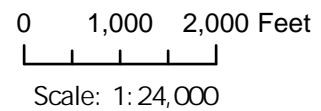
901 Mission Avenue Project

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Project Site

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Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



April 2, 2024

Pala Band of Mission Indians
Alexis Wallick, Assistant THPO
PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
awallick@palatribe.com

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Assistant THPO Wallick:

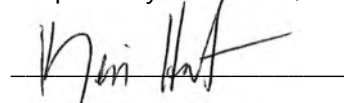
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Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

Attachment: Figure 1. Project Location Map



Source: ESRI USA Topo Maps and World Topo Map 2024

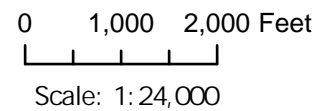
901 Mission Avenue Project

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April 2, 2024

Rincon Band of Luiseno Indians
Denise Turner Walsh, Attorney General
One Government Center Lane
Valley Center, CA 92082
dwalsh@rincon-nsn.gov

RE: 901 Mission Avenue Project, City of Oceanside, California

Dear Attorney General Walsh:

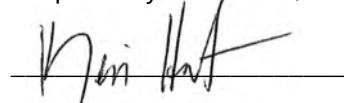
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As part of the process of identifying potential cultural resources, South Environmental contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File search on March 26, 2024. The NAHC has not yet responded; however, we anticipate they will recommend we contact you to seek comment.

If you have any knowledge of cultural resources that may exist within or near the project site, please contact me at khunt@southenvironmental.com or 760-207-9736, or via U.S. mail at the address above.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill 52 notification or initiation of consultation.

Respectfully Submitted,



Kevin Hunt
Principal Archaeologist

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Source: ESRI USA Topo Maps and World Topo Map 2024

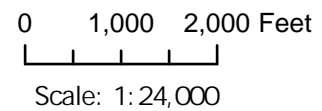
901 Mission Avenue Project

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Center Coordinate (Decimal Degrees):
 Latitude: 33.1975010N Longitude: -117.3757811W



Re: Scoping Letter: 901 Mission Ave Project, Oceanside, CA

buncelaw@aol.com <buncelaw@aol.com>

Tue 5/7/2024 12:48 PM

To:Samantha Jovanovic <sjovanovic@southenvironmental.com>

Hello there,

The Barona Band has no knowledge of specific cultural resources at this project site. Instead, it will rely on a standard cultural resources report from a qualified archaeologist to tell us if there is any indication of cultural resources on or below the surface, with appropriate follow-up if any are encountered before or during construction..

Sincerely,

Art Bunce
Tribal Attorney

On Tuesday, May 7, 2024 at 03:30:24 PM EDT, Samantha Jovanovic <sjovanovic@southenvironmental.com> wrote:

Dear Mr. Bunce,

In early April, we reached out to you for comment on a project in Oceanside. Do you have any input to contribute to the cultural resources study?

Attached, please find a PDF copy of a scoping letter for the above project that was mailed to you in April. Please contact me if you have comments or concerns regarding the proposed project.

Kind Regards,

Samantha Jovanovic, MA, MS
Archaeologist



Mobile: 562.900.8816

www.southenvironmental.com

From: [Joyce Perry](#)
To: [Kevin Hunt](#); [Cami Mojado](#);
Subject: Re: Scoping letter: 901 Mission Project, Oceanside
Sent: 4/2/2024 12:21:38 PM

Good Afternoon Kevin,

We have no comments. We yield to San Luis Rey Band for their guidance. Thank You.

Joyce Stanfield Perry
Húu'uni 'óomaqati yáamaqati- Teach peace



Payomkawichum Kaamalam - President
kaamalam.com

Juaneño Band of Mission Indians, Acjachemen Nation
Cultural Resource Director

On Wed, Mar 27, 2024 at 5:16 PM Kevin Hunt <khunt@southernenvironmental.com> wrote:

Dear Director Perry,

Attached please find a scoping letter for the above referenced project.

Please contact me if you have questions or comments.

Regards,

Kevin

Kevin Hunt

Principal Archaeologist



Mobile: 760.207.9736

www.southernenvironmental.com

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



April 24, 2024

Sent via email: khunt@southernenvironmental.com

Re: 901 Mission Ave Project, City of Oceanside, California

Dear Mr. Hunt,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Tribe”), a federally recognized Indian tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to consult on the project. The identified location is within the Traditional Use Area of the Luiseño people and within the Tribe’s specific Area of Historic Interest (AHI). As such, the Rincon Band is traditionally and culturally affiliated to the project area.

After review of the provided documents and our internal information, the Rincon Band has specific concerns that the project may impact tangible Tribal Cultural Resources. The project site is culturally sensitive, with many resources and known gathering areas. At this time the Rincon Band would like to consult directly with the lead agency, to review any potential impacts in this project site.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 ext. 320 or via electronic mail at slinton@rincon-nsn.gov. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Shuuluk Linton
Tribal Historic Preservation Coordinator
Cultural Resources Department



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

April 3, 2024

VIA E-Mail and USPS

Kevin Hunt
Principal Archaeologist,
South Environmental
2061 N. Los Robles Ave. Ste.205
Pasadena, California 91104
khunt@southernenvironmental.com

RE: Request for Information for the 901 Mission Avenue Project, City of Oceanside, San Diego County, California

Dear Mr. Hunt,

The Pechanga Band of Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents we have determined that the Project area is not within Reservation land's, although it is located in our Ancestral Territory. At this time, we are interested in participating in this Project based upon Our 'Ayélkwish/Traditional Knowledge of the area and its placement directly within an Ancestral Placename Village. This particular named-place is substantiated by the J.P. Harrington Notes, which are managed by the United States National Archives. There are two additional Ancestral Placenames respectively at: .75 of-a-mile north and 1.18 miles northeast of this Project's-APE. There are 22 recorded Ancestral-archaeological sites located within 1 mile from this Project of which, over half are historic-archaeological in nature. The historic aerial record from 1938-to-present day is a challenging study. From 1938-1946 the Property appears to have served as a (Camp Pendleton) Base housing-type and the northeast-side appeared to not be developed until 1964, when it was lined as a formal parking lot. By 1978 the pre-World War II structures were replaced by 2 perpendicularly placed buildings but by 1983 the Property was cleared completely; remaining relatively untouched since. The Tribe maintains that a majority of Parcel's native soils remain intact below the plow/scarification zone. Further, at no time before this current 901 Mission Avenue Project, has there been any formal archaeological record or study conducted upon the APN. Considering this Project's nearness to previously impacted Ancestral human remains, the Project being *within* a Village and near 2 Ancestral Placenames, in view of the nearby previously recorded sites, because of the high probability of impacts to intact native soils, and because of longstanding project experience within this Project's vicinity the Tribe therefore, is interested in participating in this Project. Pechanga believes that the possibility of recovering sensitive subsurface resources during ground-disturbing activities for this Project is extremely high.

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Darlene Miranda
Richard B. Searce, III
Robert Villalobos
Shevon Torres
Juan Rodriguez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly Escobar

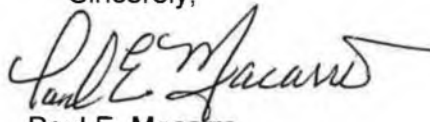
The Tribe is dedicated to providing comprehensive cultural information to you and your firm for inclusion in the archaeological study as well as to the Lead Agency for CEQA review. At this time, the Tribe requests the following so we may continue the consultation process and to provide adequate and appropriate recommendations for the Project:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government-to-government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring by a San Diego County qualified archaeologist and a professional Pechanga Tribal Monitor may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed.
- 5) In the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a Sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within 'Atáaxum/Payómkawichum Ancestral Territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at pmacarro@pechanga-nsn.gov or 951-770-6306.

Sincerely,



Paul E. Macarro
Cultural Coordinator
Pechanga Reservation

Pechanga Cultural Resources • Pechanga Band of Indians

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need


FW: Scoping Letter: 901 Mission Ave Project, Oceanside, CA

Ray Teran <rteran@viejas-nsn.gov>

Tue 5/7/2024 2:39 PM

To:Samantha Jovanovic <sjovanovic@southernenvironmental.com>

Cc:Ernest Pingleton <epingleton@viejas-nsn.gov>

 2 attachments (3 MB)

901 Mission Ave_Pingleton.pdf; Outlook-zj1bjfxp.png;

The Viejas Band of Kumeyaay Indians (“Viejas”) has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas. Cultural resources have been located within or adjacent to the APE-DE of the proposed project.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities and to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.

If you wish to utilize Viejas cultural monitors (Viejas rate is \$54.15/hr. plus GSA mileage), please call Ernest Pingleton at 619-655-0410 or email, epingleton@viejas-nsn.gov, for contracting and scheduling. Thank you.

If a Tribe, having a closer proximity to the Project, requests to perform cultural monitoring, Viejas will differ to them.

From: Ernest Pingleton <epingleton@viejas-nsn.gov>

Sent: Tuesday, May 7, 2024 2:32 PM

To: Ray Teran <rteran@viejas-nsn.gov>

Subject: Fwd: Scoping Letter: 901 Mission Ave Project, Oceanside, CA

Sent from my iPhone

Begin forwarded message:

From: Samantha Jovanovic <sjovanovic@southernenvironmental.com>

Date: May 7, 2024 at 1:32:32 PM PDT

To: Ernest Pingleton <epingleton@viejas-nsn.gov>

Subject: Scoping Letter: 901 Mission Ave Project, Oceanside, CA

Dear THPO Pingleton,

In early April, we reached out to you for comment on a project in Oceanside. Do you have any input to contribute to the cultural resources study?

Attached, please find a PDF copy of a scoping letter for the above project that was mailed to you in April. Please contact me if you have comments or concerns regarding the proposed project.

Kind Regards,