



THE CITY OF SAN DIEGO

September 14, 1999

Files: Property File - C701

Job No.: 222698

San Dieguito River Park JPA
1500 State Street, Suite 280
San Diego, CA 92101

Attention: Susan Carter

Re: Right of Entry Permit - Highland Valley Road Parking Center

The City of San Diego ("City") hereby grants permission to The San Dieguito River Park JPA ("Permittee") to enter upon the above-referenced City-owned property ("permit area"), as delineated on the attached Exhibit "A," upon the following terms and conditions:

1. Permittee's use of the permit area shall be limited to conducting environmental studies, engineering studies and the clearing of the site and the development as a parking lot and staging area and other work involved with the development of the site as a parking area for the Highland Valley Road Trail. All work shall be done in accordance with archaeological survey and project description completed by Affinis on March 11, 1999 and made a part of this permit.
2. Consideration to City for granting this permit shall be the continued maintenance of the premises.
3. This permit shall be in effect upon execution hereof by City and Permittee and shall expire three years after the effective date.
4. Permittee certifies that a policy of public liability and property damage insurance, in which "The City of San Diego" is named as an additional insured, has been secured in an amount of not less than \$1 million combined single limit liability with an occurrence claims form and that said policy shall be kept in force for the duration of this permit. A certificate of said insurance shall be filed with the City Real Estate Assets Department upon execution of this permit.
5. Permittee shall defend, indemnify, protect, and hold the City, its agents, officers, and employees harmless from and against any and all claims asserted or liability established



Real Estate Assets

1200 Third Avenue, Suite 1700, MS 51A • San Diego, CA 92101-4199

Tel (619) 236-6020 Fax (619) 236-6706

for damages or injuries to any person or property, including injury to Permittee's employees, invitees, guests, agents, or officers, which arise out of or are in any manner directly or indirectly connected with the development or operation of the permit area or the work and operations to be performed under this agreement, and all expenses of investigating and defending against same; provided, however, that Permittee's duty to indemnify and hold harmless shall not include any claims or liability arising from the established active negligence, sole negligence, or sole willful misconduct of the City, its agents, officers, or employees.

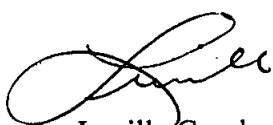
6. Permittee shall not discriminate in any manner against any person or persons on account of race, color, religion, gender, sexual orientation, medical status, national origin, age, marital status, or physical disability in Permittee's use of the permit area, including but not limited to the providing of goods, services, facilities, privileges, advantages, and accommodations, and the obtaining and holding of employment.
7. All risks in connection with Permittee's use of the permit area and any damages to the improvements thereon, thereunder, or in the vicinity thereof shall be borne in full by Permittee.
8. Permittee shall not use the permit area in any manner which, in the opinion of the City Manager, creates a nuisance or disturbs the quiet enjoyment of persons in the surrounding area.
9. This permit is revocable at any time by the City of San Diego. It is mutually agreed that the City of San Diego shall not be obligated for any loss, financial or otherwise, which may be incurred by Permittee as a result of termination of this permit, and, further, that Permittee expressly waives any claim for expense or loss which Permittee might incur as a result of termination of this permit.
10. Permittee recognizes and understands that this permit may create a possessory interest subject to property taxation and that Permittee may be subject to the payment of property taxes levied on such interest. Permittee further agrees that such tax payment shall not reduce any fee paid the City of San Diego hereunder and that such tax shall be paid by Permittee before becoming delinquent.
11. Permittee shall at its sole cost and expense comply with all the requirements of all municipal, state, and federal authorities now in effect or which may hereafter be in effect, which pertain to the permit area.
12. Permittee shall not assign any rights granted by this permit nor any interest therein without the prior written approval of the City Manager. Approval of any such proposed assignment may be withheld in the sole and absolute discretion of the City Manager. Any assignment by operation of law shall automatically terminate this permit.

13. No signs shall be displayed on the permit area without the prior written consent of the City Manager.
14. Maintenance of the permit area shall be the sole responsibility of Permittee during the entire term of this permit.
15. Construction of the parking lot and access roads as hereinabove provided, including screening and landscaping, permits and approvals required from any source, shall be accomplished to the City Manager's satisfaction at Permittee's sole cost.
16. Irrigation of the permit area shall be the sole responsibility of Permittee during the entire term of this permit.
17. This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15301.

Please acknowledge your agreement to the foregoing terms and conditions on the enclosed copy of this letter and return it to the City Real Estate Assets Department, together with your insurance certificate, within 10 days from receipt hereof.

If you should require additional information or have any questions, please call David W. Estey, CPM, SRWA, Property Agent, at 236-6264.

Very truly yours,



Lucille Goodman, Supervisor
Real Estate Assets Department

 10-14-99

jmj

Attachments

cc: County Assessor
William T. Griffith, Real Estate Assets Director
Water Department
Jane Vickers, Deputy Director, Real Estate Assets
Bob Collins, Water Department
Dave Estey, Property Agent, Real Estate Assets

THE ABOVE IS ACKNOWLEDGED AND ACCEPTED THIS 28 DAY OF September, 1999
199__.

SAN DIEGUITO RIVER PARK JPA

By Dick Roberts

By _____

APPROVED AS TO FORM AND LEGALITY

CASEY GWINN, City Attorney

By Priscilla Howard
Deputy City Attorney

ENVIRONMENTAL ANALYSIS SECTION
ENVIRONMENTAL CLEARANCE:

By Chizel

March 11, 1999

Victoria Touchstone
San Dieguito River Park
1500 State Street, Suite 280
San Diego, CA 92101

**REFERENCE: RESULTS OF ARCHAEOLOGICAL SURVEY OF THE PROPOSED
 HIGHLAND VALLEY ROAD STAGING AREA REHABILITATION
 PROJECT (Affinis Job No. 1374)**

This letter report details the findings of the archaeological survey of the 1.2-acre Highland Valley Road Staging Area located in the community of Rancho Bernardo, in the City of San Diego, California (Figure 1). The property is in an unsectioned portion of Township 13 South, Range 2 West, on the USGS 7.5' Escondido quadrangle (Figure 2). Located east of Interstate 15, it is bounded by Highland Valley Road on the north, a manufactured slope created by the Montelena subdivision to the south, and unnamed drainages on the east and west (Figure 3). The property, which is extensively graded and highly disturbed, is presently used to provide access to and vehicle parking for the Highland Valley Trail located to the east. The property also is used as a dump site for yard trimmings and building debris.

The study was conducted for the San Dieguito River Valley Regional Open Space Park as part of a proposed improvement project that would require regrading of the project area to control erosion and install landscaping, fencing, and possibly water lines. The purpose of this study was to identify potential cultural resources located within project area and recommend appropriate mitigation measures for any resources found.

PROJECT DESCRIPTION

The proposed project would regrade the driveway entry and parking area to facilitate sheetflow and minimize future erosion across the property (see Figure 4). Approximately 275 cubic yards of material would be redistributed on-site. The project area would be modified to accommodate sheetflow drainage to existing culverts located north, east, and south of the property. Prior to grading, a silt fence would be installed around the perimeter of the project area. In accordance with the grading plans, the property would be scarified to a depth of 12 inches, graded, and compacted. Approximately 2 to 4 inches of gravel would then be laid over the main parking area. Lodgepole fencing would be installed around the perimeter of the project area after grading. The edges of the parking lot would be planted with native trees, shrubs, and annuals.

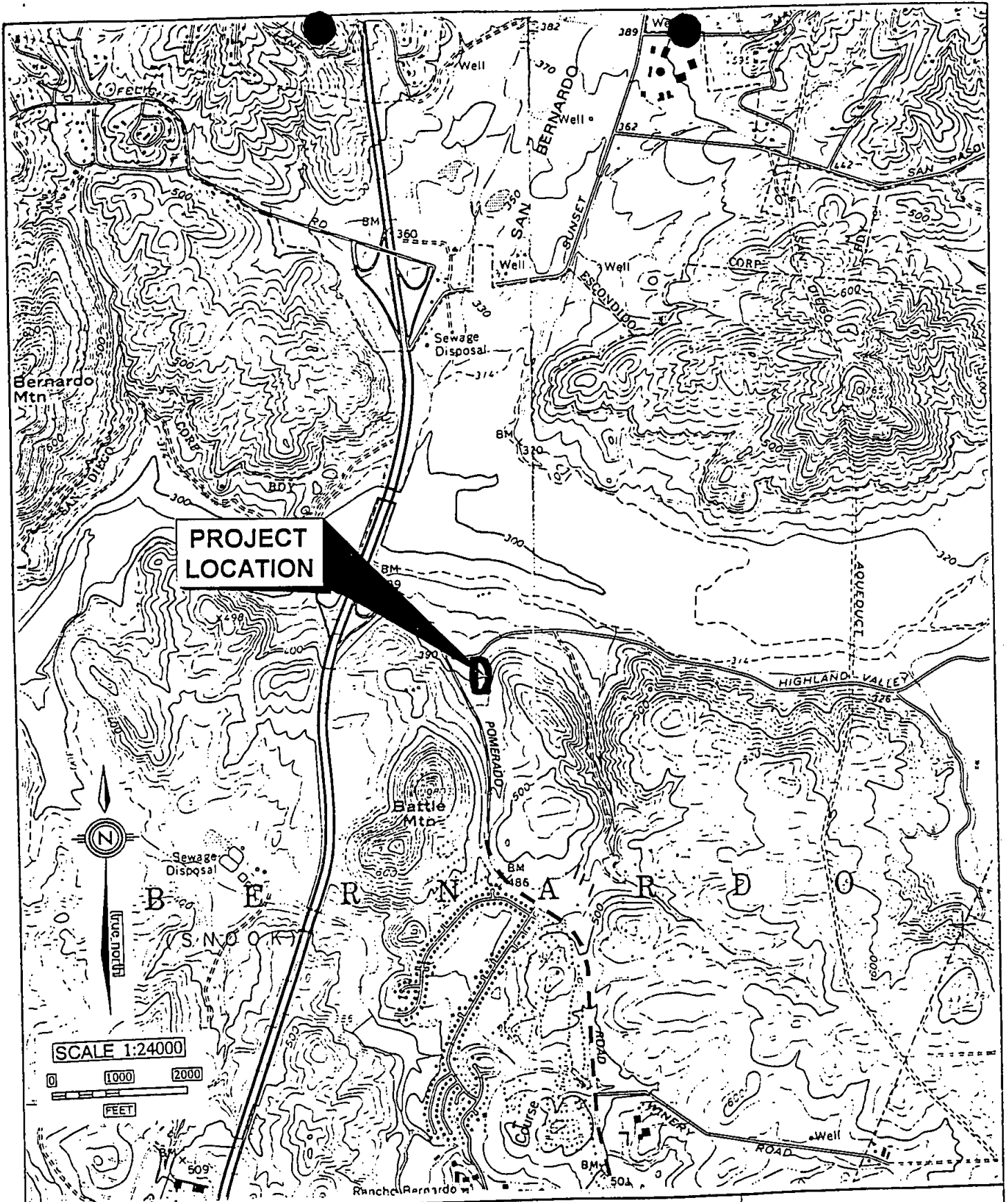


Affinis

Shadow Valley Center
847 Jamacha Road
El Cajon, CA 92019

Regional location in San Diego County

Figure 1

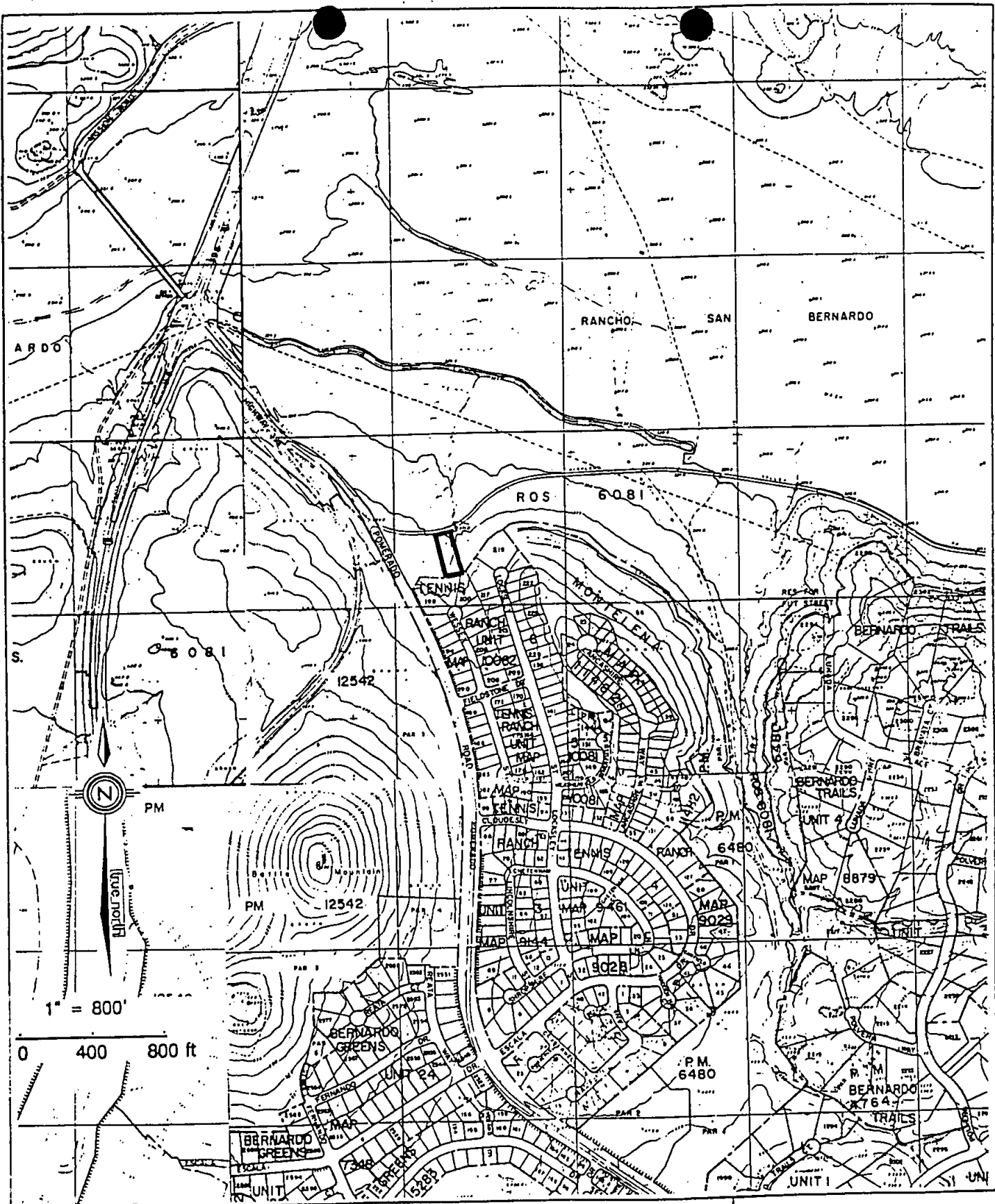


Affinis

Shadow Valley Center
847 Jamacha Road
El Caim, CA 92019

Project location on USGS
7.5' Escondido quadrangle

Figure 2



Affinis

Shadow Valley Center
847 Jamacha Road
El Cajon, CA 92019

Project location on
San Diego city engineering map

Figure 3

WORK TO BE DONE

The LABORATORY IMPROVEMENTS CONSIST OF THE FOLLOWING: TO
BE DONE ACCORDING TO THE 4 PARTS AND SPECIFICATIONS AND
STANDARD LABORATORIES OF THE GLE OF THE GLE
STANDARD SPECIFICATIONS.

- [illegible]

1. CITY OF SAN DIEGO STANDARD DRAWINGS, DOCUMENT NO. 769332, DATED MAY 2, 1967

[illegible][illegible][illegible]

ENGINEER OF WORK

Discharged 3/1/57

TABLE 1. Summary of the 1000 Genomes Project

GRADING

1st	273	Cv
2nd	273	Cv

IMPORTANT NOTICE:
THE PROJECT BOUNDARIES SHALL BE ESTABLISHED
UNDER DIRECTION AND SUPERVISION OF THE ENGINEER.
THE CONTRACTOR SHALL CONTACT THE ENGINEER @
224.8411 24 HRS IN ADVANCE OF BOUNDARY LAYOUT.



**Kirby-Horn
and Associates, Inc.**
Engineering, Planning & Construction Services
144 Fourth Avenue North, Suite 100, Tampa, FL 33604
Tel: (813) 281-1100 Fax: (813) 281-1101

Shadow Valley Center
847 Jamacha Road
El Cajon, CA 92019

Figure 4

SETTING

Physical Setting

The project area lies in the coastal province near its juncture with the foothills of the Peninsular Range. The elevation of the property slopes gently from about 370 ft above mean sea level (MSL) along its northern boundary to about 390 ft MSL at its southern edge. Annual rainfall in the area averages about 16 in (41 cm) (Pryde 1984), with the temperature averaging about 62 degrees Fahrenheit.

The property is underlain by Jurassic-aged granite rocks. Much younger Holocene slopewash is found in the San Dieguito riverbed, just to the north. Areas of Jurassic-aged Santiago Peak volcanics, a source favored for tool-manufacture by prehistoric people, is located less than one mile to the west, across what is now Interstate 15. The soil associated with the project area is Ramona sandy loam. The property sits less than one-quarter of a mile south of the San Dieguito River, which would have provided a year-round source of fresh drinking water for native peoples.

Cultural Environment

Several recent summaries discuss the prehistory of the San Diego region and provide a background for understanding the archaeology of the general area surrounding the project. Moratto's (1984) review of the archaeology of California contains important discussions of Southern California, including the San Diego area. Papers by Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries of recent work and interpretations.

Records searches for the project area and a one-mile radius were obtained from the South Coastal Information Center (SCIC) at San Diego State University, and the San Diego Museum of Man (Confidential Attachment A). The proposed project area is situated in an area rich with documented historic and prehistoric cultural resources, and numerous previous archaeological studies have been conducted in the vicinity of the current project. One of these surveys (Cooley 1996, no sites identified) covered the northern portion of the project area, adjacent to Highland Valley Road. Other surveys conducted in close proximity to the project area were done by Wade in 1994, Carrico in 1980, Strudwick in 1992, and Huey in 1992.

While no previously recorded sites were reported for the project area *per se*, a total of 36 sites are recorded within one mile of the property. These sites are summarized below in Table 1. Because of their proximity, four sites are particularly relevant to the project area. These include CA-SDI-13,159, -13,205, 10,785, and -12,964. CA-SDI-13,159 is located less than one-quarter of a mile northeast of the project area, across Highland Valley Road. The site consists of a light surficial scatter of prehistoric materials, including a core, a metate fragment, three flakes, and two pieces of debitage. Two incidental historic artifacts - a fragment of pottery and a piece of a glass

Table 1. Archaeological sites within a one-mile radius of the Highland Valley project area

SDI-#	SDM-W-#	Site Description	Recorder and Date
561	2672	Campsite or small village	True, n.d.
564	2664	Bedrock slicks	True, n.d.
565	2670	Small camp site with scattered artifacts	True, n.d.
566	2671	San Luis Rey II site. One potsherd and one shell reported	True, n.d.
584	--	Campsite on a knolltop with scattered artifacts	True, n.d.
585	3987	Bedrock slicks	True, n.d.
586	3988	Small camp site with bedrock mortars	True, n.d.
751	1659	Small camp area with an associated mano, metate, and flaking debris	True, 1959
809	1258	San Luis Rey II camp area or small village possibly over a San Dieguito site. Bedrock mortars, metates, and slicks	True, 1960
810	2675	Small camp area with a mano and metate fragments and two small potsherds	True, 1960
4963	1265	Lithic scatter	Smith and Pierson, 1981
4967	1269	Four or five prehistoric rock enclosures	Carrico, 1978
5182 A&B	1418	Two loci - Locus A consists of flaking debris; Locus B consists of one scraper and flaking debris	Carrico, 1977
5183 A&B	--	Two loci- both consist of flat bedrock outcropping with evidence of use as milling stations	Carrico, 1977

5184	1420	Large bedrock grinding platform and associated flaking debris	Carrico, 1977
10,785	4646	Large habitation site with milling features and lithics and pottery scatters	Chace and Collins, 1987; Huey and Baker, 1992
10,918	3972	Nine bedrock milling features with 22 individual milling elements and one mano	Kyle, 1988
10, 919	3993	Knolltop midden with numerous associated milling features, flaking debris, flaked lithic tools, groundstone tools, pottery, and bone	Kyle, 1988
11,466	--	Five bedrock milling features with a total of 13 slicks, 2 slick/basins, 1 collared shallow mortar, and 1 incipient mortar	Serr and Shackley, 1989
12,621	--	Moderate-sized habitation site with bedrock milling features and lithic and pottery scatters	Huey and Baker, 1992; James and Campbell, 1992
12,622	5323	Large temporary camp or habitation site with bedrock milling features, flaking debris, a shell bead, bone, lithic tools, and pottery sherds	James, Campbell, and Briggs, 1992
12,623	--	Light scatter of flaking debris, tools, and a few pottery sherds	Huey and Baker, 1992
12,624	5324	Bedrock milling site	Huey and Baker, 1992
12,642H	5033	Site of the final battle of San Pasqual - "Mule Hill"	Lorey, 1992
12,964	5261	Milling station with two slicks	Strudwick, 1992

13,159	5258	Light scatter of prehistoric artifacts including three flakes, two pieces of shatter, one core, and one metate fragment, along with a fragment of historic pottery and a historic glass insulator fragment	Wade, 1993
13,205	--	Prehistoric temporary camp	Briggs, James, and Campbell, 1992
13,208	--	Isolated bedrock milling feature with an associated light artifact scatter	Briggs, James, and Campbell, 1992
13,210	--	Sparse temporary camp with an associated mano and metate fragment and flaking debris	Briggs, James, Campbell, and Collins, 1992
14,333H	--	A historic asphalt road segment supported by a stone retaining wall	York, Mullen, and Beck, 1996
14,481	6658	Large habitation site with milling features, tools, flaking debris, and a piece of worked bone	Case, 1997
--	1660	Bedrock grinding features and scattered flakes and tools	True, nd.; Colarich, 1978
--	1657	Small milling station	Colarich, 1978
--	1803	Surface scatter of flakes and debitage	Carrico, 1978
--	2679	Diffuse scatter of flaked stone	Chace, 1977
--	5035	Buildings associated with the historic San Bernardo Ranch	Lorey, 1992

electrical insulator were also found. CA-SDI-13,205, described as a temporary prehistoric camp, is located about one-half of a mile northeast of the project area. The site appears to extend slightly north of Highland Valley Road, with the majority of the materials found south of the roadway. A metate fragment, several hammerstones, core tools, and manos were found, as were debitage and Tizon sherds. CA-SDI-10,785 is located about three-quarters of a mile east of the project

area. It is a large habitation site, with flakes, debitage, pottery sherds, and associated bedrock milling features. CA-SDI-12,964 is located about one-half of a mile southeast of the project area and consists of a milling station with two slicks.

Biological Environment

The project area has been previously disturbed by construction of Highland Valley Road, previous grading, improvements to the three drainages, installation of an irrigation line, and vehicle parking associated with access to the trail head immediately to the east. The property supports a ruderal mix of native and non-native species. Riparian species observed along the drainages include arroyo willow (*Salix lasiolepis*) and mulefat (*Baccharis salicifolia*). Sparse patches of California buckwheat (*Eriogonum fasciculatum*), broom baccharis (*Baccharis sarothroides*) and a laurel sumac (*Malosma laurina*) were also noted. Non-native species present include fennel (*Foeniculum vulgare*), introduced grasses, and a eucalyptus tree. Birds were observed in the cover along the drainages, and rabbit pellets were also seen.

In the past it is probable that the property and adjacent areas would have supported a much more diverse array of native plants and animals. These, along with nearby lithic materials and water from the San Dieguito River, would have supported the human populations reported for this area, providing them with food, tools, medicines, ritual uses, and other needs of the native population during prehistoric times.

METHODS

Site records were received from the South Coastal Information Center (SCIC), at San Diego State University, and from the San Diego Museum of Man. The recorded sites are discussed above and are summarized above.

A field survey of the property was conducted by Affinis archaeologists G. Timothy Gross and Ruth Alter on February 8, 1999. The entire approximately one-acre property was examined by walking formal transects spaced at 5 m (16.4 ft) intervals with areas of potential resources and cleared areas carefully inspected. The exposed banks of the drainages located on the east and west portions of the property were also examined.

Much of the property is covered with brush or grass which obscured the ground surface, affording poor visibility, but the road on to the staging area and a parking area in the center of the property were clear and were examined as noted above. A total of one and one-half person hours in the field was required for the study.

RESULTS

No cultural resources were identified on the property. Further, no evidence of cultural resources was observed in the drainages adjacent to the property.

MANAGEMENT CONSIDERATIONS

Impacts and Significance

The California Environmental Quality Act (CEQA) defines important archaeological resources as those eligible for nomination to the California Register. Eligible resources include those that are associated with significant events or persons in California or American history or of recognized scientific importance in prehistory; or are of public interest and capable of addressing archaeological research questions using archaeological methods; or possess special or unique qualities; and are at least 100 years old with substantial stratigraphic integrity. Similarly, the City's RPO (Section 101.0462) applies to all prehistoric or historic resources that possess unique cultural, scientific, religious, or ethnic value of local, regional state, or federal importance (San Diego Municipal Code 1994).

No cultural resources were identified during the survey, therefore, implementation of the proposed project would not create impacts to cultural resources.

Mitigation Recommendations

No cultural resources were found and construction of the project would have no effect on cultural resources. Therefore, no mitigating actions would be required.

Should you have any questions regarding this study, please call me or my associate, Tim Gross.

Sincerely,



Ruth C. Alter, M.A. (RPA)
Senior Archaeologist

RCA:cl

REFERENCES

- Bull, C.S.
1983 Shaking the Foundations: The Evidence for San Diego Prehistory. *Casual Papers: Cultural Resource Management* 1(3):15-64.
- 1987 A New Proposal: Some Suggestions for San Diego Prehistory. In *San Dieguito-La Jolla: Chronology and Controversy*, edited by D. Gallegos, pp. 35-44. San Diego County Archaeological Society, Research Paper 1.
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1984 Climate, Soils, and Vegetation. In *San Diego: An Introduction to the Region*, edited by P.R. Pryde, pp.29-46. Kendall/Hunt Publishing Company, Dubuque, Iowa.
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- 1987 The San Dieguito and La Jolla: Some Comments. In *San Dieguito-La Jolla: Chronology and Controversy*, edited by D. Gallegos, pp. 73-85. San Diego County Archaeological Society, Research Paper 1.

