



An Employee-Owned Company

April 4, 2025

Mr. Michael Torres
TTLIC Oceanside Garrison, LLC
4350 Von Karman Avenue, Suite 200
Newport Beach, CA 92660

Reference: Archaeological Resources Survey Report for the Garrison Multi-Family Project (RECON Number 10550)

Dear Mr. Torres:

This letter details the results of an archaeological resources survey conducted for the Garrison Multi-family Project (project). RECON Environmental, Inc. (RECON) conducted background research, reviewed historic topographic maps and aerial photographs, and completed a pedestrian survey of the project area. This letter report has been prepared to provide necessary information to identify adverse impacts to potentially significant archaeological resources by implementation of the proposed project; Heritage Architecture is evaluating the built environment of the project area for significance.

1.0 Project Location and Description

The project is located within the Loma Alta community of the city of Oceanside, in northern San Diego County (Figure 1). The project area is located east of Interstate 5, south of State Route 79, west of El Camino Real, and north of Oceanside Boulevard. The project is within Section 19 of Township 11 South, Range 4 West on the San Luis Rey quadrangle of the U.S. Geological Survey 7.5-minute topographic map series (Figure 2). The project area currently exhibits the now vacant E. G. Garrison Elementary School comprising approximately 10 abandoned school buildings and ancillary structures, playground equipment, and associated miscellaneous maintenance materials (Figure 3). The project area has been unused for four years since the school closed in 2019.

The applicant is proposing the following: a General Plan Amendment (GPA24-00002) to redesignate the project site from Civic Institutional (CI) to Medium Density C Residential (MDC-R); a Zone Amendment (ZA24-00001) to change the zoning from Public/Semi Public (PS) to Planned Development (PD); a Tentative Map (T24-00002) for the construction of 140 three-story townhomes; and a Development Plan (D24-00010). Development would occur in the 8.3-acre property identified as Assessor's Parcel Number 162-020-26-00 at 333 Garrison Street. Additionally, the project would include demolition and removal of all structures and materials, along with the finished surfaces of the playground, prior to the start of grading for the proposed residential construction. The area of potential effect (APE) is considered the entire 8.3-acre property along with 1.26 acres of off-site impacts totaling 9.58 acres (see Figure 3). Off-site impacts include the development of an emergency access road on the adjacent property, slope grading, and stormwater infrastructure improvements outside of the immediate project boundary.

2.0 Cultural Setting

The prehistoric cultural sequence in northern San Diego County is generally divided into three basic periods: the late Pleistocene/early Holocene dated between about 12,000 and 8,000 BP (Before Present) and manifested by the San Dieguito Complex (Erlandson et al. 2007), the Middle Holocene from approximately 8,000 to 4,000 BP and manifested by the coble and core technology of the La Jollan and Pauma complexes (True 1958, 1980); and the Late Holocene lasting from approximately 4,000 BP to historic contact (A.D. 1769) and represented by the San Luis Rey

Complex (Moratto 1984; True 1966). This latest complex is marked by the appearance of ceramics, small arrow points, bedrock mortars and cremation burial practices (True et al. 1974).

Paleo-Indian Period is the term given to human occupation during the Late Pleistocene/Early Holocene. The earliest part of the Paleo-Indian Period in the project area is represented by the Clovis Complex, characterized by the Fluted Point Tradition. Lanceolate bifaces with edge-ground concave bases and at least one central flake-scar running from the bottom to the tip of the biface characterize the artifact assemblage. However, the dates for these points are problematic in the Great Basin and California because no fluted points in California have been associated with radiocarbon dates nor found in association with Pleistocene fauna (Rondeau et al. 2007).

The San Dieguito Complex is more widely represented in San Diego County during the Early Holocene than the Clovis Complex. The San Dieguito assemblage consists of well-made scraper planes, choppers, scraping tools, crescentics, elongated bifacial knives, and leaf-shaped points. The San Dieguito Complex is thought to represent an early emphasis on hunting (Warren et al. 1998).

The La Jolla and Pauma complexes occur during the Middle Holocene in San Diego County. Because of the warmer and drier conditions, the Middle Holocene brings an apparent shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. Coastal cultures gradually increased their use of marine foods and shellfish as sea levels began to rise at the end of the Early Holocene, creating more productive bays and estuaries (Byrd and Raab 2007). The La Jolla Complex was defined from coastal San Diego sites (Rogers 1938, 1945). An apparent inland manifestation of the La Jolla Complex was termed the "Pauma Complex" by D. L. True (1958), who proposed the name to describe assemblages recovered from more than 20 inland sites in northern San Diego County. The La Jolla and Pauma complexes have very similar assemblages and are thought to be different environmental adaptations of the same culture (True 1958). The La Jolla assemblage is dominated by rough, cobble-based choppers and scrapers, mano, and slab and basin metates. Elko series projectile points appeared late in the period (Rogers 1939, 1945) while the Pauma assemblage is dominated by portable basin and slab metates, manos, scraper planes, debitage, and occasional ground stone discoids (True 1958, 1980).

During the Late Holocene, archaeological assemblages in northern San Diego County and Orange County are represented by the San Luis Rey Complex (Meighan 1954; True et al. 1974). First described by Meighan (1954) and based on excavations at Pala, San Luis Rey I sites are associated with bedrock outcrops and often have recognizable midden soils. Features may include cremations and bedrock mortars. The artifact assemblage includes metates, Cottonwood Triangular type projectile points, drills, bifacially flaked knives, bone awls, occasional steatite arrow shaft straighteners, and bone and shell ornaments (True and Waugh 1981). San Luis Rey II consists of the same assemblage with the addition of Tizon Brown Ware ceramics, red and black pictographs, cremation remains in urns, and historic materials such as glass beads and metal objects. True (1966) demonstrated that the San Luis Rey Complex almost certainly represents the ancestors of the Luiseño. The projectile points commonly found in San Luis Rey assemblages, Cottonwood Triangular and, less frequently, Desert Side-notched forms, are both smaller than earlier types, suggesting the introduction of bow-and-arrow technology into the region.

2.1 Ethnography

The Luiseño and Cupeño were Shoshonean or Uto-Aztecan-speaking populations that were found within the project area from the onset of ethnohistoric times. The Luiseño lived in northern San Diego, southern Orange, and southeastern Riverside counties while the Cupeño lived within a 10-mile diameter area at the headwaters of the San Luis Rey River that encompassed the valley of San Jose de Valle, in the vicinity of present-day Warner Springs. Both the Luiseño and Cupeño are linguistically related to the Gabrielino and Cahuilla and appear to be the direct descendants of Late Prehistoric populations.

The basic unit of Luiseño social structure was the clan triblet. The triblet was composed of patrilineally related people who were politically and economically autonomous from neighboring triblets. Unlike other Takic-speaking tribes that surrounded them, the Luiseño do not appear to have been organized into exogamous moieties (descent groups that married outside one's birth group) but may have been loosely divided into mountain-oriented groups and ocean-oriented groups (Bean and Shipek 1978). One or more clans would reside together in a village (Oxendine 1983). A heredity village chief held a position that controlled economic, religious, and warfare powers (Bean and Shipek 1978).

A wide variety of plants growing in the various biotic communities between the coast and mountains were utilized by the Luiseño, including acorns, annual grasses, seeds, yucca, sage, chia, lemonade berry, manzanita, and other wild greens and fruits (Kroeber 1925). These resources become available at different times of the year, which prompted moves to different campsites. In addition to plant-associated moves, trips to coastal camps to exploit marine resources such as shellfish, fish, and marine mammals took place. Animal resources used by the Luiseño included most of the mammals occurring in their territory, except for predator animals and tree squirrels (Bean and Shipek 1978). Reptiles were also avoided as a food source.

The Cupeño were one of the smallest tribes in southern California at the time of European contact. The Cupeño occupied two permanent villages: Cupa (*kupa*) at the base of Hot Springs Mountain and *wilakalpa*. Their social organization was similar to the Cahuilla in that the Cupeño had exogamous moieties, patrilineal clans, and ceremonial exchange parties with religious rituals from the Luiseño and some adopted ones from the Kumeyaay. Food-gathering spots were owned by clans. Each clan was headed by a *net*, a position passed from father to son. Their main foods were acorns, small seeds, berries, cactus fruit, deer, quail, rabbits, and other small mammals. The Cupeño had little contact with Europeans until after 1810 when cattle grazing expanded to Cupeño lands and the local hot springs were used as a health spa by Europeans. After Juan Antonio Garra, a Cupeño *net* (leader), attempted a revolt against the United States but failed, the village of Cupa was burned down and years of litigation to remove the Cupeño ensued. The Cupeño were ultimately moved to the Pala Reservation within Luiseño territory in 1903 (Bean and Smith 1978; Brigandi 2018).

2.2 History

The Spanish Period in California (1769–1821) represents a time of European exploration and settlement. Military and religious contingents established the San Diego Presidio and the San Diego Mission in 1769. In 1798, Mission San Luis Rey de Francia was founded on the San Luis Rey River in the present-day city of Oceanside. The Spanish period (1769–1820) economy was based on cattle grazing. Missions were major population centers, and mission cattle roamed freely over open range, tended by Native American vaqueros. European contact substantially and pervasively stressed the social, political, and economic fabric of Native American culture (Shipek 1988, 1991). Disease, starvation, and a general institutional collapse caused emigration, birth rate declines, and high adult and infant mortality levels for the local Native American groups in San Diego County (Shipek 1991).

During the Mexican Period (1822–1848), the mission system was secularized by the Mexican government, allowing for the use of these lands to dramatically expand the rancho system. The southern California economy became increasingly based on cattle ranching (Smythe 1908). The Mexican Period ended, when Mexico signed the Treaty of Guadalupe Hidalgo on February 2, 1848, concluding the Mexican–American War (1846–1848; Rolle and Verge 2008). A great influx of Americans and Europeans followed the discovery of gold in northern California in 1848. California became a state in 1850 (Rolle and Verge 2008).

The great influx of Americans and Europeans, beginning with the Gold Rush in the summer of 1848, eliminated many remaining vestiges of Native American culture. The American homestead system encouraged settlement beyond the coastal plain into areas where Native Americans had retreated to avoid the worst of Spanish and Mexican influences

(Carrico 1987; Cook 1976). Mission San Luis Rey was left mostly abandoned from 1846 until 1892, although in 1865 President Abraham Lincoln executed title deeds, which returned it to the Catholic Church (Engelhardt 1921). The mission was restored between 1892 and 1893 by two Franciscans from Mexico and rededicated on May 12, 1893. Most communities and ranches were not established until the land booms of the 1880s following completion of the Santa Fe and Southern Pacific railroads. A rural community cultural pattern existed in San Diego County from approximately 1870 to 1930.

3.0 Methods

In order to determine if this project will adversely impact significant archaeological resources, RECON performed background research, a review of topographic maps and historic aerial photographs, and an on-foot survey of the project APE. The pedestrian survey was conducted by RECON archaeologist Nathaniel Yerka and Banning Taylor III, a Luiseño Native American representative from Saving Sacred Sites on July 16, 2024. A subsequent pedestrian survey addressing off-site project impacts and an off-site access road grading area was conducted by RECON archaeologist Nathaniel Yerka and Jessica Alexander, a Luiseño Native American representative from Saving Sacred Sites on October 18, 2024. Prior to the survey, a records search was requested from the South Coastal Information Center (SCIC) to identify any previously recorded cultural resources located within a one-mile radius of the APE. In addition, a letter was sent on May 15, 2024, to the Native American Heritage Commission (NAHC) requesting a search of their Sacred Lands File to identify spiritually significant and/or sacred sites or traditional use areas in the project vicinity (Attachment 1). The NAHC was also asked to provide a list of local Native American tribes, bands, or individuals that may have concerns or interests regarding cultural resources potentially occurring within the area of potential effect.

The primary goal of this survey was to determine (1) if there are previously unrecorded cultural resources present, and if so, document the resources' locations and what they consist of and (2) to update conditions of previously recorded cultural resources. The project area was inspected for evidence of archaeological materials such as flaked and ground stone tools or fragments, ceramics, milling features, and human remains. The spacing between field personnel was no more than 15 meters. Photographs and field notes were taken to document the environmental setting and general conditions. RECON used Collector for ArcGIS on a GPS-enabled tablet containing shapefiles and aerial photography to pinpoint our location in real-time, which was used to navigate the APE.

RECON archaeologist Carmen Zepeda-Herman, M.A. served as Principal Investigator. Ms. Zepeda-Herman is a member of the Register of Professional Archaeologists and meets the Secretary of the Interior Standards for Archaeology and Historic Preservation.

4.0 Background Research

The SCIC records search indicated that there have been 76 cultural investigations conducted within one mile of the APE, four of which include the APE (Confidential Attachment 1). The record search also identified 16 cultural resources recorded within one mile of the APE (Table 1). These cultural resources include 10 prehistoric sites, 2 prehistoric isolated artifacts, 2 historic-era sites, 1 multicomponent site (a site composed of both prehistoric and historic resources), and 1 site that has been subsumed by another prehistoric site. The prehistoric sites include lithic scatters, ceramic scatters, ground stone scatters, marine shell scatters, and one hearth. The historic-era resources represent trash scatters. The multicomponent resource includes lithic, ground stone, ceramic and shell scatters, with historic adobe remnants, historic ceramics, burials, and glass beads. Three historic addresses are also identified within the one mile search area. None of these resources occur within the APE.

Table 1 Cultural Resources Recorded within One-Mile of the Project Area				
Primary #	Trinomial #	Site Type	Period	Recording Events
P-37-001280	CA-SDI-001280	Lithic scatter	Prehistoric	1971 (T. Kearns)
P-37-005445	CA-SDI-005445	Lithic, shell, ground stone scatter, adobe remnants, prehistoric and historic ceramics, glass beads, burials	Multicomponent	1977 (RECON); 1978 (Carrico); 1989 (Caltrans); 2002 (Brian F Smith & Associates); 2006 (Affinis); 2021 (HDR)
P-37-006136	CA-SDI-006136	Lithic, shell scatter	Prehistoric	1978 (Franklin and Treskin); 2014 (Isabel Cordova, Petra Resource Management)
P-37-006141	CA-SDI-006141	Lithic, ceramic, shell scatter	Prehistoric	1978 (Franklin and Rhodes)
P-37-006955	CA-SDI-006955	Lithic, shell scatter	Prehistoric	1979 (Carol Walker, Recon)
P-37-012262	CA-SDI-012262	Lithic, ground stone scatter	Prehistoric	1991 (Joyce Clevenger, Scott Campbell, ERC Environmental); 2005 (Gallegos & Associates); 2014 (Tracy Buday, Brian F. Smith & Associates)
P-37-012562	CA-SDI-012562	Lithic, ground stone, shell scatter; hearth	Prehistoric	1992 (Ivan Strudwick, Douglas McIntosh, Gallegos and Associates); 2005 (M. Sivba, K. Knabb, M. Robbins-Wade, Affinis); 2016 (Mary Robbins-Wade, Helix Environmental Planning, Inc.)
P-37-012563	CA-SDI-012563	n/a	Prehistoric	1992 (Ivan Strudwick, Douglas McIntosh, Gallegos and Associates); 2005 (M. Sivba, K. Knabb, M. Robbins-Wade, Affinis)
P-37-012564	CA-SDI-012564	Shell scatter	Prehistoric	1992 (Gallegos & Associates)
P-37-016290	CA-SDI-014784	Lithic, shell scatter	Prehistoric	1998 (Larry Tift, Mike Caldwell, Gallegos & Associates)
P-37-016291	CA-SDI-014785	Lithic, ground stone scatter	Prehistoric	1998 (Larry Tift, Mike Caldwell, Gallegos & Associates)
P-37-016292	CA-SDI-014786	Trash scatter	Historic	1998 (Larry Tift, Mike Caldwell, Sinead Ni Ghabhlain, Gallegos & Associates)
P-37-016293		Isolate: flaked tool	Prehistoric	1998 (Larry Tift, Mike Caldwell, Gallegos & Associates)
P-37-016294		Isolate: flake	Prehistoric	1998 (Larry Tift, Mike Caldwell, Gallegos & Associates)
P-37-019190	CA-SDI-015877	Lithic, shell scatter	Prehistoric	2000 (M. Robbins-Wade, D. Bignell, Affinis); 2002 (G. Timothy Gross)
P-37-030570	CA-SDI-019433	Trash scatter	Historic	2009 (Philip de Barros, Professional Archaeological Services); 2017 (T. Quach, R. Hernandez, ASM Affiliates)

4.1 Review of Historic Aerial Photographs and Topographic Maps

RECON also reviewed historic aerial photographs and topographic maps of the APE. The earliest available photograph dates to 1938, which exhibits the APE and surrounding area as an undisturbed open space. The 1946, 1953, 1964, and 1967 photographs also exhibit the APE as undisturbed; however, the 1978 photograph exhibits the four main buildings associated with the school and a smaller building along the western APE boundary, along with blacktop and grass field with backstops. These four larger buildings first appear in the 1978 topographic map, where previous available topographic maps between 1893 and 1971 represent no development within the APE. The smaller building along the western APE boundary was expanded on its north side by 1982. Between 1984 and 1985, a small temporary building or storage container is added just north of the four main buildings on the eastern side of the APE, with another building added and oriented perpendicular to the last between 1986 and 1988. In this area, from 1988 through 2016, numerous additional storage/temporary buildings are added, replaced, and removed through the years. Between 1989 and 1990, another building is added to the north of the previously added building along the western APE. The configuration of the storage/temporary buildings in the 2016 photograph remains the same through the 2020 photograph. The only noted change to the available subsequent topographic maps is represented on the 2015 map, the representation of the four main buildings is changed to a school logo (Nationwide Environmental Title Research 2024).

4.2 Draft Program Environmental Impact Report for the City of Oceanside General Plan Update

The APE is located within a medium archaeological sensitivity based on the draft Program Environmental Impact Report for the City of Oceanside General Plan Update, Smart and Sustainable Corridors Specific Plan, and Climate Action Plan Update dated June 4, 2024. Areas with medium archaeological sensitivity have the potential for resources to be encountered during a survey or ground-disturbing activities.

Medium Sensitivity: These areas contain recorded cultural resources or have a potential for resources to be encountered. The significance of the cultural resources within medium sensitivity areas is not known. If a project were proposed within a medium sensitivity area, a project level survey and significance evaluation would be required if cultural resources were identified during the survey. Additional project design features to avoid and/or reduce potential impacts to resources may also be required. (City of Oceanside 2024)

4.3 Native American Heritage Commission

The NAHC responded on May 29, 2024, indicating that their search results were positive (see Attachment 1).

5.0 Survey Results

No prehistoric or historic-era archaeological resources were observed during the survey of the APE. The pedestrian survey commenced in the northeast project APE corner, crossed the project APE in northwest-southeast transects that translated across the APE from north to south, and finished in the southeast project APE corner. The project APE is disturbed developed land where ground surface visibility across the APE was less than 5 percent due to the development of the school and surrounding grounds. The northeast portion comprises a graded grass field with chain link back stop and four sets of metal crossbar play/exercise structures. The grass field exhibits a gentle terrace that slopes to the southwest and eventually meets the central blacktop area with two concrete wall courts, multiple basketball courts, and padded play structure area (Photographs 1 through 3). This central APE portion exhibits two educational buildings along the western APE boundary and a series of four adjoining temporary buildings and associated chain-link fenced parking area to the east. The western APE boundary exhibits a 35-degree slope with exposed subsoil and ornamental vegetation including trees, bushes, and ice plant ground cover, along with non-

native weeds (Photograph 4), where the eastern APE boundary is a mix of hardscaped parking areas, fill slopes, cut slopes, manufactured ornamental planters, and perimeter chain-link fencing (Photographs 5 and 6). The southwest portion of the APE comprises the main educational buildings, breezeways, ornamental vegetated areas, and an office building (Photographs 7 and 8).

6.0 Regulatory Context

6.1 California Environmental Quality Act

The regulatory framework and methods for determining impacts on cultural resources include compliance with California Environmental Quality Act (CEQA) requirements as defined in Section 15064.5 of the CEQA Guidelines, Determining the Significance of Impacts to Archaeological and Historical Resources. These guidelines require the identification of cultural resources that could be affected by the proposed project, the evaluation of the significance of such resources, an assessment of the proposed project impacts on significant resources, and a development of a research design and data recovery program to avoid or address adverse effects to significant resources. Significant resources, also called historical resources, are those cultural resources (whether prehistoric or historic) that have been evaluated and determined to be eligible for listing in the California Register of Historical Resources.

According to CEQA Section 15064.5(a), a historical resource includes the following:

1. A resource listed in, or determined to be eligible for listing on, the California Register of Historical Resources.
2. A resource included in the local register.
3. A resource which an agency determines to be historically significant. Generally, a resource shall be considered to be "historically significant," if the resource meets the criteria for listing on the California Register of Historical Places (Public Resources Code Section 5024.1 Title 14 California Code of Regulations, Section 4852) including the following:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history or cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. 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; or
 - D. Has yielded, or maybe likely to yield, information important to prehistory or history.
4. The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources or a local register does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

A resource must meet one of the above criteria and must have integrity; that is, it must evoke the resource's period of significance or, in the case of criterion D, it may be disturbed, but it must retain enough intact and undisturbed deposits to make a meaningful data contribution to regional research issues.

6.2 City of Oceanside's Historical Preservation Ordinance

Per the City of Oceanside's (City) Historical Preservation Ordinance (Municipal Code Chapter 14A), the City's policy is to recognize, preserve, enhance, perpetuate and use structures, landscape features, sites, and areas with the city with historical, architectural, archaeological, cultural or aesthetic significance in the interest of the economic prosperity,

cultural enrichment and general welfare of the people. In order to protect such resources, a resource may be designated a historical area or site 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.

7.0 Management Recommendations

No significant prehistoric or historic archaeological resources were observed during the survey. The SCIC records search did not identify any archaeological resources within the project APE; therefore, the project would not result in an adverse impact to known archaeological resources. Because the entire project APE has been disturbed by the development of the school buildings and associated grounds, the possibility of buried intact significant archaeological resources being present within the project APE is considered low. However, the NAHC indicated that their search of the Sacred Lands File was positive for the project APE vicinity (see Attachment 1). The Luiseño Native American representative from Saving Sacred Sites requests cultural monitoring, post demolition, for all ground disturbing activities within the APE. RECON anticipates that the local consulting Tribe(s) will request construction monitoring during the Assembly Bill 52 consultation with the City.

To ensure the project would not result in an adverse impact to known and unanticipated archaeological resources, the project would implement the City's standard conditions related to archaeological and tribal cultural resources. These include:

- Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with the "Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe" and "Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Cupeño Tribe." Both monitors shall be retained unless one tribe defers to another. Copies of the agreements shall be included in the Grading Plan submittals for the Grading Permit. The purpose of these agreements shall be to formalize protocols and procedures between the Applicant/Owner and "Traditionally and Culturally Affiliated (TCA) Native American Monitors associated with a TCA Luiseño and TCA Cupeño Tribes" for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities. At the discretion of the Luiseño and/or Cupeño Native American monitor(s), artifacts may be made available for 3D scanning/printing, with scanned/printed materials to be curated at a local repository meeting the federal standards of 36 Code of Federal Regulations 79.

- Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño and/or Cupeño Native American monitor have been retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program, as described in the pre-excavation agreement. Both monitors shall be retained unless one tribe defers to another.
- The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño and/or Cupeño Native American monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.
- The Qualified Archaeologist and Luiseño and/or Cupeño Native American monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to present the archaeological monitoring program. Both monitors shall be retained unless one tribe defers to another. The Qualified Archaeologist and Luiseño Native American monitor shall be present on-site full-time during grubbing, grading and/or other ground altering activities, including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or tribal cultural resources. All fill materials shall be absent of any and all tribal cultural resources.
- In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during mitigation monitoring, a written "Controlled Grade Procedure" shall be prepared by a Qualified Archaeologist, in consultation with the Luiseño and/or Cupeño Native American monitor, other TCA Luiseño and/or Cupeño tribes that have participated in the state-prescribed process for this project, and the Applicant/Owner, subject to the approval of City representatives. Both tribes shall be consulted unless one tribe defers to another. The Controlled Grade Procedure shall establish requirements for any ground disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Luiseño and/or Cupeño Native American monitor determine to be sensitive through the cultural resource mitigation monitoring process. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight and other characteristics of the earth disturbing equipment. A copy of the Controlled Grade Procedure shall be included in the Grading Plan Submittals for the Grading Permit.
- The Qualified Archaeologist or the Luiseño and/or Cupeño Native American monitor may halt ground disturbing activities if unknown tribal cultural resources, archaeological artifact deposits or cultural features are discovered. Both monitors shall be retained unless one tribe defers to another. Ground disturbing activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be secured until they can be repatriated. If items cannot be securely stored on the project site, they may be stored in off-site facilities located in San Diego County. If the Qualified Archaeologist and Luiseño and/or Cupeño Native American monitor(s) determine that the unearthed tribal cultural resource, artifact deposits or cultural features are considered potentially significant, TCA Luiseño and/or Cupeño tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the respectful and dignified treatment of those resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, it is determined by the City as the Lead Agency under CEQA, that avoidance of the resource is infeasible, and it is determined that a data recovery plan is necessary, TCA Luiseño and/or Cupeño tribes that have participated in the state-prescribed consultation process for this

project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact deposits or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Luiseño and/or Cupeño tribes that have participated in the state-prescribed consultation process for this project. If the Qualified Archaeologist collects such resources, the Luiseño and/or Cupeño Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect the tribal cultural resources that are unearthed during the ground disturbing activities, the Luiseño and/or Cupeño Native American monitor, may at their discretion, collect said resources and provide them to the appropriate TCA Luiseño and/or Cupeño Tribe, as determined through the appropriate process, for respectful and dignified treatment in accordance with the tribe's cultural and spiritual traditions. Ground disturbing activities shall not resume until the Qualified Archaeologist, in consultation with the Luiseño and/or Cupeño Native American monitor, deems the cultural resource or feature has been appropriately documented and/or protected.

- The landowner shall relinquish ownership of all tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during all ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the appropriate TCA Luiseño and/or Cupeño Tribe, as determined through the appropriate process, for respectful and dignified treatment and disposition, including reburial at a protected location on-site, in accordance with the tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. No tribal cultural resources shall be subject to curation.
- Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Luiseño and/or Cupeño Native American monitor(s) notes and comments, to the City of Oceanside Planning Division for approval.
- As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. If suspected Native American remains are discovered, the remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Luiseño and/or Cupeño Native American monitor. By law, the Medical Examiner will determine within two working days of being notified if the remains are subject to his or her authority. If the Medical Examiner identifies the remains to be of Native American ancestry, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall make a determination as to the Most Likely Descendent.

Mr. Michael Torres
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Please call me at (619) 308-9333 extension 192 or Carmen Zepeda-Herman at extension 133 if you have any questions or concerns about this project.

Sincerely,



Nathaniel Yerka
Project Archaeologist, Author



Carmen Zepeda-Herman, RPA
Principal Investigator

NDY:CZH:sh:jg

Attachments

8.0 References Cited

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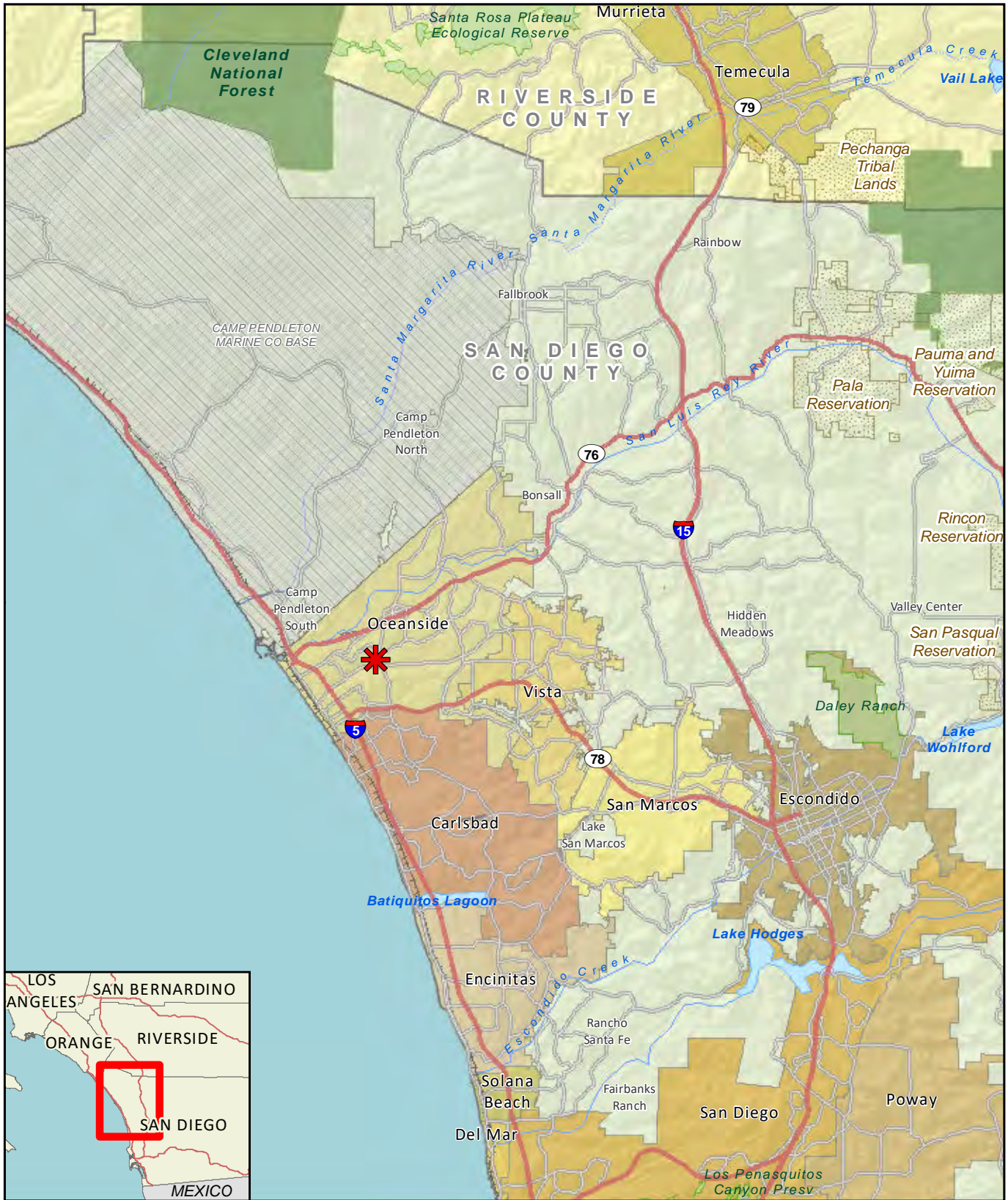
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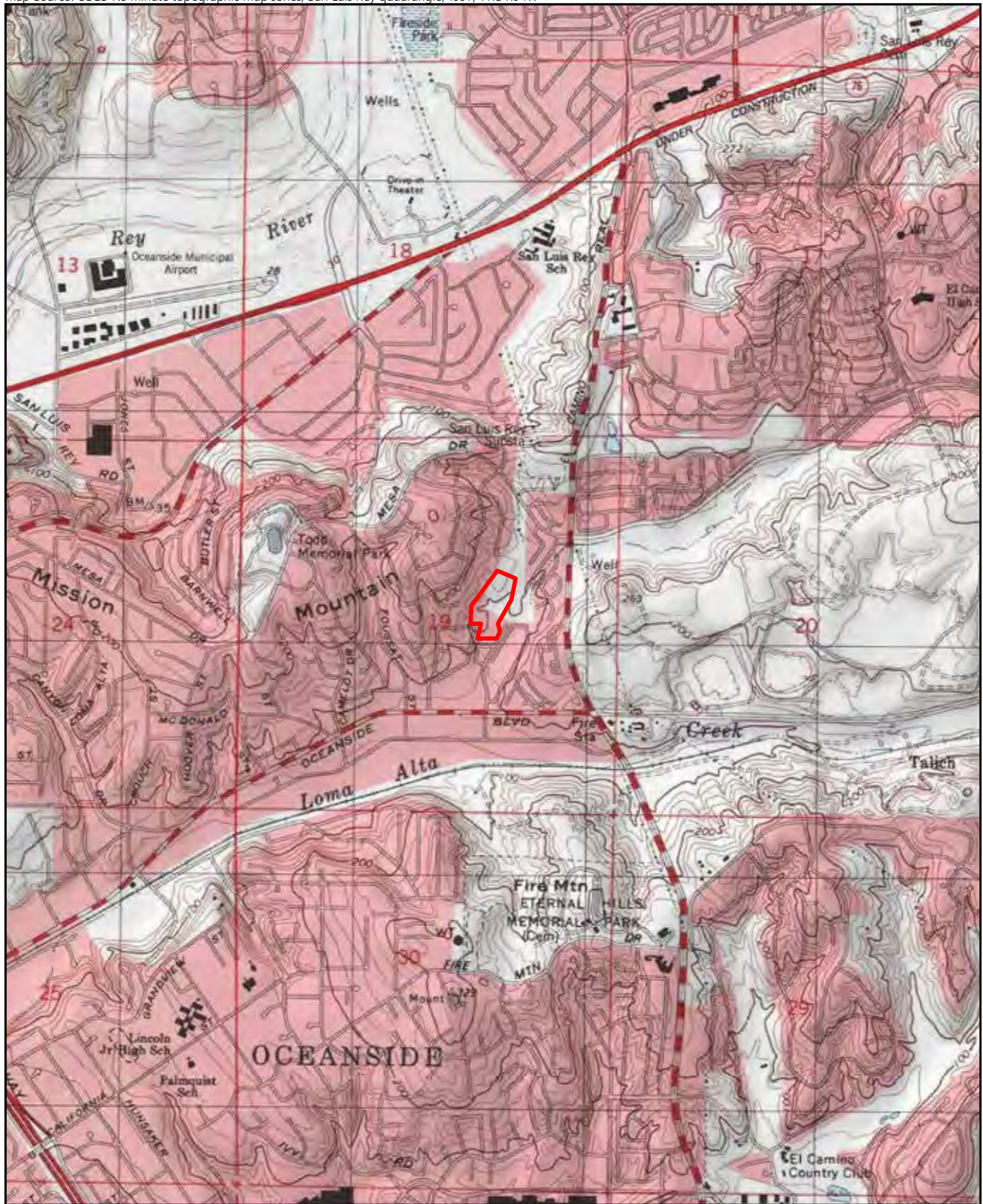
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 Project Location



 Project Boundary

FIGURE 2
Project Location on USGS Map



 Project Boundary

 On-site Project Impacts

 Off-site Project Impacts

 Off-site Access Road Grading

 0 Feet 500



FIGURE 3
Project Location on Aerial Photograph



PHOTOGRAPH 1
Overview of Northeast APE Portion along Eastern APE Boundary,
Looking North-Northeast



PHOTOGRAPH 2
Overview of Gentle Terrace of Northeast APE Portion, Looking Southeast



PHOTOGRAPH 3
Overview of Central APE Portion with Blacktop and Play Structure Areas,
Looking Southeast



PHOTOGRAPH 4
Overview of Slope along Western APE Boundary, Looking Southwest



PHOTOGRAPH 5
Overview of Southern End of Off-Site Access Road Grading Area,
Looking Northeast



PHOTOGRAPH 6
Overview of Eastern APE Boundary within Off-Site Access Road Grading
Area, Looking Northeast



PHOTOGRAPH 7
Overview of Typical Educational Buildings, Breezeways, and Hardscape
within the Southwest APE Portion, Looking Northeast



PHOTOGRAPH 8
Overview of School Office Building and Typical Planter Areas from
Breezeway within Southwest APE Portion, Looking Northeast

ATTACHMENT 1

Native American Heritage Commission Correspondence



NATIVE AMERICAN HERITAGE COMMISSION

May 29, 2024

Carmen Zepeda-Herman
RECON Environmental, Inc.

Via Email to: czepeda@reconenvironmental.com

Re: Garrison Avenue 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 submitted for the above referenced project. The results were positive. Please contact the La Jolla Band of Luiseno Indians and the San Luis Rey Band of Mission Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological 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. Please contact all of those listed; if they cannot supply information, they may 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 the NAHC. 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
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
NAHC.ca.gov

Native American Heritage Commission
Native American Contact List
San Diego County
5/29/2024

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
San Diego	Barona Group of the Capitan Grande	F	Art Bunce, Attorney		(760) 489-0329		buncelaw@aol.com	Diegueno	Imperial, San Diego	7/25/2023
	Campo Band of Diegueno Mission Indians	F	Ben Dyche, Vice Chairperson	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046		bdyche@campo-nsn.gov	Diegueno	Imperial, San Diego	5/24/2024
	Campo Band of Diegueno Mission Indians	F	Marcus Cuero, Chairperson	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046		marcuscuero@campo-nsn.gov	Diegueno	Imperial, San Diego	5/15/2024
	Campo Band of Diegueno Mission Indians	F	Daniel Tsosie, THPO	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 760-6480		dtosie@campo-nsn.gov	Diegueno	Imperial, San Diego	5/24/2024
	Ewiaapaayp Band of Kumeyaay Indians	F	Robert Pinto, Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 368-4382	(619) 445-9126	ceo@ebki-nsn.gov	Diegueno	Imperial, San Diego	
	Ewiaapaayp Band of Kumeyaay Indians	F	Michael Garcia, Vice Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 933-2200	(619) 445-9126	michaalg@leaningrock.net	Diegueno	Imperial, San Diego	
	Iipay Nation of Santa Ysabel	F	Clint Linton, Director of Cultural Resources	P.O. Box 507 Santa Ysabel, CA, 92070	(760) 803-5694		clinton@redtailenvironmental.com	Diegueno	Imperial, San Diego	11/30/2023
	Inaja-Cosmit Band of Indians	F	Rebecca Osuna, Chairperson	2005 S. Escondido Blvd. Escondido, CA, 92025	(760) 737-7628	(760) 747-8568		Diegueno	Imperial, San Diego	
	Jamul Indian Village	F	Lisa Cumper, Tribal Historic Preservation Officer	P.O. Box 612 Jamul, CA, 91935	(619) 669-4855		lcumper@jiv-nsn.gov	Diegueno	Imperial, San Diego	9/5/2018
	Jamul Indian Village	F	Erica Pinto, Chairperson	P.O. Box 612 Jamul, CA, 91935	(619) 669-4785	(619) 669-4817	epinto@jiv-nsn.gov	Diegueno	Imperial, San Diego	
	Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPC	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbman.chairwoman@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/28/2023
	Kwaaymii Laguna Band of Indians	N	Carmen Lucas, Chairperson	P.O. Box 775 Pine Valley, CA, 91962	(619) 709-4207			Kwaaymii Diegueno	Imperial, San Diego	6/20/2023
	La Jolla Band of Luiseno Indians	F	Norma Contreras, Chairperson	22000 Highway 76 Pauma Valley, CA, 92061	(760) 742-3771			Luiseno	Orange, Riverside, San Diego	
	La Posta Band of Diegueno Mission Indians	F	Gwendolyn Parada, Chairperson	8 Crestwood Road Boulevard, CA, 91905	(619) 478-2113	(619) 478-2125	LP13boots@aol.com	Diegueno	Imperial, San Diego	
	Manzanita Band of Kumeyaay Nation	F	Angela Elliott Santos, Chairperson	P.O. Box 1302 Boulevard, CA, 91905	(619) 766-4930	(619) 766-4957		Diegueno	Imperial, San Diego	
	Mesa Grande Band of Diegueno Mission Indians	F	Michael Linton, Chairperson	P.O. Box 270 Santa Ysabel, CA, 92070	(760) 782-3818	(760) 782-9092	mesagrandeband@msn.com	Diegueno	Imperial, San Diego	

**Native American Heritage Commission
Native American Contact List
San Diego County
5/29/2024**

Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pauma Band of Luiseno Indians	F	Temet Aguilar, Chairperson	P.O. Box 369 Pauma Valley, CA, 92061	(760) 742-1289	(760) 742-3422	bennaecalac@aol.com	Luiseno	Orange,Riverside,San Diego	
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	7/7/2023
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
San Luis Rey Band of Mission Indians	N	Carmen Mojado, Secretary of Government Affairs	1889 Sunset Drive Vista, CA, 92083	(760) 724-8505	(760) 724-2172	cjmojado@slrmissionindians.org	Luiseno	Orange,Riverside,San Diego	4/15/2024
San Pasqual Band of Diegueno Mission Indians	F	Allen Lawson, Chairperson	P.O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	alleni@sanpasqualtribe.org	Diegueno	Imperial,San Diego	
San Pasqual Band of Diegueno Mission Indians	F	John Flores, Environmental Coordinator	P. O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	johnf@sanpasqualtribe.org	Diegueno	Imperial,San Diego	8/16/2016
Soboba Band of Luiseno Indians	F	Isaiah Vivanco, Chairperson	P.O. Box 487 San Jacinto, CA, 92581	(951) 654-5544	(951) 654-4198	ivivanco@soboba-nsn.com	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

**Native American Heritage Commission
Native American Contact List
San Diego County
5/29/2024**

Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Sycuan Band of the Kumeyaay Nation	F	Bernice Paipa, Cultural Resource Specialist	Sycuan Cultural Center: 910 Willow Glen Drive El Cajon, CA, 92019	(619) 445-6917		bpaipa2@sycuan-nsn.gov	Kumeyaay	Imperial, San Diego	8/7/2023
Sycuan Band of the Kumeyaay Nation	F	Cody Martinez, Chairman	Sycuan Tribal Office: 1 Kwaaypaay Court El Cajon, CA, 92019	(619) 445-2613		cmartinez@sycuan-nsn.gov	Kumeyaay	Imperial, San Diego	8/7/2023
Viejas Band of Kumeyaay Indians	F	Ernest Pingleton, THPO	1 Viejas Grade Road Alpine, CA, 91901	(619) 445-3810		epingleton@viejas-nsn.gov	Kumeyaay	Imperial, San Diego	6/29/2023
Viejas Band of Kumeyaay Indians	F	Ray Teran, Resource Management Director	1 Viejas Grade Road Alpine, CA, 91901	(619) 659-2312		rteran@viejas-nsn.gov	Kumeyaay	Imperial, San Diego	6/29/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Garrison Avenue Project, San Diego County.

Record: PROJ-2024-002766
Report Type: List of Tribes
Counties: San Diego
NAHC Group: All

CONFIDENTIAL ATTACHMENTS

Are not for public review