

APPENDIX I
ARCHAEOLOGICAL SURVEY AND ASSESSMENT REPORT

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT
FOR THE NORTH RIVER ROAD PLANNED BLOCK
DEVELOPMENT OVERLAY DISTRICT DEVELOPMENT PLAN**

**4617 AND 4665 NORTH RIVER ROAD
CITY OF OCEANSIDE, CALIFORNIA**

Prepared for:

**City of Oceanside
300 North Coast Highway
Oceanside, CA 92054**

Prepared by:

**Sue A. Wade
Archaeologist/Historian**

**Heritage Resources
P.O. Box 8
Ramona, CA 92065**

September 6, 2019

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Project Number HR-18021
September 6, 2019

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Date: September 6, 2019

Report: Archaeological Survey and Assessment for the North River Road Planned Block Development Overlay District Development Plan; 4617 and 4665 North River Road, City of Oceanside, California

Prepared for: City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Under Contract to: REC Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101

U.S.G.S. Quad. Map: San Luis Rey, 7.5-minute series

Acreage: Approximately 25.6-Acres

Keywords: 0: I. Prehistoric: Isolated Occurrences
II. Historic: Historic Habitation, Single Family Residences
1: Prehistoric: isolated occurrence
Historic: agriculture
2: Prehistoric: Luiseño
Historic: Japanese-American
3: Prehistoric Artifacts/Ecofact: pottery, groundstone, shell
Historic: residential structures
4: I. San Luis Rey, 1:24,000
III. Coastal Areas-San Luis Rey River Valley
5: Prehistoric: Late Prehistoric
Historic: 1947-present
6: Archaeological Survey and Assessment for the North River Road Planned Block Development Overlay District Development Plan; 4617 and 4665 North River Road, City of Oceanside, California
7: Prehistoric: isolated potsherds, groundstone, shell
Historic: World War II, farm agriculture, Kawano family, Nagata family
8: Prehistoric P-37-038466, P-37-038467, P-37-038468
Historic: P-37-038464, P-37-038465, P-37-038469

ABSTRACT/MANAGEMENT SUMMARY

Archaeological and historical research and field survey were completed for the North River Road Planned Block Development Overlay District which includes two parcels, totaling 25.6 acres, located at 4616 (the Nagata parcel) and 4665 (the Kawano parcel) North River Road (APNs 157-060-17 and 157-060-40). The studies included a 1-mile radius record search at the South Coastal Information Center, preparation of Chain of Title for each of the two parcels, research of historical archival and published information concerning the project property and occupants during the late nineteenth through mid-to late twentieth centuries at the Oceanside Historical Society and the San Diego History Center, research of historic aerial photographs and maps at San Diego County Cartographic Services Department, research on-line and interviews related to the Kawano and Nagata families' histories and development of the property, survey with Luiseño monitor of the Project property, surface documentation and evaluation of the six discovered historical sites and isolates, architectural documentation of the Frank Kawano, Harry Nagata, and Yatsu Nagata residences, completion of a DPR 523 Historical Resources Forms (Attachment 2), and preparation of this report.

The Project property was vacant land, likely pasture for the Libby family dairy farm (1928 and 1938 aerial photographs), which included the Kawano and Nagata parcels before their purchase by the Kawano and Nagata families in 1947. By 1953, the Kawanos had constructed structures on the eastern property boundary, a residence (the Frank Kawano Residence, still in existence) and associated structures on the west-central portion of the property, and three rectangular warehouses in the center of the property. The western approximately one-third of the property was in agriculture. Also by 1953, the Nagata brothers (George Takamasa Nagata, Harry Hisashi Nagata, and Mitsura Nagata) had constructed 2 residences (one for the George Nagata family, now destroyed, and one for the Harry Nagata family, still in existence) and a packing shed on the west central portion of the property. The remainder of the property was in agriculture. By 1967, a third house (the Yatsu Nagata residence) was built at the east central boundary of the Nagata parcel. As documented by the historic research and field documentation, the three residences are the only structures remaining on the parcels that exceed 50 years in age.

As a result of the February 7 field survey, 3 isolated prehistoric artifacts and the 3 historic residences were recorded. All are documented on appropriate DPR523 Resource Record Forms (Confidential Attachment 1). P-37-038466 is an isolated occurrence of a brownware pottery rim sherd fragment and a fragment of *donax* sp. shell. P-37-038467 is an isolated occurrence of a brownware pottery sherd fragment. P-37-038468 is an isolated occurrence of a bifacial granitic mano fragment. All isolates were located in very disturbed contexts, one adjacent to a modern warehouse, one in a cleared debris area, and one or in an agricultural field. No additional prehistoric cultural material was found.

P-37-038464 consists of the Frank Kawano residence constructed between 1948 and 1953. The structure is a single-story cross-gable residence of wood-frame construction set on concrete piers. Remaining ornamental landscape includes two 10-15-foot-tall joshua trees and two 40+-foot-tall cedar trees that frame the eastern entrance, citrus trees to the northwest, and a hedge along the south. The house is vacant and boarded up,

deteriorating from dis-use, and surrounded by the So Cal Ag Properties asphalt pavement, warehouses, and other industrial facilities. The house is a simple vernacular structure of no outstanding architectural significance and its context has been compromised by surrounding modern industrial buildings, infrastructure, and modern residential development. P-37-038465 consists of the Harry Nagata residence constructed between 1947 and 1953. The residence is a single-story “L”-shape floor plan structure of probable wood-frame construction set on concrete pier foundation. There is little remaining landscaping: two olive trees, some citrus, and a few ornamentals. The residence is a simple vernacular structure of no architectural distinction and is vacant and in very poor condition. P-37-038469 consists of the Yatsu Nagata residence most likely constructed in the 1960s. The structure is a single-story cross-gable residence of wood-frame construction set on a poured concrete foundation. Remaining ornamental landscape includes palms, joshua trees, pines, mostly dead native trees, and unkempt shrubbery. The residence is typical of the Contemporary style of American houses built after World War II, particularly in subdivision tracts and has no architectural significance. The house is occupied, but is in poor repair and is deteriorating from age.

As a result of these studies, it is concluded that none of the cultural resources found on the property meet the criteria for eligibility for the California Register of Historical Resources per CCR 15064.5 (a) (3) (A), (B), (C), and (D). The studies were also sufficient to determine that no cultural resources were found on the property that qualify as a “unique archaeological resource” and that the proposed Project will not have a significant effect on archaeological resources per PRC 21083.2. The studies were also sufficient to conclude that the proposed Project will not contradict the City of Oceanside General Plan Environmental Resource Management Element recommendation to encourage the protection of significant cultural resources for future scientific, historic, and educational purposes (1975/2002: p.8). No further measures related to cultural resources on the North River Road Planned Block Development Overlay District Project property are recommended prior to ground-disturbing activities in relation to Project demolition or grading. Because the property is located on an alluvial terrace associated with the San Luis Rey River and because four isolated prehistoric artifacts/ecofacts were discovered during the field survey, it is possible that buried archaeological resources could be encountered during excavations. Therefore, it is recommended that an archaeological monitoring program be implemented at the time of Project development. Development of the monitoring program should take place in consultation with the Luiseño Bands.

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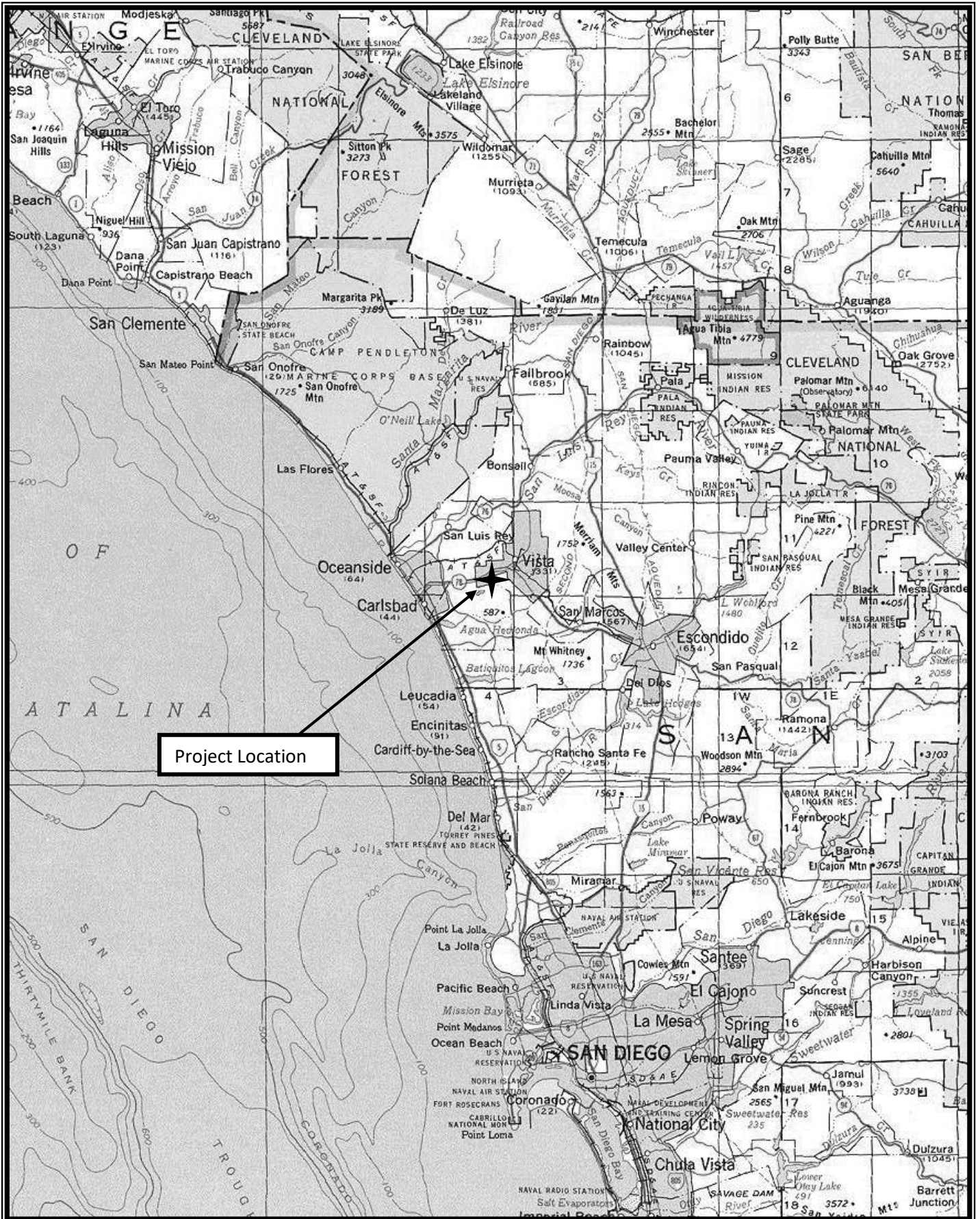
CONFIDENTIAL ATTACHMENT

1: DPR 523 Resource Record Forms	
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I. INTRODUCTION/UNDERTAKING INFORMATION

The following is a report on the results of the archaeological and historical research and field survey completed for the North River Road Planned Block Development Overlay District which includes two parcels, totaling 25.6 acres, located at 4616 (the Nagata parcel) and 4665 (the Kawano parcel) North River Road (APNs 157-060-17 and 157-060-40). The studies included 1-mile radius record search at the South Coastal Information Center, preparation of Chain of Title for each of the two parcels, research of historical archival and published information concerning the project property and occupants during the late nineteenth through mid-to late twentieth centuries at the Oceanside Historical Society and the San Diego History Center, research of historic aerial photographs and maps at San Diego County Cartographic Services Department, research on-line and interviews related to the Kawano and Nagata families' histories and development of the property, survey with Luiseño monitor of the project property, surface documentation and evaluation of the six discovered historical sites and isolates, architectural documentation of the Frank Kawano, Harry Nagata, and Yatsu Nagata residences, completion of a DPR 523 Historical Resources Forms (Attachment 2), and preparation of this report.

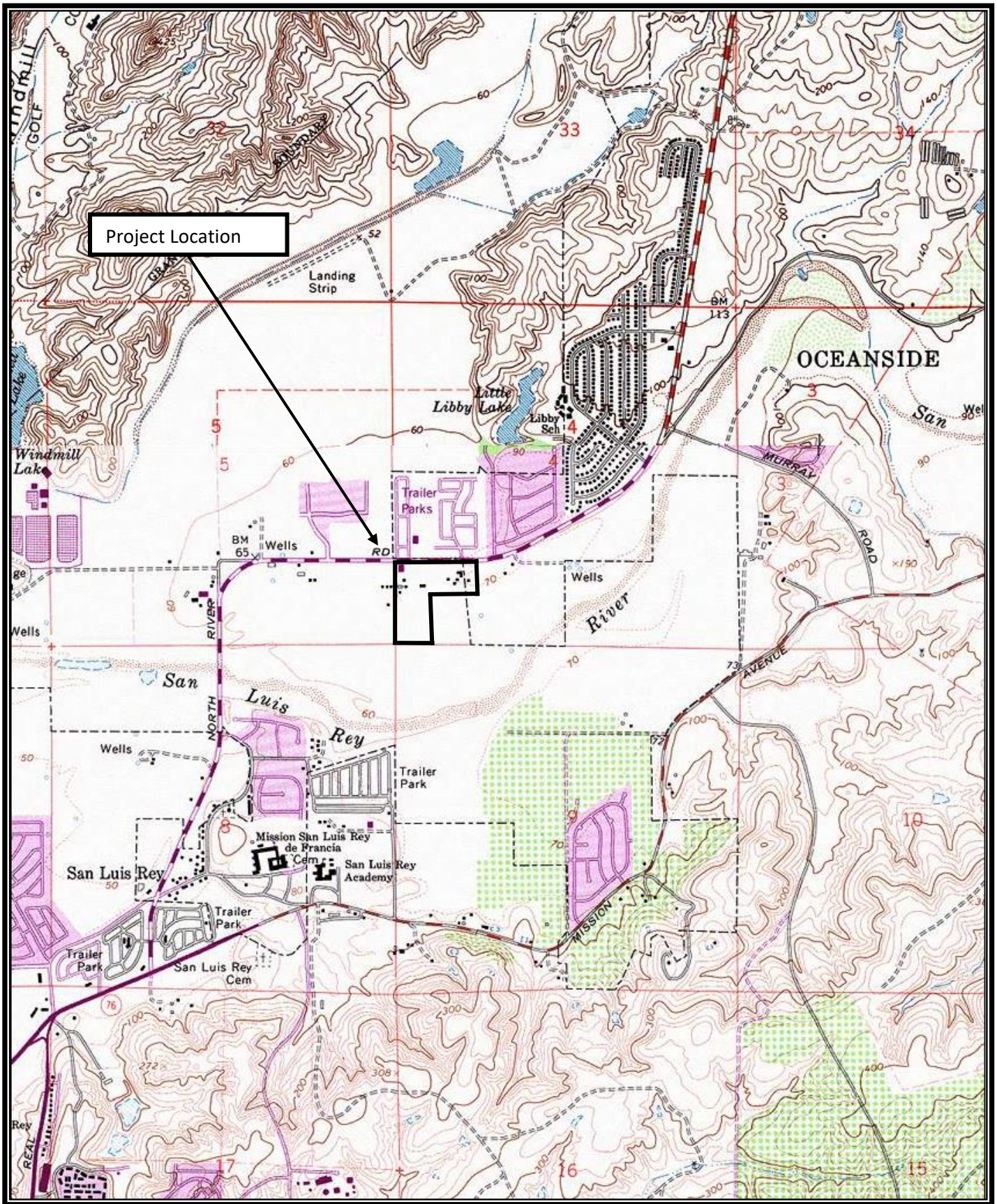
This work was completed in compliance with environmental statutes, regulations, and planning documents of the State of California and the City of Oceanside: the California Code of Regulations (CCR) Title 14, Chapter 3, 15064.5; the California Public Resources Code, Division 13. Environmental Quality, Chapter 2.6, 21083.2; and the City of Oceanside General Plan Environmental Resource Management Element. The following report follows the guidelines established by the *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (OHP 1989), first developing the historical context for the region and the land use history of the project property, then presenting the methods and results of the field work and artifact analysis and a summation of the results. The report concludes with determinations of 1) eligibility for the California Register of Historical Resources in compliance with California Code of Regulations 15064.5 (a) (3) (A), (B), (C), and (D); 2) significance in compliance with California Public Resources Code 21083.2; and 3) City of Oceanside General Plan recommendations.



**FIGURE 1: PROJECT LOCATION
SOUTHERN CALIFORNIA U.S.G.S. MAP**

0 miles 8.5





**FIGURE 2: PROJECT LOCATION:
 SAN LUIS REY and MORRO HILL
 U.S.G.S. 7.5-MINUTE MAPS**

0 feet 2000





Figure 3: Aerial view of the Proposed project (Google Earth)

II. SETTING

A. ENVIRONMENTAL SETTING

The Project property is situated on the north terrace of the now-channelized San Luis Rey River, approximately 5 miles from its opening to the Pacific Ocean at Oceanside Harbor and approximately 6 miles northwest of Buena Vista Lagoon at the opening of Buena Vista Creek. Prior to development, the property was part of the valley lands that bordered the River and natural vegetation may have included wetland and riparian communities. Today, the Project property is developed in agricultural fields and agriculture-related structures. The surrounding region is developed primarily in residential with light industry to the east.

B. PREHISTORIC CULTURAL SETTING

It is accepted by most archaeologists that the earliest humans traveled to the New World at the end of the Pleistocene, about ten thousand years ago (Moratto 1984). The earliest archaeological dates for occupation of southern California are approximately nine thousand to ten thousand years before the present (B.P.) (Gallegos and Carrico 1984; Kyle et al. 1990). These earliest peoples were first identified and labeled the San Dieguito complex by Malcolm Rogers, early archaeological curator at the San Diego Museum of Man. Between 1929 and 1945, Rogers conducted extensive archaeological fieldwork in Alta and Baja California and published summaries about the region's prehistory. He equated remains of the earliest hunting peoples in the Colorado and Mojave deserts (Rogers 1929, 1939) with archaeological remains he found on the coast (Rogers 1945). Rogers concluded that these earliest, San Dieguito, peoples were highly mobile, relying primarily on hunting for subsistence, an assumption still a part of current archaeological cultural-historical understanding.

Other early archaeological site types that predominate along the Alta and Baja California coasts are dense shell middens containing few finely-flaked hunting artifacts and abundant milling tools. Rogers labeled the prehistoric occupants of these sites the La Jolla Complex. From the earliest period of his work, Rogers proposed that the differences between the San Dieguito and La Jolla peoples were related to environmental changes. He emphasized that the area presented an excellent opportunity for studying the effects of changing environments on prehistoric economies and material culture (Rogers 1929). By 1945, Rogers proposed that changing adaptations reflected in the material culture remains reflected new peoples with new subsistence strategies and tool kits moving into the region (Rogers 1945).

Thus, since the earliest period of archaeology in San Diego County, the coastal lagoons have been recognized as an intensive focus of prehistoric occupation and informative location for archaeological research. Rogers identified shell midden sites on the Torrey Pines, San Elijo, Batiquitos, and Agua Hedionda lagoon margins. However, few archaeological sites in the Buena Vista and Loma Alta estuary areas were recorded in this early period of archaeological research, possibly due to the area's early development. One of the first academic archaeological studies of coastal San Diego County focused on the coastal archaeological manifestations in the Batiquitos Lagoon area. This study pioneered some of the major archaeological research approaches that were employed in the subsequent decades of the 20th century. In the early 1960s, the University of California-Los Angeles conducted a survey of Batiquitos Lagoon as well as test excavations of two sites (SDI-211 and SDI-603). This study was focused on environmental factors affecting prehistoric settlement on Batiquitos Lagoon (Crabtree, Warren, and True 1963). Radiocarbon dates from the excavations at SDI-603 suggest that the site was occupied between 7500 and 3700 years before the present (B.P.), now known as the early and middle Archaic period of Southern California

prehistory. Shifts in the frequencies of artifact types were documented through the three identified strata at SDI-603. An ancillary study for this project (Warren and Pavesic 1963) proposed that changes in the environment brought about by the end of the last glaciation had major effects on the aboriginal populations of California. Drying in the interior deserts (reducing terrestrial food supplies) and rising sea levels on the coast (increasing shellfish resources) resulted in a major shift of populations from the desert to the coast. This presumably occurred between approximately 10,000 and 6,000 years ago. Subsequently, stabilization of sea level (reducing shellfish viability) resulted in populations shifting away from the coastal lagoons and a change again in subsistence pattern.

In the 1950s, D.L. True defined an inland counterpart of these early archaeological patterns in the northern reaches of San Diego County, specifically along the San Luis Rey River drainage, which opens into the Pacific Ocean southwest of the project property. He labeled it the Pauma complex. Located primarily at elevations above more recent San Luis Rey River terraces, True used geologic history as well as artifact assemblage comparisons to argue for their antiquity. Similarly to what was being discovered at the coastal lagoon archaeological sites, True's research was suggesting that differences in archaeological assemblages reflected variances in subsistence strategies adapted to differing coastal and inland environments and resources.

More recently, archaeology has also focused on defining how prehistoric populations modified their subsistence and settlement strategies to accommodate environmental changes. Based on nearly two decades of archaeological research, Dennis Gallegos synthesized radiocarbon dates and archaeological data for the entire coastal lagoon complex from Buena Vista on the north to San Diego Bay on the south (Gallegos 1993). Discovering a general trend from earlier occupation of the northern lagoons to later occupation of the southern lagoons, Gallegos concluded that prehistoric settlement patterns adjusted in relation to changes in lagoon conditions. Recently, the La Jolla period in San Diego is understood to be a part of the Archaic period of prehistory. More recent investigators have also focused on the cycles of the El Niño weather pattern that have affected the subsistence and settlement strategies of the Archaic period prehistoric occupants of the California coast (Arnold et al. 1997).

Approximately one thousand to fifteen hundred years ago, the prehistoric occupants of Alta and Baja California were faced with a new set of environmental and cultural changes. For millennia, Lake Cahuilla, an in-filling of the Salton Trough from overflows of the Colorado River, had experienced intermittent filling and drying. The archaeological record demonstrates that prehistoric peoples heavily used the lake's plant and animal resources, adapting to the varying prehistoric lake shorelines (Wilke 1978; Waters 1983; Schaefer 1994). Prehistoric peoples adapted to the final drying of the lake, documented to have occurred around A. D. 1700, by expanding their resource use in the mountain and coastal regions to the west.

Concurrent with adaptation to these regional environmental changes over the past millennium (during what archaeologists call the Late Prehistoric period) major new technologies were adopted. The first of these new technological ideas to arrive was the knowledge of how to process the acorn into an edible food staple, reflected in the archaeological record by the prevalence of deep bedrock grinding mortars and large habitation complexes situated in oak-filled mountain valleys. Also new was the bow-and-arrow, reflected in the archaeological record by the presence of small projectile points (Christenson 1990). New ideas about religion and ceremony are reflected by the replacement of internment burial patterns of the Archaic by cremation and burial of the ashes, often in pottery vessels (Rogers 1945, Wallace 1955). Finally, knowledge of the technology of pottery making moved into the Californias from the Southwest. Although the acorn-processing and bow-

and-arrow technologies may have come to the mountains and coast earlier, the emergence of pottery production dates to about A.D. 800 (Carrico and Taylor 1983; Griset 1996; Wade 2007). While Rogers had labeled this most recent cultural complex the Diegueño, the name given to the local Indians by the Spanish padres, current archaeological research refers to them as Late Prehistoric peoples. Alta California Indian tribes south of the approximate dividing line of the San Luis Rey River prefer Kumeyaay; the Baja California Spanish spelling is Kumiai. Iipai/Tipai are also names that reflect a northern/southern cultural division of Kumeyaay people. In the Late Prehistoric period and into historical times, the Luiseño were associated with the San Luis Rey River, Palomar Mountain to the east, and the Temecula and San Jacinto Valleys to the north. The Cupeño and Cahuilla lived in the mountain and desert regions to the east and northeast, the Kamia, Quechan, and Cocopa to the east near and along the Colorado River, and the Paipai and Kiliwa to the south in Baja California.

Evidence of Late Prehistoric peoples in the area of the San Luis Rey River was first systematically investigated by Clement Meighan, University of California Los Angeles in 1953 (Meighan 1954). Consistent with Late Prehistoric period artifact assemblages, the investigated site contained a variety of grinding implements including bedrock mortars and pestles as well as metates and manos, small projectile points of types common in the late period and historic sites, and miscellaneous flaked stone artifacts. One pottery sherd was determined intrusive. Documentation of the San Luis Rey II complex was completed in an important report on the settlement of Molpa on the San Luis Rey River (True et al. 1974). Based on the distribution of potsherds and milling stone elements, the site was concluded to contain a small Pauma complex occupation, San Luis Rey I in the lower levels, and primarily San Luis Rey II elements in the upper levels and on the surface. The site contained a varied artifact assemblage that included flaked and ground stone artifacts (including mortars and metates), bone and shell artifacts and ornaments, and ceramic artifacts. In 1991, True summarized several decades of archaeological investigations at the Tómqav village location in the lower San Luis Rey River drainage. True proposed, based on horizontal and vertical site attributes, that the site contains limited evidence for Pauma occupation and more prevalent evidence for San Luis Rey I and San Luis Rey II occupations, noting that elements of earlier occupations may be “over-written” by later occupations. True concludes with a regional comparison of seven sites that define a San Luis Rey complex winter/summer village settlement and subsistence pattern, ranging from Bonsall on the west to Palomar Mountain on the east, stressing that further illumination of this pattern will benefit from future additions of archaeological data to the cumulative San Luis Rey II database.

The above brief review of the southern California archaeological literature, as well as data focused on the San Luis Rey River drainage region, illustrates that adaptation to environmental change has characterized ten thousand years of prehistory. The archaeological evidence demonstrates that throughout prehistory, seasonal migration from the Colorado Desert, through the peninsular mountains, to the Pacific Ocean coast, particularly along east/west drainage systems such as the San Luis Rey River, emerged as a defining element of the Alta and Baja California Indian environmental adaptation strategy.

B. ETHNOGRAPHIC SETTING

While the archaeological record provides clues to the adaptation strategies and travel and exchange activities of the Late Prehistoric Kumeyaay and Luiseño peoples, recreating cultural contexts, especially ritual and ceremonial, with only archaeological evidence is largely speculative. The ethnographic record for Alta and Baja California illuminates the cultural contexts for the archaeological record. As the following discussion will illustrate, the ethnography documents seasonal migrations, travel, and exchange as fundamental to Kumeyaay and Luiseño cultures.

Many of the early ethnographers recognized the importance of communal gatherings and ritual ceremony to the social and cultural fabric of Native Alta and Baja Californians. Early Bureau of Ethnography and University of California ethnographers sought to document the last vestiges of California native cultures. Most focused on identifying elements of social structure such as marriage conventions and lineage or clan names and locations, elements of economy such as food gathering strategies and material goods, or elements of religion such as shamanism, mythology, and ceremony. Published monographs contain considerable informant data, but only occasional attention to the regional network within which the individual systems functioned. One exception is E.W. Gifford's notes on "The Kamia of Imperial Valley." The Kamia were those Kumeyaay living in the Eastern Colorado Desert between the Mountain Kumeyaay and the Colorado River Yuma Quechan. Gifford's informants confirmed the exchange and visiting that occurred between these groups, stating that, "The Kamia visited their Diegueño kinsmen to obtain wild vegetable products, especially acorns." Katherine Luomala, in making a case for flexibility of sib (or lineage) affiliation, suggests that many sibs gather seasonally at food gathering locations. Many sibs would assemble at a central camp near the acorn-gathering areas and celebrate ceremonies together.

Almost every Yuman and Luiseño ethnographic account mentions the widely practiced *Karuk* or *Nukil*, the ceremony for the dead, and several avocational documents provide extensive description. The *Karuk* was described by Gifford for the Kamia, west of the Colorado River (1931), for the Cocopa, a Yuman tribe at the head of the Gulf of California (1934), as well for the Northern and Southern Diegueño or Kumeyaay (1918). Leslie Spier mentions the mourning ceremony as among the "Southern Diegueño Customs" (1923) but defers to the comprehensive description of Edward Davis, avocational ethnographer and collector who described Kumeyaay *Karuk* ceremonies at Weeapipe and at Cupa. Gatherings for communal food-collecting and ceremonial events, strengthening inter-lineage social and cultural ties and providing settings for exchange of goods and ideas are enumerated for the Cahuilla and Luiseño by Bean and Shippek 1978 and also described by Dubois (1908), Kroeber (1908), Sparkman (1908), and Davis 1919).

These observers note several common elements. Primary was the centrality of reciprocal relationships and gift giving and exchange to observance of the ceremony. For months before the ceremony was to happen, the entire clan prepared—gathering and storing foods, purchasing (during historical times) clothing and fabrics, and even manufacturing goods for sale to gather money. Scattered members of the clan were recalled to help. Clans with whom the ceremony-giving group had economic or social alliances were invited. These groups also brought foods and goods for exchange. These ceremonies exemplify the centrality of communal gatherings and exchange to the culture of Alta and Baja California Indians. The distribution of foods and gifts not only held together the social, cultural, and economic fabric of this world, but its interweaving with ceremonial activity drew in the spiritual world as well. By the twentieth century, when these ethnographic observations were made, gatherings and exchange in ceremonial context were still highly important, arguably even more so given the disruption from European settlement. By this time also, European goods—and indeed the Europeans themselves—were often incorporated into the exchange network.

In summary, exchange and travel were critical constituents of the Baja and Alta California Indian social and cultural fabric—adaptations for subsistence within a constantly changing environment. The archaeological evidence confirms ten thousand years of adaptation through seasonal migrations and through exchange. During the Late Prehistoric period, archaeological pottery, stone, and faunal materials document exchange between desert, mountain, and coastal peoples. The ethnographic information further illustrates that this exchange was perceived and implemented within a ritual and ceremonial context.

Ceremonies gathered relations from as far east as the Colorado River and south as Baja California. These gatherings were frequent and provided for significant exchange of goods and foods, implemented within a framework of gift-giving and reciprocity. The documentation suggests that during the historical period, culture was adapted to accommodate interactions with the Anglo world.

C. HISTORIC CULTURAL SETTING

The arrival of the Spanish colonists in San Diego Bay marked the beginning of European presence in San Diego and the end of the traditional hunter-gatherer existence of the local Native Americans. Settlement during the Spanish period focused on the Presidio defensive post at the opening of the San Diego River into San Diego Bay and on the Missions: San Diego de Alcalá several miles inland on the north terrace of the San Diego River valley and San Luis Rey inland on the San Luis Rey River. The missions rapidly incorporated huge tracts of surrounding valleys and mesas into cattle and horse pasturage. The inland valleys became a part of this pasturage and were the richest grazing lands of the mission. The Mission San Luis Rey is located on the south side of the San Luis Rey River approximately one mile southwest of the North River Road Project property.

With the overthrow of the Spanish crown in 1821, San Diego became a part of the newly established Mexican republic and after the 1830s secularization of the missions, Californio ranchos were established throughout San Diego County. The Rancho Santa Margarita y Las Flores southeastern boundary is approximately one mile northwest of the Project Property and the western boundary of Rancho Guajome is approximately one-half mile east (Rush 1965).

In the 19th-century, today's North River Road forded the San Luis Rey River north of the Mission and followed along the north shore of the River first to the east and then turning northeast. As early as the 1870s, rural farmsteads established along the north and south sides of North River Road, tucked in between the Mission and two Rancho properties. At least 14 farmsteads were established along this stretch of North River Road in Sections 4 and 5 (Township 11 South/Range 4 West) by the turn of the 20th Century (USGS Oceanside quadrangle, 1:62,500, 1901/1911).

From the late 1870s through the mid-twentieth century, the Project property area was part of a rural farming community of farmers located in the San Luis Rey River Valley. Development of San Luis Rey River Valley during the late 19th century was typical of most non-urbanized portions of San Diego County on the west side of the Peninsular Ranges. Following the Civil War, acquisition of 160 acres of land to farm became the dream and goal of thousands of young men and women in the United States as well as numerous European immigrants. They wanted to establish a home and earn a living, or benefit from rising land values that could be anticipated with increased settlement (Fite 1976). Pioneer farmers in the 1870s quickly occupied most available river valley bottom lands in San Diego County (Van Wormer 1986a, 1986b). A pioneer farmer has been defined as any agricultural producer who established in any unsettled region and began farming on any scale (Fite 1976). Pioneer farmers intended to establish agricultural communities patterned after those they had left in the east. These consisted of small towns and villages that provided at least minimal services for the surrounding farmsteads, which averaged from five to eight per square mile (Kiefer 1972). Farmers living in small rural communities were instrumental in the development of San Diego County as they fed the growing urban population and provided business for local markets

Wheat became the chief crop of pioneer farmers during initial settlement. Grains could be planted with little investment and offer a quick cash return at the end of the season. The 1860s and 1870s saw a period of experimental cultivation in

southern California in attempts to find crops other than wheat that could successfully be grown and marketed. Completion of railroads to the east in the 1870s and 1880s, combined with cultivation of olives, oranges, and grapes, provided the solution. By the early 1880s, farmers discovered that moderate slopes and hills were better for cultivation of vines and fruits than valley bottom lands. The year 1882 saw the introduction of these methods to San Diego County and marked the beginning of commercial fruit cultivation. Structural components of the farmsteads varied with each individual farmer but generally consisted of a frame or adobe house that could range in style from a modest two-room vernacular structure to a large Victorian home. Common types of outbuildings included barns, granaries, other storage areas, shops, spring houses, livestock pens, gardens, cow lots, cisterns, wells, and privies (Van Wormer 1986a, 1986b).

During this late nineteenth-century pioneer-farming settlement period, William H. Libby, on June 7, 1877, obtained a U.S. Land Patent for 160 acres encompassing the south half of the southeast quarter of Section 5 and the west half of the southwest quarter of Section 4, Township 11 south Range 4 West (Patent Book 1, page 383, 6/7/1877). The acreage included the stretch of land north of San Luis Rey River and south of North River Road, between the point where the road travels north from Mission San Luis Rey and the point where turns northeast, as well as a section north of River Road where the road proceeds northeast. The current Project property was at the eastern end of this patent. The Libby family were pioneer farmers through several generations. “William E. and Catherine Higgins Libby came to the San Luis Rey Valley as early as 1871. With them they brought their son, Benjamin Franklin Libby who married Margaret Stone in 1874. They had four daughters Emma, Anne, Katherine, and Cora. B. F. Libby was an early rancher and school teacher. Daughter Grace married Charles Gosforth Porteous on February 27, 1893 at All Saint’s Episcopal Church in the first wedding there. Their son Laurie Porteous would later work for the Bank of Oceanside. Emma married Aristedes E. Stokes who established a dairy in the San Luis Rey Valley in 1921” (Hawthorne 2000:19). The Libby family held the original patent until executing a Grant deed to the California Mortgage Loan and Trust Company, in 1894, for the acreages in Section 4. The Section 4 acreages, which contain the current Project property, were subsequently owned from 1896 until 1906 by several members of the Ramsey family as well as being a part of the investment land holdings of Lincoln University of Pennsylvania. The land apparently returned to the Libby descendants for seven years when great-grandson, Laurie Porteous, obtained a Grant Deed (1920 to 1927). Subsequent owners were Joseph S. and Edubijes Alvarado (1927-1936), William and Marjory Carter (1936 -1945), and John and Ludvina Morgado (1945-1947). The Kawano and Nagata families purchased the current Project property from Morgado in 1947 (Deeds 1896-1947).

The only structures on the land originally patented by Libby, at least until 1938, are approximately one-half mile to the west of the current Project property, in Section 5. The remainder of the acreage, including the Project property is in plowed fields through 1938 (aerial photographs 1928 and 1938). The Project property remains agricultural fields until 1947 when purchased by the Kawano and Nagata families. At the end of World War II, in 1947, brothers George Takamasa and Harry Hisashi Nagata and Frank Y. Kawano returned from internment in Poston Arizona, after several years of farming in Colorado, and partnered to purchase the two 40-acre parcels at the southeast corner of the original Libby land patent (Deeds, Book 2491, page 13, 9/4/1947).

1. Kawano Property

Frank Y. Kawano was born in 1922 and attended Oceanside High School. After purchasing the 4665 North River Road parcel in 1947, he began farming with his brothers in the San Luis Rey Valley area (San Diego Union 2009). By 1953

(aerial photograph 1953), the Kawanos had constructed structures on the eastern property boundary, a residence and associated structures on the west-central portion of the property, and three rectangular warehouses in the center of the property. The western approximately one-third of the current property ownership and the southern approximately one-half (which has subsequently been sold) was in agriculture. In 1960, the business was incorporated as Kawano, Inc. and Frank and his wife June granted the property to the corporation. By 1975, Kawano was farming five ranches: San Luis Rey, Vandergrift East and Vandegrift West (Lomas East and Lomas West) Bonsall, and Carlsbad (Kawano Inc. v. United Farm Workers of America AFL CIO6/12/1980). Warehouses were removed and new warehouse buildings were added by 1979 (aerial photograph 1979), although the west-central residence remained in existence. The Frank Kawano residence, the warehouses, and the western agricultural field are the basic property configuration that remains today. In 1980, Kawano Inc. was described as growing “truck crops such as tomatoes, strawberries and cauliflower on land in San Diego County, some owned and some leased. Its president, chiefly responsible for management decisions, is John Kawano, assisted in operating the business by other family members, including his brother Harry Kawano. ... Kawano headquarters are located at its 200-acre San Luis Rey Ranch, where it maintains a small administrative office staffed by three women and managed by John’s nephew Ron Mizushima. ... The four Kawano brothers, who are petitioner’s sole shareholders (John, Frank, Raymond, and Harry) have farmed in north San Diego County since 1946, and petitioner was incorporated in 1960. (Kawano Inc. v. United Farm Workers of America AFL CIO6/12/1980). Apparently, economic issues around this time resulted in a scaling-down of Kawano, Inc and in 1981 the corporation granted the 4665 North River Road property back to several of the Kawano Brothers and Sales Manager Frederick L. Williamson (Deeds 1/6/1981, The Produce News 2007). From 1987 to 1995, Robert L. Astleford acquired the titles to the property. Astleford “worked for Kawano Farming and maintained a long association and friendship with the Kawano family” (San Diego Union Tribune 10/14/2012). The structures along the eastern property boundary were removed by 1989 (aerial photograph 1989). In 1995, the property was transferred to Freshpac International, Inc. which currently maintains its Oceanside headquarters at the 4665 North River Road property (Fresh Pac International website 2009). An office, warehouses, and the agricultural plots from the 1979 era are currently located on the property. The only remaining structure of greater than 50 years in age (likely dating between 1948 and 1953) is the Frank Kawano residence.

2. Nagata Property

George Takamasa Nagata, Harry Hisashi Nagata, and Mitsura Nagata were born in Gardena, California in 1924 to Matasaburo and Yatsu Nagata from Kumamoto, Japan. During their youth, they assisted their father farming strawberries, blackberries, and assorted vegetables. In 1942, the Nagata family were evacuated and interned in Poston, Arizona. Once Japanese Americans were allowed to move back to California, and after a period of farming in Colorado, the brothers moved to Oceanside, California, where they partnered with the Kawano brothers to purchase the two River Road parcels in 1947 (The San Diego Union Tribune 8/2/2016, Nisei Week Foundation 2015).

By 1953, the brothers had constructed 2 residences (one for the George Nagata family, now destroyed, and one for the Harry Nagata family, still in existence) and a packing shed on the west central portion of the property. The remainder of the property was in agriculture (aerial photographs 1953). In 1954, the brothers formed a co-partnership, Nagata Bros. (Deeds Book 5455 page 509, 9/9/1954), becoming a General Partnership in 1991 (Recorders File No. 1991-0258988, 6/3/1991). In 1967, one of the western structures is gone and an additional structure, possibly a warehouse, was added.

As well, another house was built at the east central boundary of the property and a Notice of Completion was filed in 1961 for the driveway along the eastern boundary of the Nagata Bros. property to the 1960s house (aerial photographs 1967, Notice of Completion, Records File No. 156814, 9/8/1961). Neil Nagata states that this house was built for his grandmother Yatsu Nagata. In 1979, a warehouse was constructed at the northern property boundary (aerial photographs 1979). Neil Nagata states that his uncle, Harry Nagata, moved from the property in 1972 and that the George Nagata family moved from the property in 1983 (their house was subsequently destroyed). On 9/25/2013, a fire destroyed the 1960s warehouse and any structures that may have remained in this area.

The Nagata family has continued to utilize the property for agricultural activities, most recently raising organic crops on the property. One of the brothers, Harry Nagata, passed away in 2016. "He was able to do what he loved the entire time he lived in the county--farming, creating Nagata Bros. Farms with his brothers George and Mits. He always was and will be a farmer" (The San Diego Union Tribune 8/2/2016). In 2015, George Nagata was honored by the Nisei Week Foundation for his contributions to the agriculture industry. "...he was critical to the innovation and development of novel techniques in strawberry and tomato production. One of the key periods in his career was in 1951 when he went to University of California, Davis, to create a Southern California field station to assist in strawberry growing. ... Nagata worked with researchers to become one of the earliest adapters of the drip irrigation system. ... Nagata was also a pioneer in growing fruits and vegetables, specifically strawberries, in Baja, California. ... He also served as a board member and became vice chairman of the California Tomato Advisory Board and was a board member of the California Strawberry Advisory Board" (Nisei Week Foundation 2015). His son, Neil, has continued to be a leader in the local agricultural industry, being President of the San Diego Farm Bureau and an advocate for locally-grown produce enterprises and farmers markets.

The property is currently owned by Nagata Brothers, LLC. A modern warehouse, the Yatsu Nagata and Harry Nagata residences, the agricultural fields from 1960s-1970s era, and the burned remnants of the circa 1950s packing shed and George Nagata family residence are currently located on the property. The only 2 remaining buildings of greater than 50 years in age (dating between the early 1950s and early 1960s) are the Harry Nagata and Yatsu Nagata residences.

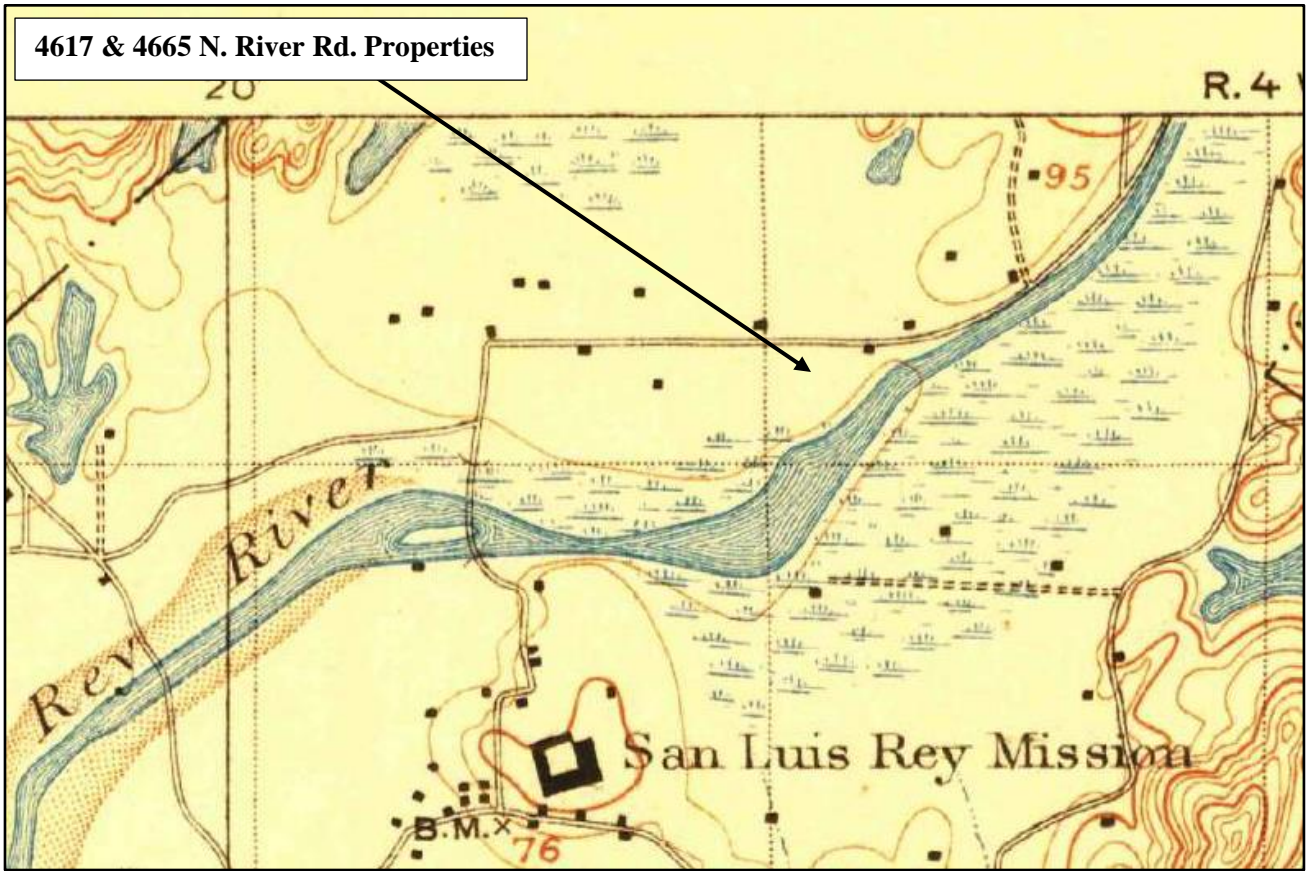


Figure 4 Proposed Project Location on U.S.G.S. Quadrangle Oceanside, 1:62500, 1901



Figure 5 Proposed Project Location on 1928 Aerial Photograph

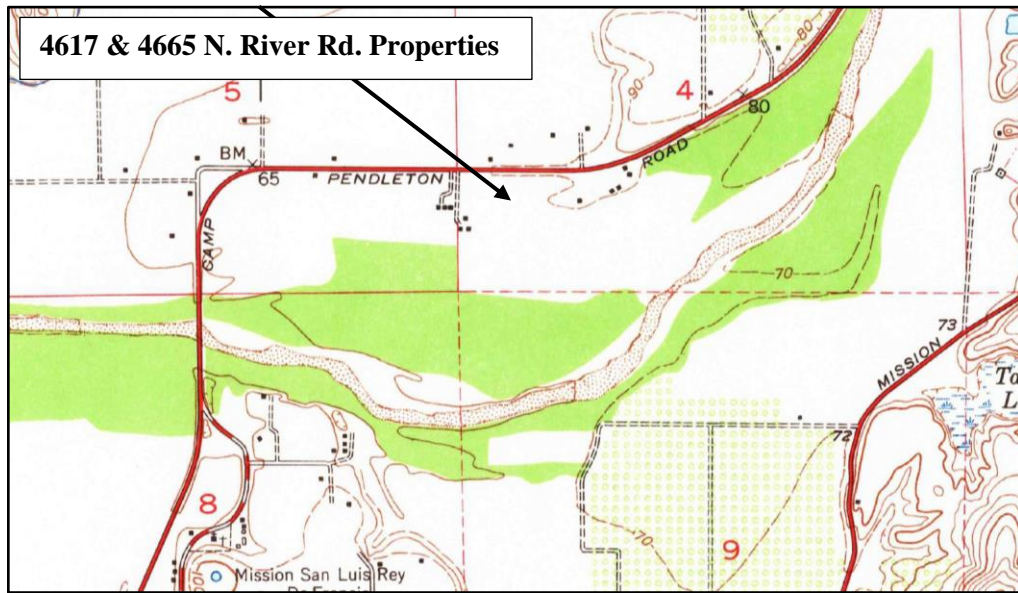


Figure 6 Proposed Project location on U.S.G.S. Quadrangle San Luis Rey 1:24000, 1948



Figure 7 Proposed Project Location on 1938 Aerial Photograph



Figure 8 Proposed Project Location 1953 Aerial Photograph



Figure 9 Proposed Project Location on 1967 Aerial Photograph

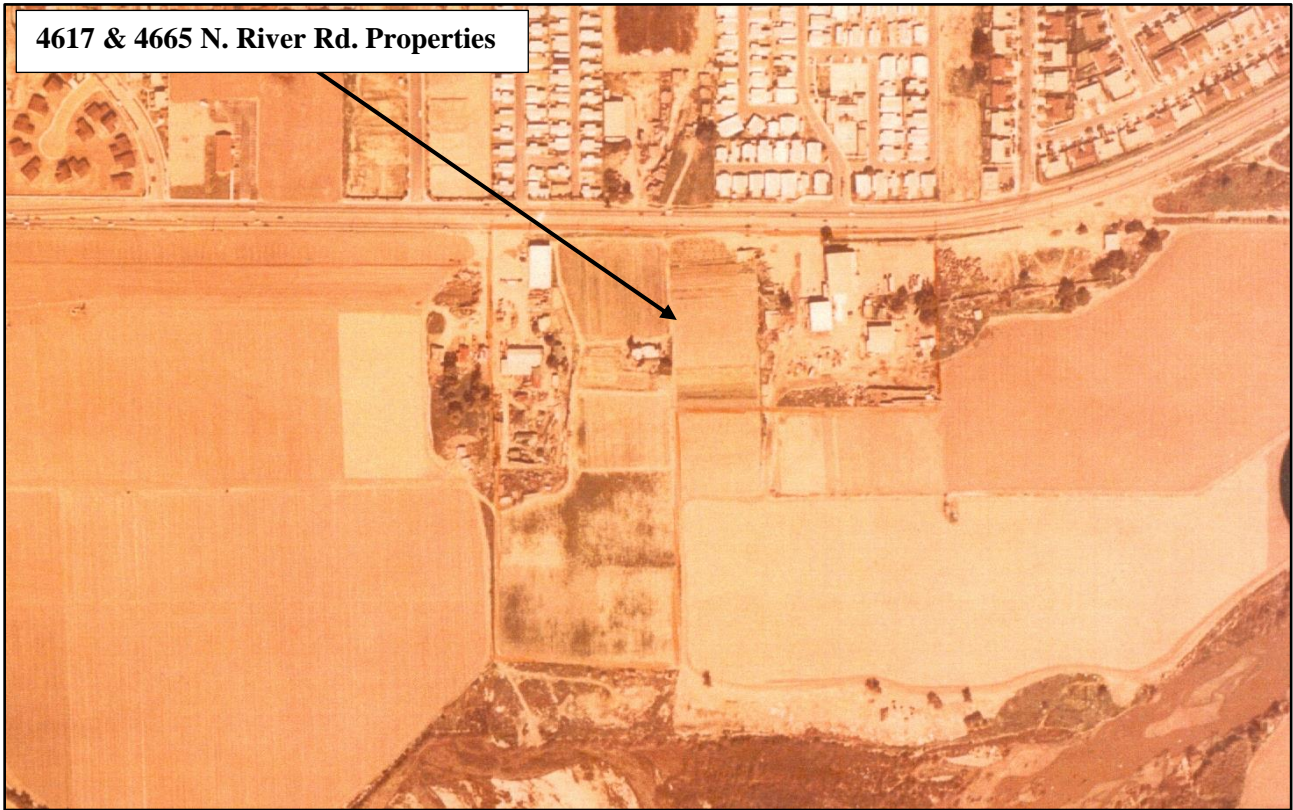


Figure 10 Proposed Project Location on 1979 Aerial Photograph



Figure 11 Proposed Project Location on 1989 Aerial Photograph

D. RECORD SEARCH RESULTS

A one-mile radius record search was conducted by the South Coastal Information Center (SCIC). Ninety-two cultural resource projects have been conducted within the one-mile radius. Eight of these studies are related to Caltrans highway improvement projects, seventeen projects address infrastructure improvements mostly related to river flood control, twenty-three concern Mission San Luis Rey and environs and Rancho Guajome, and the remainder involve private development projects. Five are located in close proximity to the proposed Project, but had negative results. These studies are itemized in Table 1 below.

These archaeological projects resulted in the recordation of 24 cultural resources. Seven sites are associated with the Mission San Luis Rey and environs. Eleven locations of sparse or isolated prehistoric artifacts, recorded between 1971 and 1990, were described as heavily disturbed or destroyed by agricultural or development activities. Three prehistoric sites are mapped in areas now developed, two recordings were isolated artifacts, and one historic recording is the San Luis Rey Wastewater Treatment facility evaluated as 6Z “found ineligible for NR, CR, or local designation through survey evaluation.” These recorded sites are itemized in Table 2 below.

In summary, the record search results indicate that many sensitive archaeological sites are associated with the Mission San Luis Rey and a surrounding area of approximately 0.5 mile on the south side of the San Luis Rey River. The remaining three archaeological sites recorded southeast of the proposed Project south of the San Luis Rey River and the ten archaeological sites north of the proposed Project and the San Luis Rey River were heavily impacted by agricultural and development activities. Based on the archaeological report summaries, resource record forms, and a review of land uses depicted on Google Earth, it is likely that few if any still exist. Of interest, there are no archaeological resources recorded closer than 0.4 mile to the Proposed project. It is also interesting to note that despite much of the record search area being located in alluvial and possibly depositional environments, no mention is made of discovery of buried deposits.

Table 1: Cultural Resource Projects within One Mile of the Proposed Project

Report #	Author	Date	Report Title	Resources Recorded
SD-00032	Dominici, Debra A.	1989	Archaeological Survey Report for the Highway 76 Widening and New Alignment Project San Diego County, 11-SD-76, P.M. R2.41R4.7, 11223-910054, P.M. R4.5/R6.2, 11222-010010, P.M. R6.4/R7.2, 11222-10030, P.M. 3.6/4.2, 11222-18403G.	37-001246, 37-001272, 37-005422, 37-005445, 37-005508, 37-007787, 37-011461, 37-011462
SD-00257	Carrico, Richard and Clifford V. Taylor	1977	Archaeological Investigations of the Orchard Creek Project Oceanside, California.	37-005130, 37-005131, 37-005132
SD-00266	Cardenas, Sean D.	1989	Cultural Resource Survey and Assessment for the Oceanside Emergency Housing Shelter (DSC Job No. 89-06).	37-005422
SD-00440	Chace, Paul G.	1977	An Archaeological & Historical Survey of the Williams Property (San Luis Rey), Oceanside, California.	37-000241
SD-00454	Corum, Joyce M.	1982	First Addendum Archaeological Survey Report for a Proposed Auxiliary Lane Extension in Oceanside 11-SD-78 0.0/3.1 11206-086121.	37-009472, 37-009473
SD-00577	Carrillo, Charles	1982	Map for Highway Alternatives Study 11-SD-76 0.012.9 11821-159021	
SD-00598	Cottrell, Marie	1977	Ivy Ranch, San Luis Rey, California	37-000241
SD-00824	Gallegos, Dennis, Carolyn Kyle, and Roxana Phillips	1990	Cultural Resource Inventory and Testing of Prehistoric/Historic Site MO-1 Oceanside, California	

Table 1: Cultural Resource Projects within One Mile of the Proposed Project (cont.)

SD-00849	Kyle, Carolyn and Dennis Gallegos	1990	Cultural Resource Survey of the Pala Road Subdivision Oceanside, California	
SD-00973	Fink, Gary R.	1980	"Rancho Guajome: Window on the Past" A Test of the Historic Resources at the Casa de Rancho Guajome	37-005992
SD-01070	Franklin, Randy and Richard L. Carrico	1978	A Preliminary Archaeological Reconnaissance for a Proposed Flood Control Project in the Lower San Luis Rey River Drainage.	37-005131, 37-005133, 37-005422
SD-01082	Flower, Douglas, Darcy Ike, Linda Roth, and Susan Sapone Varner	1979	Archaeological Investigation of the Mira Costa Estates Project, Oceanside, California W-1256A, B, C, & D W-1257.	37-004979, 37-004980, 37-004981, 37-004982, 37-004993
SD-01306	Norwood, Richard H.	1978	An Archaeological Survey for Whelan Ranch.	
SD-01320	McCoy, Lesley C. and Jay Thesken	1979	Archaeological Survey of the Rancho Del Oro Property, Oceanside, California	37-005508
SD-01410	Rosen, Martin D.	1984	Biological Mitigation Parcels for State Route 76 11-SD-76 R0.0/R2.9 11206-159020	
SD-01677	Wade, Sue A. and Susan M. Hector	1989	A Cultural Resource Survey of the Loma Alta Creek Improvement Plan Area	
SD-01726	RBR & Associates, Inc.	1988	Extended Initial Study of the New Municipal Facilities Yard for Oceanside, California	
SD-01733	Pigniolo, Andrew, Dennis Gallegos, and Richard Carrico	1986	Cultural Resource Survey of Oak Grove Villas/The Ridge Estates, Oceanside, California	
SD-01825	Carrico, Richard and Terri Jacques	1984	Cultural Resource Survey and Assessment of the Mission Well Project Oceanside, California	
SD-01870	Hector, Susan	1985	Archaeological Survey of Riverside Business Park	
SD-01974	Robbins-Wade, Mary and Karlene Leeper	1989	Cultural Resources Inventory: Whelan Property Acquisition Oceanside, California	37-011468, 37-011469, 37-011470
SD-02189	KELSEY, HARRY AND MAGALOUSIS, NICHOLAS	1991	ARCHAEOLOGICAL AND HISTORICAL INVESTIGATIONS AT MISSION SAN LUIS REY, CALIFORNIA CA-SDI-241 SECTOR C FOR THE PEYRI ROAD WATER LINE PROJECT (711-85-7850) OF THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT	37-000241
SD-02216	MAGALOUSIS, NICHOLAS AND HARRY KELSEY	1991	MISSION SAN LUIS REY PARISH CENTER AUDITORIUM-GYMNASIUM ADDITION CA-SDI-5422 ARCHAEOLOGICAL AND HISTORICAL INVESTIGATIONS	37-000241, 37-005422
SD-02448	ROSEN, MARTIN and JUDITH TORDOFF	1991	EXTENDED PHASE I INVESTIGATIONS AT CA-SDI-5422	37-005422
SD-02464	CORUM, JOYCE	1990	EXTENDED PHASE I INVESTIGATION AT SITES CA-SDI-1272, 5445, 5508, AND 7787 11-SD-76	37-001272, 37-005445, 37-005508, 37-007787
SD-02542	PIGNIOLO, ANDREW	1992	CULTURAL RESOURCE SURVEY OF AN ADDITIONAL 3 ACRE PARCEL TESTING OF SITE CA-SDI-12464H AND REVIEW OF THE RANCHO DEL ORO BILLAGE V11/TOWN CENTER NORTH PROJECT	37-001272, 37-001273, 37-005508, 37-012464
SD-02574	CRAFTS, KAREN	1992	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT FIRST ADDENDUM INTERCHANGE OF ROUTE 78 AND INTERSTATE 5 IN OCEANSIDE	
SD-02590	MAGALOUSIS, NICHOLAS and HARRY KILSEY	1992	PRELIMINARY ARCHAEOLOGICAL AND HISTORICAL INVESTIGATIONS AT MISSION SAN LUIS REY CA-SDI-241, SECTOR D	37-000241
SD-03166	GROSS, TIMOTHY, MARY ROBBINS-WADE, and RUTH C. HILTER	1994	ARCHAEOLOGICAL TESTING FOR PROPOSED FRIARY MISSION SAN LUIS REY, SDI 241 SAN DIEGO COUNTY, CALIFORNIA	37-000241
SD-03232	ALTER, RUTH C. and GEORGE TIMOTHY GROSS	1995	CULTURAL RESOURCES SURVEY OF THE CANYON VISTA PROJECT OCEANSIDE, CA	
SD-03409	City of Oceanside and RECON	1995	DRAFT EIR FOR THE SAN LUIS REY WASTEWATER TREATMENT PLANT INTERIM EXPANSION	
SD-03509	ROBBINS-WADE, MARY and RUTH C. ALTER	1999	ARCHAEOLOGICAL RESOURCES INVENTORY FOR THE MONARCH POINT PROPERTY, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-03575	BISSELL, RONALD M.	1999	EVALUATION OF THE J.P. HIGGINS HOMESTEAD, CA-SDI-14610H, WITHIN THE PROPOSED GREGORY CANYON LANDFILL STUDY AREA. NEAR PALA, SAN DIEGO COUNTY, CALIFORNIA	37-016049

Table 1: Cultural Resource Projects within One Mile of the Proposed Project (cont.)

SD-03583	WAHOFF, TANYA and REBECCA MCCORKLE APPLE	1999	CULTURAL RESOURCE MONITORING FOR THE SAN DIEGO GAS & ELECTRIC (SDG&E) C-190 SAIDI TOP 50 RECABLE PROJECT, SAN DIEGO COUNTY, CALIFORNIA	37-005422
SD-03731	ROBBINS-WADE, MARY	1997	ARCHAEOLOGICAL RESOURCE INVENTORY FOR THE AUTO AUCTION NORTH EXPANSION, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-03743	ROBBINS-WADE, MARY	1999	ARCHAEOLOGICAL RESOURCES INVENTORY FOR THE SAN LUIS REY ACADEMY PROPERTY, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	37-005422
SD-04341	KYLE, CAROLYN	1990	CULTURAL RESOURCE INVENTORY AND TESTING OF PREHISTORIC/HISTORIC SITE MO-1 OCEANSIDE, CA	
SD-04795	MORATTO, MICHAEL J. and ROBERTA GREENWOOD	1991	DRAFT HISTORIC PROPERTIES TREATMENT PLAN SAN LUIS REY RIVER FLOOD CONTROL PROJECT	37-005130, 37-005133, 37-006014, 37-006015
SD-04903	Martin, Rosen and Judith D. Tordoff	1991	Extended Phase I Investigations at CA-SDi-5422, City of Oceanside, California	
SD-04905	Corum, Joyce	1990	Extended Phase I Investigation at Sites CA-SDi-1272, 5445,5508, and 7787	37-001272, 37-005445, 37-005508, 37-007787
SD-04935	ROSEN, MARTIN	1990	PHASE II. ARCHAEOLOGICAL TEST EXCAVATION REPORTS, "THE JONES SITE", CA-SDI-11. 687, CITY OF OCEANSIDE, CA.	37-011687
SD-04936	CORUM, JOYCE	1991	PHASE II ARCHAEOLOGICAL TEST EXCAVATION AT STIE CA-SDI-5445, CITY OF OCEANSIDE, CA 11-SD-76 P.M. R2.4/R7.2	37-005445
SD-04941	RECON	1977	DRAFT ENVIRONMENTAL IMPACT REPORT FOR MURRAAY MISSION	
SD-05099	ROBBINS-WADE, MARY	2002	CULTURAL RESOURCES INVENTORY, DOUGLAS DRIVE CONDOMINIUMS, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-05225	TOREN, GEORGE	1996	Supplemental Report for July-August 1996: Archaeological Monitoring Program: the Liturgical Center @ San Luis Rey Academy	37-000241, 37-005422
SD-05305	SCOTT, GLORIA	1990	HISTORICAL ARCHITECTURAL SURVEY FOR HIGHWAY 76 WIDENING & NEW ALIGNMENT PROJECT OCEANSIDE, SAN DIEGO COUNTY	
SD-05863	BULL, CHARLES S.	1977	AN ARCHAEOLOGICAL SURVEY OF MURRAY MISSION OCEANSIDE, CALIFORNIA	
SD-06082	FORD, DEBORAH	1996	SOUTHWEST COMMUNITY BANK AT 277 NORTH EL CAMINO REAL ENCINITAS, CALIF. 92024	
SD-06779	CALTRANS	1989	ARCHAEOLOGICAL SURVEY REPORT FOR THE HIGHWAY 76 AND NEW ALIGNMENT PROJECT	37-000241, 37-001246, 37-001266, 37-001267, 37-001268, 37-001272, 37-001273, 37-005130, 37-005141, 37-005308, 37-005422, 37-005445, 37-006023, 37-006024, 37-007787, 37-008088, 37-008089, 37-010078, 37-010079, 37-010080, 37-010559, 37-010560, 37-011462, 37-011464
SD-07314	CHEEVER, DAYLE	1999	CULTURAL RESOURCES SURVEY REPORT FOR THE SAN LUIS REY WASTEWATER TREATMENT PLANT	37-011468, 37-011470
SD-07410	PALLETTE, DREW	2002	CULTURAL RESOURCE STUDY FOR 4466 PALA ROAD, OCEANSIDE, CALIFORNIA	37-001264, 37-001266, 37-001272, 37-001273, 37-005422, 37-005508, 37-010078, 37-011961, 37-012464, 37-016500
SD-07540	ROBBINS-WADE, MARY	1990	ARCHAEOLOGICAL SURVEY REPORT: FOR THE ANGLO-AMERICAN AUCTION PROPERTY	
SD-07657	WESTEC SERVICES, INC and R.L. FRANKLIN	1979	CULTURAL RESOURCE TEST SAMPLING PROGRAM FOR A PROPOSED FLOOD CONTROL PROJECT IN THE LOWER SAN LUIS REY RIVER DRAINAGE, OCEANSIDE, CALIFORNIA	
SD-07722	CALTRANS	1984	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT: 11-SD-76 R 0.0/R 2.9	

Table 1: Cultural Resource Projects within One Mile of the Proposed Project (cont.)

SD-08469	CARRICO, RICHARD L. and R.L. FRANKLIN	1979	CULTURAL RESOURCE TEST SAMPLING PROGRAM FOR A PROPOSED FLOOD CONTROL PROJECT IN THE LOWER SAN LUIS REY RIVER DRAINAGE, OCEANSIDE, CA	
SD-08733	CARRICO, RICHARD, TERRI TACQUES, and DENNIS GALLEGOS	1986	MISSION WELLS DRAFT APPENDICES-CULTURAL RESOURCES SURVEY AND ASSESSMENT OF THE MISSION WELLS PROJECT OCEANSIDE, CALIFORNIA	
SD-08740	HAMPSON, R. PAUL and PORTIA LEE	1993	ARCHAEOLOGICAL AND ARCHITECTURAL INVESTIGATIONS FOR THE LITURGICAL CENTER AT SAN LUIS REY ACADEMY	
SD-08743	CHACE, PAUL G.	1977	AN ARCHAEOLOGICAL AND HISTORICAL SURVEY OF THE WILLIAMS PROPERTY (SAN LUIS REY), OCEANSIDE, CA	
SD-08749	WESTEC	1988	MISSION DEL ORO FINAL ENVIRONMENTAL IMPACT REPORT (T-43-86; D-91-86; H-1-87; Z-21-86;T-44-86; D-92-86)	
SD-08751	BULL, CHARLES	1977	AN ARCHAEOLOGICAL SURVEY OF MURRAY MISSION OCEANSIDE, CALIFORNIA	
SD-08884	CROUTHAMEL, STEVEN and JOEL PAULSON	2003	SAN LUIS REY PIONEER CEMETERY: AN ARCHAEOLOGICAL & HISTORICAL ASSESSMENT, OCEANSIDE, CALIFORNIA	
SD-09470	Cooley, Theodore G. and Richard L. Carrico	2004	Cultural Resources Inventory Report for Four San Luis Rey Land Outfall Pipeline Route Alternatives, City of Oceanside, California	37-026342
SD-09516	Caterino, David	2005	The Cemeteries and Gravestones of San Diego County: An Archaeological Study	
SD-09520	Robbins-Wade, Mary	2005	San Luis Rey Transit Center - Cultural Resources (Affinis Job No. 2015)	
SD-09610	Robbins-Wade, Mary	2005	Diamond Homes Tentative Subdivision Map-Archaeology (Affinis Job No. 2053)	
SD-09675	Smith, Brian F. and Seth A. Rosenberg	2005	An Archaeological Investigation for the San Luis Rey Crossing Project	37-026841
SD-10095	BISSELL, RONALD	1995	CULTURAL RESOURCES RECONNAISSANCE OF THE OCEANSIDE II PROPERTY (PARCEL 157-020-37) OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-10427	ROBBINS-WADE, MARY	2006	ARCHAEOLOGICAL RESOURCES STUDY, SAN LUIS REY TRANSIT CENTER, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	37-011970
SD-10596	ROBBINS-WADE, MARY	2007	PRESIDIO CONDOMINIUMS PROJECT - CULTURAL RESOURCES (AFFINIS JOB NO. 2196)	
SD-11023	VARIOUS		MISSION SAN LUIS REY	37-005422
SD-11134	ROBBINS-WADE, MARY	2007	CULTURAL RESOURCES SURVEY, THE FELLOWSHIP CENTER, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-12346	WILLIAMS, JACK S.	2004	AN ARCHAEOLOGICAL INVESTIGATION OF THE SUNKEN GARDENS OF MISSION SAN LUIS REY PART I: SETTING AND HISTORICAL BACKGROUND	
SD-12348	WILLIAMS, JACK S.	2004	AN ARCHAEOLOGICAL INVESTIGATION OF THE SUNKEN GARDENS OF MISSION SAN LUIS REY PART III: THE ARCHAEOLOGY OF THE SUNKEN GARDENS	
SD-12349	WILLIAMS, JACK S.	2003	PRESERVATION RECOMMENDATIONS: SUNKEN GARDENS OF SAN LUIS REY MISSION	
SD-12350	CITY OF OCEANSIDE	2005	ENVIRONMENTAL ASSESSMENT OF THE MISSION SAN LUIS REY WATERLINE, OCEANSIDE, CALIFORNIA	
SD-12352	HITTLEMAN, JERRY	2003	MITIGATED NEGATIVE DECLARATION FOR THE MISSION SAN LUIS REY WATERLINE PROJECT	
SD-12353	WILLIAMS, JACK S.	2001	SAN LUIS REY ARCHAEOLOGY - WATER PIPE PROJECT - CA-SDI-241 - PRELIMINARY FINDINGS	37-000241
SD-12437	MOOMJIAN, SCOTT A.	2009	HISTORICAL ASSESSMENT OF THE THOMAS & MARY MCCUTCHEON / ANGEL HOUSE 15880 VIA DEL ALBA, RANCHO SANTA FE, CALIFORNIA 92067	

Table 1: Cultural Resource Projects within One Mile of the Proposed Project (cont.)

SD-12683	UNDERWOOD, JACKSON	2009	ARCHAEOLOGICAL MONITORING REPORT ADDENDUM TO: FINAL ARCHAEOLOGICAL TESTING FOR THE MISSION SAN LUIS REY WATERLINE PROJECT, SAN DIEGO COUNTY, CALIFORNIA	
SD-12982	GREENWOOD AND ASSOCIATES	2011	OUR LADY OF GUADALUPE SPORTS COURTS AND PARKING LOTS, ARCHAEOLOGICAL ELEMENT REVIEW	37-000241, 37-005422
SD-13805	ROBBINS-WADE, MARY	2000	OLD GROVE MARKETPLACE	37-000241, 37-005422, 37-010559
SD-13813	ROBBINS-WADE, MARY	2000	CALLE MONTECITO ARCHAEOLOGY (AFFINIS JOB NO. 1465)	
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)	37-005130, 37-005508, 37-011687, 37-014227, 37-015694, 37-027452, 37-028351
SD-14490	DAVISON, KRISTINA and MARY ROBBINS-WADE	2013	TALONE LAKE VECTOR CONTROL PROJECT (AFFINIS JOB NO. 2552)	37-001272
SD-15421	Mary Robbins-Wade	2013	Cultural Resources Survey and Assessment, Mission/Academy Planned Development Plan, Oceanside, San Diego County, California.	
SD-15474	Kristin Tennesen	2015	eTS #29758, Cultural Resources Survey for the AES Battery Storage Morro Hill Substation Project, San Diego County, California	
SD-15667	Phil Fulton	2014	CULTURAL RESOURCE ASSESSMENT CLASS III INVENTORY, VERIZON WIRELESS SERVICES, OCEANSIDE MUNICIPAL FACILITY, CITY OF OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-15895	Mary Robbins-Wade and Andrew Giletti	2015	VILLA STORIA PROJECT, CULTURAL RESOURCES ASSESSMENT: CA-SDI-5422	
SD-16874	WILLS, CARRIE D. and WILLIAMS, SARAH A.	2016	CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR CELLCO PARTNERSHIP AND THEIR CONTROLLED AFFILIATES DOING BUSINESS AS VERIZON WIRELESS CANDIDATE 'MOONSTONE BAY', 825 DOUGLAS DRIVE, OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA	
SD-16983	HAAS, H.	2017	SAN LUIS REY WATER RECLAMATION FACILITY EXPANSION PROJECT, SAN DIEGO COUNTY, CALIFORNIA	37-011470, 37-037110
SD-17393	GARCIA-HERBST, ARLEEN	2017	CULTURAL RESOURCES INVENTORY FOR THE VILLA AT MISSION SAN LUIS REY CONTINUING CARE RETIREMENT COMMUNITY, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, CALIFORNIA	37-000241
SD-17590	PIGNIOLO, ANDREW and CAROL SERR	2018	CULTURAL RESOURCES MONITORING REPORT FOR THE SAN LUIS REY MISSION ACADEMY, 4070 MISSION AVENUE, CABLE INSTALLATION PROJECT, CITY OF OCEANSIDE, CALIFORNIA	37-005422

Table 2: Cultural Resources within One Mile of the Proposed Project

Primary Site #	Site Description	Recorder	Relation to Proposed Project
P-37-000241	Mission San Luis Rey	M. Courtney (2017), "ABE" (1952), D. Dominici (1989),	Approx. 0.8 mile southwest across San Luis Rey River
P-37-001272	Slight shell scatter, flaked and ground stone artifacts, fire-cracked rock	D. Dominici (1989)	Approx. 0.8 mile east-southeast across San Luis Rey River
P-37-001273	Groundstone, potsherd	T. Kearns (1971)	Approx. 0.7 mile southeast across San Luis Rey River
P-37-001274	Cobble tools, manos, flakes, destroyed	T. Kearns (1971)	Approx. 0.4 mile northeast
P-37-001275	Pestle, scraper plane, flakes, patination, destroyed	T. Kearns (1971)	Approx. 0.4 mile northeast
P-37-001283	Metates, manos, hammerstones, cobble tools, flakes, potsherds, historic, shell, bone, mostly destroyed	T. Kearns (1971)	Approx. 0.5 mile southwest across San Luis Rey River

Table 2: Cultural Resources within One Mile of the Proposed Project (cont.)

P-37-005422	Flaked stone, brownware pottery, shell, cattle bone, fire-affected rock, historic (Chinese ceramics, Majolica, building material, metal, clothing, glass), associated with Mission San Luis Rey	Robbins-Wade, Shultz, Westlund, Wilson, Gilmer (1995), D. Dominici (1989), Greenwood, Bente (1978),	Approx. 0.8 mile south-southwest across San Luis Rey River
P-37-005457	Two felsite flakes, cleared & grazed	R. Norwood (1977)	Approx. 0.7 mile north
P-37-005458	Surface shell scatter, cleared & grazed	R. Norwood (1977)	Approx. 0.8 mile north
P-37-005459	Felsite flake, 20 frags shell, cleared & grazed	R. Norwood (1977)	Approx. 0.9 mile north
P-37-005460	Two felsite flakes, 100 frags. shell, cleared & grazed	R. Norwood (1977)	Approx. 0.9 mile west-northwest
P-37-005461	Light shell scatter, mano fragment, cleared & grazed	R. Norwood (1977)	Approx. 1.0 mile west-northwest
P-37-005462	Isolated battered core tool	R. Norwood (1977)	Approx. 1.0 mile northwest
P-37-005508	Lithic debitage and tools, shell, fire-affected cobbles, disturbed by cultivation & road	D. Dominici (1989), McManus, Corum (1977), T. Kearns (1971)	Approx. 0.9 mile east across San Luis Rey River
P-37-010078	Adobe foundation, well/cistern, associated with Mission San Luis Rey, disturbed by agricultural use and dumping	T. Jacques (1984)	Approx. 0.7 mile southwest across San Luis Rey River
P-37-010079	Adobe brick walls, prickly pear cactus, deteriorated but intact	T. Jacques (1984)	Approx. 0.7 mile southwest across San Luis Rey River
P-37-010080	Shell, hammerstones, flakes, projectile point frag.	T. Jacques (1984)	Approx. 0.7 mile southwest across San Luis Rey River
P-37-011461	Adobe wall section, disturbed by Mission Ave.	D. Dominici (1989)	Approx. 1.0 mile southwest across San Luis Rey River
P-37-011462	Historic cemetery, two TBW sherds	D. Dominici (1989)	Approx. 1.0 mile southwest across San Luis Rey River
P-37-011961	Flaked and ground stone, TBW sherds, historic glass, ceramics, adobe floor/roof tiles, metal	T. Gross, M. Robbins-Wade, L. Jacobson (1990)	Approx. 0.5 mile southwest across San Luis Rey River
P-37-011970	Bedrock milling, flaked & ground stone artifacts, pottery, shell, bone, historic structures, historic artifacts, disturbed by grading, fill, agriculture	Kyle et al. (1990)	Approx. 0.9 mile northwest
P-37-014928	Isolated flake	D. Dominici (1989)	Approx. 1.0 mile south-southwest across San Luis Rey River
P-37-026841	Historic artifact scatter	S. Rosenberg (2005)	Approx. 0.7 mile northeast
P-37-037110	San Luis Rey Wastewater Treatment Plant, NR status 6Z "		Approx. 1.0 mile west

III. RESEARCH DESIGN

The archaeological and historical research were designed and executed as an applied research program within the context of the California Environmental Quality Act (CEQA) (21083.2 of the Statutes and 15064.5 of the CEQA Guidelines). The goal was to develop the historic context for the project property and immediate surroundings (identifying the important events, people, architectural trends, and important archaeological data that characterize this context) and to acquire sufficient research and field data to determine if the sites existing on the property meet the criteria for significance under the California Environmental Quality Act (CEQA) or eligibility for the California Register of Historical Resources. This report follows the guidelines established by the *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format* (OHP 1989).

The Project property is located in proximity to the San Luis Rey River and the Pacific Ocean tidelands and lagoons, natural resource areas that drew Native peoples to the region throughout prehistory. There are numerous prehistoric sites within a one-mile radius of the Project property. Also, less than one mile to the southwest on the south side of the San Luis Rey River is the San Luis Rey Mission, which included a wide sphere of associated settlement that may have extended as far as

the Project property. Archaeological research issues of importance are identified in the Prehistoric Cultural Context (Section II.B. above) that would inform assessments of CEQA significance related to discovered prehistoric archaeological resources. There may also be issues of cultural importance to today's Luiseño people, connected to archaeological or cultural resources that may exist on the Project property. These issues will be dealt with through required Tribal Consultation between the City of Oceanside and the Luiseño Tribes.

The period of historic use of the property, which includes the Oceanside area's late nineteenth-century pioneer settlement, early twentieth-century agricultural development, and the rise of mid-twentieth century agri-business, is important in San Diego History. Artifact deposits from rural households, containing information about consumer behavior, household subsistence strategies, health, and other aspects of everyday life, inform historians about the evolution of rural farming family lifeways through these periods of San Diego County history. Archaeological research issues of importance area identified in the Historic Cultural Context (Section II.D. above) that would inform assessments of CEQA significance related to discovered historic archaeological resources.

IV. METHODS

The studies included 1-mile radius record search at the South Coastal Information Center, research of historical archival and published information concerning the project property and occupants during the late nineteenth through mid-to late twentieth centuries at the Oceanside Historical Society and the San Diego History Center, research of historic aerial photographs and maps at San Diego County Cartographic Services Department, research on-line and interviews regarding the Kawano and Nagata families history and development of the property, survey with Luiseño monitor of the project property, surface evaluation of the six discovered historical archaeological sites and isolates, documentation of the Frank Kawano, Harry Nagata, and Yatsu Nagata residences, completion of a DPR 523 Historical Resources Forms (Attachment 2), and preparation of this report. Field notes, research materials, and maps associated with this investigation are currently on file at Heritage Resources, P.O. Box 8, Ramona, California, 92065.

A. Archival Research

Record searches were completed at the San Diego State University-South Coastal Information Center. Other research materials included: historic maps and aerial photographs on file at the San Diego History Center, County of San Diego Cartographic Services, and Oceanside Historical Society; and additional primary and secondary sources in the authors' research library and available through the internet. Family members, Jay Kawano and Neil Nagata were also consulted.

B. Field Methods

The field survey was completed February 7, 2019 by Heritage Resources archaeologist, Sue Wade, and Saving Sacred Sites Native monitor, Banning Taylor. As a result of the survey, all accessible areas of the property were surveyed using transects of approximately 15-20-meter intervals. Much of the property land surface is covered by structures, is paved parking or work areas, or covered by remains of former structures. Portions of the property have been severely disturbed by structure demolition/cleanup after the 2013 fire. Soils in the agricultural fields were silty alluvium, some of which appeared to have been imported to augment the fields. Some of the survey was hampered by very wet fields after several days of rain.

The eastern parcel, the Kawano property, was surveyed in north/south transects spaced approximately 15-meters apart. On the Kawano property, only a highly-disturbed area in the east-central portion and an agricultural field in the west portion is not built upon or paved. The surveyors started at the northeast corner, walked south across paved areas and concrete slabs of former structures and loading docks, then back north to warehouse, mechanics pit and wood-frame house (Frank Kawano residence). Then north-south transects were employed to survey the organic vegetable field on the west portion. This field has been modified by addition of fill soil and decades of cultivation.

The Nagata property contains some areas of pavement and structures but is primarily agricultural fields. The surveyors started at the east-central area of the parcel and walked the planted field rows in north-south transects. The southern portion of the eastern field was so wet that some of the rows could not be walked. On the western portion of the parcel, structure remains were found including foundation remnants, building rubble, landscape remains, and graded piles of rubble and soil. This area is apparently the former location of the George Nagata residence and a warehouse that burned in 2013. At the north edge of this area, is a stucco house (the Harry Nagata residence). The paved area at the northwest was walked and the survey was completed by walking north-south transects across the agricultural field in the northeast portion of the property north of the 1960s house (the Yatsu Nagata residence).

Sue Wade returned to the property on February 9 to document the three residences (the Frank Kawano, Harry Nagata, and Yatsu Nagata residences) discovered on the property during the survey. Exterior photographs were taken, architectural attributes of the structures were documented, and any associated landscape features were noted.

V. RESULTS

A. FIELD SURVEY

The Project property is completely developed with three residences, agricultural structures, paved parking lots, and agricultural fields. While warehouses were constructed during the first decades after the property was purchased by the Kawano and Nagata families, examination of the historic and current aerial photographs confirms that any earlier warehouses have been replaced by more recent industrial structures. Remains of past structures, in the form of disrupted concrete foundation remnants and other building debris, are scattered across the two parcels, with two concentrations at the east-central portion of the Kawano property and at the west central portion of the Nagata property. The Nagata property debris location is the former site of the George Nagata residence that was destroyed and a warehouse that burned. Both areas have been seriously disrupted by site clean-up and debris removal, such that no intact features remain. The current situation is that only three residences exist on the Project property that exceed 50 years in age.

As a result of the February 7 field survey, 3 isolated prehistoric artifacts and the 3 historic residences were recorded. All are documented on appropriate DPR523 Resource Record Forms (Confidential Attachment 1).

P-37-038466 was discovered at the base of a warehouse structure on the eastern portion of the Kawano parcel. The isolated occurrence consists of a brownware pottery rim sherd fragment and a fragment of *donax* sp. shell located in the dripline of a warehouse and an adjacent erosional rill amidst gravel and broken glass debris. No additional prehistoric cultural material was found.

P-37-038467 was discovered in center east of the southern agricultural field on the Nagata property. The isolated occurrence consists of a brownware pottery sherd fragment located in a disturbed context. No additional prehistoric cultural material was found.

P-37-038468 was located on graded mound of dirt in burned debris field at center of western portion of the Nagata property. The isolated occurrence consists of a bifacial granitic mano located in a disturbed context. No additional prehistoric cultural material was found.

P-37-038464 consists of the Frank Kawano residence. Based on the title records and aerial photographs, the Kawano residence was constructed sometime between 1948 and 1953. The structure is a single-story residence of wood-frame construction set on concrete piers. The exterior is horizontal ship-lap siding. The roof is asphalt paper cover with open eaves and board fascia. The cross-gable floor and roof plan exhibit a central front gable elevation facing east and 2 symmetrical side gable ends that protrude approximately 18” in front of the center. The front/east elevation exhibits an entry door with simple wood surround and triangular pediment and two symmetrical windows, all off-set to the left of center. There is one single-light double-hung window to the left, which is the only opening not boarded up. The north elevation contains a side entrance door with simple wooden rain-cover and adjacent window. The side gable has a wood louvered vent. A rectangular gable-roof building addition is inset into the northwest cross of the building plan. The west elevation contains additional door and window and a deteriorated wood rear-porch overhang. The south elevation is nearly flush with a more recent mechanic’s shed. Remaining ornamental landscape includes two 10-15-foot-tall joshua trees and two 40+-foot-tall cedar trees that frame the eastern entrance, citrus trees to the northwest, and a hedge along the south. A crop field extends, on the other side of a fence, from the back porch to the west. The house is vacant, deteriorating from dis-use, and surrounded by the So Cal Ag Properties asphalt pavement, warehouses, and other industrial facilities. The house is a simple vernacular structure of no outstanding architectural significance and its context is compromised by surrounding modern industrial buildings, infrastructure, and modern residential development.

The Kawano Property was vacant land, likely pasture for the Libby family dairy farm (1928 and 1938 aerial photographs) that included the Kawano Property before its purchase by Frank Y. Kawano in September 1947. By 1953 (1953 aerial photograph), the Kawanos had constructed structures on the eastern property boundary, a residence (the Frank Kawano Residence) and associated structures on the west-central portion of the property, and three rectangular warehouses in the center of the property. The western approximately one-third of the property was in agriculture. The Frank Kawano Residence, the warehouses added in 1979, and the western agricultural field are the basic property configuration that remains today. The structures along the eastern property boundary were removed by 1989. The only remaining structure on the Kawano parcel, of greater than 50 years in age (construction dating between 1948 and 1953), is the Frank Kawano Residence.

P-37-038465 consists of the Harry Nagata residence. Based on the title and official records and aerial photographs, the Harry Nagata residence was constructed sometime between 1947 and 1953. The house is now vacant. The building is a single-story residence of probable wood-frame construction set on concrete pier foundation. The exterior cladding is currently stucco but that appears to be a re-treatment. The roof is asphalt paper with open eaves and board fascia that is mostly fallen off. The small house is a front-facing “L”-shape floor plan. The roof is low-pitch hipped with a segment cut out over the bend in the L to accommodate the front entrance. The front elevation contains the front door and

extended-roof-line covered porch, with a linear rectangular picture window to the right. Wood-frame double-hung windows are evenly spaced on the remaining three sides of the house. There is a single-wall vertical-board building addition to the rear on a concrete perimeter foundation. The addition exhibits aluminum frame slide windows and a rear door with no porch. There is little remaining landscaping: two olive trees, some citrus, and a few ornamentals. There is a warehouse to the north, graded pad to the west, and the debris from the destroyed George Nagata house and burned warehouse to the south. The Harry Nagata residence is in poor condition. The residence is a simple vernacular structure of no architectural distinction.

The Nagata Property was vacant land, likely pasture for the Libby family dairy farm (1928 and 1938 aerial photographs), which included the Nagata Property before its purchase by George T. Nagata in September 1947. By 1953, the Nagata brothers (George Takamasa Nagata, Harry Hisashi Nagata, and Mitsura Nagata) had constructed 2 residences (one for the George Nagata family, now destroyed, and one for the Harry Nagata family, still in existence) and a packing shed on the west central portion of the property. The remainder of the property was in agriculture (aerial photographs 1953). Neil Nagata states that Harry Nagata lived on the property until 1972 and that the George Nagata family moved from the property in 1983 (their house was subsequently destroyed). On 9/25/2013, a fire destroyed the 1960s warehouse and any structures that may also have remained in this west-central area. The Harry Nagata residence is one of two remaining structures on the Nagata property of greater than 50 years in age (construction dating 1947-1953).

P-37-038469 consists of the Yatsu Nagata residence. Based on the title and official records, aerial photographs, and Neil Nagata personal communication, the Yatsu Nagata residence was constructed sometime between 1953 and 1967, most likely in the 1960s. The structure is a single-story residence of wood-frame construction set on a poured concrete foundation. The exterior cladding is partially vertical board (likely a decorative siding treatment in the cross gable front elevation) and partially stucco. The roof is asphalt rolled roofing with open eaves and board fascia. The cross-gable floor and roof plan consist of one long gabled rectangle, with a protruding cross gable that forms part of the front elevation. The cross-gable component has an extended roofline that forms a porch over the centrally-located entry door with brick fireplace on the left. The cross gable also contains an aluminum-frame "picture window" with side lights. To the right of the entry are three sliding aluminum-frame strip windows and to the left of the cross gable is a garage that has been converted into a room. A corrugated aluminum shed-roof car port is attached to the east wall. The aluminum-frame sliding windows continue in a strip around the remaining three sides of the house. Remaining ornamental landscape includes palms, joshua trees, pines, mostly dead native trees, and unkempt shrubbery. Crop fields extend to the south, west, and north. Calle Joven is to the east. The house is occupied, but is in poor repair and is deteriorating from age. The residence is typical of Contemporary style of American houses built after World War II, particularly in subdivision tracts and is of no architectural significance.

The Nagata Property was vacant land, likely pasture for the Libby family dairy farm (1928 and 1938 aerial photographs) that included the Nagata Property before its purchase by George T. Nagata in September 1947. Between 1953 and the 1960s, the property supported two family residences, agricultural warehouses, and agricultural fields (aerial photographs 1953). By 1967, a third house (the Yatsu Nagata residence) was built at the east central boundary of the property and a Notice of Completion was filed in 1961 for the driveway along the eastern boundary of the Nagata Bros. property to the 1960s house (aerial photographs 1967, Notice of Completion, Records File No. 156814, 9/8/1961). Neil Nagata, son of

George Nagata, states that this residence was built for his grandmother Yatsu Nagata. Neil Nagata states that the George Nagata family moved from the property in 1983 (their house was subsequently destroyed). On 9/25/2013, a fire destroyed the 1960s warehouse and any structures that may also have remained in this area. The Yatsu Nagata residence is one of two remaining structures on the Nagata property of greater than 50 years in age (construction dating to the 1960s).

VI. MANAGEMENT CONSIDERATIONS

Archaeological research, field survey, resource documentation and recordation of DPR 523 Resource Record Forms were completed for the North River Road Planned Block Development Overlay District Project property (composed of the Kawano and Nagata parcels). This work was completed in compliance with Environmental statutes, regulations, and planning documents of the City of Oceanside and the State of California.

- The City of Oceanside General Plan Environmental Resource Management Element recommends to:
Encourage the conservation and protection of significant cultural resources for future scientific, historic, and educational purposes (1975/2002: p. 8).
- The California Public Resources Code, Division 13. Environmental Quality, Chapter 2.6, 21083.2 requires that:

As part of the determination made pursuant to Section 21080.1, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the environmental impact report shall address the issue of those resources. An environmental impact report, if otherwise necessary, shall not address the issue of nonunique archaeological resources.

g) As used in this section, "unique archaeological resource" means 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.

(h) As used in this section, "nonunique archaeological resource" means an archaeological artifact, object, or site which does not meet the criteria in subdivision (g). A nonunique archaeological resource need be given no further consideration, other than the simple recording of its existence by the lead agency if it so elects.

- California Code of Regulations (CCR) Title 14, Chapter 3, 15064.5.

Determining the Significance of Impacts to Archeological and Historical Resources

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the

requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and 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 may be likely to yield, information important in 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, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) 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.

Surface observations were sufficient for the isolated archaeological artifacts (P-37-038466, P-37-038467, and P-37-038468), to conclude that, due to their situation as isolates in a disturbed context, they lack sufficient data potential and integrity to address important research questions per CCR 15064.5 (a) (3) (D). For the three historic residences (P-37-038464/the Frank Kawano residence, P-37-038465/the Harry Nagata residence, and P-37-038469/the Yatsu Nagata residence), research in the form of review of the parcels' Chain of Title, review of records at the Oceanside Historical Society and San Diego History Center, review of documents "on-line," interviews with the property owners, and in-field architectural documentation provided sufficient information to address the criteria for eligibility for the California Register of Historical Resources (CCR 15064.5 (a) (3) (A), (B), and (C)). As documented in the historic research, the three residences were built as family residences for the Kawano and Nagata families, and while successful agricultural families in Oceanside in the latter half of the 20th century, their residences are not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage nor are they associated with the lives of persons important in our past. The structural documentation completed during the field survey confirms that the three residences are vernacular structures and do not embody 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. And finally, as structures, they have not yielded, or may be likely to yield, information important in prehistory or history.

In summary, historical research, field survey and archaeological and structural resource documentation and assessment, resource recordation, and preparation of this technical report were completed for the North River Road Planned Block

Development Overlay District Project property (composed of the Kawano and Nagata parcels). As a result of these studies, it is concluded that none of the cultural resources found on the property meet the criteria for eligibility for the California Register of Historical Resources per CCR 15064.5 (a) (3) (A), (B), (C), and (D). The studies were also sufficient to determine that no cultural resources were found on the property that qualify as a “unique archaeological resource” and that the proposed Project will not have a significant effect on archaeological resources per PRC 21083.2. The studies were also sufficient to conclude that the proposed Project will not contradict the City of Oceanside General Plan Environmental Resource Management Element recommendation to encourage the protection of significant cultural resources for future scientific, historic, and educational purposes (1975/2002: p.8). No further measures related to cultural resources on the North River Road Planned Block Development Overlay District Project property are recommended prior to ground-disturbing activities in relation to Project demolition or grading. Because the property is located on an alluvial terrace associated with the San Luis Rey River and because three isolated prehistoric artifact/ecofact occurrences were discovered during the field survey, it is possible that buried archaeological resources could be encountered during excavations. Therefore, it is recommended that an archaeological monitoring program be implemented at the time of Project development. Development of the monitoring program should take place in consultation with the Luiseño Bands.

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CONFIDENTIAL ATTACHMENT:

1: DPR 523 Resource Record Forms

**Archaeological and Historical DPR 523 Resource Record Forms are Confidential and on file with the South
Coastal Information Center**