
Appendix D-1

Negative Cultural Resources Phase I Inventory Report

March 15, 2023

14031

Adam Robinson
RAF Pacifica Group
25 East E Street
Encinitas, CA, 92024**Subject: Negative Cultural Resources Phase I Inventory Report for the Eddie Jones Industrial Way Project, Oceanside, California**

Dear Mr. Robinson:

The following letter report summarizes the negative results of the Cultural Resources Phase I Inventory conducted for the Eddie Jones Industrial Way Project (project), located in Oceanside, California (Figure 1). The approximately 31.79-acre property is located at 250 Eddie Jones Way in the City of Oceanside. This cultural resources investigation was conducted in accordance with the California Environmental Quality Act (CEQA) and the City of Oceanside Guidelines for historical resources. The City of Oceanside (City) is the CEQA Lead Agency for the project. In accordance with CEQA, Dudek performed a phase I cultural resources inventory for the entire area of potential effect (APE). The project APE consists of the approximately 31.79-acre area (Figure 2).

CEQA refers to sequential stages of cultural resources investigation, including Inventory, Evaluation, and Mitigation. Phase I (Inventory), Phase II (Evaluation), and Phase III (Mitigation) are vernacular terms used in the cultural resources industry. For the purposes of this report, Phase I is defined as an Inventory and includes archival research for archaeological resources and Tribal Cultural Resources (TCR), pedestrian surveys, and other inventory methods.

A South Coastal Information Center (SCIC) records search did not identify previously recorded cultural resources within the project's APE. A Sacred Lands File (SLF) check was requested from the Native American Heritage Commission (NAHC) and results are positive. However, the NAHC results did not specify if resources intersect the project APE or not. An intensive pedestrian survey of the project did not identify any cultural resources within the project APE.

Based on the current condition of the project APE, and the negative survey, and records search results, archaeological monitoring is not recommended for the proposed project. The project is unlikely to impact undiscovered cultural resources. In the unlikely event that cultural resources are encountered during exposure of subsurface soils, ground-disturbing work should be immediately halted in the area and a qualified archaeologist should be retained to evaluate the resources.

1 Project Description and Location

The project site is located at 260 Eddie Jones Way located at the northeastern corner of Benet Road and Eddie Jones Way in the City of Oceanside, California in northwest San Diego County on an approximate 31.79-acre site. The project site falls within Sections 13 of Township 11 South, Range 5 West of the San Luis Rey, California 7.5-minute U.S. Geological Survey Topographic Quadrangle Map (Figure 1).

The proposed project consists of the development of a new 566,905-square-foot warehouse and distribution facility. The proposed warehouse and distribution facility would consist of 369,415 square feet of warehouse area, 158,320 square feet of manufacturing space and 39,170 square feet of office area designated as a single building that could support multi-tenant occupancies. Loading docks would be provided on the north and south sides of the proposed building with a total of 114 truck terminals. Access to the project site would be maintained and improved as necessary with existing access points from Alex Road at the northeast corner, and Benet Road at the southwest corner. Development of the proposed project would include associated landscaping, stormwater features, 590 parking spaces for employee/visitor parking, 60 truck trailer parking stalls, and vehicle circulation area.

2 Regulatory Framework

The City of Oceanside (City) is the Lead Agency for compliance with the CEQA. This study is compliant with cultural resource regulations that apply to the project APE including provisions for the California Register of Historic Resources (CRHR), Native American Historic Cultural Sites (California Public Resources Code section 5097 et seq.), the California Native American Graves Protection and Repatriation Act, CEQA, California Health and Safety Code section 7050.5, Assembly Bill Number 52, and the City's Guidelines.

2.1 The California Register of Historic Resources (Public Resources Code section 5020 et seq.)

Under CEQA, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code section 5020.1(j)). In 1992, the California legislature established CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code section 5024.1(a)). A resource is eligible for listing in the CRHR if the State Historical Resources Commission determines that it is a significant resource and that it meets any of the following National Register of Historic Places (NRHP) criteria:

- Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Associated with the lives of persons important in our past.
- 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.

- Has yielded, or may be likely to yield, information important in prehistory or history.

(California Public Resources Code section 5024.1(c).) Resources less than 50 years old are not considered for listing in the CRHR but may be considered if it can be demonstrated that sufficient time has passed to understand the historical importance of the resource (see 14 CCR, section 4852(d)(2)).

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

2.2 Native American Historic Cultural Sites (California Public Resources Code section 5097 et seq.)

State law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NRHC to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to 1 year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR.

2.3 California Native American Graves Protection and Repatriation Act

The California Native American Graves Protection and Repatriation Act (California Repatriation Act), enacted in 2001, required all state agencies and museums that receive state funding and that have possession or control over collections of human remains or cultural items, as defined, to complete an inventory and summary of these remains and items on or before January 1, 2003, with certain exceptions. The California Repatriation Act also provides a process for the identification and repatriation of these items to the appropriate tribes.

2.4 California Environmental Quality Act

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

1. California Public Resources Code section 21083.2(g): Defines “unique archaeological resource.”
2. California Public Resources Code section 21084.1 and CEQA Guidelines section 15064.5(a): Define historical resources. In addition, CEQA Guidelines section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource;” it also defines the circumstances when a project would materially impair the significance of a historical resource.
3. California Public Resources Code section 5097.98 and CEQA Guidelines section 15064.5(e): Set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.

4. California Public Resources Code sections 21083.2(b)-(c) and CEQA Guidelines section 15126.4: Provide information regarding the mitigation framework for archaeological and historic resources, including options of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

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

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

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

See Section 1.2.2, below for a discussion of the CEQA guidelines for determining significance and mitigating impacts to unique archaeological resources.

2.5 California Health and Safety Code section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (section 7050.5b). If the coroner determines or has reason to

believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (section 7050.5c). The NAHC will notify the Most Likely Descendant. With the permission of the landowner, the Most Likely Descendant may inspect the site of discovery. The inspection must be completed within 24 hours of notification of the Most Likely Descendant by the NAHC. The Most Likely Descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

2.6 Assembly Bill 52

California Assembly Bill 52, which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies in order to address tribal concerns regarding project impacts and mitigation to “tribal cultural resources” (TCR). Public Resources Code section 21074(a) defines TCRs and states that a project that has the potential to cause a substantial adverse change to a TCR is a project that may have an adverse effect on the environment. A TCR is defined as a site, feature, place, cultural landscape, sacred place, and object with cultural value to a California Native American tribe that is either:

1. listed or eligible for listing in the CRHR or a local register of historical resources, or
2. determined by a lead agency to be a TCR.

2.7 City of Oceanside Historic Preservation Ordinance

Chapter 14A of the City of Oceanside Municipal Code, referred to as the Historical Preservation Ordinance, identifies evaluation criteria under which a historical site or area may be designated (City of Oceanside 2017: Section 14A.6, Ordinance No. 82-14, Section 1, 9-8-82):

- 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.

3 Methods

3.1 Records Search

Dudek requested a records search at the South Coastal Information Center (SCIC) at San Diego State University (SDSU) for the project APE and a one-mile radius buffer around the APE on February 2, 2022. The record search identified ninety-seven (97) previous cultural resources studies that have been performed within 1mile of the

project APE. Seven of these previous studies intersect the current project APE and are located in the Table 1 below. Of the seven reports, two are cultural resource testing programs, one is a map for highway alternatives study, one is an archaeological reconnaissance, one is a letter report, one is a historic properties treatment plan, and one archaeological resource study. Approximately 65% of the project has been previously studied. Previous studies that do not intersect the project APE are included in a table as part of Confidential Appendix A.

Table 1. Reports Intersecting Project APE

Report Number	Authors	Date	Title
SD-00577	1982	Carrillo, Charles	Map For Highway Alternatives Study 11-SD-76 0.012.9 11821-159021
SD-01070	1978	Franklin, Randy, and Richard L. Carrico	A Preliminary Archaeological Reconnaissance for a Proposed Flood Control Project in The Lower San Luis Rey River Drainage.
SD-02630	1990	Carrico, Richard	Letter Report for The Whelan Lake Emergency Access Road Alternative in The North Oceanside Annexation Area
SD-04795	1991	Moratto, Michael J. and Roberta Greenwood	Draft Historic Properties Treatment Plan San Luis Rey River Flood Control Project
SD-07657	1979	WESTEC Services Inc. and R.L. Franklin	Cultural Resource Test Sampling Program for a Proposed Flood Control Project in The Lower San Luis Rey River Drainage, Oceanside, California
SD-08469	1979	Carrico, Richard L. and R.L. Franklin	Cultural Resource Test Sampling Program for a Proposed Flood Control Project in The Lower San Luis Rey River Drainage, Oceanside, California
SD-14069	2011	Ni Ghabhlain, Sinead	Cultural and Historical Resource Study for The City of Oceanside General Plan- Circulation Element Update Program Environmental Impact Report (PEIR)

The SCIC records search did not identify any previously recorded cultural resources within the project APE. The records search did identify 33 cultural resources and three historic addresses within the one-mile search radius of the project APE. Of the total 33 resources identified in the one-mile buffer, 23 are prehistoric resources, four historic resources, three are multicomponent sites, two prehistoric isolates, and one unknown site. Of the 23 prehistoric sites, six are shell and lithic scatters, four are artifact scatters, four are habitation sites, four are lithic sites, four are shell sites, and one shell artifact scatter. Of the four historic sites, two sites consist of historic trash pits, one historic foundation, and one historic building. Of the three multicomponent sites, two are historic foundations with lithic scatters and one is a prehistoric habitation site and historic trash scatter. Both prehistoric isolates consist of prehistoric flakes. The closest resource to the project APE is a CA-SDI-5130, a multicomponent site and is located approximately 150 meters northeast of the project APE. No historic addresses have been recorded within the project APE. The results of the records search, tables of listed cultural resources within the one-mile search radius, and all DPR forms are attached as part of Confidential Appendix A.

CA-SDI-5130

CA-SDI-5130 was recorded in 1977 by C.E. Drover as a multicomponent site consisting of prehistoric site consisting of prehistoric habitation site and historic structures extending over an area of approximately 15–20 acres. Artifacts consisted of ground stone fragments, lithic tools, and flakes and features included historic structures.

INFOTEC Research, Inc., conducted a testing program and NRHP evaluation for the San Luis Rey River Flood Control Project in 1990. This site is situated on two alluvial terraces on the north side of San Luis Rey River, just west of North Foussat Road and is covers an approximate 64,000 square meter area. Six prehistoric two historic features were recovered during excavation. Feature 101 consisted of a possible hearth with lithics, faunal, and invertebrate remains. Feature 102 was a pit with human remains, as well as ground stone fragments, lithics, invertebrate remains, faunal remains, charcoal, and historic materials. Feature 103 included human remains associated with ground stones, discoidal, fire affected rock, faunal remains, lithics, charcoal, and invertebrate remains. Feature 104 is composed of bedrock milling, lithic tools, flakes, fire affected rock, faunal remains, invertebrate remains, and two shell beads. Feature 105 consisted of cremation marks of milling stones, lithic debitage, faunal remains, and one shell bead. Feature 106 includes a scatter of fire affected rocks, ground stone, burned soil, and burned grindstone. Historic Feature 1 included a scatter of floor tiles associated with kitchenware, metal, prehistoric ceramic, lithics, and shellfish. Historic Feature 2 is a trash pit with human cranial fragment, butchered bone, household items, structural remains, prehistoric ceramic, lithics, ground stones, shellfish, one shell bead, and fire affected rock.

Gallegos submitted an addendum for a site number correction from CA-SDI-6015 to CA-SDI-5130 in 1993. The original CA-SDI-6015 site was conducted by Gallegos and Schroth in 1991 for the Cultural Resource Evaluation for Prehistoric Site CA-SDI-6015, Oceanside California. This site was originally recorded southwest of CA-SDI-5130 and has been changed to be identified as part of the CA-SDI-5130. This addendum mentions Morrato and Greenwood conducted historic properties treatment plan in 1991 and determined this site, CA-SDI-5130 eligible to the NRHP.

CA-SDI-5130 will not be impacted directly or indirectly by the current project implementation as it does not intersect the APE.

3.2 Archival Research

Historic topographic maps and historic aerial images were reviewed to understand the development of the project area and surrounding properties at historicaerials.com (NETR 2022). Historic aerial photographs of the project site were available for 1938, 1946, 1953, 1964, 1967, 1978, 1980-1986, 1988-1991, 1993-2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. The historic aerials from 1938 to 1953 show the project APE as being undeveloped. By 1953, Benet Road has been developed. The 1964 image shows the airport runway and Eddie Jones Way road are developed. By 1967, the project APE has been graded and two structures, one large L-shaped and a smaller rectangular building, have been constructed along with a parking lot located immediately east of the structures. The structures are most likely the airport buildings. The 1978 aerial reveals that the L-shaped structure has been expanded and landscaping and paved roadways have been developed around the airport structures. Several smaller structures have been constructed within the northern portion of the APE. Commercial development is located south of the airport and runway. The 1980 aerial does not reveal any changes to the APE. The 1981 aerial reveals more development, grading and a square structure, within the western portion of the APE. Historic aerials from 1982-1997 do not reveal any changes to the project APE. The 1998 image shows Benet Road completely developed and paved. Aerials from 1998-2000 do not reveal any changes to the project APE. By 2002, residential development is present north of the APE. The 2003 aerial reveals an additional large rectangular structure has been constructed east and adjacent to the existing airport structures. The historic aerials from 2005 to 2018 do not reveal any changes to the project APE and represent what the area looks like today. Historic age

structures are located within the APE; however, these are considered built environment resources and will be addressed in a separate study.

Historic topographic (topo) maps for the project APE were reviewed (earliest available from for 1893). The airport structures appear on the topographic maps from 1969, 1978, and 2000. Topo maps from 2012, 2015, and 2018 mark the location of the Oceanside Municipal Airport. The historic age structures will be addressed in a separate study.

3.3 NAHC and Tribal Correspondence

A search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was requested on February 4, 2021 (Appendix B). The Sacred Lands file consists of a database of known Native American resources. These resources may not be included in the SCIC database. The NAHC response was received on March 25, 2022, and the Sacred Lands File results were positive. The NAHC response did not specify if cultural resources intersect the project APE or not. It was recommended to contact the La Jolla Band of Mission Indians and the San Luis Rey Band of Mission Indians for more information (Appendix B). The NAHC additionally provided a list of Native American tribes and individuals/organizations with traditional geographic associations that might have knowledge of cultural resources in the area. Outreach letters to the Native American contacts provided by the NAHC were mailed March 25, 2022, to all Native American group representatives included on the NAHC contact list (Appendix B). These letters attempted to solicit additional information relating to Native American resources that may be impacted by the project.

Dudek contacted the La Jolla Band of Mission Indians via telephone and email and have been awaiting their response. The San Luis Rey Band of Mission Indians recommended having a qualified archaeologist and Luiseño Native American monitor to conduct monitoring during construction. The Viejas Band of Kumeyaay Indians responded with requesting a Kumeyaay Cultural monitor to be on site during all ground disturbance. The Pechanga Band of Indians responded requesting to be notified about the project process, copies of all archaeological documentation, consultation with Lead Agency, and to have a qualified archaeologist and Tribal monitor on site during all earthmoving activities. The Rincon Band of Luiseño Indians responded recommending a cultural resources study, record search, to have a Tribal monitor from the Rincon Band accompany the archaeologist during the survey. The NAHC and tribal correspondence is included in Appendix B.

In compliance with Assembly Bill 52, the City, as lead agency, is responsible for conducting government to government consultation with pertinent tribal entities. This letter will be revised to include information obtained through consultation, as it becomes available.

3.4 Intensive Pedestrian Survey

The intensive pedestrian field survey was conducted by Dudek archaeologist Makayla Murillo B.A. on February 11, 2022. Saving Sacred Sites Native American monitor Shelly Nelson participated in the survey. All survey work was conducted employing standard archaeological procedures and techniques consistent with Secretary of the Interior Standards. Fifteen-meter interval survey transects were conducted in a north-south direction (paralleling the project APE boundary), for the majority of the APE. Exposed ground surface areas, such as vegetation clearings, cut banks, and rodent burrows/spoils were inspected for potential subsurface deposits and sediment conditions.

The project APE has been entirely disturbed and developed. Dense vegetation and existing industrial buildings, foundations, and structures obscure ground visibility. Visibility of the ground surface was fair (25%–50%) in undeveloped portions of the project APE where vegetation was dense, while the developed portions of the project were completely obstructed by buildings, foundations, and dense vegetation (e.g., grass, brush, and trees). No cultural resources were identified during the pedestrian survey of the project APE. Built environment resources were observed within the APE. The built environment resources will be addressed in a separate study.

4 Summary and Management Considerations

4.1 Archaeological Recommendations

Dudek's Phase I cultural resources inventory of the project indicates that there is low sensitivity for identifying intact subsurface archaeological deposits during project implementation. The SCIC records search did not identify any resources within the project APE, the review of historic aerials showed extensive grading and disturbance to the project APE, and the pedestrian survey did not identify any cultural resources within the project APE.

In consideration of the negative results of the SCIC records search, archival research, and intensive-level survey, no further archaeological efforts or mitigation, including archeological construction monitoring, are recommended to be necessary in support of implementation of the project.

Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards can evaluate the significance of the find. Construction activities may continue in other areas but should be redirected a safe distance from the find. If the new discovery is evaluated and found to be significant under CEQA and avoidance is not feasible, additional work such as data recovery may be warranted. In such an event, a data recovery plan should be developed by the qualified archaeologist in consultation with the City and Native American representatives, if applicable. Ground disturbing work can continue in the area of the find only after impacts to the resources have been mitigated and with City approval.

Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify the person or persons it believes to be the MLD from the deceased Native American. The MLD shall complete inspection within 48 hours of being granted

TO: MR. ROBINSON
SUBJECT: NEGATIVE CULTURAL RESOURCES INVENTORY REPORT FOR THE EDDIE JONES WAY INDUSTRIAL PROJECT,
OCEANSIDE, CALIFORNIA

access to the site and make recommendations for the treatment and disposition, in consultation with the property owner, of the human remains.

Should you have any questions relating to this report and its findings, please do not hesitate to contact me at 760.846.5874 or mmurillo@dudek.com.

Sincerely,



Makayla Murillo, B.A.
Archaeologist



Angela Pham, M.A., RPA
Archaeologist

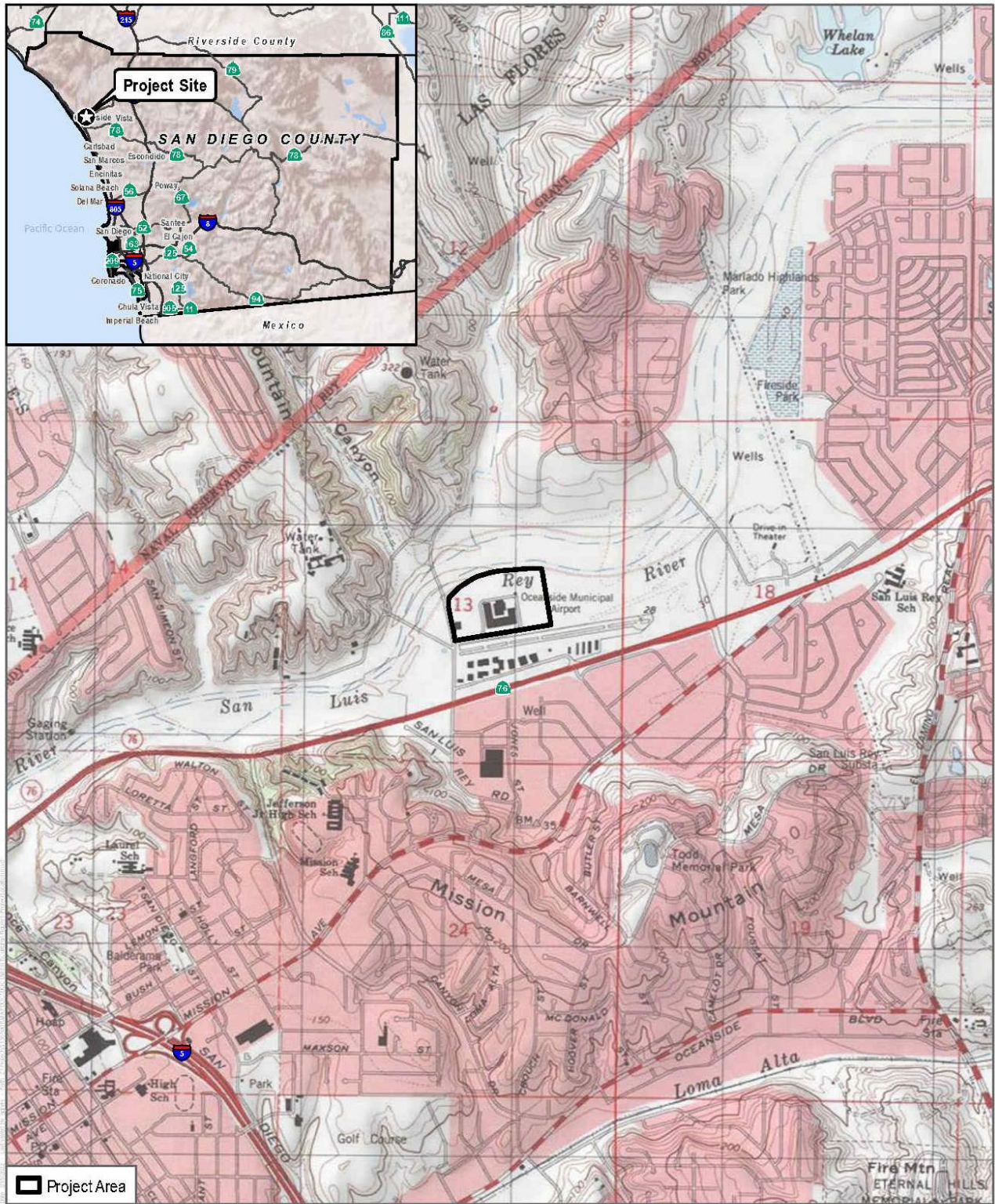
Archaeologist

Att.: *Figure 1, Project Location*
Figure 2, APE Map
Confidential Appendix A, SCIC Records Search Results
Appendix B, Tribal Correspondence
cc: *Angela Pham, Micah Hale Dudek*

5 References

City of Oceanside. 2017. *Municipal Code*. Chapter 14A. Historical Resources. Oceanside, CA.

NETR (National Environmental Title Research LLC). 2020. Area search for: Oceanside, CA. Accessed February 25, 2022. <http://www.historicaerials.com/>.



SOURCE: USGS 7.5-Minute San Luis Rey Quadrangle
Township 11S / Range 5W / Section 13

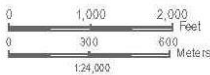


FIGURE 1

Project Location

Eddy Jones Way Industrial



SOURCE: SANGIS 2020, 2022

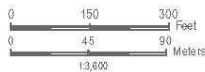


FIGURE 2

Area of Potential Effects

Eddy Jones Way Industrial

National Archaeological Database (NADB) Information

Authors: Angela Pham M.A., RPA; Makayla Murillo B.A.

Firm: Dudek

Project Proponent: City of Oceanside

Report Date: March 2022

Report Title: Negative Cultural Resources Inventory Report for the Eddie Jones Industrial Way Project, Oceanside, California

Type of Study: Cultural Resources Inventory

Resources: None

USGS Quads: San Luis Rey, California, Township 11 South, Range 5 West, Section 13

Acreage: 31.7

Permit Numbers: N/A

Keywords: Pedestrian Survey, Inventory, Negative, City of Oceanside, Eddie Jones Industrial Way

TO: MR. ROBINSON
SUBJECT: CULTURAL RESOURCES INVENTORY REPORT FOR THE EDDIE JONES INDUSTRIAL WAY PROJECT,
OCEANSIDE, CALIFORNIA

Confidential Appendix A

SCIC Records Search Results

TO: MR. ROBINSON
SUBJECT: CULTURAL RESOURCES INVENTORY REPORT FOR THE EDDIE JONES INDUSTRIAL WAY PROJCT,
OCEANSIDE, CALIFORNIA

Appendix B

Tribal Correspondence

APPENDIX B
NAHC Consultation

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Eddy Jones Way Industrial Project (14031)

County: San Diego County

USGS Quadrangle Name: 7.5-Minute Series San Luis Rey Quadrangles

Township: 11S **Range:** 4W **Section(s):** 07,18,19

Company/Firm/Agency: Dudek

Street Address: 605 Third Street

City: Encinitas **Zip:** 92024

Phone: 760.479.4827

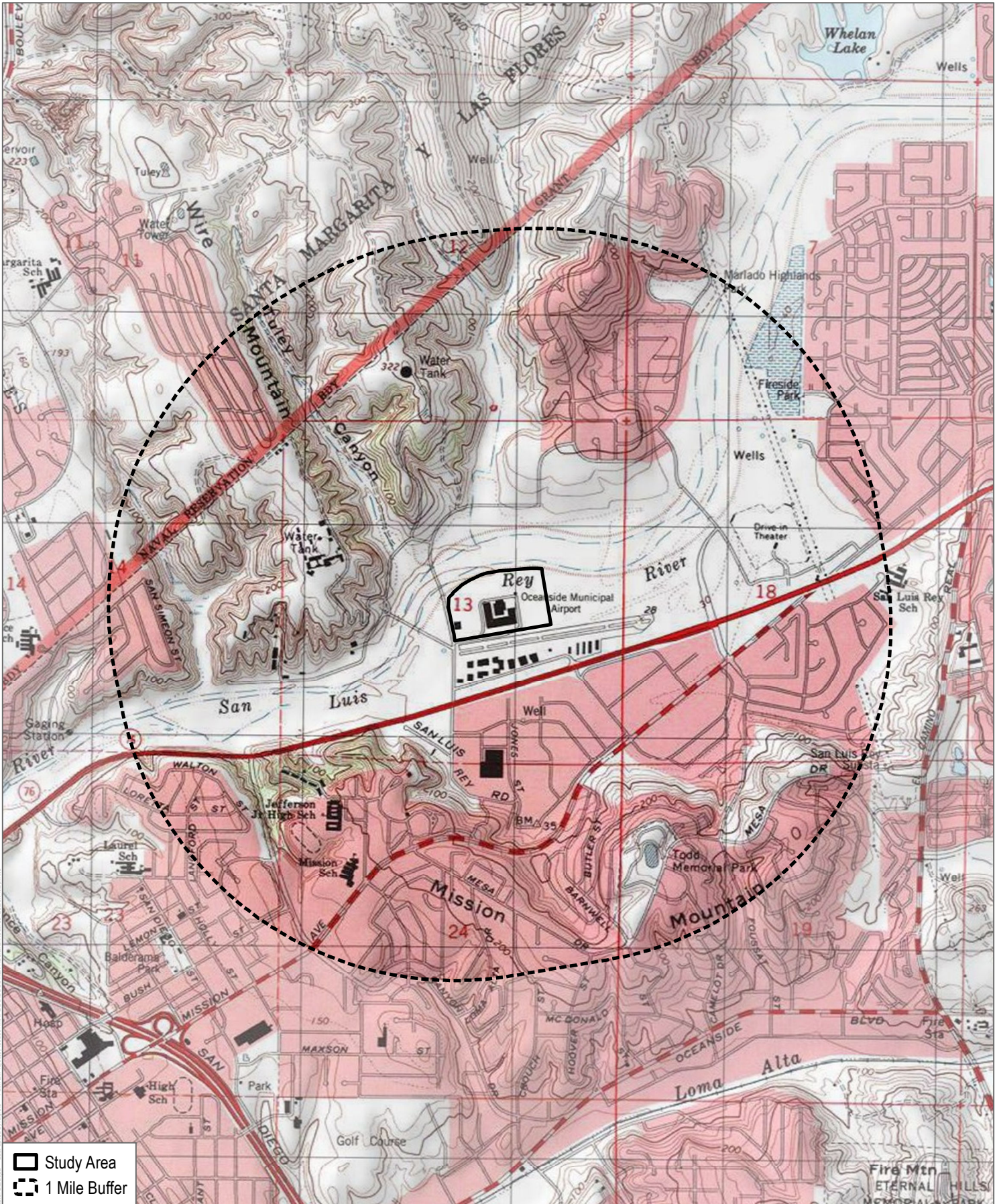
Fax: 760.632.0164



Email: mmurillo@dudek.com & aham@dudek.com

Project Description:

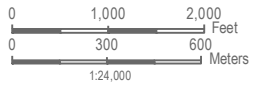
The Eddy Jones Industrial Project would be located on an approximately 3.17-acre site at 260 Eddy Jones Way in the City of Oceanside, California. The site is bounded by the San Luis Rey River to the north, Oceanside Municipal Airport to the south, Benet Road to the west, and open space to the east.

The proposed project consists of demolition of the existing vacant 172,300 industrial manufacturing building and associated improvements on-site, and development of a new 566,280-square-foot warehouse and distribution facility.



 Study Area
 1 Mile Buffer

SOURCE: USGS 7.5-Minute Series San Luis Rey Quadrangle; Township 11S/Range 4W/ Sections 07, 18, 19
 Township 11S/Range 5W/ Sections 11, 12, 13, 14, 23, 24



DUDEK 

Records Search
 Eddy Jones Way Industrial

**Native American Heritage Commission
Native American Contact List
San Diego County
3/25/2022**

Barona Group of the Capitan Grande

Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside, CA, 92040
Phone: (619) 443 - 6612
Fax: (619) 443-0681
cloyd@barona-nsn.gov

Campo Band of Diegueno Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Ewiiaapaayp Band of Kumeyaay Indians

Robert Pinto, Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 368 - 4382
Fax: (619) 445-9126
ceo@ebki-nsn.gov

Ewiiaapaayp Band of Kumeyaay Indians

Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 933 - 2200
Fax: (619) 445-9126
michaelg@leaningrock.net

Iipay Nation of Santa Ysabel

Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5694
cjlinton73@aol.com

Iipay Nation of Santa Ysabel

Virgil Perez, Chairperson
P.O. Box 130 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

Inaja-Cosmit Band of Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. Diegueno
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817
epinto@jiv-nsn.gov

Jamul Indian Village

Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov

Juaneno Band of Mission Indians Acjachemen Nation - Belardes

Matias Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano, CA, 92675
Phone: (949) 293 - 8522
kaamalam@gmail.com

Juaneno Band of Mission Indians Acjachemen Nation - Belardes

Joyce Perry, Tribal Manager
4955 Paseo Segovia Juaneno
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775 Kwaaymii
Pine Valley, CA, 91962 Diegueno
Phone: (619) 709 - 4207

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Eddy Jones Way Industrial (14031) Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
3/25/2022**

**La Jolla Band of Luiseno
Indians**

Norma Contreras, Chairperson
22000 Highway 76 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

**La Posta Band of Diegueno
Mission Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

**La Posta Band of Diegueno
Mission Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**Mesa Grande Band of Diegueno
Mission Indians**

Michael Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula Cupeno
Rd. Luiseno
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

Pauma Band of Luiseno Indians

Temet Aguilar, Chairperson
P.O. Box 369 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422
bennaecalac@aol.com

Pechanga Band of Indians

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

Pechanga Band of Indians

Paul Macarro, Cultural Resources
Coordinator
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6306
Fax: (951) 506-9491
pmacarro@pechanga-nsn.gov

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 297 - 2635
crd@rincon-nsn.gov

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Eddy Jones Way Industrial (14031) Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
3/25/2022**

San Luis Rey Band of Mission Indians

1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

San Luis Rey Band of Mission Indians

San Luis Rey, Tribal Council
1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

San Pasqual Band of Diegueno Mission Indians

John Flores, Environmental Coordinator
P. O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
johnf@sanpasqualtribe.org

San Pasqual Band of Diegueno Mission Indians

Allen Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

Soboba Band of Luiseno Indians

Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

Soboba Band of Luiseno Indians

Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Sycuan Band of the Kumeyaay Nation

Kristie Orosco, Kumeyaay Resource Specialist
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 6917

Sycuan Band of the Kumeyaay Nation

Cody Martinez, Chairperson
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

Viejas Band of Kumeyaay Indians

John Christman, Chairperson
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337

Viejas Band of Kumeyaay Indians

Ernest Pingleton, Tribal Historic Officer, Resource Management
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 659 - 2314
epingleton@viejas-nsn.gov

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NATIVE AMERICAN HERITAGE COMMISSION

March 25, 2022

Makayla Murillo
Dudek

Via Email to: mmurillo@dudek.com & apham@dudek.com

Re: Eddy Jones Way Industrial (14031) Project, San Diego County

Dear Ms. Murillo:

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: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
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COMMISSIONER
William Mungary
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Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
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Kumeyaay

EXECUTIVE SECRETARY
Christina Snider
Pomo

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

Makayla Murillo

From: Ray Teran <rteran@viejas-nsn.gov>
Sent: Friday, April 8, 2022 9:08 AM
To: Makayla Murillo
Cc: Ernest Pingleton
Subject: RE: Eddy Jones Industrial Way (14031)

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

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

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

From: Makayla Murillo <mmurillo@dudek.com>
Sent: Thursday, April 7, 2022 6:36 PM
To: Ray Teran <rteran@viejas-nsn.gov>
Subject: Eddy Jones Industrial Way (14031)

Hello,

I received an email to reach out and follow up with you for the Eddy Jones Industrial Way Project (14031).

Thanks,
Makayla Murillo
DUDEK
605 Third Street
Encinitas, California 92024
T:760.846.5874
www.dudek.com



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly Escobar

April 13, 2022

VIA E-Mail and USPS

Makayla Murillo, B.A., RPA
Archaeologist
DUDEK
605 Third Street,
Encinitas, CA. 92024

RE: Request for Information for the Eddy Jones Industrial Project, City of Oceanside, San Diego County, CA.

Dear Ms. Murillo,

The Pechanga Band of Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents, we have determined that the Project-area is not within our Reservation land's, although it is located in the heart of Our Ancestral Territory. At this time, we are interested in participating in this Project based upon our 'Ayékwish/Traditional Knowledge of the area, this Project's adjacency to two Traditional Cultural Properties, its proximity to known Ancestral remains, to nearby Ancestral Placenames, and because of extensive previously recorded sites in this Project's immediate vicinity. Therefore, we are interested in participating in this Project. The Tribe believes that the possibility of recovering subsurface resources during ground-disturbing activities for this Project is extremely high.

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

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

Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Paul E. Macarro". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paul E. Macarro
Cultural Coordinator
Pechanga Reservation

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

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

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

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



April 25, 2022

Sent via email: mmurillo@dudek.com

Ms. Makayla Murillo

DUDEK

Main Office

605 Third Street

Encinitas, CA 92024

Re: Information Request for the Eddy Jones Industrial Way Project, City of Oceanside, San Diego County, California

Dear Ms. Murillo,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Tribe”), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to provide information pertaining to cultural resources. The identified location is within the Territory of the Luiseño people, and is also within Rincon Band’s specific Area of Historic Interest (AHI).

After review of the provided documents and our internal information, the Band has specific concerns that the project may impact tangible Tribal Cultural Resources (TCRs), Traditional Cultural Landscapes (TCLs), and potential Traditional Cultural Properties (TCPs). Embedded in these resources and within the AHI are Rincon’s history, culture, and continuing traditional identity. Based on the information provided above, the Rincon Band recommends conducting an archaeological/cultural resources study, to include an archeological record search and complete intensive survey of the property. Additionally, we ask that a professional Tribal monitor from the Rincon Band to accompany the archaeologist during the survey.

The Rincon Band further requests to consult directly with the lead agency regarding project impacts to cultural resources. While it is not the responsibility of DUDEK to facilitate State-mandated consultation, the request is included in this letter so the lead agency is aware of the Tribe’s concerns about the project. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 ext. 323 or via electronic mail at cmadrigal@rincon-nsn.gov. We look forward to working together to protect and preserve our cultural assets.

Sincerely,



Cheryl Madrigal

Tribal Historic Preservation Officer

Cultural Resources Manager

Bo Mazzetti
Chairman

Tishmall Turner
Vice Chair

Laurie E. Gonzalez
Council Member

John Constantino
Council Member

Joseph Linton
Council Member