PHASE I CULTURAL RESOURCE STUDY FOR THE 8204 LA JOLLA SHORES DRIVE PROJECT

CITY OF SAN DIEGO, SAN DIEGO COUNTY, CALIFORNIA

APN 346-232-13

Submitted to:

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Development Services Department
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April 16, 2025; Revised April 25, 2025; Revised June 23, 2025

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Archaeological Information Page

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Submitted to:	City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, California 92101
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USGS Quadrangle:	USGS 7.5-minute *La Jolla, California*
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I. INTRODUCTION

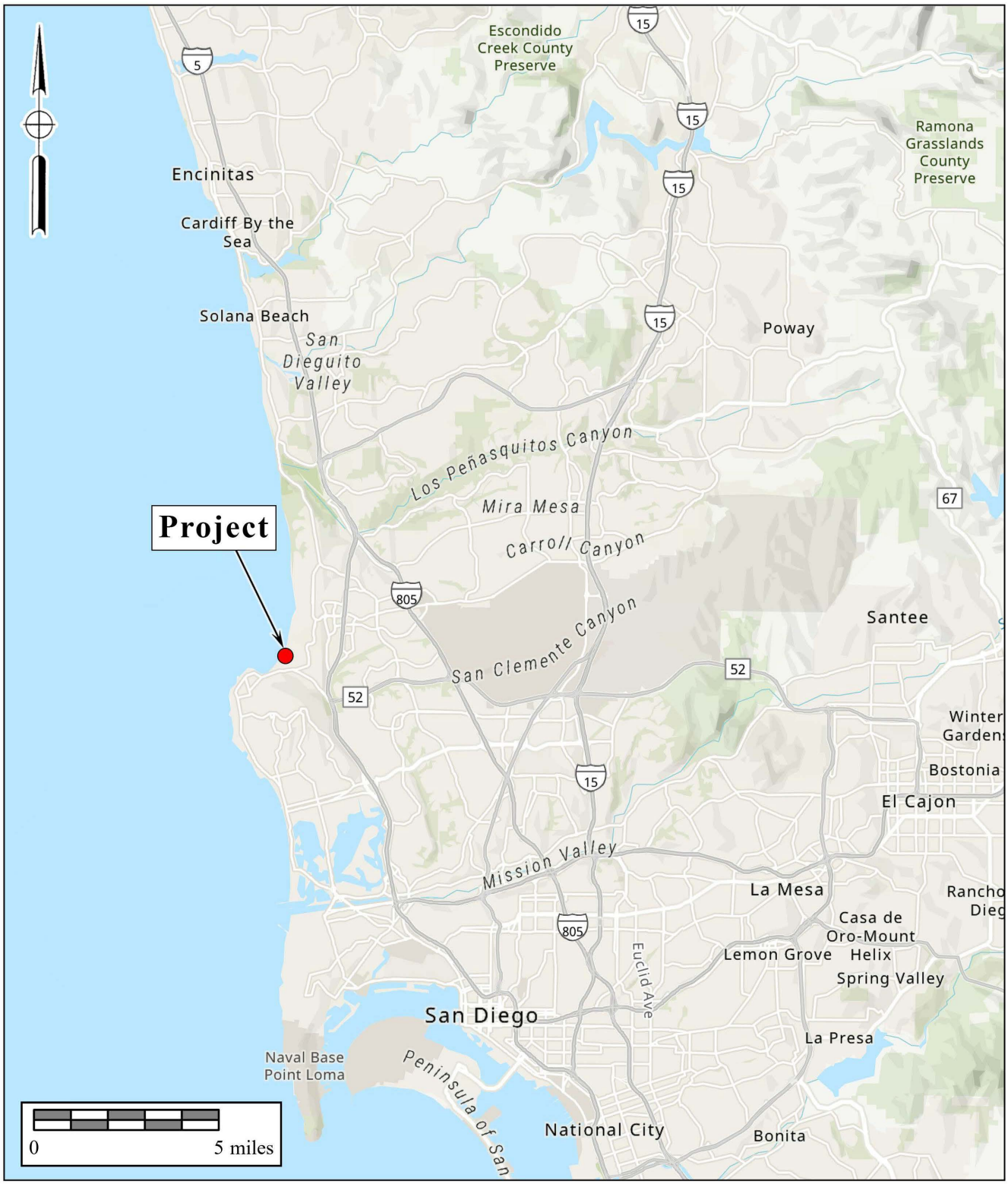
This report describes the cultural resources study conducted by BFSA Environmental Services, a Perennial Company (BFSA), at 8204 La Jolla Shores Drive (Assessor's Parcel Number [APN] 346-232-13). The cultural resources study was conducted in conformance with the California Environmental Quality Act (CEQA), Section 15064.5, and City of San Diego Historical Resources Guidelines (amended July 30, 2024). As required by the City, BFSA conducted an archaeological survey and limited testing of the residential parcel in order to determine if cultural resources exist within the property, and to assess the possible effects of the construction of the proposed development project.

The project is located northwest of the intersection of La Jolla Shores Drive and Vallecitos in the La Jolla Shores community of San Diego, California (Figure 1). The project is situated within the unsectioned former Pueblo Lands of San Diego as shown on the *La Jolla, California* United States Geologic Survey (USGS) topographic quadrangle map (7.5-minute series) (Figure 2). The location of the project is depicted on a portion of the 800-foot-scale City Engineering Map in Figure 3. As proposed, the project includes the demolition of the extant single-family residence followed by the construction of a new two-story single-family residence with a swimming pool (Figure 4).

According to the institutional records search conducted for the project, the project includes a portion of previously recorded archaeological Site SDI-20130. Because significant impacts could possibly be made to Site SDI-20130, archaeological shovel test pits (STPs) were excavated to determine if any subsurface cultural materials were present. BFSA conducted the archaeological survey and the excavation of the four STPs on March 17, 2025, accompanied by a Native American monitor from Red Tail Environmental. As the testing resulted in the recovery of a limited number of cultural materials from within disturbed contexts, no significant cultural resources were observed during the survey and testing. As part of this study, a copy of the report will be submitted to the South Coastal Information Center (SCIC) at San Diego State University (SDSU). All investigations conducted by BFSA related to this project conformed to CEQA and City of San Diego guidelines.

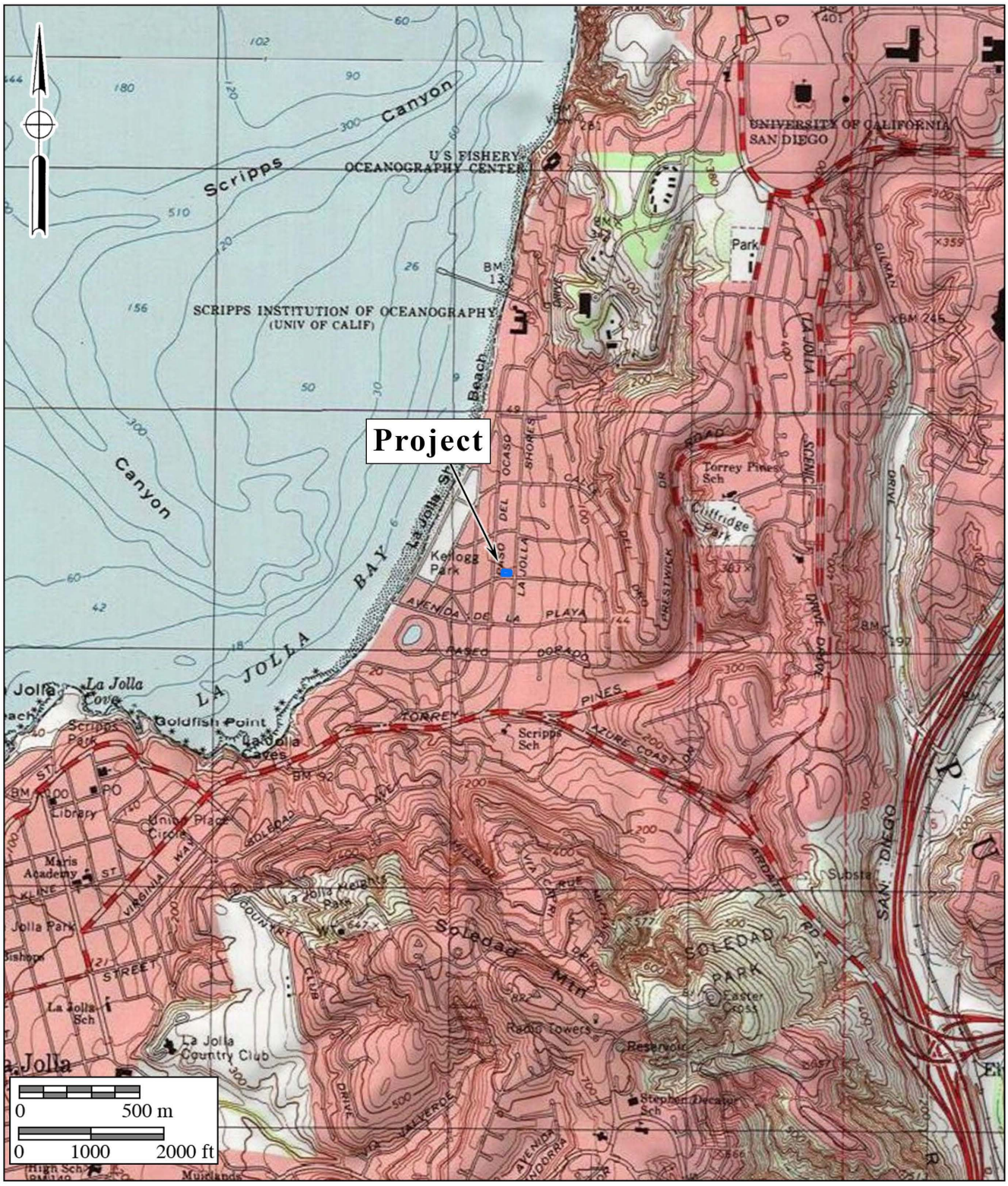
II. SETTING

The project setting includes both the physical and biological contexts of the project, as well as the cultural setting of prehistoric and historic human activities in the general area. The following sections discuss both the environmental and cultural settings of the study area, the relationship between the two, and the relevance of that relationship to the project.



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Figure 1
General Location Map
The 8204 La Jolla Shores Drive Project
Esri World Navigation Map (1:250,000)



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Figure 2
Project Location Map

The 8204 La Jolla Shores Drive Project

USGS *La Jolla OE West* Topographic Map (7.5-minute)

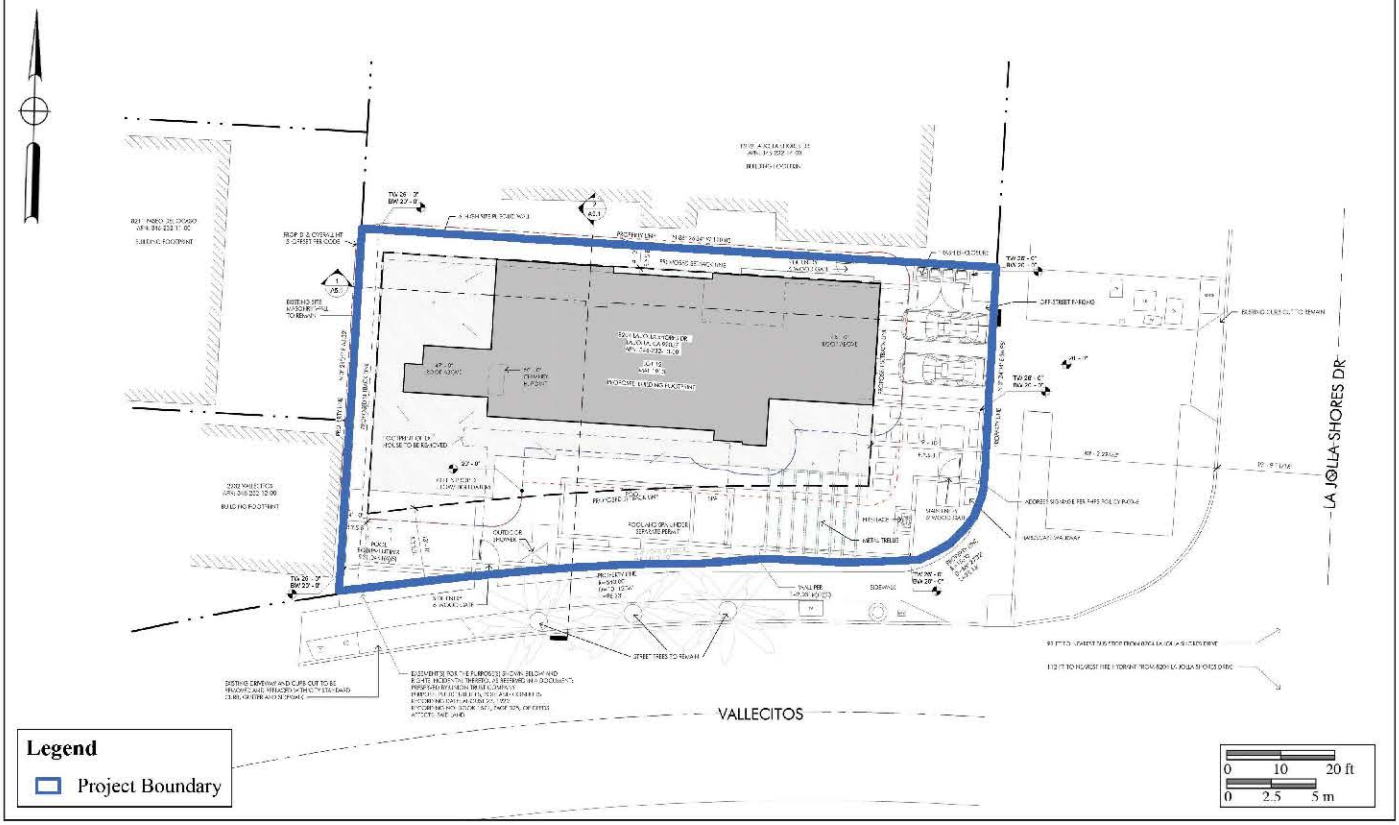


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Figure 3
Project Location Map

The 8204 La Jolla Shores Drive Project

Shown on The City of San Diego 1" to 800' Scale Engineering Map



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Figure 4
Site Plan
The 8204 La Jolla Shores Drive Project

Natural Environment

The project is situated in the western portion of the Peninsular Ranges geomorphic province of southern California. The property sits approximately nine feet above mean sea level within an open coast habitat that lies approximately 345 meters (1,132 feet) to the west and is characterized by sandy beaches. The present environment has been sculpted for development; most of the native vegetation has been removed and replaced by introduced grasses, shrubs, and trees. The area can be characterized as a moderately dense population of single-family homes. In prehistoric times, the natural environment of the area included coastal sage scrub habitat.

Geologically, the project lies within the Pleistocene Bay Point Formation between the Scripps and Rose Canyon faults (Kennedy 1975). Nearby, toward the south, southwest, and west, lay Holocene alluvium and slope wash. Soils in the project are classified as Corralitos loamy sand, 5 to 9 percent slopes (CsC), that formed in alluvium derived from marine sandstone (Bowman 1973).

Ethnographic and Historic Setting

The cultures that have been identified in the general vicinity of the project consist of a possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone horizons represented by the La Jolla Complex, and the Late Prehistoric Kumeyaay culture. The area was used for ranching and farming following the Hispanic intrusion into the region, which continued through the historic period. A brief discussion of the cultural elements in the project area is provided in the following subsections.

Paleoenvironment

Because of the close relationship between prehistoric settlement and subsistence patterns and the environment, it is necessary to understand the setting in which these systems operated. At the end of the final period of glaciation, approximately 11,000 to 10,000 years before the present (YBP), the sea level was considerably lower than it is now; the coastline at that time would have been between 2.0 and 2.5 miles west of its present location (Smith and Moriarty 1985). At approximately 7,000 YBP, the sea level rose rapidly, filling in many coastal canyons that had been dry during the glacial period. The period between 7,000 and 4,000 YBP was characterized by conditions that were drier and warmer than they were previously, followed by a cooler, moister environment (Robbins-Wade 1990). Changes in sea level and coastal topography are often manifested in archaeological sites through the types of shellfish that were utilized by prehistoric groups. Different species of shellfish prefer certain types of environments and dated sites that contain shellfish remains reflect the setting that was exploited by the prehistoric occupants.

Unfortunately, pollen studies have not been conducted for this section of San Diego; however, studies in other areas of southern California, such as Santa Barbara, indicate that the coastal plains supported a pine forest between approximately 12,000 and 8,000 YBP (Robbins-Wade 1990). After 8,000 YBP, this environment was replaced by more open habitats, which supported oak and non-arboreal communities. The coastal sage scrub and chaparral environments of today appear to have become dominant after 2,200 YBP (Robbins-Wade 1990).

Prehistoric Setting

In general, the prehistoric record of San Diego County has been documented in many reports and studies, several of which represent the earliest scientific works concerning the recognition and interpretation of the archaeological manifestations present in this region. Geographer Malcolm Rogers initiated the recordation of sites in the area during the 1920s and 1930s, using his field notes to construct the first cultural sequences based upon artifact assemblages and stratigraphy (Rogers 1966). Subsequent scholars expanded the information gathered by Rogers and offered more academic interpretations of the prehistoric record. Moriarty (1966, 1967, 1969), Warren (1964, 1966), and True (1958, 1966) all produced seminal works that critically defined the various prehistoric cultural phenomena present in this region (Moratto 1984). Additional studies have sought to refine these earlier works to a greater extent (Cardenas 1986; Moratto 1984; Moriarty 1966, 1967; True 1970, 1980, 1986; True and Beemer 1982; True and Pankey 1985; Waugh 1986). In sharp contrast, the current trend in San Diego prehistory has also resulted in a revisionist group that rejects the established cultural historical sequence for San Diego. This revisionist group (Warren et al. 1998) has replaced the concepts of La Jolla, San Dieguito, and all of their other manifestations with an extensive, all-encompassing, chronologically undifferentiated cultural unit that ranges from the initial occupation of southern California to around A.D. 1000 (Bull 1983, 1987; Ezell 1983, 1987; Gallegos 1987; Kyle et al. 1990; Stropes 2007). For the present study, the prehistory of the region is divided into four major periods: Early Man, Paleo Indian, Early Archaic, and Late Prehistoric.

Early Man Period (Prior to 8500 B.C.)

At the present time, there has been no concrete archaeological evidence to support the occupation of San Diego County prior to 10,500 YBP. Some archaeologists, such as Carter (1957, 1980) and Minshall (1976), have been proponents of Native American occupation of the region as early 100,000 YBP. However, their evidence for such claims is sparse at best and has lost much support over the years as more precise dating techniques have become available for skeletal remains thought to represent early man in San Diego. In addition, many of the "artifacts" initially identified as products of the Early Man Period in the region have since been rejected as natural products of geologic activity. Some of the local proposed Early Man Period sites include Texas Street, Mission Valley (San Diego River Valley), Del Mar, La Jolla, Buchanan Canyon, and Brown (Bada et al. 1974; Carter 1957, 1980; Minshall 1976, 1989; Moriarty and Minshall 1972; Reeves

1985; Reeves et al. 1986).

Paleo Indian Period (8500 to 6000 B.C.)

For the region, it is generally accepted that the earliest identifiable culture in the archaeological record is represented by the material remains of the Paleo Indian Period San Dieguito Complex. The San Dieguito Complex was thought to represent the remains of a group of people who occupied sites in this region between 10,500 and 8,000 YBP, and who were related to or contemporaneous with groups in the Great Basin. As of yet, no absolute dates have been forthcoming to support the great age attributed to this cultural phenomenon. The artifacts recovered from San Dieguito Complex sites duplicate the typology attributed to the Western Pluvial Lakes Tradition (Moratto 1984; Davis et al. 1969). These artifacts generally include scrapers, choppers, large bifaces, large projectile points, and few milling tools. Tools recovered from San Dieguito Complex sites, along with the general pattern of their site locations, led early researchers to believe that the people of the San Dieguito Complex were a wandering, hunting, and gathering society (Moriarty 1969; Rogers 1966).

The San Dieguito Complex is the least understood of the cultures that have inhabited the San Diego County region. This is due to an overall lack of stratigraphic information and/or datable materials recovered from sites identified as the San Dieguito Complex. Currently, controversy exists among researchers regarding the relationship of the San Dieguito Complex and the subsequent cultural manifestation in the area, the La Jolla Complex. Although, firm evidence has not been recovered to indicate whether the San Dieguito Complex "evolved" into the La Jolla Complex, the people of the La Jolla Complex moved into the area and assimilated with the people of the San Dieguito Complex, or the people of the San Dieguito Complex retreated from the area due to environmental or cultural pressures.

Early Archaic Period (6000 B.C. to A.D. 0)

Based upon evidence suggesting climatic shifts and archaeologically observable changes in subsistence strategies, a new cultural pattern is believed to have emerged in the San Diego region around 6000 B.C. This Archaic Period pattern is believed by archaeologists to have evolved from or replaced the San Dieguito Complex culture, resulting in a pattern referred to as the Encinitas Tradition. In San Diego, the Encinitas Tradition is thought to be represented by the coastal La Jolla Complex and its inland manifestation, the Pauma Complex. The La Jolla Complex is best recognized for its pattern of shell middens, grinding tools closely associated with marine resources, and flexed burials (Shumway et al. 1961; Smith and Moriarty 1985). Increasing numbers of inland sites have been identified as dating to the Archaic Period, focusing upon terrestrial subsistence (Cardenas 1986; Smith 1996; Raven-Jennings and Smith 1999a, 1999b).

The tool typology of the La Jolla Complex displays a wide range of sophistication in the lithic manufacturing techniques used to create the tools found at their sites. Scrapers, the dominant flaked tool type, were created by either splitting cobbles or by finely flaking quarried material. Evidence suggests that after about 8,200 YBP, milling tools began to appear in the La Jolla Complex sites. Inland sites of the Encinitas Tradition (Pauma Complex) exhibit a reduced quantity of marine-related food refuse and contain large quantities of milling tools and food bone. The lithic tool assemblage shifts slightly to encompass the procurement and processing of terrestrial resources, suggesting seasonal migration from the coast to the inland valleys (Smith 1996). At the present time, the transition from the Archaic Period to the Late Prehistoric Period is not well understood. Many questions remain concerning the cultural transformation between periods, possibilities of ethnic replacement, and/or a possible hiatus from the western portion of the county.

Late Prehistoric Period (A.D. 0 to 1769)

The transition into the Late Prehistoric Period in the project area is primarily represented by a marked change in archaeological patterning known as the Yuman Tradition. This tradition is primarily represented by the Cuyamaca Complex, which is believed be derived from the mountains of southern San Diego County. The people of the Cuyamaca Complex are considered as ancestral to the ethnohistoric Kumeyaay (Diegueño). Although several archaeologists consider the local Native American tribes to be latecomers, the traditional stories and histories that are orally passed down by the local Native American groups speak both presently and ethnographically to tribal presence in the region as being since the time of creation.

The Kumeyaay Native Americans were a seasonal hunting and gathering people with cultural elements that were very distinct from the people of the La Jolla Complex. Noted variations in material culture included cremation, the use of bows and arrows, and adaptation to the use of the acorn as a main food staple (Moratto 1984). Along the coast, the Kumeyaay made use of marine resources by fishing and collecting shellfish for food. Game and seasonally available plant food resources (including acorns) were sources of nourishment for the Kumeyaay. By far, though, the most important food resource for these people was the acorn. The acorn represented a storable surplus, which in turn allowed for seasonal sedentism and its attendant expansion of social phenomena.

Firm evidence has not been recovered to indicate whether the people of the La Jolla Complex were present when the Kumeyaay Native Americans migrated into the coastal zone. However, stratigraphic information recovered from Site SDI-4609 in Sorrento Valley suggests a possible hiatus of 650 ± 100 years between the occupation of the coastal area by the La Jolla Complex (1,730 ± 75 YBP is the youngest date for the La Jolla Complex inhabitants at SDI-4609) and late prehistoric cultures (Smith and Moriarty 1983). More recently, a reevaluation of two prone burials at the Spindrift Site excavated by Moriarty (1965) and radiocarbon dates of a pre-ceramic phase of Yuman occupation near the San Diego suburb of Santee suggest a commingling of the latest La Jolla Complex inhabitants and the earliest Yuman inhabitants about 2,000 YBP

(Kyle and Gallegos 1993).

Historic Setting

Exploration Period (1530 to 1769)

The historic period around San Diego Bay began with the landing of Juan Rodriguez Cabrillo and his men in 1542 (Chapman 1921). Sixty years after the Cabrillo expeditions (1602 to 1603), Sebastian Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although his voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect on the nomenclature of the coast. Many of the names Vizcaíno gave to various locations throughout the region have survived to the present time, whereas nearly every one of Cabrillo's has faded from use. For example, Cabrillo gave the name "San Miguel" to the first port he stopped at in what is now the United States; 60 years later, Vizcaíno changed the port name to "San Diego" (Rolle 1969).

Spanish Colonial Period (1769 to 1821)

The Spanish occupation of the claimed territory of Alta California took place during the reign of King Carlos III of Spain (Engelhardt 1920). Jose de Gálvez, a powerful representative of the king in Mexico, conceived the plan to colonize Alta California and thereby secure the area for the Spanish Crown (Rolle 1969). The effort involved both a military and religious contingent, where the overall intent of establishing forts and missions was to gain control of the land and the native inhabitants through conversion. Actual colonization of the San Diego area began on July 16, 1769, when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations), arrived by the overland route to San Diego to secure California for the Spanish Crown (Palou 1926). The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population.

Missions were constructed from San Diego to as far north as San Francisco. The mission locations were based upon important territorial, military, and religious considerations. Grants of land were made to persons who applied, but many tracts reverted back to the government for lack of use. As an extension of territorial control by the Spanish Empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities within the colony. This route was considered to be the most direct path between the missions (Rolle 1969; Caughey 1970). As increasing numbers of Spanish and Mexican peoples, as well as the later Americans during the Gold Rush, settled in the area, the Native American populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

Mexican Period (1821 to 1846)

On September 16, 1810, the priest Father Miguel Hidalgo y Costilla started a revolt against Spanish rule. He and his untrained Native American followers fought against the Spanish, but his revolt was unsuccessful, and Father Hidalgo was executed. After this setback, Father José Morales led the revolutionaries, but he too failed and was executed. These two men are still symbols of Mexican liberty and patriotism. After the Mexican-born Spanish and the Catholic Church joined the Revolution, Spain was finally defeated in 1821. Mexican Independence Day is celebrated on September 16 of each year, signifying the anniversary of the start of Father Hidalgo's revolt. The revolution had repercussions in the northern territories, and by 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister to the needs of the Native Americans (Engelhardt 1920). Large tracts of land continued to be granted to persons who applied for them or who had gained favor with the Mexican government. Grants of land were also made to settle government debts and the Mexican government was called upon to reaffirm some older Spanish land grants shortly before the Mexican-American War of 1846 (Moyer 1969).

Anglo-American Period (1846 to Present)

California was invaded by United States troops during the Mexican-American War of 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July of 1847 (Bancroft 1886).

The cattle ranchers of the "counties" of southern California had prospered during the cattle boom of the early 1850s. They were able to "reap windfall profit … pay taxes and lawyer's bills … and generally live according to custom" (Pitt 1966). However, cattle ranching soon declined, contributing to the expansion of agriculture. With the passage of the "No Fence Act," San Diego's economy shifted from raising cattle to farming (Robinson 1948). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced raising cattle in many of the county's inland valleys (Blick 1976; Elliott 1883 [1965]).

By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County's climate (*San Diego Union* 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000 to more than 20,000 acres (*San Diego Union* 1872). Of course, droughts continued to hinder the development of agriculture (Crouch 1915; *San Diego Union* 1870; Shipek 1977). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys. The small urban population and poor roads also restricted commercial crop growing. Meanwhile, cattle continued to be grazed

in parts of inland San Diego County. In the Otay Mesa area, for example, the "No Fence Act" had little effect on cattle farmers because ranches were spaced far apart and natural ridges kept the cattle out of nearby growing crops (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County had become similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. In 1919, the United States Navy decided to make the bay the home base for the Pacific Fleet (Pourade 1967), followed by the aircraft industry in the 1920s (Heiges 1976). The establishment of these industries led to the growth of the county as a whole; however, most of the civilian population growth occurred in the north county coastal areas, where the population almost tripled between 1920 and 1930. During this time period, the history of inland San Diego County was subsidiary to that of the city of San Diego, which had become a Navy center and an industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized, and recreational areas were established in the mountain and desert areas. Just before World War II, urbanization began to spread to the inland parts of the county.

History of the La Jolla Area

A limited research effort was initiated in order to characterize the circumstances of the early development of La Jolla so that the current project could be placed in context with the surrounding community. Several early land developments contributed to the overall disturbance to the major prehistoric sites in the area of the project. However, small development projects continuously encounter pockets of cultural sites that have survived grading and construction impacts over the years.

The origin of the name La Jolla, most researchers agree, is a variation of the original "La Hoya," which literally translated from Spanish means "pit, hole, grave, or valley." The equivalent American translation is "river basin" (Castillo and Bond 1975). The city surveyor, James Pascoe, spelled it "La Joya" on his map of city land in 1870, which translates as "the jewel." The location of La Hoya (or La Joya) was consistently shown as the canyon in which the southern portion of Torrey Pines Road is located today. The first post office was established on February 28, 1888 and closed on March 31, 1893, but reopened as "Lajolla" (one word) on August 17, 1894. On June 19, 1905, the name of this post office was changed to "La Jolla" (two words) (Salley 1977).

The first purchase of Pueblo Lands in this area occurred on February 27, 1869, when the City of San Diego sold Pueblo Lot 1261 to Samuel Sizer. On the same day, the City sold Pueblo Lot 1259 to Daniel Sizer. These lots sold for $1.25 per acre. Both lots were located south of "La Hoya Valley." The *San Diego Union* (1869) referred to the canyon as "La Hoya" when describing Sizer's agricultural development to the south. By the 1870s, excursions to the point and cove were

offered by the Horton House in their Concord Coach, a stagecoach drawn by four horses (*San Diego Union* 1932).

The boom of the 1880s extended to La Jolla in the form of the construction of a hotel and rental cottages (Randolph 1955). Initially, water supplies were unreliable, consisting of only two sources: a small well in Rose Canyon and a small pipeline connected to the Pacific Beach water supply. Reliable transportation to La Jolla came with the extension of the San Diego, Old Town, and Pacific Beach Railway to La Jolla in 1894. This narrow-gauge railroad was responsible for bringing passengers and prefabricated cottages (on flat cars) to the growing community (Randolph 1955). The railroad was dismantled in 1919, but not before an unsuccessful experiment with a gasoline-powered rail car (known locally as the "Red Devil") was conducted.

As the number of residences and businesses increased in La Jolla, so did the need for public services. On July 10, 1888, the San Diego City Council passed an ordinance providing for the disposal of garbage, night soil, dead animals, ashes, and rubbish (Document 101817). In 1909, natural gas was brought to La Jolla, and in 1911, electricity was made available to the community (Randolph 1955). An electric railway provided service to La Jolla between 1924 and 1940. In 1918, street paving began, and by 1922, the Girard Street business section was completely paved.

Visitors to La Jolla enjoyed the park at Alligator Head from the earliest days of stagecoach excursions. Trees and shrubs were planted around the park, but a months-long failure of the water supply during 1890 caused many of the plants to die. During the 1890s, the park was also the focus of construction for guest cottages and hotels, such as the La Jolla Beach House, which indicates that developmental impacts to prehistoric archaeological resources, as well as impacts from increased visitation occurred from this early period. Randolph (1955) wrote about a Native American settlement at La Jolla (probably SDI-39), which was supported by Native American informants and the recovery of several artifacts, including metates, stone utensils, and other relics from La Jolla Cove. As the development of La Jolla continued, other subdivisions and plots were converted from farming and/or grazing to residential use. The "La Jolla Vista" subdivision of 1923 was one of those subdivisions (San Diego County Engineering Map Records).

The earliest notable development in this area was the construction of the Spindrift Inn in the 1920s. Also at this time, the initial development of the La Jolla Beach and Tennis Club (originally the La Jolla Beach and Yacht Club) took place. These early facilities gained in popularity and were successful in spite of the Depression that gripped the country between the stock market crash of 1929 and the opening of World War II. The La Jolla Vista subdivision, on the other hand, was slow in building to capacity, possibly because of the real estate bust of 1925 to 1926 (Brandes et al. 1999).

Two military training camps came to La Jolla during World War II: Camp Callan and Camp Elliot. In addition, two emplacements on Mount Soledad and one on the beach in La Jolla were established during the war years (Pierson 2001). Although these military installations were replaced after the Korean War with the University of California at San Diego campus and the expansion of the Scripps Institution of Oceanography, the economic base of La Jolla grew to

include a substantial business element. Today, this trend continues with ever-present tourism playing a significant part in the local economy. Throughout the history of this community, the residential population has included both permanent and seasonal residents, many of whom have achieved a significant degree of financial and historical notoriety and success.

III. PROJECT DESCRIPTION

The project (APN 346-232-13) can be characterized as a previously developed approximately 6,125-square-foot property that is surrounded by residential development. Photographs of the property are provided in Plates 1 to 4. The subject property lies just northwest of the intersection of La Jolla Shores Drive and Vallecitos (see Figures 1 to 3). The proposed project includes the demolition of the extant single-family residence followed by the construction of a new two-story, single-family residence with a swimming pool and associated landscaping and utilities (see Figure 4).

IV. STUDY METHODS

The archaeological assessment included a reconnaissance of the property and an institutional records search review of previous studies in the area. BFSA reviewed the results of a records search completed by the SCIC at SDSU for the project to determine the presence of any previously recorded cultural resources within one-quarter mile of the project. A Sacred Lands File search was also requested by BFSA from the Native American Heritage Commission (NAHC). The results of the institutional records search are provided below. The NAHC Sacred Lands File search was returned with positive results (Appendix D).

On March 17, 2025, BFSA archaeologists conducted an intensive pedestrian survey of the project. Aerial photographs, maps, and compass permitted orientation and location of project boundaries. Where possible, the archaeologists employed narrow transect paths to ensure maximum coverage. Paved areas were largely excluded from the survey and all exposed ground was inspected for cultural materials. A survey form, an STP excavation form, field notes, and photographs documented the survey work and limited testing work undertaken. The results of the field reconnaissance are provided below.



Plate 1: View of the south half of the east yard, facing south.



Plate 2: View of the north half of the east yard, facing north.

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Plates 1 and 2

The 8204 La Jolla Shores Drive Project



Plate 3: View of the east half of the south yard, facing southeast.

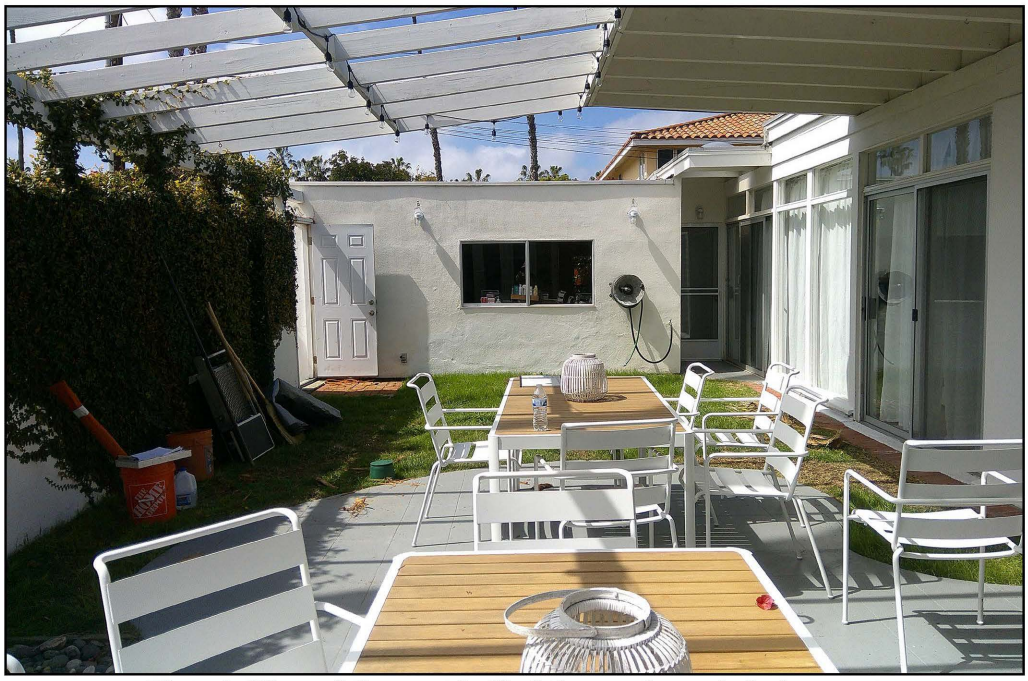


Plate 4: View of the west half of the south yard, facing west.

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Plates 3 and 4

The 8204 La Jolla Shores Drive Project

V. RESULTS OF STUDY

Background Research

The coastal area to the north, west, and southwest of the project has yielded substantial cultural remains that document prehistoric occupation. For example, Site SDI-39 represents multicomponent occupation (Early Archaic La Jolla Complex and Late Prehistoric Kumeyaay) beginning approximately 5,000 YBP (Christenson 1990). During the historic period, new Native American encampments developed as the native population was displaced by European settlements (Carrico 1986). The mesa (later known as Torrey Pines State Reserve) may have been used for livestock grazing until the development of small farms and residences in the early part of the twentieth century.

Institutional Records Search

The SCIC records search indicated that 48 studies have been conducted within one-quarter mile of the project. Of those studies, two have been conducted that reportedly include the subject property Mattingly (2007) and Pigniolo et al. (2012). Mattingly (2007) was a large-scale archaeological and geospatial investigation of fire-altered rock features at Torrey Pines State Reserve. While the study area reportedly included the current project, the actual project was not physically surveyed. Pigniolo et al. (2012) was an archaeological research and testing project conducted for previously recorded Site SDI-20,130/W-2. As with the Mattingly (2007) study, although the current project was included in the study area for that project, the actual property was not physically surveyed or tested.

The records search also indicated that a total of 14 cultural resources and nine historic addresses are located within one-quarter mile of the project. Of the cultural resources identified, one includes a portion of the subject property: SDI-20,130/W-2. None of the historic addresses include the subject property. According to archival research conducted by Pignolo et al. (2012):

> … the location of SDM-W-2 was focused on what is now the northeast corner of the intersection of El Paseo Grande and Vallecitos. The site was located on a natural ridge that was part of a Pleistocene sand bar. The site included as many as 19 burials along with a sparse midden deposit with small amounts of shell and a moderate amount of artifacts. The human remains at the site dated between roughly 1700 to 6300 BP, with the majority of the dates being at the older end of the spectrum. The site included three major strata including a midden layer that contained the majority of the shell, a "red sand layer" made up of slopewash alluvium from the Linda Vista Fornmtion on nearby hills. This layer was essentially sterile. Finally a yellow/white sand layer fom1ed the base of the ridge. This layer reportedly included human remains as well, but was otherwise completely sterile.

It is suggested that SDI-20,130/W-2 is bordered by residences "along Camino del Oro to the north, La Jolla Shores Drive to the east, Avenida de la Playa on the south, and on the north by Camino del Oro and across the Kellogg Beach parking lot west to the original beach berm. The beach berm (La Vereda Street) would serve as a western boundary between this point and the start point at Avenida de la Playa" (Pigniolo et al. 2012). Recent private and public development projects in this area have encountered several areas of previous prehistoric occupation along the beach and within the streets surrounding the project.

The presence of 14 known cultural resources, nine historic addresses, and 48 reports within one-quarter mile of the project suggests a high potential for historic and prehistoric cultural deposits in this area. Because the reported boundaries of previously recorded Site SDI-20,130 include a portion of the 8204 La Jolla Shores Drive property, an archaeological survey and limited testing were necessary to determine if archaeological resources related to the site are present within the current project boundaries.

Field Reconnaissance

On March 17, 2025, Principal Investigator Tracy A. Stropes directed the archaeological assessment for the project. BFSA archaeologists James Shrieve and John Baber conducted the survey along with Native American monitor Keadan Graham from Red Tail Environmental. The entire project has been previously disturbed by grading, the construction of a single-family residence, the installation of utilities, and associated landscaping. The archaeological investigation was achieved by completing a general assessment of the accessible portions of the property. BFSA staff carefully inspected exposed ground surfaces within the project (disturbed terrain, planters, and surrounding landscape). As a result of the development of the property, areas of planting along east and south boundaries of the property and exposures of soil in the lawn offered an unobstructed view of the ground. Surface visibility was approximately 5.00 percent and limited due to the existing single-family residence and hardscaping.

As part of the investigation within the project, and because the project includes a portion of previously recorded Site SDI-20,130/W-2, four STPs were excavated in accessible areas around the existing structure to determine if any elements of SDI-20,130/W-2 remain within the property (Figures 5 and 6).

The four STPs were excavated to a maximum depth of 100 centimeters below the ground surface (cmbs). In general, two soil horizons were encountered in the STPs. Soil Horizon I was encountered from zero to 40 cmbs and can be characterized as a loose, brown, sandy loam with lawn roots throughout. Soil Horizon II was encountered from 20 to 100 cmbs and can be characterized as a semi-compact, brown, sandy loam. Within STP 3 concrete construction debris was encountered between 10 and 30 cmbs. In general, however, the subsurface context of the property appears to be relatively intact below Soil Horizon I.

Figure 5
Cultural Resource Location Map

(Deleted for Public Review; Bound Separately)

Figure 6
Archaeological Investigation Map
Site SDI-20,130

(Deleted for Public Review; Bound Separately)

Cultural materials were only encountered within Soil Horizon II of STPs 1 and 2, between 20 and 100 cmbs, and include a total of 102.5 grams of marine shell and three debitage (Table 1). The study did not result in the observation of any significant artifact concentrations, cultural deposits, midden soils, or other features related to the CEQA-significant prehistoric or historic use within the project boundaries. No midden soils or significant cultural resources were observed during the survey. Photographs of the completed shovel test are provided in Plates 5 to 8.

Table 1
Shovel Test Excavation Data

Depth (cm)	STP 1		STP 2	
	Marine Shell (g)	Debitage	Marine Shell (g)	Debitage
0-10	No recovery		No recovery	
10-20				
20-30			7.8	-
30-40			No recovery	
40-50			0.3	-
50-60			2.0	2
60-70			18.8	-
70-80	6.8	1	31.8	-
80-90	16.7	-	3.7	-
90-100	6.1	-	8.4	-
Total	29.6	1	72.9	2
Total Shell (g)	102.5			
Total Debitage	3			

Evaluation

Based upon the results of the survey, records search, and STP excavations, no intact or CEQA-significant cultural deposits were identified on the subject property. As a result, no further investigations are necessary as part of this survey process. However, because of the close proximity of prehistoric archaeological Site SDI-20,130, due to the presence of a limited subsurface component, and given the development of the property prior to modern CEQA regulations for the mitigation of impacts to archaeological resources, archaeological and Native American monitoring should be required in order to mitigate potential impacts to any significant resources that may be masked or buried beneath the existing building. Archaeological and Native American monitoring of all earthmoving activities is recommended for the 8204 La Jolla Shores Drive Project.



Plate 5: STP 1, zero to 100 centimeters, facing north.

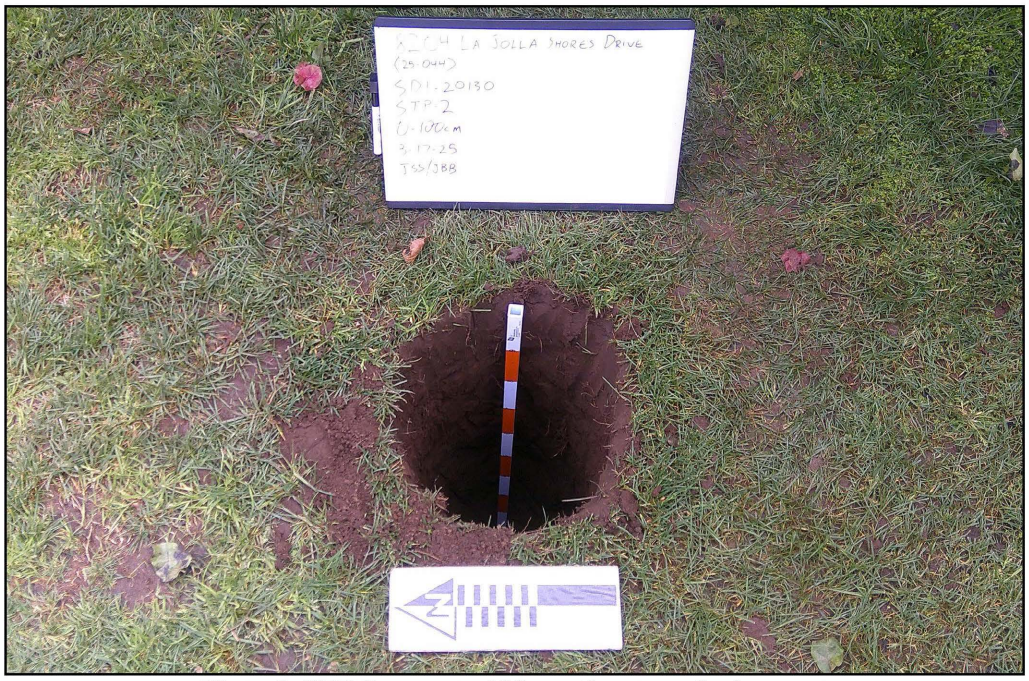


Plate 6: STP 2, zero to 100 centimeters, facing east.

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Plates 5 and 6

The 8204 La Jolla Shores Drive Project



Plate 7: STP 3, zero to 100 centimeters, facing east.



Plate 8: STP 4, zero to 100 centimeters, facing west.

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Plates 7 and 8

The 8204 La Jolla Shores Drive Project

All cultural materials collected as a result of the project will be curated at the San Diego Archaeological Center in Escondido, California, as required by the City.

VI. RECOMMENDATIONS

No significant cultural resources were identified during the archaeological survey and limited testing conducted for the 8204 La Jolla Shores Drive Project. The records search for this project indicates that previously recorded Site SDI-20,130 includes a portion of the project. The traces of marine shell and debitage that appeared in STP 1 and 2 reflect the prehistoric human activity that previously took place in the area of this property; however, no intact elements of a cultural site, or even disturbed but recognizable cultural deposits, could be detected as a consequence of the archaeological study. However, the existing residence, landscaping, and hardscaping limited the investigation, and the potential for some surviving elements of the prehistoric site within the project cannot be completely addressed.

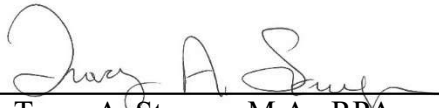
A review of the proposed new construction suggests that there will be new soil excavation within the project. Because there is the potential for buried or otherwise masked prehistoric archaeological features beneath the existing structure that is to be removed, and there is potential to impact California Register of Historical Resources-eligible cultural deposits, an archaeological mitigation monitoring program is recommended. The archaeological monitor should have the authority to halt or divert grading or excavation activity in the area of any discovery until such discovery can be characterized and its significance under CEQA assessed.

VII. SOURCES CONSULTED DATE

National Register of Historic Places	Month and Year: February 2025
California Register of Historical Resources	Month and Year: February 2025
City of San Diego Historical Resources Register	Month and Year: February 2025
Archaeological/Historical Site Records: South Coastal Information Center (Appendix C)	Month and Year: February 2025
Other Sources Consulted: NAHC Sacred Lands File Search (Appendix D)	

VIII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief, and have been compiled in accordance with CEQA criteria as defined in Section 15064.5 and City of San Diego Historical Resources Guidelines (Amended July 2024).



June 23, 2025

Tracy A. Stropes, M.A., RPA — Date
Principal Investigator

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APPENDIX A

Resumes of Key Personnel

Tracy A. Stropes, MA, RPA

Vice President of Cultural Resources/ Principal Archaeologist
BFSA Environmental Services, a Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • Email: tstropes@bfsa.perennialenv.com

Education

Master of Arts, Anthropology, San Diego State University, California **2007**

Bachelor of Science, Anthropology, University of California, Riverside **2000**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America
Association of Oregon Archaeologists

Experience

Vice President of Cultural Resources/Principal Archaeologist **March 2009–Present**
BFSA Environmental Services, a Perennial Company
Poway, California

Tracy A. Stropes has over 33 years of experience in cultural resource management, with experience in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the western United States. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Mr. Stropes is a Registered Professional Archaeologist (RPA) and is on the list of archaeological consultants qualified to conduct archaeological investigations in the city and county of San Diego, county of Riverside, State of Oregon, State of Arizona, and on Arizona and California BLM lands. He has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA-level compliance.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, NRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist **September 1996–June 2006**
Gallegos & Associates **Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist **September 1993–September 1996**
Macko Inc. **Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician **January 1993–September 1993**
Chambers Group Inc. **Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician **May 1992–September 1992**
John Minch and Associates **San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Selected Reports/Papers

Principal Author

2023 A Section 106 (NHPA) Historic Resource Study for the Oak Creek Canyon Project, City of Wildomar, Riverside County, California. Prepared for Ambient Pacific OCC, LLC.

2023 A Section 106 (NHPA) Historic Resource Study for The Questhaven 76 Project, San Diego County, California (APNs 223-070-007, 223-070-008, and 223-080-046). Prepared for ColRich.

2023 A Phase I Cultural Resources Survey for the Bermuda Dunes Self Storage Project, PAR220053, Riverside County, California. Prepared for FAMA Dairy.

2023 A Cultural Resources Study for 4846 Pacifica Drive, City of San Diego. Prepared for Colliers International.

2023 A Section 106 (NHPA) Historical Resources Study for the Maison's Sierra Project, City of Lancaster, California (Tract No. 27099). Prepared for Ravello Holdings, Inc.

2023 Cultural Resource Survey and Evaluation Program for the Omni Hotel Driving Range/Parking Lot Project, City of Carlsbad, California. Prepared for TRT Holdings, Inc.

2022 A Class III Historic Resources Study for the Anna Avenue Project for Section 106 Compliance, City of San Diego, California. Prepared for John Smith Earthworks, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Grand Avenue Project, Riverside County, California (APN 379-060-005). Prepared for TriPointe Homes

2022 A Section 106 (NHPA) Historic Resources Study for the Boulder Springs North Project, Riverside County, California (TTMs 31243, 31244, and 31245; APNs 321-020-027, -028, -029, and -030 and 321-130-047 and -048). Prepared for KB Home.

2022 A Section 106 (NHPA) Historical Resources Study for the Alpine Rancho Palo Verde Project, San Diego County, California (SPL-219-00698-CJA). Prepared for Schindler Real Estate Services, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Cumming Ranch Project, San Diego County, California (APNs 282-010-08, -30, -34, and -43; 283-011-06; 283-021-01 and -02; 283-022-02; 283-041-25 and -26; and 283-051-01). Prepared for 805 Properties.

2021 A Section 106 (NHPA) Historic Resources Study for the Gatchell Road Project, San Diego County, California (Project No. 100203). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historic Resources Study for Site CA-SDI-11,934/H, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 A Section 106 (NHPA) Historical Resources Study for the Renaissance Ranch Project, Riverside County, California (SPL-2004-01431-JPL). Prepared for Richland Developers, Inc.

2021 A Phase I Cultural Resource Survey for the Coppel Remodel & Addition Project, La Jolla, California. Prepared for Marengo Morton Architects, Inc.

2021 A Section 106 (NHPA) Historic Resources Study for CAB-20-1, San Diego County, California (APN 532-520-15). Prepared for the National Park Service.

2021 Cultural Resources Study for 7951 Paseo Del Ocaso, La Jolla, California. Prepared for Aidlin Darling Design.

2021 Cultural Resources Study for the Secret Hills Ranch Project, San Diego County, California (PDS2020-LDGRMJ-30253, APN 520-060-18)

2021 Cultural Resources Study for the UCLA Cedar Suites and Willow Creek Staff Housing Project, Lake Arrowhead, San Bernardino County, California. Prepared for T&B Planning, Inc.

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2011 Phase I Cultural Resources Survey for the Galway Downs Project, Riverside County, California. Prepared for Trip Hord.

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2004 Cultural Resource Survey and Boundary Test Report for the Lilac Ranch Project, San Diego County, California. Prepared for Empire Companies.

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Contributing Author

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2019 Final Archaeological Data Recovery and Mitigation Monitoring Program for the Westin Hotel and Timeshare Project, City of Carlsbad, California. Prepared for Grand Pacific Resorts, Inc.

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2004 Cultural Resource Survey and Test Report for the Canyon View Project, Carlsbad, California. Prepared for Shapouri & Associates.

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APPENDIX B

Site Record Form Update

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Artifact Catalog

8204 La Jolla Shores Drive (25-044)
Phase I and II Cultural Resources Study
CA-SDI-20130
2025 Field Year
Master Artifact Catalog

Site No.	Cat No.	Unit Type	Unit No.	Depth (cm)	Artifact Class	Object Type	Material Type	Condition	Portion	Qty	Wgt (g)	Box No.
SDI-20130	1	STP	1	70-80	Fauna	Marine shell	Undifferentiated	Fragment	-	-	6.84	1
SDI-20130	2	STP	1	80-90	Fauna	Marine shell	Undifferentiated	Fragment	-	-	16.65	1
SDI-20130	3	STP	1	90-100	Fauna	Marine shell	Undifferentiated	Fragment	-	-	6.12	1
SDI-20130	4	STP	2	20-30	Fauna	Marine shell	Undifferentiated	Fragment	-	-	7.81	1
SDI-20130	5	STP	2	40-50	Fauna	Marine shell	Undifferentiated	Fragment	-	-	0.32	1
SDI-20130	6	STP	2	50-60	Fauna	Marine shell	Undifferentiated	Fragment	-	-	1.98	1
SDI-20130	7	STP	2	60-70	Fauna	Marine shell	Undifferentiated	Fragment	-	-	18.84	1
SDI-20130	8	STP	2	70-80	Fauna	Marine shell	Undifferentiated	Fragment	-	-	31.84	1
SDI-20130	9	STP	2	80-90	Fauna	Marine shell	Undifferentiated	Fragment	-	-	3.71	1
SDI-20130	10	STP	2	90-100	Fauna	Marine shell	Undifferentiated	Fragment	-	-	8.41	1
SDI-20130	11	STP	1	70-80	Flaked Stone	Debitage	Volcanic	Complete	-	1	173.59	1
SDI-20130	12	STP	2	50-60	Flaked Stone	Debitage	Volcanic	Complete	-	2	39.95	1

APPENDIX F

Artifact Tables

8204 La Jolla Shores Drive (25-044)
Phase I and II Cultural Resources Study
CA-SDI-20130
2025 Field Year
Artifact Table

STP 1							
Catalog No.	**Depth (cm)**	**Artifact Class**	**Object Type**	**Material Type**	**Condition**	**Quantity**	**Weight (g)**
1	70-80	Fauna	Marine shell	Undifferentiated	Fragment	-	6.84
2	80-90	Fauna	Marine shell	Undifferentiated	Fragment	-	16.65
3	90-100	Fauna	Marine shell	Undifferentiated	Fragment	-	6.12
11	70-80	Flaked Stone	Debitage	Volcanic	Complete	1	173.59
STP 2							
Cat No.	**Depth (cm)**	**Artifact Class**	**Object Type**	**Material Type**	**Condition**	**Qty**	**Wgt (g)**
4	20-30	Fauna	Marine shell	Undifferentiated	Fragment	-	7.81
5	40-50	Fauna	Marine shell	Undifferentiated	Fragment	-	0.32
6	50-60	Fauna	Marine shell	Undifferentiated	Fragment	-	1.98
7	60-70	Fauna	Marine shell	Undifferentiated	Fragment	-	18.84
8	70-80	Fauna	Marine shell	Undifferentiated	Fragment	-	31.84
9	80-90	Fauna	Marine shell	Undifferentiated	Fragment	-	3.71
10	90-100	Fauna	Marine shell	Undifferentiated	Fragment	-	8.41
12	50-60	Flaked Stone	Debitage	Volcanic	Complete	2	39.95

APPENDIX G

Curation Documents

(Deleted for Public Review; Bound Separately)

APPENDIX H

Confidential Map

(Deleted for Public Review; Bound Separately)