

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

ASSESSOR'S PARCEL NUMBER 378-190-01-00

**10939 Summit Avenue
City of Santee, San Diego County, California**

For Submittal to:

City of Santee
Planning and Building Department
10601 Magnolia Avenue
Santee, CA 92071

Prepared for:

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December 9, 2023
CRM TECH Contract No. 4070

Title: Historical/Archaeological Resources Survey Report: Assessor's Parcel Number 378-190-01-00, 10939 Summit Avenue, City of Santee, San Diego County, California

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USGS Quadrangle: San Vicente Reservoir, Calif., 7.5' quadrangle; Rancho El Cajon land grant, T15S R1W, San Bernardino Baseline and Meridian

Project Size: Approximately 4.65 acres

Keywords: Western El Cajon Valley, San Diego County; Phase I historical/archaeological resources survey; Site 4070-1H (*temporary designation*): late historic-period buildings at 10939 Summit Avenue; no "historical resources" under CEQA

EXECUTIVE SUMMARY

Between October and December, 2023, at the request of Warmington Residential, Southern California Division, CRM TECH performed a cultural resources study on approximately 4.65 acres of rural land in the City of Santee, San Diego County, California. The subject property of the study, Assessor's Parcel Number 378-190-01-00, is located at 10939 Summit Avenue, in a portion of the Rancho El Cajon land grant lying within Township 15 South, Range 1 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey San Vicente Reservoir, California, 7.5' quadrangle.

The study is a part of the environmental review process for a proposed residential development project on the property. The City of Santee, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of this study is to provide the City with the necessary information and analysis to determine whether the project would cause a substantial adverse change to any "historical resources," as defined by CEQA, that may exist in or around the project area. In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey.

As a result of these research procedures, a group of existing buildings on the property, originally constructed in 1974, were recorded into the California Historical Resources Inventory under the temporary designation of Site 4070-1H, pending the assignment of a permanent identification number. The buildings include a single-family residence, a converted garage, and a studio. The study has identified no persons or events of recognized historic significance in association with the property, nor does any of the buildings exhibit the potential to yield any important historical data or any special merit in design, construction, or aesthetics. As such, Site 4070-1H does not appear eligible for listing in the California Register of Historical Resources and does not meet CEQA's definition of a "historical resource."

No other potential "historical resources" were encountered within the project area throughout the course of this study. However, the Sacred Lands File indicates the presence of unspecified Native American cultural resource(s) in the general vicinity of the project area. According to current CEQA guidelines, the identification of potential "tribal cultural resources," as defined by PRC §21074, is beyond the scope of this study and may be addressed through government-to-government consultations between the City of Santee and pertinent Native American groups, pursuant to Assembly Bill (AB) 52.

Based on these findings, CRM TECH recommends to the City of Santee a tentative determination of *No Impact* on cultural resources, pending completion of the AB 52 consultation process. No additional cultural resources investigation is recommended for this project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Any human remains unearthed during the project will need to be addressed in accordance with Health and Safety Code §7050.5 and Public Resources Code §5097.98.

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INTRODUCTION

Between October and December, 2023, at the request of Warmington Residential, Southern California Division, CRM TECH performed a cultural resources study on approximately 4.65 acres of rural land in the City of Santee, San Diego County, California. The subject property of the study, Assessor's Parcel Number 378-190-01-00, is located at 10939 Summit Avenue, in a portion of the Rancho El Cajon land grant lying within Township 15 South, Range 1 West, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey (USGS) San Vicente Reservoir, California, 7.5' quadrangle (Figs. 2, 3).

The study is a part of the environmental review process for a proposed residential development project on the property. The City of Santee, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of this study is to provide the City with the necessary information and analysis to determine whether the project would cause a substantial adverse change to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Native American Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

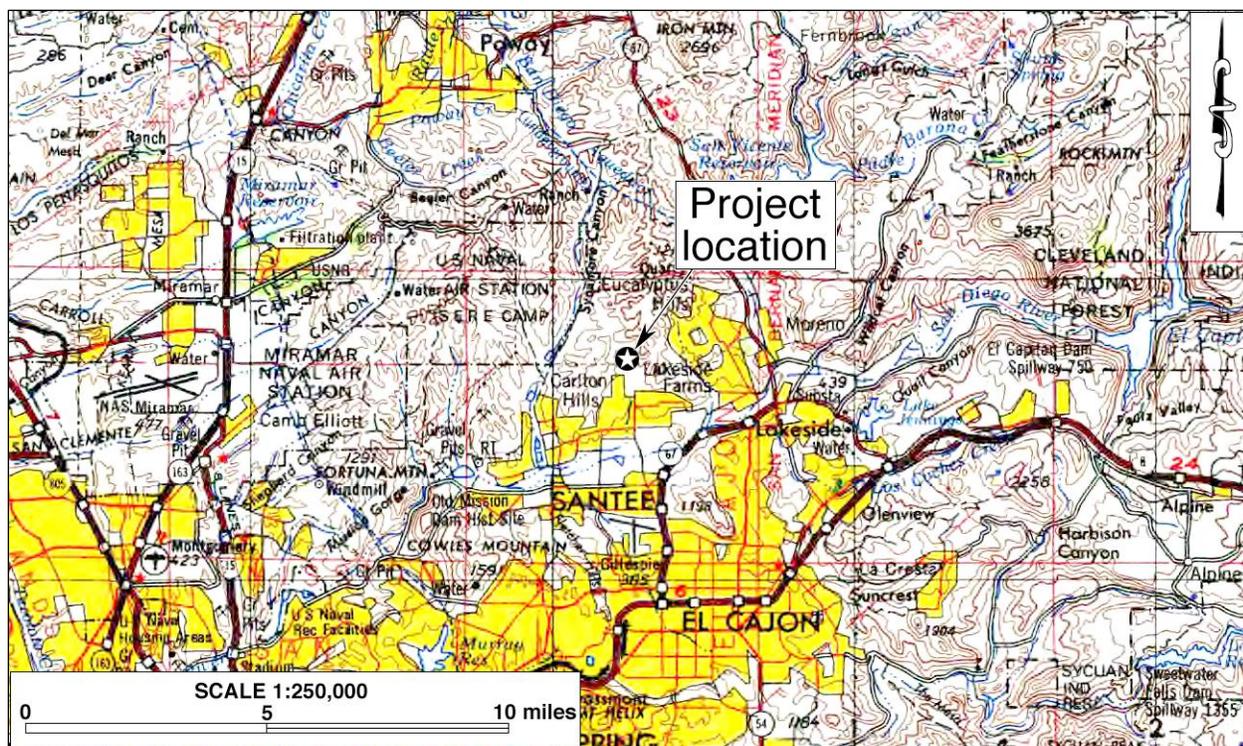


Figure 1. Project vicinity. (Based on USGS San Diego, Calif., 120'x60' quadrangle [USGS 1978])

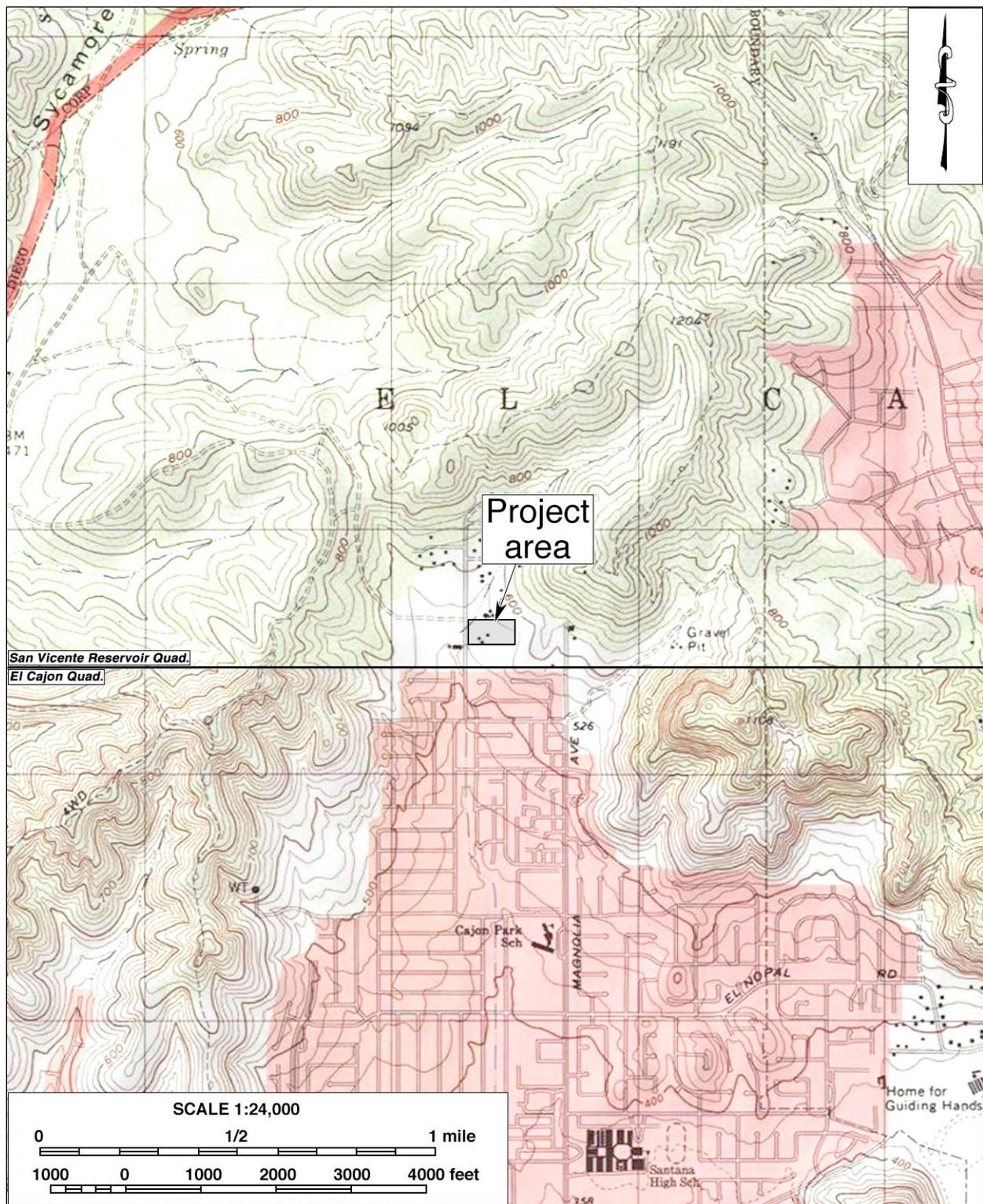


Figure 2. Project area. (Based on USGS El Cajon and San Vicente Reservoir, Calif., 7.5' quadrangles [USGS 1996a; 1996b])



Figure 3. Recent satellite image of the project area. (Based on Google Earth imagery)

SETTING

CURRENT NATURAL SETTING

The City of Santee is situated on the southwestern edge of the Peninsular Ranges geomorphic province, which is bounded by the Transverse Ranges province on the north, the Colorado Desert province on the northeast, and the Pacific Ocean on the west (Jenkins 1980:40-41; Harms 1996:131). The natural landscape in the Peninsular Ranges province is characterized by steep and elongated valleys and mountain ranges that generally extend northwestward from the southern tip of Baja California (Jahns 1954:Plate 3; Harden 2004:465). The natural environment of the region is typical of the southern California hills and valleys, characterized by a temperate Mediterranean climate with mild, rainy winters and hot, dry summers. In the vicinity of the project location, summer highs reach over 90°F, and winter lows occasionally dip below freezing. Average annual precipitation is roughly 13 inches, most of which occurs between November and March.

The rectangular-shaped project area is located in the north-central portion of the City of Santee, between the foothills of the Carlton Hills to the west and Eucalyptus Hills to the east. It is bound on the south by a row of single-family residences along Noble Way, on the east by a tract of vacant land, on the north by a rural residential property, and on the west by Summit Avenue (Fig. 3). Several buildings, structures, and associated features occupy the central portion of the project area (Figs. 3, 4). Among these are a single-family residence, an adjoining converted garage, a modular residence, several sheds of wood or metal construction, a two-story studio, and several wells. There



Figure 4. Overview of the project area; view to the northwest from the southeastern corner of the property. (Photograph taken on October 27, 2023)

are several large stockpiles of dry vegetation and wood scattered throughout property, especially along the eastern and northern boundaries.

The terrain in the project area is somewhat level but slightly rolling in places (Fig. 4), and the elevations range from approximately 528 feet to 573 feet above mean sea level, with an incline to the northeast. Soils are alluvial sand with small to medium subangular rocks and cobbles. Vegetation observed included a row of eucalyptus trees near the residences; citrus, pepper, pine, and olive trees; and cactus and agave gardens. Other vegetation included flat-top buckwheat, California sagebrush, datura, horehound, and dove mullein. Much of the ground surface in the project area has been disturbed in the past, and heavy equipment tracks were observed in the northeast portion of the property. As a result, little vestige of native landscape remains today.

CULTURAL SETTING

Prehistoric Context

It is widely acknowledged that human occupation in what is now the State of California began at least 12,000 years ago. Recent evidence that the ice-free corridor enabling Paleoindian presence in the Americas emerged much more recently than previously thought suggests a hypothesized Pacific coastal route (Heintzman et al. 2016). In attempting to describe and understand the cultural processes that occurred in the ensuing years, archaeologists have developed a number of chronological frameworks that endeavor to correlate the technological and cultural changes that are observable in archaeological records to distinct time periods. The general framework for the prehistory of the southern Californian coastal region is outlined in Moratto (1984), which is the basis for the following discussion.

Among the earliest evidence of human occupation in coastal southern California was an eroding burial discovered on Santa Rosa Island, among the northern Channel Island chain, with radiocarbon dates clustering around 13,000 B.P., near the end of the Pleistocene epoch (Gamble 2015). Since then, sea level has risen over 200 feet, and many coastal archaeological sites are currently under water (Marshall and Moriarity 1964; *ibid.*). In coastal San Diego, off the coast of La Jolla, prolific stone artifact assemblages have been recovered at depths of around 40 feet (Marshall and Moriarity 1964).

According to some theories, migration of indigenous groups from the interior deserts of southern California to the already inhabited coastal region took place around 7,500 years ago. Unfortunately, very little is known about the coastal groups during this early period in prehistory. With the immigration of people from the interior, a fusion of regional cultural traits, specifically those pertaining to subsistence procurement, occurred between the newcomers and original coastal inhabitants. The newcomers introduced new plant resources and plant-processing techniques to the coastal groups, and at the same time learned to exploit more intensively the littoral resources.

Archaeological investigations at various sites along the southern Californian coast have uncovered valuable data regarding later time periods in this region. Sites dating to the La Jolla I Period, ca. 5500-3500 B.C., have yielded numerous millingstone tools, scrapers, and flexed burials. The La Jolla II Period, ca. 3500-2000 B.C., is distinguished from the previous period by the presence of

cemeteries, discoidals, and various projectile point types. Following this is the La Jolla III Period, ca. 2000-1000 B.C., which is characterized by the influence of Yuman cultural traits from the east on the coastal cultures.

With this second intrusion of eastern groups to the area, increased exploitation of terrestrial food sources further diminished the coastal people's dependence on littoral resources. With an increasing focus on acorn-processing activities, indigenous groups along the southern Californian coast slowly began settling the interior regions. There was also a shift from inhumation to cremation around 500 B.C., possibly another result of eastern influences.

Ethnohistoric Context

The City of Santee and the San Diego River corridor are a part of the traditional territory of the Kumeyaay people, which extends from the Pacific Ocean on the west and the San Luis Rey River in northern San Diego County to All Saints Bay in northern Baja California and eastwards to include much of present-day Imperial County in the Colorado Desert. Part of the Yuman language stock, the Kumeyaay have been divided by ethnographers into two subgroups based on dialectic differences, with the San Diego River watershed serving as a general boundary between the Ipai in northern San Diego County and the Tipai in southern San Diego County, Imperial Valley, and northern Baja California. The following discussion of their history and culture comes from existing ethnohistorical literature, in particular Kroeber (1925), Strong (1929), Luomala (1978), and Shippek (1991), based primarily on information provided by Kumeyaay informants such as Delfina Cuero and Rosalie Pinto Robertson, while the ethnoecological information is mainly from Anderson (2013).

Prior to European contact, native subsistence practices were defined by the varying surrounding landscape and primarily based on the cultivating and gathering of wild foods, hunting, and fishing, exploiting nearly all of the resources available in a highly developed seasonal mobility system. In inland areas, the predominant food sources included acorns, piñon nuts, other seeds, roots, wild fruits/berries, and wild onions. Medicinal and ceremonial plants such as yerba buena, elderberry, and sages were typically cultivated near villages. Common game animals included deer, rabbits, wood rats, fish, and waterfowl. Coastal Kumeyaay accessed marine resources utilizing tule reed canoes capable of reaching offshore kelp beds, with a wide variety of fish, crustacean, mollusk, and marine mammal remains recovered from coastal archaeological sites.

Both inland and coastal Kumeyaay populations had a variety of technological skills that they used to acquire subsistence, shelter, and medicine or to create ornamental items. Common tools included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow straighteners, and stone knives and scrapers. These lithic tools were made from locally sourced material as well as those procured through trade or travel. They also used wood, horn, and bone spoons and stirrers, as well as both woven and ceramic baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking. However, much of this material cultural, elaborately decorated, does not survive in the archaeological record. As usual, the main items found archaeologically relate to subsistence activities.

As the landscape defined their subsistence practices, the tending and cultivation practices of the Kumeyaay helped shape the landscape. The practice of controlled burning of chaparral and oak woodland areas created an open countryside with more accessible foraging material for animals,

which in turn led to more successful hunting (Anderson 2013). It also increased the ease with which plant foods could be gathered and prevented out-of-control wildfires by eliminating dead undergrowth before it accumulated to dangerous levels. Coppicing, or trimming plants to the ground, resulted in straighter growth for basketry and arrow-making materials. Granitic outcroppings were used for pounding and grinding nuts and seeds, which left their mark in the resulting bedrock milling features, the most common archaeological remains found in the region.

As early as 1542, the Kumeyaay were in contact with the Spanish during the expedition of Juan Rodríguez Cabrillo, but it was not until 1769 that the Spaniards took steps to colonize Kumeyaay territory. The Kumeyaay resisted, at times violently, any attempts by the Europeans to alter their way of life, and their conversion to Christianity was a slow and painful process never before experienced by missionaries in this part of the New World. Due to forced labor, dietary deficiencies, introduced diseases, and forceful land grabs and population reduction, Kumeyaay population dwindled rapidly. In recent decades, however, the inception of gaming on tribal lands has brought forth funding used for reservation improvements and educational and cultural programs. There has been a renaissance of Native American activism and cultural revitalization among groups of Kumeyaay descendants, including the reconstruction and utilization of Native technologies, and creating a Kumeyaay Nation flag that has been raised at government buildings throughout San Diego County.

Historic Context

Spanish colonization of Alta California began with the establishment of Mission San Diego de Alcalá in 1769, at what is now Old Town San Diego but was then a Kumeyaay village known as Kosoy. The mission and an associated military outpost, the San Diego presidio, faced tremendous resistance, at times violently, as mentioned above (Mission San Diego History n.d.). Initially religious services were held outdoors or in “available rooms” at the presidio (*ibid.*). The mission was moved further up the San Diego River in 1774 while the presidio remained in its original location (*ibid.*).

Upon the missions’ relocation, the first church building was constructed, described as “a church of poles, roofed with tules and measured 17x53 feet” (Engelhardt 1920). This building was burned to the ground during a Kumeyaay revolt and was rebuilt as an adobe building with thatched roof two years later (*ibid.*). A larger church building was constructed in 1780, and this time the tule-thatched roof was covered with a “mass of earth” to better protect against flaming arrows during revolts (*ibid.*). It was also at Mission San Diego that El Camino Real was established. This road, translated as “the royal road” or “the King’s road,” stretches 600 miles in California along which each of the 21 California Missions are located, ending at Mission San Francisco Solano in present-day Sonoma (Mission San Diego History n.d.).

Beginning in 1834, during secularization of the mission system, former mission *rancherías* throughout Alta California were surrendered to the Mexican government, and subsequently divided and granted to various prominent citizens in the province. In San Diego County, a number of large grants of the confiscated lands of Mission San Diego de Alcalá were issued by Governor Pio Pico of Alta California (City of El Cajon n.d.). Among these, some 48,800 acres were granted to Doña Maria Antonio Estudillo, wife of Don Miguel de Pedrona. The land grant, known as Rancho El

Cajón, included the present-day communities of Santee, Lakeside, Bostonia, El Cajon, and part of Grossmont (*ibid.*).

As California was annexed and entered into statehood, most of these large land grants were parceled and sold to American settlers, ranchers, and speculators. In 1877, George A. Cowles purchased 4,000 acres in what would become the City of Santee to develop vineyards and commercial trees such as pomegranate and magnolia (City of Santee n.d.). Initially known as Cowleston, the town was linked to the Cuyamaca Railroad at Cowles Station. Cowles passed away in 1887, and three years later his widow Jennie Cowles married Milton Santee, a realtor and surveyor (*ibid.*). In 1891, the post office began to operate under the name Santee, and by 1893 the town, school, and school district had also changed their names to Santee (*ibid.*).

In the immediate vicinity of the project area, Hosmer P. McKoon purchased 9,543 acres in 1885, which he named Fanita Rancho in honor of his wife Fannie (City of Santee n.d.). Initially used for agriculture, cattle, and dairy, parts of the ranch were eventually divided and sold (*ibid.*). By 1898, the prominent Scripps family purchased a 7,000-acre parcel of the ranch, which they used to raise cattle and develop a country resort (*ibid.*). In 1958, 4,300 acres were purchased by the Carlton Company development firm, bringing about the end of Santee as a rural agricultural and cattle community and the beginning of its housing boom. Exploding in population from fewer than 2,000 residents in 1950 to 25,750 in 1970, the City of Santee would incorporate in 1980 (City of Santee n.d.). Today the city is home to over 50,000 residents (USCB n.d.).

RESEARCH METHODS

RECORDS SEARCH

The historical/archaeological resources records search for this study was provided by the South Coastal Information Center (SCIC) of the California Historical Resources Information System on October 25, 2023. Located on the campus of San Diego State University, SCIC is the State of California's official cultural resource records repository for the County of San Diego. During the records search, SCIC staff examined the center's digital maps, records, and databases for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

NATIVE AMERICAN SACRED LANDS FILE SEARCH

On October 18, 2023, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074, and is tasked with identifying and cataloging properties of Native American cultural value, including places of special religious, spiritual, or social significance and known graves and cemeteries throughout the state. The response from the NAHC is summarized below and attached to this report in Appendix 2.

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH archaeologist Deirdre Encarnación with the assistance of project historian/architectural historian Terri Jacquemain. Sources consulted during the research included published literature in local and regional history, archival records of the County of San Diego, historical maps of the Santee area, and aerial/satellite photographs of the project vicinity. Among the maps consulted were USGS topographic maps dated 1893-1996, which are accessible at the websites of the U.S. Bureau of Land Management and the USGS. The aerial and satellite images, taken between 1953 and 2023, are available from the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

FIELD SURVEY

On October 27, 2023, Deirdre Encarnación conducted the intensive-level field survey of the project area. During the survey, Encarnación walked parallel north-south 10 meter (approximately 33 feet) transects across the entire project area except where the transects were blocked by the buildings. In this way, the ground surface in the project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years ago or older). The buildings and associated structures were then inspected closely and photographed to document their architectural and structural characters.

Ground visibility was good (80-85%) on most of the property at the time of the survey despite the scattered low-lying vegetation but was poor (30-35%) in areas of dry pine needle duff and other vegetation accumulation, reduced to nearly zero under the vegetation stockpiles. In light of the history of past disturbances to the ground surface due to construction activities and residential use since the 1970s, the limitation of visibility in these relatively small portions of the project area was not considered a significant hindrance to the survey effort.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCIC records, the project area was included, partially or entirely, in the scopes of three previous cultural resources surveys completed between 2016 and 2020. Among these, two studies that focused on the Fanita Rancho property covered a small sliver of the current project area along the northern edge. The third study, which included the entire project area, was an overview study for an update of the Padre Dam Municipal Water District Master Plan. Most of the project area, therefore, had evidently not been surveyed for cultural resources at an intensive level prior to this study.

The SCIC notes that a small, linear portion of a previously recorded site of historical origin, designated 37-037786 in the California Historical Resources Inventory, overlaps the northern edge of the project area. Encompassing a total of 2,600 acres, the site represented the portion of the

Fanita Rancho that remained undivided as of 2018 (Rincon Consultants 2018). When the site was recorded in that year, only seven historical features were documented, such as a granite quarry, a rock dam, an asphalt paved road, and a refuse scatter, along with two isolated artifacts, all of them of unknown age (*ibid.*). At the time, the site was found not to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources (*ibid.*).

No other cultural resources were previously recorded within or adjacent to the project area. Outside of project boundaries but within the one-mile scope of the records search, SCIC records indicate at least 29 other surveys were carried out on various tracts of land and linear features between 1974 and 2017. These and other similar studies nearby resulted in the identification of 20 historical/ archaeological sites and 14 isolates (i.e., localities with less than three artifacts) within the records search scope, as listed below in Table 1.

Table 1. Previously Recorded Cultural Resources within the Scope of the Records Search		
Primary No.	Trinomial	Description
37-004885	CA-SDI-004885	Flakes, tools, and midden
37-008336	CA-SDI-008336	Milling slicks, mortar, basins, lithic scatter
37-008345	CA-SDI-008345	Bedrock milling features (BMF), lithic and ceramic scatter
37-012099	CA-SDI-012099	Lithic and groundstone scatter
37-012244	CA-SDI-012244	BMF with 15 milling surfaces
37-012245	CA-SDI-012245	3 BMF with 10 milling surfaces
37-012246	CA-SDI-012246	BMF with 3 milling surfaces
37-012247	CA-SDI-012247	Rock room with one pottery sherd
37-026520		Isolate: single milling slick
37-026521		Isolate: single milling slick
37-027128	CA-SDI-017743	BMF with 3 slicks and one mano
37-027131	CA-SDI-017746	BMF
37-027132	CA-SDI-017747	BMF and one mano
37-027137	CA-SDI-017752	Three brownware sherds
37-027144		Isolate: two secondary quartz flakes
37-027146		Isolate: unifacially worked mano
37-036702		Isolate: lithic flake
37-036720		Isolate: lithic flake
37-036722		Isolate: lithic flake
37-036732		Isolate: 2 lithic flakes
37-036734		Isolate: lithic flake
37-036735		Isolate: lithic flake
37-036736		Isolate: lithic flake
37-036737		Isolate: lithic flake
37-036738		Isolate: lithic flake
37-036739		Isolate: lithic flake and core
37-036744	CA-SDI-022180	BMF with lithic scatter
37-036745	CA-SDI-022181	BMF with one slick
37-036746	CA-SDI-022182	BMF with one slick
37-036748	CA-SDI-022184	BMF with two slicks
37-036749	CA-SDI-022185	BMF with one slick
37-036750	CA-SDI-022186	Five BMF
37-036752	CA-SDI-022188	Lithic scatter
37-037785	CA-SDI-022503	Four BMF
37-037786	CA-SDI-022504	Fanita Rancho: refuse scatter, roads, dams, quarry, fence

With the exception of the Fanita Rancho (37-037786), all of the previously recorded cultural resources within the one-mile radius were of prehistoric (i.e., Native American) origin, and all of them were situated at higher elevations on the undisturbed hillsides to the west, north, and east of the project location. Fifteen of the sites and two of the isolates were bedrock milling features with shallow slicks ranging in number from one to 15. Several of these also had associated artifacts, such as lithic flakes, manos, and ceramic sherds. The majority of the isolates were lithic flakes. Other than the Fanita Rancho, none of the sites or isolates was found in the immediate vicinity of the project area. Therefore, none of them requires further consideration during this study.

NATIVE AMERICAN SACRED LANDS FILE SEARCH

In response to CRM TECH's inquiry, the NAHC reported in a letter dated November 20, 2023, that the Sacred Lands File yielded positive results for Native American cultural resources in the project vicinity but provided no further details. The NAHC recommended that local Native American groups be consulted for additional information and provided a referral list of 19 individuals associated with 13 local Native American groups who may have knowledge of such resources. The NAHC's reply is attached to this report in Appendix 2 for reference by the City of Santee in future government-to-government consultations with the pertinent tribal groups.

HISTORICAL BACKGROUND RESEARCH

Historical sources consulted for this study show that the project area, remained vacant and undeveloped until the late historic period (Figs. 6-9). In the 1890s, the San Diego, Cuyamaca and Eastern Railway, running along the San Diego River some two miles to the south of the project location, and two winder roads, each more than a mile from the project location, were the only notable human-made features nearby (Fig. 5). By the 1930s, a dirt road passing through or near the southwestern corner of the property had become the first human-made feature to appear in the immediate vicinity of the project area, apparently leading to a quarry in the foothills to the north (Figs. 6, 7). In the mid-1950s, agriculture was the primary land use in the vicinity, and the entire project area was under cultivation in 1953 (NETR Online 1953). A decade later, all farming operations had evidently ceased in and around the project area, leaving the property largely unused until the 1970s (NETR Online 1964-1978).

San Diego County real property records indicate that the subject parcel was owned by the Quillin family at least by circa 1974, when the main residence, the original garage, and the studio on the property were constructed (NETR Online 1971-1978; County Assessor n.d.). A series of intra-family transfers occurred during the 1980s, beginning in 1987 when Gerald R. Quillin and his then-wife Sandra filed quitclaims deeding ownership to his mother, Helen Quillin (County Assessor n.d.). One year later, Gerald, then listed as an "unmarried man," received an intra-family transfer, life estate, and remainder grant deed for the property from Helen (*ibid.*).

By the 1980s, a modular building had been placed in close proximity to the main residence (NETR Online 1978-1984). Eventually, in 2004, the property would be deeded into the Quillin Family Trust by Gerald (County Assessor n.d.). During the ensuing years, the property would be further improved upon with additional features such as large cactus and agave gardens, and sheds (*ibid.*; NETR Online 1984-2020). Outside but adjacent to the project boundary, the small suburban

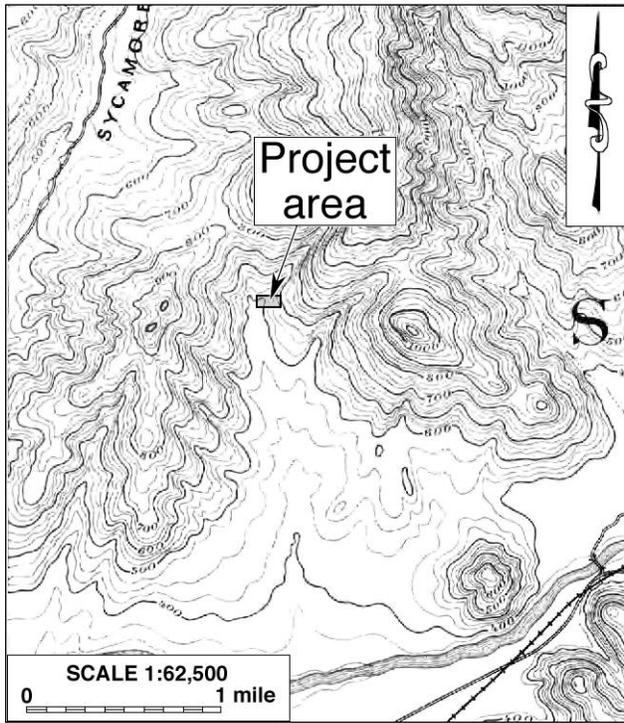


Figure 5. The project area and vicinity in 1891. (Source: USGS 1893)

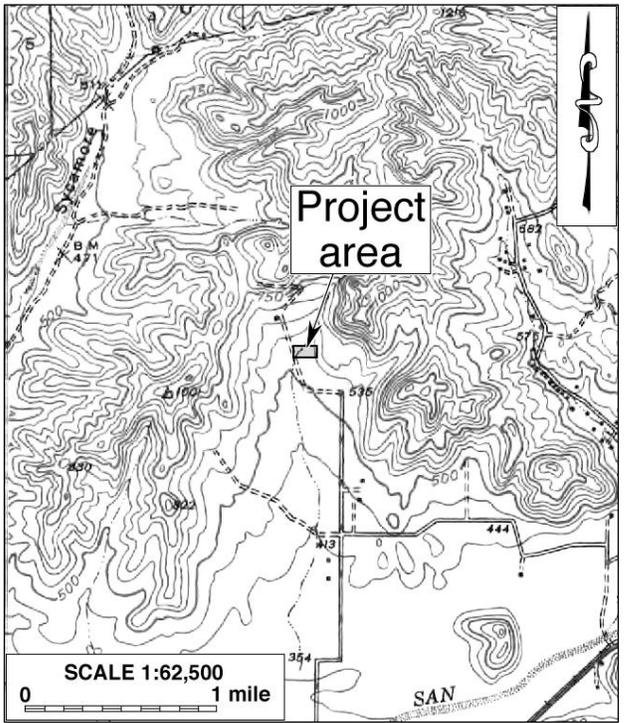


Figure 6. The project area and vicinity in 1938-1939. (Source: USGS 1939)

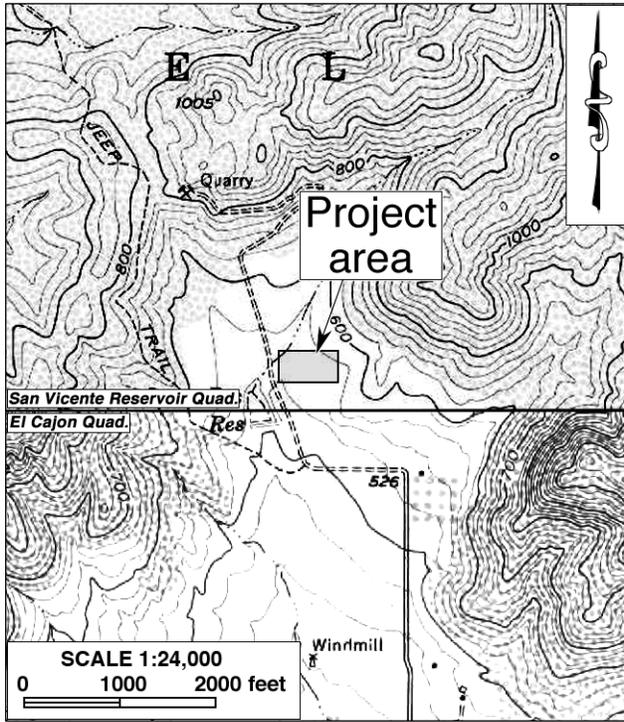


Figure 7. The project area and vicinity in 1953. (Source: USGS 1953a; 1953b)

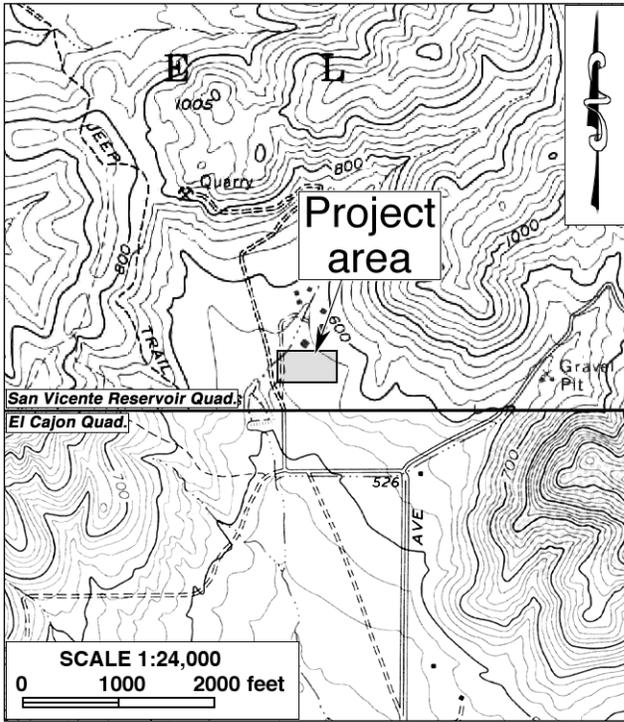


Figure 8. The project area and vicinity in 1966-1971. (Source: USGS 1967; 1971)

residential tract to the south was developed on former agricultural land in 2020-2022, but the overall rural character of the surrounding area has remained largely unchanged (Google Earth 1994-2023).

FIELD SURVEY

During the field survey, the circa 1974 buildings on the property, including the main residence, the converted garage, and the two-story studio were recorded into the California Historical Resources Inventory and designated temporarily as Site 4070-1H, pending the assignment of a permanent identification number by the SCIC. The modest Ranch-style residence and converted garage are both wood-framed buildings with composite shingle roofs and tan stucco exterior walls. The studio has narrow wood siding on the exterior walls and a front-gable roof. Detailed descriptions and additional information on these buildings are presented in the standard site record forms attached to this report as Appendix 3. No other potential “historical resources” of prehistoric or historic-era origin were found. A small amount of scattered refuse was observed on the surface, but all of the items appear to be modern in origin.

As noted above, the SCIC records search indicates that a small portion of Site 37-037786, the Fanita Rancho, was previously recorded across the northern edge of the project area. A close review of the record forms for the site suggests that while technically the site boundary crosses the northeast corner of the current project area, no historical features associated with the Fanita Rancho were recorded within or adjacent to the project boundaries (Rincon Consultants 2018). The field survey confirmed the absence of any such features or artifacts within the project area.

MANAGEMENT CONSIDERATIONS

STATUTORY/REGULATORY GUIDELINES

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” As defined by PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, 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.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) 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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

DISCUSSION

In summary of the research results outlined above, Site 4070-1H, consisting of the groups of 1970s buildings at 10939 Summit Avenue, is the only potential "historical resource" identified in the project area. In light of their late historical origin (i.e., more than 50 years of age), the group of buildings was recorded into the California Historical Resources Inventory for permanent documentation, but none of them, individually or collectively, appears to meet any of the criteria for listing in the California Register of Historical Resources.

Under Criteria 1 and 2, historical background research has not identified any persons or events of recognized historic significance in close association with the property. Under Criterion 3, the modest Ranch-style and vernacular buildings do not represent important examples of any style, type, period, or region, nor do they appear to embody the work of a prominent architect, designer, or builder. Under Criterion 4, the buildings do not demonstrate the potential to yield any important data for the study of 1970s history, a period that is well documented.

Based on these considerations, the present study concludes that Site 4070-1H does not appear to qualify as a "historical resource" under CEQA provisions, and no other potential "historical resources" were encountered within or adjacent to the project area. While a small portion of Site 37-037786, the Fanita Rancho, was previously recorded across the northern edge of the project area, the site was previously determined not to be eligible to the California Register (Rincon Consultants 2018), and no features or artifacts associated with the site was found during this survey.

Although more than 30 prehistoric archaeological sites and isolates have been recorded within a one-mile radius of the project area, all of those localities were found on undisturbed hillsides in the surrounding area, a typical pattern for prehistoric cultural resources in southern California, in a different geographic setting from that of the project location. The Sacred Lands File maintained by the NAHC indicates the presence of unspecified Native American cultural resource(s) in the general vicinity of the project area. According to current CEQA guidelines, the identification of potential "tribal cultural resources," as defined by PRC §21074, is beyond the scope of this study and may be addressed through government-to-government consultations between the City of Santee and pertinent Native American groups, pursuant to Assembly Bill (AB) 52.

CONCLUSION AND RECOMMENDATIONS

In conclusion, the group of late-historic-period buildings recorded within the project area as Site 4070-1H do not meet CEQA's definition of a "historical resource," and no other potential "historical resources" were encountered throughout the course of this study. However, the final clearance of

the project under cultural resources provisions of CEQA may require the completion of government-to-government consultations by the City of Santee with local tribes in order to address potential. Based on these findings, CRM TECH presents the following recommendations to the City of Santee:

- A tentative determination of *No Impact* on cultural resources appears to be appropriate for the proposed project, pending the completion of government-to-government consultations with local Native American groups by the City under AB 52 provisions to address potential “tribal cultural resource(s).”
- No additional cultural resources investigations will be necessary for the project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are encountered during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
- Any human remains unearthed during the project will need to be addressed in accordance with Health and Safety Code §7050.5 and Public Resources Code §5097.98.

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1953-2020 Aerial photographs of the project vicinity; taken in 1953, 1964, 1966, 1968, 1971, 1978, 1980-1991, 1993-2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2019, and 2020.
<http://www.historicaerials.com>.

Rincon Consultants

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USGS (United States Geological Survey, U.S. Department of the Interior)

1893 Map: El Cajon, Calif. (15', 1:62,500); surveyed in 1891.

1939 Map: El Cajon, Calif. (15', 1:62,500); surveyed in 1938-39.

1953a Map: El Cajon, Calif. (7.5', 1:24,000); aerial photographs taken in 1953, field checked in 1955.

1953b Map: San Vicente Reservoir, Calif. (7.5', 1:24,000); aerial photographs taken in 1953, field checked 1955.

1967 Map: El Cajon, Calif. (7.5', 1:24,000); aerial photographs taken in 1966, field checked in 1967.

1971 Map: San Vicente Reservoir, Calif. (7.5', 1:24,000); 1955 edition photorevised in 1971.

1978 Map: San Diego, Calif. (120'x60', 1:250,000); 1958 edition revised.

1996a Map: El Cajon, Calif. (7.5', 1:24,000); imagery taken in 1996.

1996b Map: San Vicente Reservoir, Calif. (7.5', 1:24,000); imagery taken in 1996.

**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY
Bai “Tom” Tang, M.A.**

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, University of California, Riverside.
- 1987 M.A., American History, Yale University, New Haven, Connecticut.
- 1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
- 1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
- 1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
- 1991-1993 Project Historian, Archaeological Research Unit, University of California, Riverside.
- 1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
- 1990-1992 Teaching Assistant, History of Modern World, University of California, Riverside.
- 1988-1993 Research Assistant, American Social History, University of California, Riverside.
- 1985-1988 Research Assistant, Modern Chinese History, Yale University.
- 1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
- 1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR, ARCHAEOLOGY
Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
1981 B.S., Anthropology, University of California, Riverside; with honors.
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 “Section 106—National Historic Preservation Act: Federal Law at the Local Level,”
UCLA Extension Course #888.
2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
Historical Archaeologist.
2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
Association of Environmental Professionals.
1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.
1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside, California.
1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands, California.
1992-1998 Assistant Research Anthropologist, University of California, Riverside.
1992-1995 Project Director, Archaeological Research Unit, U.C. Riverside.
1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
Riverside, Chapman University, and San Bernardino Valley College.
1991-1992 Crew Chief, Archaeological Research Unit, U.C. Riverside.
1984-1998 Project Director, Field Director, Crew Chief, and Archaeological Technician for
various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange
Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural
Diversity.

Cultural Resources Management Reports

Principal investigator for, author or co-author of, and contributor to numerous cultural resources
management study reports since 1986.

Memberships

Society for American Archaeology; Society for California Archaeology; Pacific Coast
Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
2002 B.S., Anthropology, University of California, Riverside.
2001 Archaeological Field School, University of California, Riverside.
1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/Colton, California.
2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

PROJECT ARCHAEOLOGIST/REPORT WRITER
Deirdre Encarnación, M.A.

Education

- 2003 M.A., Anthropology, San Diego State University, California.
2000 B.A., Anthropology, minor in Biology, with honors; San Diego State University, California.
2021 Certificate of Specialization, Kumeyaay Studies, Cuyamaca College/KCC.
2001 Archaeological Field School, San Diego State University.
2000 Archaeological Field School, San Diego State University.

Professional Experience

- 2004- Project Archaeologist/Report Writer, CRM TECH, Riverside/Colton, California.
2001-2003 Part-time Lecturer, San Diego State University, California.
2001 Research Assistant for Dr. Lynn Gamble, San Diego State University.
2001 Archaeological Collection Catalog, SDSU Foundation.

APPENDIX 2

**NATIVE AMERICAN SACRED LANDS FILE
SEARCH RESULTS**

NATIVE AMERICAN HERITAGE COMMISSION

November 20, 2023

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed Project Located at 10939 Summit Avenue (PA2023-4); (CRM TECH No. 4070) Project, San Diego County

Dear Ms. Gallardo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded 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. I suggest you contact all of those indicated; if they cannot supply information, they might 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 me. 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: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710

**Native American Heritage Commission
Native American Contact List
San Diego County
11/20/2023**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties
Barona Group of the Capitan Grande	F	Art Bunce, Attorney		(760) 489-0329		buncelaw@aol.com	Diegueno	Imperial,San Diego
Campo Band of Diegueno Mission Indians	F	Ralph Goff, Chairperson	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046	(619) 478-5818	rgoff@campo-nsn.gov	Diegueno	Imperial,Orange,Riverside,San Diego
Ewiiapaayp Band of Kumeyaay Indians	F	Robert Pinto, Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 368-4382	(619) 445-9126	ceo@ebki-nsn.gov	Diegueno	Imperial,Orange,Riverside,San Diego
Ewiiapaayp Band of Kumeyaay Indians	F	Michael Garcia, Vice Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 933-2200	(619) 445-9126	michaelg@leaningrock.net	Diegueno	Imperial,Orange,Riverside,San Diego
Iipay Nation of Santa Ysabel	F	Clint Linton, Director of Cultural Resources	P.O. Box 507 Santa Ysabel, CA, 92070	(760) 803-5694		clint@redtailenvironmental.com	Diegueno	Imperial,San Diego
Iipay Nation of Santa Ysabel	F	Virgil Perez, Chairperson	P.O. Box 130 Santa Ysabel, CA, 92070	(760) 765-0845	(760) 765-0320		Diegueno	Imperial,San Diego
Inaja-Cosmit Band of Indians	F	Rebecca Osuna, Chairperson	2005 S. Escondido Blvd. Escondido, CA, 92025	(760) 737-7628	(760) 747-8568		Diegueno	Imperial,San Diego
Jamul Indian Village	F	Erica Pinto, Chairperson	P.O. Box 612 Jamul, CA, 91935	(619) 669-4785	(619) 669-4817	epinto@jiv-nsn.gov	Diegueno	Imperial,San Diego
Jamul Indian Village	F	Lisa Cumper, Tribal Historic Preservation Officer	P.O. Box 612 Jamul, CA, 91935	(619) 669-4855		lcumper@jiv-nsn.gov	Diegueno	Imperial,San Diego
Kwaaymii Laguna Band of Mission Indians	N	Carmen Lucas,	P.O. Box 775 Pine Valley, CA, 91962	(619) 709-4207			Kwaaymii Diegueno	Imperial,San Diego
La Posta Band of Diegueno Mission Indians	F	Gwendolyn Parada, Chairperson	8 Crestwood Road Boulevard, CA, 91905	(619) 478-2113	(619) 478-2125	LP13boots@aol.com	Diegueno	Imperial,Orange,Riverside,San Diego
Manzanita Band of Kumeyaay Nation	F	Angela Elliott Santos, Chairperson	P.O. Box 1302 Boulevard, CA, 91905	(619) 766-4930	(619) 766-4957		Diegueno	Imperial,Orange,Riverside,San Diego
Mesa Grande Band of Diegueno Mission Indians	F	Michael Linton, Chairperson	P.O. Box 270 Santa Ysabel, CA, 92070	(760) 782-3818	(760) 782-9092	mesagrandeband@msn.com	Diegueno	Imperial,Orange,Riverside,San Diego
San Pasqual Band of Diegueno Mission Indians	F	Allen Lawson, Chairperson	P.O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	allenl@sanpasqualtribe.org	Diegueno	Imperial,San Diego
San Pasqual Band of Diegueno Mission Indians	F	John Flores, Environmental Coordinator	P. O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	johnf@sanpasqualtribe.org	Diegueno	Imperial,San Diego
Sycuan Band of the Kumeyaay Nation	F	Cody Martinez, Chairman	Sycuan Tribal Office: 1 Kwaaypaay Court El Cajon, CA, 92019	(619) 445-2613		cmartinez@sycuan-nsn.gov	Kumeyaay	Imperial,San Diego
Sycuan Band of the Kumeyaay Nation	F	Bernice Paipa, Cultural Resource Specialist	Sycuan Cultural Center: 910 Willow Glen Drive El Cajon, CA, 92019	(619) 445-6917		bpaipa2@sycuan-nsn.gov	Kumeyaay	Imperial,San Diego
Viejas Band of Kumeyaay Indians	F	Ernest Pingleton, THPO	1 Viejas Grade Road Alpine, CA, 91901	(619) 445-3810		epingleton@viejas-nsn.gov	Kumeyaay	Imperial,San Diego
Viejas Band of Kumeyaay Indians	F	Ray Teran, Resource Management Director	1 Viejas Grade Road Alpine, CA, 91901	(619) 659-2312		rteran@viejas-nsn.gov	Kumeyaay	Imperial,San Diego

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed project located at 10939 Summit Avenue (PA2023-4; CRM TECH No. 4070), San Diego County.

Record: PROJ-2023-005571
Report Type: List of Tribes
Counties: San Diego
NAHC Group: All

APPENDIX 3

**CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS**

Site 4070-1H

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or # (Assigned by recorder) CRM TECH 4070-1H

- P1. Other Identifier:** 10939 Summit Avenue
- *P2. Location:** Not for Publication Unrestricted ***a. County** San Diego
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** San Vicente Reservoir, Calif. **Date** 1996
T15S; R1W; 1/4 of 1/4 of Sec _____; S.B. B.M. (Rancho El Cajon land grant)
c. Address 10939 Summit Avenue **City** Santee **Zip** 92071
d. UTM: (Give more than one for large and/or linear resources) **Zone** 11; **502,364 mE/** 3,637,546 mN
UTM Derivation: USGS Quad GIS Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel No. 378-190-01-00; on the east side of Summit Avenue between Noble Way and Summit Crest Drive

***P3a Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This rural property features a ranch-style single-family residence, a converted garage, and a two-story studio on the upper level. The rectangular-shaped, wood-framed main residence rests on a raised perimeter foundation and is surmounted by a medium-pitched side-gable roof with medium-width eaves and narrow white trim, sheathed with brown composition shingles. The roof extends over a partial addition on the southwest portion of the northwest façade that sports wood panel walls. The roof here ends in exposed rafter tails. Exterior walls are clad in tan stucco.

Fenestration consists of untrimmed, aluminum-framed sliding windows throughout. The building is oriented northwest-southeast on the property with (Continued on p. 4)

- *P3b. Resource Attributes:** (List attributes and codes) HP2: Single-family property
- *P4. Resources Present:** Building Structure Object Site District Element of District
 Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo (view, date, accession number): October 27, 2023; view to the northeast (see also p. 4)

- *P6. Date Constructed/Age and Sources:**
 Historic Prehistoric Both
Circa 1974
- *P7. Owner and Address:** _____
- *P8. Recorded by** (Name, affiliation, & address): Deirdre Encarnación and Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324
- *P9. Date Recorded:** October 27, 2023
- *P10. Survey Type** (describe): Intensive-level survey for CEQA-compliance purposes

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Deirdre Encarnación and Terri Jacquemain (2023): Historical/Archaeological Resources Survey Report: Assessor's Parcel Number 378-190-01-00, 10939 Summit Avenue, City of Santee, San Diego County, California

- *Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 4070-1H

B1. Historic Name: _____ B2. Common Name: _____

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Ranch and vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) According to available archival records, the residence was built in circa 1974. Correspondingly, historical aerial photographs show buildings corresponding in location and configuration to the residence, the converted garage, and the studio at least by 1978. The property has been under the ownership of the Quillin family at least since 1970. Property owners during this time include Gerald R. Quillin, Sandra Quillin, Ramona Quillin, Helen Quillin, and the Quillin family trust.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Late historic period rural residential development

Area Santee Period of Significance 1974

Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This rural residential property does not appear to meet any of the criteria for listing in the National Register of Historic Places or the California Register of Historical Resources. Under Criteria A/1 and B/2, historical background research has not identified any persons or events of recognized historic significance in close association with the property. Under Criterion C/3, the modest Ranch-style and vernacular buildings do not represent important examples of any style, type, period, or region, nor do they appear to embody the work of a prominent architect, designer, or builder. Under Criterion D/4, the buildings do not demonstrate the potential to yield any important data for the study of 1970s history, a period that is well documented.

B11. Additional Resource Attributes: (List attributes and codes) _____

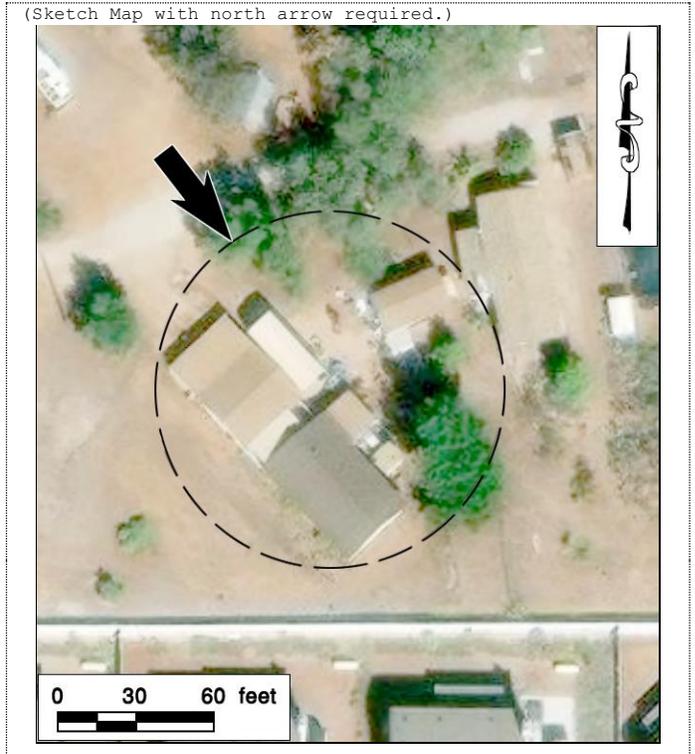
B12. References: San Diego County Assessor's real property tax assessment records; aerial photographs taken in 1953-2020, available at the NETR Online website (<http://historicaerials.com>)

B13. Remarks: _____

*B14. Evaluator: Terri Jacquemain

*Date of Evaluation: November 5, 2023

(This space reserved for official comments.)



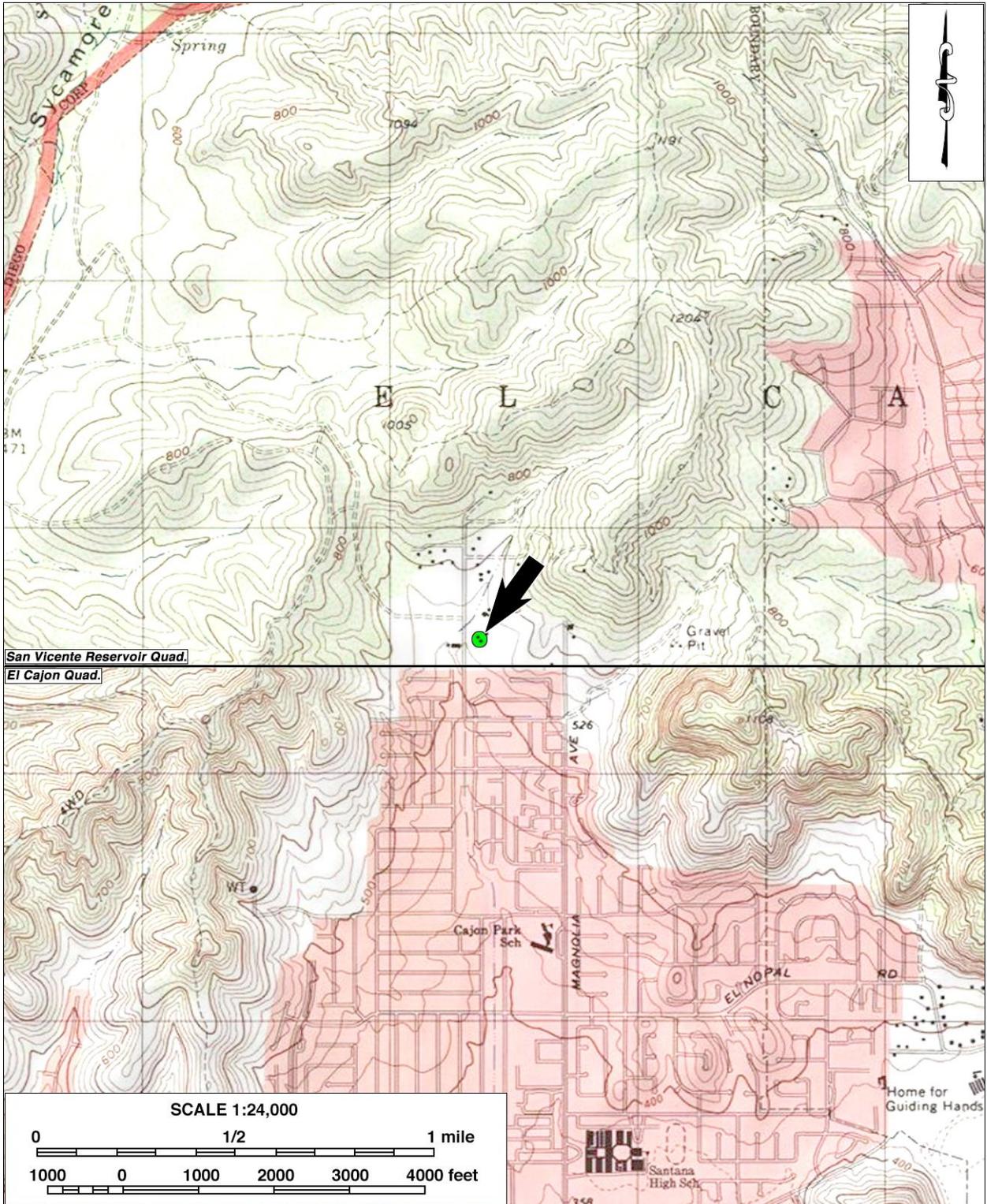
LOCATION MAP

Trinomial _____

*Map Name: San Vicente Reservoir and El Cajon, Calif.

*Scale: 1:24,000

*Date of Map: 1996



Recorded by: Deirdre Encarnación and Terri Jacquemain

*Date: October 27, 2023

Continuation Update

***P3a. Description (continued):** two entries located on the northwest side, including one on the addition, where it is sheltered by a latticed sunshade and enclosed by a white vinyl fence and gate that connects to the converted garage immediately to the northwest. The walls and roof of the former garage are similar to those of the main residence, with medium-pitched front-gable roof and untrimmed sliding doors opening to a portable carport. A rectangular window opening on the southwest side has been filled with particle board.

Northeast of the main residence is a smaller building on a concrete block foundation nestled into a slope, lending a two-story appearance from ground level. The upper portion, housing the studio, is clad in narrow, horizontally placed tooth-and-grooved wood siding. Windows here are modern faux divided-pane sashes. The main entry opens to the south. The lower level is evidently used for storage and is accessed by a wide, unglazed wood door. Also on the property is a rectangular manufactured home of modern origin and a number of small sheds built of wood panels or corrugated metal. Most of the buildings are in fair condition and appear to be occupied. Farm tools and other debris are scattered across the property.



Clockwise from top left: northwest side of the main residence, view to the south; northwest side of the converted garage; southeast side of the garage and enclosure, view to the north; the two-story studio, view to the east.