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MEMORANDUM

To:	Jeff O'Connor, HomeFed Otay Land II, LLC
From:	Angela Pham, M.A. RPA, Michael Williams, Ph.D.
Subject:	Archaeological and Paleontological Memorandum for the Otay Ranch Village 8 East Project, Chula Vista, CA
Date:	January 2024
cc:	Erin Lucett, Dudek; Brian Grover, Dudek; Micah Hale, PhD, RPA, Dudek; Brad Comeau MSc. RPA, Dudek
Attachment(s):	Figure 1 – Village 8 East Project Area Figure 2 – Confidential Village 8 East Cultural Resources Overview Map

HomeFed Otay Land II, LLC (Applicant) requested that Dudek determine whether additional archaeological and paleontological impacts would occur as a result of proposed land use changes within the Otay Ranch Village 8 East Project (Proposed Project), beyond those impacts identified in the Otay Ranch University Villages Project Comprehensive Sectional Planning Area (SPA) Plan Amendment Final Environmental Impact Report (FEIR) (SCH No. 2013071077; City of Chula Vista, November 2014) (University Villages FEIR).

1 Project Description

Otay Ranch Village 8 East is south of the extension of Main Street, north of the Otay River Valley, east of Village 8 West and west of SR-125. This urban village was originally approved in 2014 and subsequently amended in 2020. Current entitlements accommodate a total of 3,276 residential units, including 943 detached homes, 1,893 attached homes and 440 multi-family units in a mixed-use setting. Village 8 East also included 20,000 square feet of retail/commercial uses, an elementary school, a neighborhood park, and the 51.5-acre (gross) Otay Ranch Community Park South. Access to the village is provided via the extension of Main Street and La Media Parkway with emergency and pedestrian access to the community park provided along a utility corridor in the southeast portion of Village 8 East.

HomeFed Otay Land II, LLC, (Applicant), proposes to amend the Village 8 East land use plan to reflect current market conditions, housing needs and to ensure the community relates more closely to the adjacent Village 8 West community and future Village 9 and University Innovation District planned east of SR-125 and accommodate the SR-125 couplet interchange design between Main Street and La Media Parkway. The project applicant proposes to amend the Village Eight East land use plan to reflect current market conditions The proposed project would accommodate the approved 3,276 residential units, 20,000 square feet of commercial uses and other village-related land uses such as an elementary school, neighborhood park and a Community Purpose Facility use. The proposed project would now include all multi-family residential units instead of the previously proposed single- and

multi-family residential units. Additional offsite grading areas were identified when reviewing the current tentative map (2023) against the previous project boundary analyzed in the University Villages FEIR.

2 Archaeological Review

As described above, the Proposed Project would include a minor modification to the development area analyzed in the University Villages FEIR.

The Village 8 East Project area was previously studied by the 2014 EIR for the Otay Ranch University Villages Project. Brian F. Smith & Associates (BFSA) conducted the cultural resources study and evaluation for Village 8 East in 2012 (revised in 2014) and the paleontological resources study in 2012 (revised in 2013). There are eight locations, approximately 0.99 acres in total, along the eastern edge of Village 8 East where grading is proposed to extend beyond what was analyzed in the FEIR (Figure 1). These additional grading impacts, identified as Areas 1-8, are primarily related to grading associated with the frontage road and southbound ramp and Main Street serving the proposed SR-125 Interchange. Based on the review of the previous cultural resources studies and the EIR for Village 8 East, only a portion of one cultural resource, designated as Locus E of CA-SDI-12809, was identified within offsite grading areas (Area 7; see Confidential Figure 2).

CA-SDI-12809

CA-SDI-12809 is a prehistoric site that was originally recorded by McGowan in 1971 (McGowan 1997). CA-SDI-12809 was also previously determined eligible listing on the California Register of Historical Resources (CRHR) under Criterion 4 (Smith and Stropes 2014) and on the National Register of Historic Places (NRHP) under Criterion D (McDonald et al. 1993). Initially, the site measured approximately 274 x 366 meters (Caltrans 1990; McDonald et al. 1993). The site has been subject to numerous surveys and excavations since 1971, with each researcher adjusting the boundary.

Southwestern College, under direction of McGowen, extensively excavated one portion of the site as part of an archaeological field school between 1972 and 1983 (primarily in what is now known as Locus A). The archaeological work conducted by McGowan uncovered an abundant quantity and diversity of artifact classes including lithic tools, lithic debitage, ceramics, milling stones, shell, subsurface features, fire-affected rock, bone awls, faunal remains, and human remains (McGowan 1997).

A site boundary testing program was conducted by TMI Environmental Servies in 1986 where the site intersected the proposed SR-125 corridor (Berryman and Berryman 1987). Brian F. Mooney and Associates conducted an extensive and systematic testing of CA-SDI-12809 to determine eligibility for listing in the NRHP as part of the SR-125 project for Caltrans (McDonald et al. 1993). The site was divided into 10 areas of artifact concentrations (Loci A through J) based on STP data. Brian F. Mooney and Associates concluded that each of the 10 delineated loci contain significant archaeological deposits that have the potential to answer regional research questions and that the site is eligible for listing on the NRHP under Criterion D (McDonald et al. 1993). The remaining portions of the site outside the delineated loci were determined to lack significant archaeological deposits and are considered non-contributing elements to the overall eligibility of the site. Caltrans determined the site eligible for listing in the NRHP; the State Historic Preservation Office (SHPO) concurred with this determination in 1995 (Caltrans 1995).

Construction of SR-125 from 2003-2008 graded through the site and erected three structures supporting the elevated roadway within the site boundary. Two of these structures are located within Locus E; earthwork to grade this area for the SR-125 bridge structures, access roads, and other facilities destroyed the locus. Locus E is no longer extant. According to Smith and Stropes (2014), impacts to Locus E were previously mitigated by Caltrans as part of the environmental clearance for the SR-125 ROW.

BFSA conducted a Phase II testing program under CEQA in 2010. The testing program was to update the information from the McDonald et al. (1993) study and confirm that the site retains the same general character and condition as identified in 1993. Locus K was also tested, which is outside the Village 8 East boundary. Smith and Stropes (2014) stated that Locus K was identified by McDonald et al. (1993) but this is a mistake. As of this time, it is not clear when or by whom Locus K was initially delineated. Smith and Stropes (2014) concluded CA-SDI-12809 is an important cultural resource under CEQA and is eligible for listing on the CRHR under Criterion 4 (data potential). Loci A-K represent the contributing elements to eligibility of the site under CRHR Criterion 4; the remaining portions of the site comprise non-contributing elements to the eligibility of the site. The testing efforts documented by Smith and Stropes (2014) confirm the prior NRHP eligibility determination (McDonald et al. 1993; Caltrans 1995).

3 Archaeological Impact Analysis

Based on the review of the previous cultural resources studies and the FEIR for Village 8 East, only a portion of one cultural resource, designated as Locus E of CA-SDI-12809, was identified within an offsite grading area. Grading Area 7 intersects the western portion of Locus E (Confidential Figure 2). Construction of SR-125 from 2003-2008 destroyed Locus E. According to Smith and Stropes (2014), impacts to Locus E were previously mitigated by Caltrans as part of the environmental clearance for the SR-125 ROW. The Otay Ranch Village 8 East Project will not impact Locus E as it is no longer extant.

The Loci A-D and K portions of the site are intact and are located outside the eight grading areas discussed herein, as well as outside the grading impacts analyzed in the FEIR. These portions of the site are located in Chula Vista Multiple Species Conservation Plan (MSCP) open space preserve; these extant portions of the site will be avoided by the project design, and therefore, impacts within these loci would not occur result with future development.

The remaining loci of CA-SDI-12809 that are intact and considered as contributing elements to eligibility of the site (Loci F-J) have already been addressed by the FEIR. The approved Village 8 East Project has been conditioned with a Mitigation, Monitoring, and Reporting Program (MMRP) by the City of Chula Vista (City of Chula Vista 2014). Relevant mitigation measures for the Project are discussed below in Section 5 of this memorandum.

4 Paleontological Review

Based on review of the previous paleontological resources studies and EIRs for Village 8 East, the Proposed Project's development area was adequately analyzed by the previous studies and EIRs since the geological units (the Otay Formation, Quaternary terrace deposits, and Quaternary alluvium) present in the additional areas were analyzed in the previous studies, and the San Diego Natural History Museum paleontological records search conducted for the previous studies covered the additional area. The lower fanglomerate member of the Otay

Formation was mapped by Kennedy (1977) as unnamed fanglomerate deposits (map unit Tfg) in this area. Based on the review of the previous paleontological resources studies, no paleontological resources were identified within the modified boundary for the Project as currently proposed.

5 Management Recommendations

Mitigation Measures within the University Villages FEIR were reviewed as part of this memorandum. The mitigation measures from the University Villages FEIR presented below remain applicable to the proposed project and will be implemented to reduce project impacts to a less than significant level, consistent with the significance findings of the 2014 University Villages FEIR.

MM CUL-1 - Prior to issuance of land development permits, including clearing or grubbing and grading permits, the Applicant shall provide written confirmation and incorporate into grading plans, to the satisfaction of the Development Services Director or their designee, that a principal investigator (PI) meeting the criteria listed in the Secretary of the Interior guidelines (36 CFR 61) has been retained in an oversight capacity to ensure that an archaeological monitor(s) will be present during all cutting of previously undisturbed soil. If these cutting activities occur in more than one location, multiple monitors shall be provided to monitor these areas, as determined necessary by the PI.

MM CUL-2- During the initial grading of previously undisturbed soils within the SPA Plan areas) and off-site improvement areas, prehistoric and historic resources may be encountered. In the event that the archaeological monitor identifies a potentially significant site, the monitor shall secure the discovery site from further impacts by delineating the site with staking and flagging, and by diverting grading equipment away from the archaeological site. Following notification to the City, the archaeological monitor shall conduct investigations as necessary to determine if the discovery is significant under the criteria listed in CEQA and the environmental guidelines of the City. If the discovery is determined to be not significant, grading operations may resume and the archaeological monitor shall summarize the findings in a letter report submitted to the City following the completion of mass grading activities. The letter report shall describe the results of the on-site archaeological monitoring, each archaeological site observed, the scope of testing conducted, results of laboratory analysis (if applicable), and conclusions. The letter report shall be completed to the satisfaction of the City of Chula Vista's Development Services Director or their designee prior to the release of grading bonds. Any artifacts recovered during the evaluation of resources shall be curated at a facility approved by the City.

MM CUL-3- For the cultural prehistoric/historic resources that are determined to be significant, alternate means of achieving mitigation shall be pursued. In general, these forms of mitigation include:

1. site avoidance by preservation of archaeological site in a natural state in open space, or in specific open space easements,

2. site avoidance by preservation through capping the site and placing landscaping on top of the fill,

3. data recovery through implementation of an excavation and analysis program,

4. a combination of one or more of the above measures.

See Chapter 9.0 in the *Cultural Resources Study for the University Villages Project at Otay Ranch* (Appendix F of this EIR) for the detailed mitigation and monitoring program for each of the identified significant sites that would be impacted.

MM CUL-4 - For those sites that are found to contain significant resources and for which avoidance and preservation is not feasible or appropriate, the Applicant shall prepare a Data Recovery Plan. The plan will, at a minimum, include the following:

1. a statement of why data recovery is appropriate as a mitigation measure,

2. a research plan that explicitly provides the research questions that can reasonably be expected to be addressed by excavation and analysis of the site,

3. a statement of the types and kinds of data that can reasonably be expected to exist at the site and how these data will be used to answer important research questions,

4. a step-by-step discussion of field and laboratory methods to be employed,

5. provisions for curation and storage of the artifacts, notes, and photographs will be stated.

Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Development Services Director or their designee. All significant artifacts collected during the implementation of the Data Recovery Plan shall be curated at a facility approved by the City of Chula Vista.

MM CUL-5 -Following the completion of mass grading operations, the Applicant shall prepare a plan that addresses the temporary on-site presentation and interpretation of the results of the archaeological studies for the proposed project. This could be accomplished through exhibition within a future community center, civic building and/or multi-purpose building. Any artifacts used for public displays shall be selected from the curated collections originating from the project. This exhibition will only be for temporary display of artifacts for public interpretation and display purposes. Artifacts selected for the exhibit shall be withdrawn on loan from the curation facility and will subsequently be returned to that facility upon the close of the exhibition. The applicant will be responsible for the artifacts during the display period and for the return of the artifacts at the close of the exhibition. The consulting archaeologist shall act on the applicant's behalf to coordinate the curation of all collections and the subsequent use of selected artifacts for the public display.

MM PAL-1 -Prior to the issuance of grading permits for the proposed project, including the Offsite Improvement Areas, the Applicant shall confirm to the Development Services Director, or their designee, that a qualified paleontologist (QP) has been retained to carry out an appropriate mitigation program. A QP is defined as an individual with a doctorate or a master's degree in paleontology or geology, who is familiar with paleontological procedures and techniques. A pre-grade meeting shall be held between the paleontologist and the grading and excavation contractors.

MM PAL-2 -A paleontological monitor shall be on site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (i.e., San Diego, Otay, and Sweetwater formations) to inspect cuts for contained fossils. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of a qualified

paleontologist. The monitor shall be on site on at least a half-time basis during the original cutting of previously undisturbed sediments of moderately sensitive geologic formations (i.e., unnamed river terrace deposits of the Mission Valley Formation) to inspect cuts for contained fossils.

a. The monitor shall be on site on at least a quarter-tie basis during the original cutting of previously undisturbed sediments of low sensitivity geologic formations (i.e., Lindavista Formation and Santiago Peak Volcanics [metasedimentary portion only] to inspect cuts for contained fossils. He or she shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (i.e., Quaternary alluvium).

b. In the event that fossils are discovered in unknown, low, or moderately sensitive formations, the Applicant shall increase the per-day field monitoring time. Conversely, if fossils are not discovered, the monitoring, at the discretion of the Planning Department, shall be reduced. A paleontological monitor is not needed during grading of rocks with no resource sensitivity (i.e., Santiago Peak Volcanics, metavolcanic portion).

MM PAL-3 -When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete whale skeleton) may require an extended salvage time. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains such as isolated mammal teeth, it may be necessary in certain instances and at the discretion of the paleontological monitor to set up a screen-washing operation on the site.

MM PAL-4 Prepared fossils along with copies of all pertinent field notes, photos, and maps shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.

As mentioned in MM CUL-3, archaeological data recovery methods and requirements are presented in Chapter 9.0 of the cultural resources report prepared in support of the FEIR (Smith and Stropes 2014). Data recovery is required at Loci F through J of CA-SDI-12809). This data recovery effort remains applicable to those loci and is required prior to any project-related ground disturbance in those areas.

As previously noted, grading Area 7 intersects a portion of site CA-SDI-12809. This portion of the site corresponds to Locus E of CA-SDI-12809. This area was graded and destroyed by construction of SR-125. As such, it no longer exists, and impacts to site CA-SDI-12809 withing grading Area 7 will be less than significant. No additional mitigation measures are necessary at this site as a result of the revised grading impacts identified herein. Construction monitoring will be implemented in all eight of the grading areas.

REFERENCES

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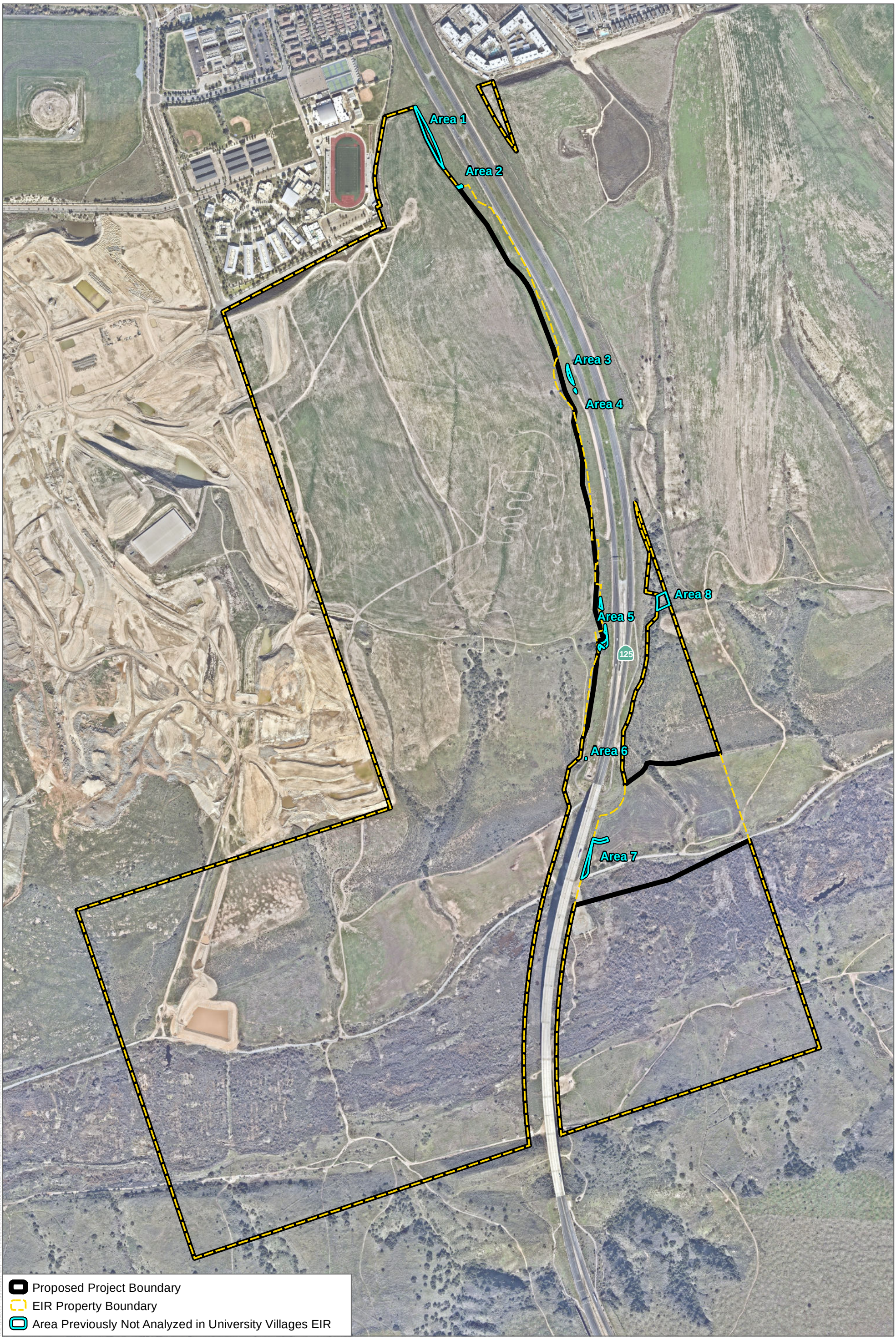

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FIGURE 1

Village 8 East Project Area Map

Village 8 East