

February 8, 2023

12919

Mr. Adrian Peters
Brookfield Properties
733 8th Avenue
San Diego, CA 92101**Subject: Cultural Resources Inventory Report for the Otay Ranch Town Center Redevelopment Project,
Chula Vista, California**

Mr. Peters:

The following letter report summarizes the results of the cultural resources inventory conducted for the Otay Ranch Town Center Redevelopment Project (Project), located in Chula Vista, California (Figure 1. Project Location). This cultural resources investigation was conducted in accordance with the California Environmental Quality Act (CEQA) and the City of Chula Vista Historic Preservation Ordinance. The City of Chula Vista (City) is the CEQA Lead Agency for the Project. In accordance with CEQA, Dudek performed a cultural resources inventory for the entire area of potential effect (APE). The Project APE consists of approximately 38.3 acres of commercial lands in Chula Vista, California (Figure 2. Area of Potential Effect).

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

A South Coastal Information Center (SCIC) records search identified no previously recorded cultural resources within the Project's APE. A Sacred Lands File check was requested from the Native American Heritage Commission (NAHC) on July 14, 2022 and Dudek received a response on August 10, 2022. The NAHC results were positive but did not indicate if the resources were within, adjacent, or within a half-mile of the APE. Kumeyaay Cultural Repatriation Committee (KCRC) representative Clint Linton stated that he did not know of any sacred lands within the Project APE. The NAHC results also included a list of tribal representatives who should be contacted. Dudek mailed outreach letters to the listed representatives on August 16, 2022 and is awaiting responses. Due to the developed nature of the APE and lack of surveyable ground surface, an intensive pedestrian survey of the Project was not conducted. Instead, a Dudek archaeologist visited the site and confirmed that no ground surface was visible. No cultural resources were identified within the Project APE. Due to the negative archival review and previous disturbance to the Project APE, Dudek recommends no further archaeological review. However, due to the positive NAHC results, KCRC representative Clint Linton recommends that a Native American monitor attend the initial ground disturbance to determine the cultural sensitivity.

1 Project Description and Location

The Project APE is located immediately east of State Route 125, west of Eastlake Parkway, between Ring Road, and Birch Road within the community of Otay Ranch. The Project APE is within Section 02, 03, 10, and 11 of Township 18 South, Range 1 West of the Jamul Mountains and Otay Mesa, California 7.5-minute U.S. Geological Survey Topographic Quadrangle Map (Figure 1. Project Location). The Project APE consists of commercial buildings, sports fields, paved parking lots, and maintained landscaping. The Project proposes residential and mixed-use/residential development by introducing 840 residential units and reducing existing commercial entitlements from 960,000 square feet to 816,000 square feet.

2 Regulatory Framework

The City is the Lead Agency for compliance with the CEQA. This study is compliant with cultural resource regulations that apply to the Project APE including provisions for the California Register of Historic Resources (CRHR), Native American Historic Cultural Sites (California Public Resources Code section 5097 et seq.), the California Native American Graves Protection and Repatriation Act, CEQA, California Health and Safety Code section 7050.5, Assembly Bill Number 52, Senate Bill 18, and the City's Historic Preservation Ordinance.

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

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

- Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

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

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

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

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

2.3 California Native American Graves Protection and Repatriation Act

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

2.4 California Environmental Quality Act

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

1. California Public Resources Code section 21083.2(g): Defines “unique archaeological resource.”
2. California Public Resources Code section 21084.1 and CEQA Guidelines section 15064.5(a): Define historical resources. In addition, CEQA Guidelines section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource;” it also defines the circumstances when a project would materially impair the significance of a historical resource.
3. California Public Resources Code section 5097.98 and CEQA Guidelines section 15064.5(e): Set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
4. California Public Resources Code sections 21083.2(b)-(c) and CEQA Guidelines section 15126.4: Provide information regarding the mitigation framework for archaeological and historic resources, including options of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the

archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

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

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

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

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

2.5 California Health and Safety Code section 7050.5 and Public Resources Code Section 5097.98

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98.

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

the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (California Health and Safety Code Section 7050.5[c]). In accordance with California Public Resources Code Section 5097.98(a), the NAHC will notify the Most Likely Descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. Within 48 hours of being granted access to the site, the MLD may recommend means of treatment or disposition, with appropriate dignity, of the human remains and associated grave goods.

2.6 Assembly Bill 52

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

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

2.7 Senate Bill No. 18

Senate Bill 18 amended Section 65351 of the Government Code and dictates the following:

During the preparation or amendment of the general plan, the planning agency shall provide opportunities for the involvement of citizens California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups, through public hearings and any other means the city or county deems appropriate.

2.8 Chula Vista Historic Preservation Ordinance

The Historic Preservation Ordinance, as dictated in Chula Vista Municipal Code (Title 21), declares that the identification, recognition, preservation, protection and adaptive reuse of Historical Resources are essential for the health, prosperity, social and cultural enrichment, and general welfare of the citizens who live in, work and visit Chula Vista. The purpose and intent of the Historic Preservation Ordinance is to serve, protect and enhance the public health, safety and welfare through the following:

- A. Serve as the regulatory document of the City’s Historic Preservation Program (HPP);
- B. Promote and accomplish the historic preservation goals, policies, and strategies of the City’s General Plan;
- C. Promote the recognition, preservation, protection and use of Historical Resources through Historical Resource surveys and the designation of Historical Resources;
- D. Preserve and enhance those Historical Resources that give Chula Vista its identity by utilizing the Secretary of Interior Standards for Treatment of Historic Properties;

- E. Honor Chula Vista's rich history and heritage by designating significant Historical Resources and Historic Preservation Districts that are associated with important historical events, persons, significant architecture, and landscape elements;
- F. Provide strong and safe neighborhoods by encouraging harmony as to style, form, proportion, and material between Historical Resources and new construction that are located within designated Historic Preservation Districts;
- G. Provide for a sustainable environment through the preservation and protection of Resources and neighborhoods that have Historical Significance;
- H. Carry out the provisions of the National Historic Preservation Act and the Certified Local Government Program established under said act;
- I. Establish the use of incentives and benefits for the protection, retention and preservation of Historical Resources; and
- J. Promote the recognition, preservation, protection and use of Historical Resources through education and a HPP that is maintained up to date and valid.

Chapter 21.04.100 states that designation of historical resources by the Historic Preservation Commission may occur when the following findings of fact are made:

- A. A Resource is at least 45 years old; and
- B. A Resource possesses historical Integrity defined under Chula Vista Municipal Code §21.03.084 and the Resource is determined to have historical significance by meeting at least one of the following criteria:
 - Criterion 1:** It is associated with an event that is important to prehistory or history on a national, state, regional, or local level.
 - Criterion 2:** It is associated with a person or persons that have made significant contributions to prehistory or history on a national, state or local level.
 - Criterion 3:** It embodies that distinctive characteristics of a style, type, period, or method of construction, or represents the work of a master or important, creative individual, and/or possesses high artistic values.
 - Criterion 4:** It is an outstanding example of a publicly owned Historical Landscape, that represents the work of a master landscape architect, horticulturalist, or landscape designer, or a publicly owned Historical Landscape that has potential to provide important information to the further study of landscape architecture or history.
 - Criterion 5:** It has yielded, or may be likely to yield information important in prehistory or the history of Chula Vista, the state, region, or nation.

3 Methods

3.1 Records Search

Dudek conducted a records search at the SCIC at San Diego State University for the Project APE and a half-mile buffer around the Project APE on July 27, 2022. The record search identified 35 previous cultural resources studies that have been performed within a half-mile of the Project APE. Ten of these previous studies intersect the current Project APE and are listed in Table 1 below. One study, SD-08086, consists of a cultural resources survey of the Otay Ranch Commercial Center in 2002 (Underwood 2002). No cultural resources were identified during the study and “no further consideration of cultural resources [was] considered necessary” (Underwood 2002). None of the other studies identified resources within the Project APE. The studies not listed in Table 1 are included in Confidential Appendix A.

Table 1. Reports Intersecting Project APE

Report Number	Date	Author	Title
Label	Year	Publisher	Title
SD-01364	1990	CALTRANS	ARCHAEOLOGICAL SURVEY REPORT FOR PROPOSED STATE ROUTE 125 FROM STATE ROUTE 905 (NEAR THE SECOND BORDER CROSSING) TO STATE ROUTE 54 (NEAR THE SWEETWATER RESERVOIR), SAN DIEGO COUNTY, CALIFORNIA.
SD-02690	1993	OGDEN ENVIRONMENTAL	FINAL CULTURAL RESOURCES EVALUATION OF THE 23,088 ACRE OTAY RANCH, SAN DIEGO COUTY
SD-03795	1999	CITY OF CHULA VISTA COMMUNITY DEVELOPMENT	AN EVALUATION OF CULTURAL RESOURCES FOR THE OTAY RANCH VILLAGE 11 PROJECT
SD-04657	1992	OGDEN ENVIRONMENTAL AND ENERGY SERVICES CO., INC	DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT. OTAY RANCH
SD-06805	1987	TMI ENVIRONMENTAL SERVICES	ARCHAEOLOGICAL OVERVIEW AND PLANNING DOCUMENT FOR THE PROPOSED RANCHO OTAY PROJECT
SD-07659	1990	CALTRANS	ARCHAEOLOGICAL SURVEY REPORT FOR PROPOSED STATE ROUTE 125 FROM STATE ROUTE 905(NEAR THE SECOND BORDER CROSSING) TO STATE ROUTE 54(NEAR SWEETWATER RESERVOIR); 11-SD-125 P.M. 0.0/11.2
SD-08086	2002	EDAW, INC	DRAFT CULTURAL RESOURCES SURVEY FOR OTAY RANCH FREEWAY COMMERCIAL PROJECT, SAN DIEGO, CA
SD-11896	2008	MICHAEL BRANDMAN ASSOCIATES	CULTURAL RESOURCES RECORDS SEARCH AND SITE VISIT RESULTS FOR T-MOBILE USA CANDIDATE SD06988A (OTAY RANCH TOWN CENTER) 2015 BIRCH ROAD, CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA

SD-16472	2014	ACE ENVIRONMENTAL	CULTURAL RESOURCE RECORDS SEARCH AND SITE SURVEY AT&T SITE SD0838 OTAY RANCH TOWN CENTER 2015 BIRCH ROAD, CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA 91915, CASPR# 3601000868
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The SCIC records search also revealed that no cultural resources have been recorded within the Project APE. The records search identified six prehistoric artifact scatters, one prehistoric temporary camp, one historical refuse scatter, and 17 prehistoric isolates within a half-mile of the Project APE (Table 2). The closest resource is P-37-015122, an isolated prehistoric lithic core, located approximately 0.2 miles outside of the Project APE. No historic addresses have been recorded within the Project APE. The results of the records search and all DPR forms are located in Confidential Appendix A.

Table 2. Previously Recorded Cultural Resources within a Half-Mile of APE

Primary Number	Trinomial	Age	Description	Intersects APE
P-37-012271	SDI-012271	Historical	Refuse scatter	NO
P-37-012276	SDI-012276	Prehistoric	Artifact scatter	NO
P-37-012279	SDI-012279	Prehistoric	Lithic scatter	NO
P-37-012285	SDI-012285	Prehistoric	Artifact scatter	NO
P-37-012466	SDI-012466	Prehistoric	Artifact scatter	NO
P-37-012467	SDI-012467	Prehistoric	Lithic scatter	NO
P-37-015074		Prehistoric	Isolate - lithic flake	NO
P-37-015075		Prehistoric	Isolate - lithic assay	NO
P-37-015076		Prehistoric	Isolate - lithic flake	NO
P-37-015078		Prehistoric	Isolate - lithic core	NO
P-37-015079		Prehistoric	Isolate - lithic core	NO
P-37-015080		Prehistoric	Isolate - lithic core	NO
P-37-015119		Prehistoric	Isolate - lithic flake tool	NO
P-37-015122		Prehistoric	Isolate - lithic core	NO
P-37-015123		Prehistoric	Isolate - lithic flake	NO
P-37-015124		Prehistoric	Isolate - lithic flake	NO
P-37-015125		Prehistoric	Isolate - lithic flake	NO
P-37-015126		Prehistoric	Isolate - lithic flake	NO
P-37-015127		Prehistoric	Isolate - lithic flake tool	NO
P-37-015138		Prehistoric	Isolate - lithic flake	NO
P-37-024658	SDI-016355	Prehistoric	Temporary camp	NO
P-37-024663	SDI-016360	Prehistoric	Artifact scatter	NO
P-37-036026		Prehistoric	Isolate - lithic core	NO
P-37-036027		Prehistoric	Isolate - lithic core	NO
P-37-036028		Prehistoric	Isolate - lithic flake	NO

3.2 Archival Research

Historic topographic maps and historic aerial images were reviewed to understand the development of the Project APE and surrounding properties at historicaerials.com (NETR 2022). Historic aerial photographs of the Project APE were available for 1953, 1964, 1966, 1971, 1978, 1980, 1981-1991, 1993-2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2019. The historic aerials from 1953 to 2000 shows the Project APE as agricultural land surrounded by other agricultural parcels. In 2002 and 2003, adjacent parcels were cleared and levelled while the Project APE continued to be used for agriculture. In 2005, the Project APE was leveled and adjacent lots had been developed for residential use. By 2009, the Project APE had been completely developed into its current state.

Historic topographic maps showed no historic structures were located within the Project APE.

3.3 NAHC and Tribal Correspondence

A search of the NAHC Sacred Lands File was requested on July 14, 2022 for the Project APE and a half-mile buffer. The SLF consists of a database of known Native American resources. These resources may not be included in SCIC database. Dudek received a response on August 10, 2022. The NAHC results were positive and recommended contacting the KCRC. Dudek emailed and spoke with KCRC representative Clint Linton on August 17 and 18, 2022, respectively. Mr. Linton stated that he did not know of any sacred lands within the Project APE, however, due to the positive NAHC results, he recommends that a Native American monitor attend the initial ground disturbance to determine the cultural sensitivity. If the sensitivity is low, monitoring should be suspended. The NAHC response also included a list of tribal representatives who should be contacted. Dudek mailed outreach letters to the listed representatives on August 16, 2022 and is awaiting responses (Appendix B).

In compliance with Assembly Bill 52 and Senate Bill 18, the City, as lead agency, is responsible for conducting government to government consultation with pertinent tribal entities. This letter will be revised to include information obtained through consultation, as it becomes available.

3.4 Site Visit

Due to the developed nature of the APE and lack of surveyable ground surface, an intensive pedestrian survey of the Project was not conducted. Instead, a Dudek archaeologist visited the site on August 18, 2022 and confirmed that no undisturbed ground surfaces were visible. The Project APE is covered by buildings in the south, sports fields in the north, and paved parking and landscaping throughout. No cultural resources were identified within the Project APE.

No artifacts or features were identified during this survey and no structures are present in the Project APE; therefore, there are no historical resources in the Project APE.

4 Summary and Management Considerations

4.1 Archaeological Recommendations

Dudek's cultural resources inventory of the Project indicates that there is low sensitivity for identifying intact subsurface archaeological deposits during Project implementation. The SCIC records search did not identify any resources within the Project APE and the review of historic aerial photographs showed extensive disturbance of the Project APE during the development of the existing commercial center. A previous cultural resources study was conducted prior to the current development and it did not identify any cultural resources and recommended no further consideration for cultural resources (Underwood 2002). The NAHC reviewed the SLF and stated that the results were positive but there was no indication of where resources were located in relation to the Project APE. KCRC representative Clint Linton said that he did not know of any sacred sites within the Project APE, however, due to the positive NAHC results, he recommends that a Native American monitor attend the initial ground disturbance to determine the cultural sensitivity. No other information has been received from tribal representatives listed in the NAHC response.

As there are no cultural resources in the APE, no historical resources, as defined under CEQA, will be impacted by the Project. This includes no direct, indirect, or cumulative impacts. As such, Dudek does not recommend any further cultural review for the Project. However, the City should consider the recommendation of KCRC representative Clint Linton and any information gathered during tribal consultation pursuant to Assembly Bill 52.

Unanticipated Discovery of Archaeological Resources

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

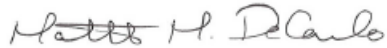
Unanticipated Discovery of Human Remains

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

TO: MR. PETERS
SUBJECT: CULTURAL RESOURCES INVENTORY REPORT FOR THE OTAY RANCH TOWN CENTER REDEVELOPMENT
PROJECT, CHULA VISTA, CALIFORNIA

Should you have any questions relating to this report and its findings, please do not hesitate to contact me at 760.815.7067 or mdecarlo@dudek.com.

Sincerely,



Matthew DeCarlo, M.A.
Archaeologist

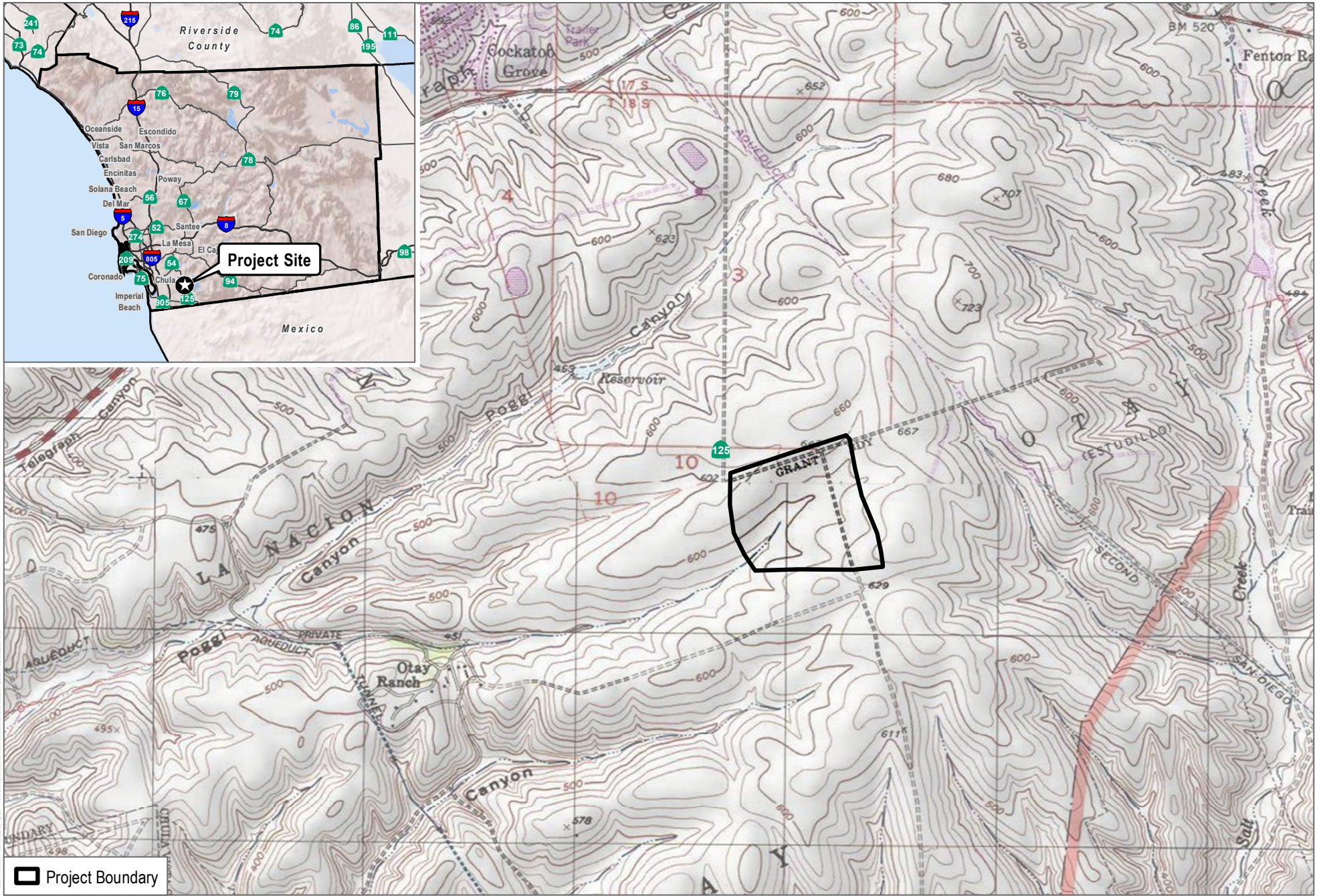
Att.: *Figure 1. Project Location*
Figure 2. Area of Potential Effect
National Archaeological Database Information Sheet
Confidential Appendix A, SCIC Records Search Results
Appendix B, Tribal Correspondence

5 References

City of Chula Vista 2011. *The Historic Preservation Program*. Title 21, Ordinance 3196. Chula Vista, CA.

NETR (National Environmental Title Research, LLC) 2022. Area search for: Otay Ranch, Chula Vista, CA. Accessed August 14, 2022. <http://www.historicaerials.com/>.

Underwood, J. 2002. *Cultural Resources Survey for Otay Ranch Freeway Commercial Project, San Diego, California*.



SOURCE: USGS 7.5-Minute Series Jamul Mountains, Otay Mesa Quadrangles

FIGURE 1

Project Location

Otay Ranch Town Center Redevelopment Project



□ APE

SOURCE: SANGIS 2020, 2022

DUDEK



0 200 400 Feet

FIGURE 2

Area of Potential Effect

Otay Ranch Town Center Redevelopment Project

National Archaeological Database (NADB) Information

Authors: Matthew DeCarlo M.A.

Firm: Dudek

Project Proponent: City of Chula Vista

Report Date: February 2023

Report Title: Cultural Resources Inventory Report for the Otay Ranch Town Center Redevelopment Project, Chula Vista, California

Type of Study: Cultural Resources Inventory

Resources: None

USGS Quads: Jamul Mountains and Otay Mesa, California, Section 02, 03, 10, and 11 of Township 18 South, Range 1

Acreage: 38.3

Permit Numbers: N/A

Keywords: Inventory, City of Chula Vista

TO: MR. PETERS
SUBJECT: CULTURAL RESOURCES INVENTORY REPORT FOR THE OTAY RANCH TOWN CENTER REDEVELOPMENT
PROJECT, CHULA VISTA, CALIFORNIA

Confidential Appendix A

SCIC Records Search Results

Appendix B

Tribal Correspondence

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95501
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle

Name: _____

Township: _____ Range: _____ Section(s): _____

Company/Firm/Agency:

Contact Person: _____

Street Address: _____

City: _____ Zip: _____

Phone: _____ Extension: _____

Fax: _____

Email: _____

Project Description:

____ Project Location Map is attached

NATIVE AMERICAN HERITAGE COMMISSION

August 10, 2022

Matthew DeCarlo
Dudek

Via Email to: mdecarlo@dudek.com

Re: Otay Ranch Town Center Redevelopment Project, San Diego County

Dear Mr. DeCarlo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Kumeyaay Cultural Repatriation Committee via phone at (760) 803-5694 for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

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

**Native American Heritage Commission
Native American Contact List
San Diego County
8/10/2022**

Barona Group of the Capitan Grande

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

Inaja-Cosmit Band of Indians

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

Campo Band of Diegueno Mission Indians

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

Jamul Indian Village

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

Ewiiapaayp Band of Kumeyaay Indians

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

Jamul Indian Village

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

Ewiiapaayp Band of Kumeyaay Indians

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

Kwaaymii Laguna Band of Mission Indians

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

Iipay Nation of Santa Ysabel

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

La Posta Band of Diegueno Mission Indians

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

Iipay Nation of Santa Ysabel

Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5694
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La Posta Band of Diegueno Mission Indians

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

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 Otay Ranch Town Center Redevelopment Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
8/10/2022**

**Manzanita Band of Kumeyaay
Nation**

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

**Sycuan Band of the Kumeyaay
Nation**

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

**Mesa Grande Band of Diegueno
Mission Indians**

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

**Viejas Band of Kumeyaay
Indians**

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

**San Pasqual Band of Diegueno
Mission Indians**

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

**Viejas Band of Kumeyaay
Indians**

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

**San Pasqual Band of Diegueno
Mission Indians**

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

**Sycuan Band of the Kumeyaay
Nation**

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

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Otay Ranch Town Center Redevelopment Project, San Diego County.

August 16, 2022

12919

Mr. John Christman, Chairperson
Viejas Band of Kumeyaay Indians
1 Viejas Grade Rd.
Alpine, CA 91901

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Christman,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

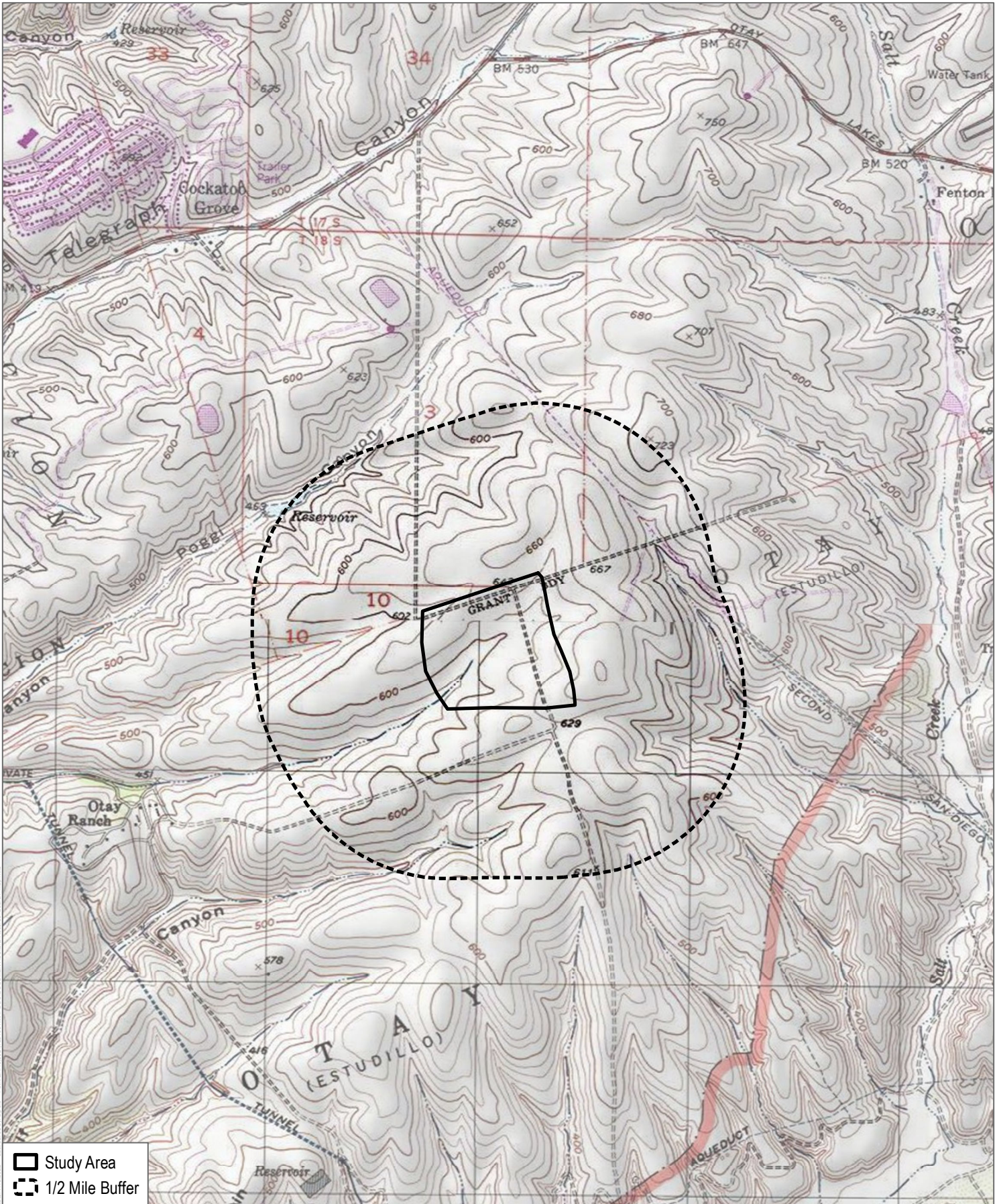
The Native American Heritage Commission conducted a Sacred Lands file search. The results were positive but no information was given indicating where or what resources are present. I am writing as part of the cultural inventory process in order find out if you, or your tribal community, have any knowledge of cultural resources or places that may be impacted by the proposed project. This letter does not constitute formal government to government consultation pursuant to Assembly Bill 52.

If you have any information or concerns pertaining to such information, please contact me.

Respectfully,



Matthew DeCarlo, M.A.
Archaeologist
DUDEK
Phone: (760) 815-7067
Email: mdecarlo@dudek.com



SOURCE: USGS 7.5-Minute Series Jamul Mountains, Otay Mesa Quadrangles
 Township 18S; Range 1W; Sections 02, 03, 10, 11





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ENCINITAS, CALIFORNIA 92024
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August 16, 2022

12919

Ms. Lisa Cumper, THPO
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Ms. Cumper,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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Respectfully,

Matthew DeCarlo, M.A.
Archaeologist
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August 16, 2022

12919

Mr. John Flores, Environmental Coordinator
San Pasqual Band of Diegueno Mission Indians
P.O. Box 365
Valley Center, CA 92082

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Flores,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Michael Garcia, Vice Chairperson
Ewiiapaayp Tribe
4054 Willows Road
Alpine, CA 91901

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Garcia,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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Respectfully,



Matthew DeCarlo, M.A.
Archaeologist
DUDEK
Phone: (760) 815-7067
Email: mdecarlo@dudek.com

August 16, 2022

12919

Mr. Ralph Goff, Chairperson
Campo Band of Diegueno Mission Indians
36190 Church Road, Suite 1
Campo, CA 91906

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Goff,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Allen E. Lawson, Chairperson
San Pasqual Band of Diegueno Mission Indians
P.O. Box 365
Valley Center, CA 92082

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Mr. Lawson,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Clint Linton, Director of Cultural Resources
Iipay Nation of Santa Ysabel
P.O. Box 507
Santa Ysabel, CA 92070

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Linton,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Michael Linton, Chairperson
Mesa Grande Band of Dieguneo Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Linton,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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Matthew DeCarlo, M.A.
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MAIN OFFICE
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August 16, 2022

12919

Ms. Carmen Lucas,
Kwaaymii Laguna Band of Mission Indians
P.O. Box 775
Pine Valley, CA 91962

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Ms. Lucas,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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If you have any information or concerns pertaining to such information, please contact me.

Respectfully,

Matthew DeCarlo, M.A.
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August 16, 2022

12919

Mr. Cody Martinez, Chairperson
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA 92019

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Martinez,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Ms. Javaughn Miller, Tribal Administrator
La Posta Band of Diegueno Mission Indians
8 Crestwood Rd.
Boulevard, CA 91905

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Ms. Miller,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Ms. Kristie Orosco, Resource Specialist
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA 92019

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Ms. Orosco,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Ms. Rebecca Osuna, Chairperson
Inaja-Cosmit Band of Indians
2005 S. Escondido Blvd.
Escondido, CA 92025

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Ms. Osuna,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Ms. Gwendolyn Parada, Chairperson
La Posta Band of Diegueno Mission Indians
8 Crestwood Rd.
Boulevard, CA 91905

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Ms. Parada,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Virgil Perez, Chairperson
Iipay Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, CA 92070

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Mr. Perez,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Ernest Pingleton, Tribal Historic Officer
Viejas Band of Kumeyaay Indians
1 Viejas Grade Rd.
Alpine, CA 91901

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Pingleton,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Robert Pinto, Chairperson
Ewiaapaayp Tribe
4054 Willow Rd.
Alpine, CA 91901

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Mr. Pinto,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Ms. Erica Pinto, Chairperson
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Subject: Information Request for the Otay Ranch Town Center Project in the City of Chula Vista, CA, San Diego County, California

Dear Ms. Pinto,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

The Native American Heritage Commission conducted a Sacred Lands file search. The results were positive but no information was given indicating where or what resources are present. I am writing as part of the cultural inventory process in order find out if you, or your tribal community, have any knowledge of cultural resources or places that may be impacted by the proposed project. This letter does not constitute formal government to government consultation pursuant to Assembly Bill 52.

If you have any information or concerns pertaining to such information, please contact me.

Respectfully,

Matthew DeCarlo, M.A.
Archaeologist
DUDEK
Phone: (760) 815-7067
Email: mdecarlo@dudek.com



MAIN OFFICE
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
T 800.450.1818 F 760.632.0164

August 16, 2022

12919

Ms. Angela Elliott Santos, Chairperson
Manzanita Band of Kumeyaay Nation
P.O. Box 1302
Boulevard, CA 91905

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Ms. Santos,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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August 16, 2022

12919

Mr. Raymond Welch, Chairperson
Barona Group of the Capitan Grande
1095 Barona Road
Lakeside, CA 92040

Subject: Information Request for the Otay Ranch Town Center Project in the City of
Chula Vista, CA, San Diego County, California

Dear Mr. Welch, Sr.,

A private developer proposes the development of a current commercial lot into a mix-use commercial and residential community in the City of Chula Vista, CA. The area falls within Section 03 and 10 of Township 18S/Range 1W of the Jamul Mountains and Otay Mesa, CA 1:24,000 USGS maps (Figure 1).

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