

Archaeological and Architectural History Technical Report for the Oakcrest Specific Plan Project, San Marcos, San Diego County, California

Final Version
November 2025

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NATIONAL ARCHAEOLOGICAL DATABASE
INFORMATION

Authors: Terrence Luévano, Shannon Davis, Emily Steele

Firm: ASM Affiliates

Client/Project Proponent: Sophia Mitchell & Associates

Report Date: November 2025

Report Title: Archaeological and Architectural History Technical Report for the Oakcrest Specific Plan Project, San Marcos, San Diego County, California

Type of Study: Phase I Archaeological Survey, Architectural History Evaluation

New Sites: NTO-S-1, NTO-S-2, NTO-S-4, NTO-S-5, NTO-S-8, NTO-ISO-2, NTO-ISO-3

Updated Sites: none

USGS Quad: Rancho Santa Fe USGS 7.5' Topographic Quadrangle Map in Township 12 South, Range 3 West, North ½ of Southwest ¼ of Section 29

Acreage: 137 acres

Keywords: San Marcos 7.5-minute quadrangle, historic sites, historic isolates, historic structures

EXECUTIVE SUMMARY

This report provides the results of an archaeological survey for the Oakcrest Specific Plan Project, San Marcos, California (Project), located on Assessor Parcel Numbers (APNs) 218-110-02-00, 218-110-03-00, 218-330-05-00, 218-330-08-00, 218-330-09-00, 218-330-13-00, 218-330-26-00, 218-330-27-00, and 218-330-28-00 in San Marcos, San Diego County, California. The Project is located on approximately 137 acres that are roughly bounded on the east by North Twin Oaks Valley Road, the west by undeveloped land, the south by Legacy Drive, and the north by Deer Brook Drive. The report is prepared in compliance with the California Environmental Quality Act (CEQA). The City of San Marcos (City) is the lead agency. The project applicant is proposing to construct 257 residential units (112 courtyard multifamily and 145 single-family residential) and 6.22 acres of public park and preserved open space within the 137-acre site.

ASM Affiliates (ASM) conducted an archaeological and historic inventory and survey for the project between June 9, 2025, and June 11, 2025. The purpose of the inventory and survey was to assess potential impacts to cultural and historical resources as a result of the proposed Project. The archaeological inventory included a record search of the California Historical Resources Information System (CHRIS), a Sacred Lands File search with the Native American Heritage Commission (NAHC), Native American outreach, literature review, archival research, archaeological pedestrian survey, and resource documentation. No cultural resources have been previously recorded within the Project area, and the NAHC Sacred Lands File search was negative.

The archaeological survey was conducted by ASM archaeologists Larry Tift, Dorota Zabnicka, Daniel Whisenhunt, and João Pedro Oliveira with Native American monitor Banning Taylor from Saving Sacred Sites. Mr. Tift served as the archaeology crew chief in the field. Ground surface visibility within the project area ranged from fair to poor throughout the Project area due to varying levels of vegetation density. Visibility was fair to poor in the central, northern, and eastern portions of the Project area where the ground is grassland, while the southern and western project area is predominately dense and impassible Diegan Coastal Sage Scrub vegetation that could not be surveyed.

The record search of the Sacred Lands File held by the NAHC was negative. The NAHC provided a list of 32 Tribal contacts which may have additional information on the project area. ASM sent information request letters to the 32 Tribal contacts on May 21, 2025. To date, ASM has received responses from the San Luis Rey Band of Mission Indians, Barona Group of the Capitan Grande, Viejas Band of Kumeyaay Indians, and Jamul Indian Village. The San Luis Rey Band recommended survey for the Project with qualified Native American monitors and requested to be included in consultations. The Barona Group requested that an archaeologist and qualified Native American monitor survey the Project and prepare a cultural resource report that can be reviewed by the Tribal Council. The City submitted ASM's initial report to Barona, and the Tribe concurred with ASM's recommendations for the Project. Viejas requested a Kumeyaay cultural monitor be onsite for ground-disturbing activities but is willing to defer to a Tribe closer to the project if one requests to perform monitoring. Jamul deferred to tribes closer to the Project.

The archaeological survey identified five new historic archaeological sites and two new historic archaeological isolates; no precontact archaeological sites or isolates were identified within the

Project, and no previously known archaeological sites are within the Project. As such, it is expected the Project will not have an impact on historic archaeological resources. Although ASM did not identify any precontact archaeological or Native American resources, there remains the potential to encounter unidentified resources during Project grading activities should construction go deeper than previously disturbed depths. ASM recommends mitigation measures for grading and construction activity that occurs within areas of previously undisturbed soil, as determined by a Qualified Archaeologist and a Traditionally and Culturally Affiliated (TCA) Native American Monitor, as a condition of Project approval.

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1.0 INTRODUCTION

This report provides the results of an archaeological survey for the North Twin Oaks Valley Road Development Project, San Marcos, California (Project), located on Assessor Parcel Numbers (APNs) 218-110-02-00, 218-110-03-00, 218-330-05-00, 218-330-08-00, 218-330-09-00, 218-330-13-00, 218-330-26-00, 218-330-27-00, and 218-330-28-00 in San Marcos, San Diego County, California. The report is prepared in compliance with CEQA.

This section, Chapter 1 of the report, provides a project description and location and regulatory framework. Chapter 2 provides a natural, cultural, and historical overview of the region. Chapter 3 provides the research design. Chapter 4 provides the methods and results of the inventory. Chapter 5 includes recommendations and conclusions.

The Project was managed by ASM Principal Investigator Terrence Luévano, MA, RPA, and the field director for the survey was ASM Associate Archaeologist Larry Tift. Mr. Luévano contributed to the report and prepared project maps. Native American monitoring was provided by Banning Taylor from Saving Sacred Sites. ASM Director of Architectural History Shannon Davis, MA, RPH, and Architectural Historian Emily Steele MS, conducted the architectural survey; Ms. Steele conducted research and prepared the evaluation with peer review by Ms. Davis.

1.1 PROJECT DESCRIPTION AND LOCATION

The Project applicant is proposing to construct 257 residential units (112 courtyard multifamily and 145 single-family residential) and 6.22 acres of public park and preserved open space within the 137-acre site. The Project is proposed for Assessors Parcel Numbers 218-110-02-00, 218-110-03-00, 218-330-05-00, 218-330-08-00, 218-330-09-00, 218-330-13-00, 218-330-26-00, 218-330-27-00, and 218-330-28-00 in San Marcos (Figures 1–3). The Project’s current General Plan designation is a mixture of Agricultural/Residential (AG) and Rural Residential (RR). The project applicant is proposing a Specific Plan, General Plan Amendment/Rezone, Conditional Use Permit, and a possible Ridge Overlay Zone/Grading variance. The Farmland Mapping and Monitoring Program (FMMP) identifies the Project site Farmland of Local Importance and Grazing Land.

The Project area is shown on the San Marcos USGS 7.5’ topographic quadrangle map in Township 12 South, Range 3 West, within Section 2 and an unsectioned portion of the former Los Vallecitos de San Marcos Land Grant. The Project area is a grassland ranch area containing a small herd of cattle and three residential properties and barn buildings surrounded by undeveloped foothills. Existing vegetation is predominately non-native grasses with a few trees in the ranch grassland area, while the foothills are a densely vegetated Diegan Coastal Sage Scrub.

1.2 REGULATORY FRAMEWORK

Districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality illustrating or interpreting the heritage of San Diego or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the California Register of Historic Resources (CRHR) and California Environmental Quality Act (CEQA) provide the guidance for making such a determination. The City of San Marcos does not have a set of local

criteria for historic designation. The following sections detail the criteria that a resource must meet to be determined important.

California Register of Historical Resources

The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA.

To be eligible for listing in the CRHR, a resource must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Cultural and historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001).

California Environmental Quality Act

CEQA requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

Historical resources are considered part of the environment, and a project that may cause a substantial adverse effect to the significance of a historical resource is a project that may have a significant effect on the environment. “Historical resource” applies to a building and/or structure that:

- 1) is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.); or
- 2) is included in a local register of historical resources, or is identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or

- 3) is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Lead agencies have a responsibility to evaluate historical resources prior to making a finding as to a proposed project's impacts. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. While demolition and destruction are obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character-defining features) is considered to materially impair the resource's significance.

City of San Marcos General Plan

The Conservation and Open Space Element of the San Marcos General Plan (City of San Marcos 2012) include the following cultural resources goals:

Goal COS-2 The City is committed to conserving, protecting, and maintaining open space, agricultural, and limited resources for future generations. By working with property owners, local organizations, and state and federal agencies, the City can limit the conversion of resource lands to urban uses.

Policy COS-2.5 Continue to review future development proposals to ensure that cultural resources (including prehistoric, historic, paleontological, and Senate Bill 18 Tribal resources) are analyzed and conserved in compliance with CEQA requirements.

Goal COS-11 Continue to identify and evaluate cultural, historic, archeological, paleontological, and architectural resources for protection from demolition and inappropriate actions.

Policy COS-11.1 Identify and protect historic and cultural resources including individual properties, districts, and sites (e.g., archaeological sites) in compliance with CEQA.

Policy COS-11.2 Prohibit the demolition or removal of a historic structure without evaluation of the condition of the structure, the cost of rehabilitation, and the feasibility of alternatives to preservation in place including but not limited to relocation, or reconstruction offsite, and/or photo-preservation.

Policy COS-11.3 Identify opportunities for adaptive reuse of historic sites and buildings to preserve and maintain their viability.

1.0 Introduction



Figure 1. Project Vicinity Map.

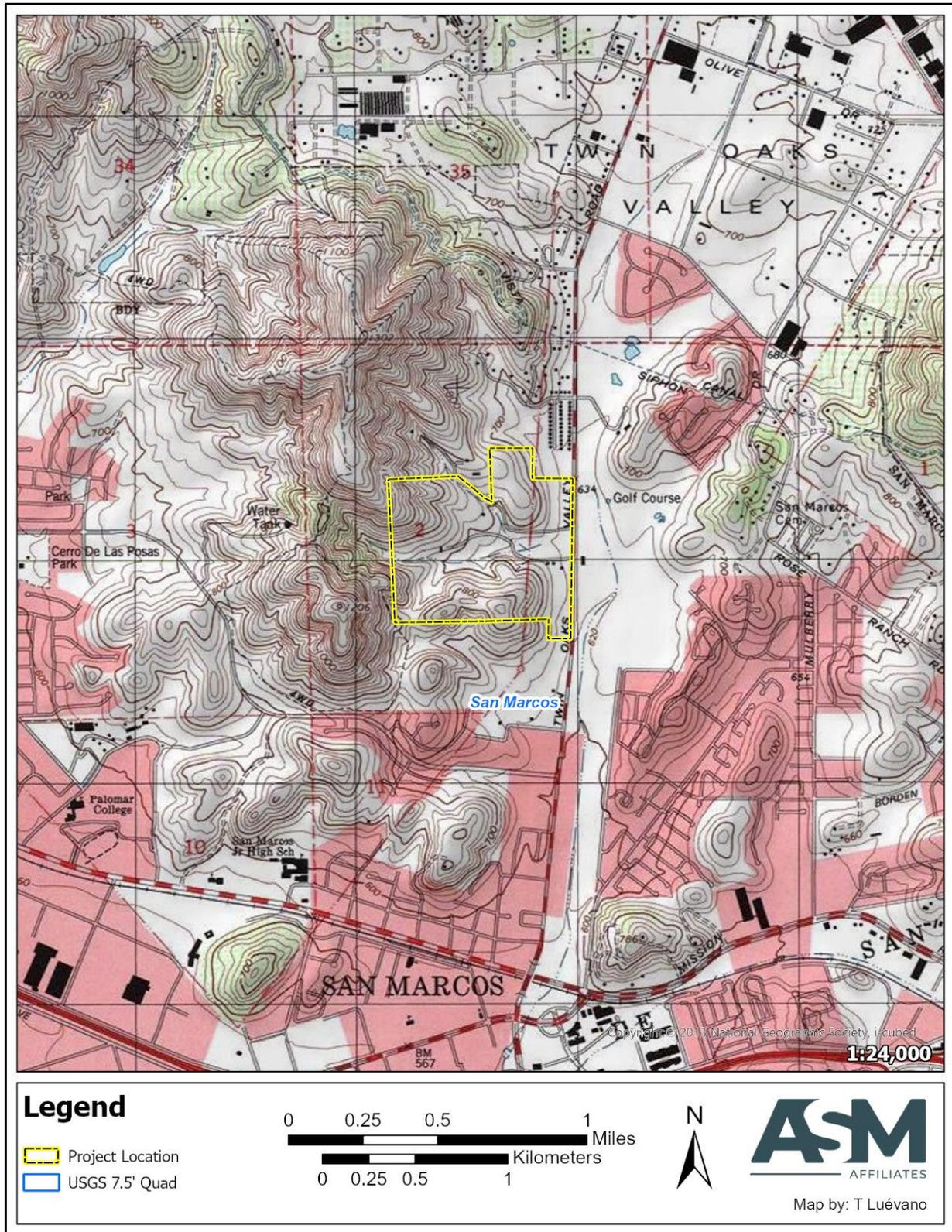


Figure 2. Project Location Map, USGS 7.5' Quad.



Figure 3. Project Area, aerial photograph.

2.0 PROJECT AREA SETTING

2.1 NATURAL SETTING

The study area lies on the coastal plain of San Diego County in the Coastal Province and western Peninsular Range Province (Griner and Pride 1976:15). The coastal strip has a 130-kilometer (km)-long shoreline and is composed of raised Pleistocene marine and non-marine terraces ranging from 20 to 5 km in width (Weber 1963). Cretaceous, Tertiary, and Quaternary marine and non-marine sedimentary deposits define these terraces, which have been extensively modified by erosion.

Drainages of varied catchment size are closely spaced along the coast, and lagoons have formed at the mouths of many of these rivers. The southern third of the San Diego County coastline is dominated by Tijuana Lagoon, San Diego Bay, and Mission Bay, while the central portion includes six main drainages, mostly with small catchments and associated lagoons. The northern third of the county's coastline extends from the San Luis Rey River to San Mateo Creek and encompasses Marine Corps Base Camp Pendleton and three of the county's four largest drainage catchments. The San Marcos area is part of the central coastal plain.

The coastal plain is characterized by a Mediterranean semiarid steppe climate (Bowman 1973; Hines 1991:4). Precipitation ranges from 225 to 400 millimeters (mm) per year and is concentrated in the winter (from December to April). The prominent vegetation throughout the area is coastal sage scrub (Munz 1974), and important associated species include buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), sugar bush (*Rhus ovata*), squaw bush (*Rhus trilobota*), and laurel sumac (*Malosma laurina*). In the valley floors, freshwater marsh species include cattail (*Typha*), spike-rush (*Eleocharis* sp.), and bulrush (*Scirpus* sp.), while common salt marsh plants include pickleweed (*Salicornia virginica*), salt grass (*Distichlis spicata*), and sea lavender (*Limonium californicum*). Willow (*Salix* sp.), cottonwood (*Populus fremontii*), and sycamore (*Platanus racemosa*) trees are common in valley floor riparian habitats.

2.2 CULTURAL SETTING

2.2.1 Archaeological Context

Archaeological fieldwork along the southern California coast has yielded a diverse range of human occupation extending from the terminal Pleistocene into the Ethnohistoric period (Erlandson and Colten 1991; Jones 1992; Moratto 1984). A variety of different regional chronologies, often with overlapping terminology, have been used in coastal Southern California, and they vary from region to region. Today, the prehistory of San Diego County is generally divided into three major temporal periods: Paleoindian, Archaic, and Late Prehistoric. These time periods are characterized by patterns in material culture that are thought to represent distinct regional trends in the economic and social organization of prehistoric groups.

Paleoindian Period

The antiquity of human occupation in the New World has been the subject of considerable debate over the past few decades. A widely accepted model is that humans first entered the Western Hemisphere between 12,000 and 15,000 years before present (B.P.) While there is no firm evidence of human occupation in coastal Southern California prior to 12,000 B.P., dates as early

as 23,000 B.P. and even 48,000 B.P. have been reported (Bada et al. 1974; Carter 1980; Rogers 1974). The amino acid racemization technique used to date these sites has been largely discredited, however, by more recent accelerator radiocarbon dating of early human remains along the California coast (Taylor et al. 1985). Despite intense interest and a long history of research, no widely accepted evidence of human occupation of North America dating prior to 15,000 B.P. has emerged.

The Paleoindian period begins with Clovis occupation, a widespread phenomenon in North America. Noted for its distinctive tool kit characterized by fluted points, Clovis occupation dates to the end of the Pleistocene, from 11,200 B.P. to 10,600 B.P. (Meltzer 1993). The Paleoindian period in San Diego County is considered to date to the terminal Pleistocene and the early Holocene, from at least 10,000 B.P. to 8500/7500 B.P. (Moratto 1984; Warren et al. 2008). Although no Clovis sites are documented in the region, occasional isolated fluted points have been recovered. A variety of terms have been proposed for Paleoindian assemblages in the Southern California region. Rogers, the first to temporally order the archaeological assemblages of the region, introduced then later discarded the terms Scaper-Makers, Malpais, and Playa to label early lithic industries of the region (see Warren 1967 for a comprehensive review). Rogers (1939, 1945) then coined the term San Dieguito, still widely used today, to refer to the earliest artifact assemblages in San Diego County. San Dieguito assemblages are composed almost entirely of flaked stone tools, including scrapers, choppers, and large projectile points (Warren 1987; Warren et al. 2008). Until recently, the near absence of milling tools in San Dieguito sites was viewed as the major difference between Paleoindian economies and the lifeways which characterized the later Archaic period.

The terminal Pleistocene San Dieguito adaptation occurred within a climatic period of somewhat cooler and moister conditions than exist presently. The range of possible San Dieguito economic adaptations and the interpretation of the San Dieguito complex as a big-game hunting tradition are based primarily on materials from the Harris Site (Ezell 1983, 1987; Warren 1966, 1967). Subsequently, it was hypothesized that differences between San Dieguito and the subsequent La Jolla artifact assemblages may reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987; Wade 1986).

Archaic Period

The Archaic period (similar to the Encinitas tradition and the Millingstone horizon) began between 9,000 and 8,500 years ago and ended between 1,300 and 800 years ago (Gallegos 1992; Moratto 1984; Rogers 1966; Warren et al. 2008). A distinction is often made between coastal shell midden sites (La Jolla complex) and inland non-shell midden sites (Pauma complex). Shell middens are generally characterized by flaked cobble tools, basin metates, manos, discoids, and flexed burials. Three temporal phases have been distinguished within the Archaic period (Warren et al. 2008).

Initial Archaic exploitation of the San Diego area littoral zone is generally considered to have entailed sizable semisedentary populations focused around resource-rich bays and estuaries (Crabtree et al. 1963; Gallegos 1992; Shumway et al. 1961; Warren 1964, 1968; Warren and Pavesic 1963; Warren et al. 1961). Shellfish were interpreted as a dietary staple; plant resources (both nuts and grasses) were also an important dietary component, while hunting and fishing were less important. This adaptive strategy remained largely unchanged for several thousand years.

According to Warren et al. (1961:25) “the La Jolla Complex reached its population and cultural climax between 7000 and 4000 years ago when there was a plentiful supply of shellfish in the lagoons along the coast.” Major changes in human adaptations occurred after 4,000 years ago when estuarine silting was considered to have become so extensive as to cause a decline in associated shellfish populations. A major depopulation of the coastal zone has been postulated, with settlements shifting inland to a river valley orientation, intensifying exploitation of terrestrial small game and plant resources, possibly including acorns (Christenson 1992; Crabtree et al. 1963; Gallegos 1985, 1987, 1992; Masters and Gallegos 1997; Rogers 1929a:467; Warren 1964, 1968; Warren and Pavesic 1963; Warren et al. 1961). The coast was abandoned or only seasonally occupied, with a possible slight increase in coastal occupation after 1,600–1,200 years ago.

Late Prehistoric Period

The Late Prehistoric period is generally considered to have begun between 1,300 and 800 years ago (Moratto 1984; Rogers 1945; Warren et al. 2008) or the equivalent of between A.D. 700 and 1250. Local regional cultural complexes have been distinguished between the northern area (San Luis Rey complex), southern coastal area (Yuman complex), and the southern inland area (Cuyamacha complex). In general, this period was characterized by the appearance of small pressure-flaked arrow points (Cottonwood Triangular and Desert Side-notched points) indicative of bow and arrow technology, the appearance of ceramics, the replacement of flexed inhumations with cremations, the possible appearance of the mortar and pestle, and an emphasis on inland plant-food collecting and processing, especially of acorns (Christenson 1990; McDonald and Eighmey 2008; Meighan 1954; Rogers 1945; True 1966; Warren 1964, 1968). The precise timing of the introduction of these items is still debated due to the poor chronological resolution and bioturbation at multicomponent sites (Griset 1996; McDonald and Eighmey 2008). In addition, recent research is revealing the persistence of inhumations throughout most of the late Holocene in northern coastal San Diego.

Explanations for the origin of the Late Prehistoric period vary. Kroeber (1925:578) speculated that Uto-Aztec language speakers migrated from the deserts to the southern coast of California at least 1,000–1,500 years ago. Some archaeologists have embraced this hypothesis and correlated it with the origins of the Late Prehistoric period (Meighan 1954; Warren 1968). Rogers (1929b) initially discussed the Luiseño and Kumeyaay under the rubric of the Mission Indians and distinguished them from earlier shell-midden and scraper-maker cultures. Rogers (1945) later argued for continuity in occupation from the Archaic to the Late Prehistoric period, and he distinguished three phases of shell middens. He argued that the Kumeyaay culture of 500 years ago was the result of an earlier migration of Yuman populations from the coast to the Colorado River (perhaps as the result of an influx of Shoshone populations in northern San Diego County), adaptation to this new riverine setting and adopting traits from adjacent populations in the Southwest, and subsequent movement back to the coast at the onset of the Late Prehistoric period. Subsequently, scholars have emphasized several cultural processes to explain Late Prehistoric cultural developments including: a chronological gap (Wallace 1955), cultural continuity and the addition of new traits (True 1966, 1970; Warren 1964, 1968), a population replacement (Bull 1987), or that several factors were at play.

The San Luis Rey complex in the northern inland area was defined by Meighan (1954), refined by True, and generally applied to the north coast region (True 1966; True and Waugh 1982, 1983;

True et al. 1974, 1991). Meighan (1954:Table 2) suggested the San Luis Rey I phase began around A.D. 1400 and included small triangular arrow points, manos, portable metates, mortars, pestles, *Olivella* beads, and stone pendants. The San Luis Rey II phase differed only in the addition of ceramics and pictographs around A.D. 1750. True (1993:17) further hypothesized that the lower portions of the San Luis Rey drainage had sedentary villages with limited use of marine resources. The Late Prehistoric period has been paradigmatically linked with the subsequent ethnohistoric record, and direct historical analogies assume considerable adaptive stability for populations, linguistic groups, and their territorial extent as documented by Europeans.

2.2.2 Ethnographic Context

The Post-Contact period began in A.D. 1769 with the Spanish establishment of the Mission San Diego de Alcalá. Spanish explorers had first encountered Native Americans in the San Diego area in A.D. 1542 when Juan Rodríguez Cabrillo landed at Point Loma along San Diego Bay, and local inhabitants would have been negatively affected by protohistoric transmission of diseases via sea visits and through contact with Native Americans in the Baja California region. Gaspar de Portolá's A.D. 1769 expedition from San Diego to Monterey documented a series of Native American coastal villages in the San Diego area, typically situated along the region's major drainages (Carrico 1977). The subsequent establishment of the San Juan Capistrano Mission in 1776 and the San Luis Rey de Francia Mission in 1798 further impacted traditional coastal settlement systems. Acculturation, assimilation, and the introduction of Old World diseases greatly disrupted and reduced Native American populations, and by the early 1800s traditional coastal villages were largely abandoned (Carrico 2008). As a result, historians know very little about traditional coastal life, except what can be gleaned from mission records. Nineteenth and twentieth-century ethnohistoric reconstructions provide only minimal insight into coastal adaptations — particularly with respect to such issues as cultural complexity, population densities, and regional interaction — and are built from the perspective of remnant inland populations and their occasional seasonal exploitation of a littoral zone dominated and largely controlled by European settlers.

From north to south, coastal San Diego was occupied by the Juaneño, Luiseño, and Kumeyaay Native American groups (Bean and Shipek 1978; Kroeber 1925:636; Shipek 1978). The Juaneño and Luiseño are Uto-Aztecan speakers whose territory ranged from Agua Hedionda Lagoon (or possibly Baticuitos Lagoon) in the south to Aliso Creek in Orange County, to near Santiago Peak in the northeast, and to the Palomar Mountain area in the southeast. They are linguistically and culturally related to the Gabrielino and the Cahuilla (Bean and Shipek 1978; Sparkman 1908). The terms Juaneño and Luiseño are derived from association with the San Juan Capistrano and San Luis Rey missions respectively, along the coast. Kroeber (1925:636) recognized Juaneño as a dialect of Luiseño, while Bean and Shipek (1978:550) and White (1963:91) viewed the Juaneño as part of the Luiseño on the basis of cultural and linguistic similarities. As White (1963:19) succinctly stated: "Little or nothing is known about the coastal Juaneño-Luiseño," and hence the following ethnohistoric observations are based largely on inland Luiseño.

During this period, the Luiseño people had a fairly rigid social structure and a moderately high population density (Bean and Shipek 1978). Maximum population estimates at Spanish contact range from 5,000 (Kroeber 1925) to 10,000 (White 1963). With a territory extending for almost 4,000 km², maximum population density estimates range from 1.25 to 2.5 persons per km² (3.3 to

6.7 persons per mi²). White (1963) estimated that the Luiseño included approximately 50 villages of 200 individuals each, while Oxendine (1983), using Portolá expedition observations, indicated that village size was closer to 60. Recent research with mission records suggests that village size varied significantly in the eighteenth century, with larger villages such as Topome along the Santa Margarita River consisting of multiple clans (Johnson and Crawford 1999).

The Luiseño are divided into several autonomous lineages or kin groups based on patrilineal descent groups and a patrilocal residential pattern. Each Luiseño lineage is based around an autonomous village that held collective ownership over a well-defined territory for hunting and gathering, and violations of trespass were punished (Bean and Shipek 1978). Village territories may have ranged from as little as 10 km² near the coast along major drainages such as the San Luis Rey River (Oxendine 1983:45) to as much as 100 km² elsewhere (White 1963). A variety of shorter-term residential camps (such as for acorn gathering) and specialized localities occurred within each village territory (Oxendine 1983; White 1963). There are varied estimates for the length of the annual stay at the main village, and True et al. (1974) have even suggested a bipolar pattern with two permanent base camps, one in a major valley and another in the mountain region.

Notably, strong differences in social status, ascribed leadership roles, and elaborate ritual paraphernalia existed (Bean and Shipek 1978; Sparkman 1908). Leadership includes hereditary chiefs and council members who have specialized knowledge and authority over specific religious, economic, and warfare issues. Leaders conduct elaborate ceremonies; ritual and ceremonial specialists maintained ceremonial knowledge in secrecy and passed on the knowledge to only one heir (White 1963; Winterrowd and Shipek 1986). These leaders and specialists made use of fenced-in ceremonial structures, located in the village center.

Economic activities take place within the community and the extended household level and varied significantly between coastal and inland areas (Bean and Shipek 1978:552). Community-wide efforts included fire management for game drives, and systematic use of fire to facilitate grasslands and increase yields of key plants and animals. Such burning was regularly mentioned in early Spanish accounts (Bean and Lawton 1976; Blackburn and Anderson 1993). Acorns, gathered in upland areas, have been considered the most important food source. Seeds from grasses, manzanita, sage, sunflowers, lemonade berry, chia, and other plants were also used, along with various wild greens and fruits. Deer, antelope, small game, and birds were exploited. Coastal marine animals utilized as food included sea mammals, fish, crustaceans, and mollusks. Near-shore fishing was done from light balsa reed or dugout canoes. Some accounts indicate that coastal communities exploited local shellfish in the winter (Sparkman 1908; White 1963), and during times of stress the interior Luiseño traveled to the coast to obtain shellfish, fish, and even some land mammals (White 1963). Bean and Shipek (1978) noted that most inland groups also had fishing and gathering locations on the coast which they visited annually when the tides were low or when the inland resources were scarce, typically from January through March.

Rigid gender division of labor did not exist, but women generally collected plant resources and men hunted (Bean and Shipek 1978). Houses were dispersed throughout villages. Lowland village houses were conical structures covered with tule bundles, and other structures included sweathouses, ceremonial enclosures, ramadas, and acorn granaries. Domestic implements included wooden utensils, baskets, ceramic cooking and storage vessels, and milling tools. Hunting

implements included bow and arrow, curved throwing sticks, nets, and snares. Nets and hooks made of shell and bone were used for fishing.

Project Specific Ethnographic Context

Villages often were located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages also were located near water sources, keeping in mind that modern development has drastically changed the presence and frequency of water sources (Oxendine 1983). While no placenames or villages were identified as being directly associated with the Project area there are several in the larger vicinity of the Project (Oxendine 1983). Many place names have multiple possible spellings and meanings derived from different sources. Nearby place names include Panakara and Mehel-om-pom-pauvo to the east and multiple habitation areas along the San Luis Rey River watershed to the north including Wiasamai (a village east of Mission San Luis Rey), Wagaumaj (village site near Guajome), Kwalam (village site along the San Luis Rey River), and Tomkav (village at Monserrate).

In addition to placenames there are several habitation areas in the larger vicinity of the Project area. SDI-11068A/B (known as the Twin Oaks Valley Ranch site), located approximately 0.45 miles northeast of the Project area, contained a large amount of shell fragments and fish bone, and bedrock milling features, as well as a high number of ceramics and ceramic types, bow pipes, effigies, and a wide variety of milling implements (Gallegos and Schroth 1993). W-1556 / SDI-5641, located approximately 0.6 miles northeast of the Project area, is recorded as a habitation site consisting of an artifact-laden midden soil overlooking the San Marcos Valley flood plain. The site contained an extensive artifact deposit with hearths, milling features, and human remains. SDI-5633, located approximately 1.2 miles southwest of the Project area, was identified as a habitation or specialized area (Gallegos and Associates 2002). A data recovery at SDI-5633 placed the occupation of the site circa A.D. 1170 to A.D. 1690. The site also contains evidence of an earlier occupation, likely during the Archaic Period, based on the presence of large milling tools and Coso obsidian. It was identified as a habitation area used primarily for hunting and for projectile-point production and milling of plant seeds.

Other major habitation areas within the region include SDI-9822 (known as the Deer Springs Site), located approximately 2.75 miles northeast of the project area, which included a red pictograph that also contained pecking. SDI-12209, located approximately 4.06 miles to the east, contains a habitation area with significant subsurface deposits and a rock art panel, showing this habitation area was an important location along Escondido Creek.

2.2.3 Historical Context

Although the earliest historical exploration of the San Diego area can be traced to 1542 with the arrival of the first Europeans, particularly the exploration of San Miguel Bay by Juan Rodriguez Cabrillo, the widely accepted start of the historical period is 1769 with the founding of the joint Mission San Diego de Alcalá and Royal Presidio. On July 20, 1769, Father Juan Crespí arrived in the San Luis Rey River Valley with the Portolá expedition to Monterey. His report back to his superiors declaring it an ideal location for a mission led to the eventual founding of Mission San Luis Rey de Francia, the eighteenth California mission (Pourade 1961:115). The mission was formally dedicated June 13, 1798. Named for King Louis IX of France, this mission became known as the “King of Missions” due to its size and success. At its height, San Luis Rey became one of

the most populous and successful of the missions. In 1824, it had an Indian neophyte population of 3,000, and the extensive mission lands supported 1,500 horses, 2,800 sheep, and 22,000 cattle (Pourade 1961:139).

Mexico won independence from Spain in 1821, and, with it, the process of dismantling of the mission system began to unfold. The 1833 Secularization Act passed by the Mexican Congress ordered half of all mission lands to be transferred to the Indians and the other half to remain in trust and managed by an appointed administrator. These orders were never implemented because of several factors that conspired to prevent the Indians from regaining their patrimony. By 1835, the missions, including Mission San Luis Rey, were secularized. The remaining lands of San Luis Rey were sold in 1846 to José Cota and José A. Pico by Pío Pico, Governor of California, and the Luiseño converts who had lived around the mission were removed to nearby Pala (Hawthorne 2000).

Before secularization of the missions, San Marcos was one of the cattle-grazing tracts claimed by Mission San Luis Rey. During the 1840s, when many land grants or ranchos were issued, Governor Juan Bautista Alvarado granted the 8,877-acre Rancho Los Vallecitos de San Marcos (the Little Valleys of St. Mark) to Don José María Alvarado in 1840. Don José married Lugarda Osuna, daughter of the owner of San Dieguito Rancho, Don Juan María Osuna (Moyer 1969:22; Musser and the San Marcos Historical Society 2014:13-14).

In 1846, shortly after the Battle of San Pasqual, Don José and ten other rancheros were captured and taken to a ranchería at Agua Caliente where they were slain (Moyer 1969:22; Bibb 1976). Lugarda later married Luis Machado, the owner of Rancho Buena Vista. It is not clear who owned Rancho Los Vallecitos de San Marcos in the years following her marriage, but, in 1851, Lorenzo Soto filed a claim for the rancho with the newly established United States Land Commission (Moyer 1969:22; Musser and the San Marcos Historical Society 2014:14). Soto officially acquired the 8,875.83 acres on March 1, 1883 (General Land Office 1883). Cave J. Coutts, a former Army officer and owner of the adjacent Rancho Guajome and Buena Vista, later came into possession of the ranch (Musser and the San Marcos Historical Society 2014:15).

The transcontinental railroad was completed in November 1885, resulting in an unprecedented real estate boom for the city of San Diego and the surrounding county. The population of San Diego soared in the mid-1880s from a total of 5,000 in 1885 to 40,000 in 1889 (MacPhail 1979). Settlers poured into San Diego, lured by real-estate promotions offering a salubrious climate, cheap land, and the potential to realize great profits in agriculture and real estate. Speculators formed land companies and subdivided townsites throughout the county (Pourade 1964:167-191). The real estate boom also stimulated demand for agricultural land in the county, and the number of farms increased from 696 to 2,747 between 1880 and 1890 (Schaefer et al. 1994). This boom brought homesteaders to the San Marcos area. San Marcos was typical of the small agricultural communities that grew up in the hinterland of San Diego, characterized generally by widely dispersed settlements that were united by a common school district, post office, church and general store (Van Wormer 1986a, 1986b, 1987).

Major Gustavus French Merriam, from Topeka, Kansas, made the first permanent American settlement in the San Marcos area. Merriam homesteaded 160 acres in north Twin Oaks Valley

and began wine and honey production. German and Dutch immigrants began moving into the area in the early 1880s. In 1883, a few miles south of the settlement, John H. Barham founded the first town in the area, calling it Barham. By 1884, the town of Barham had a post office, blacksmith, feed store, and a weekly newspaper (City of San Marcos 2004). William Webster Borden published the town's first newspaper called *Our Paper* and later *The Plain Truth* (Sherman 2001:44).

In 1887, Cave Cout's widow sold San Marcos Ranch to O. S. Hubbell, and he sold it to the San Marcos Land Company headed by Jacob Gruendike, a San Diego banker, and his associate W. G. Jacobs. The San Marcos Land Company had been formed with the intention of developing a townsite. The company laid out a townsite near the intersection of Grand Avenue and Rancho Santa Fe Road with 5- to 10-acre plots. A number of houses were built in addition to a hotel, post office, and several stores. In 1892, there were 87 registered voters. In the late 1880s, the Santa Fe Railroad announced that it was going to lay tracks through the valley. To the disappointment of the citizens, the tracks were laid one mile away from the center of the town. The old town was abandoned in 1901, and many of the buildings were moved to the intersection of Mission and Pico (Moyer 1969:22-24). By 1905, the new town had every convenience, including rural mail delivery and telephone service. In 1889, the first school in the area, which was started in Barham in 1880, moved to San Marcos. Later that same year, the Richland School was built, becoming the second school in San Marcos (City of San Marcos 2004). San Marcos remained a quiet rural town through the first half of the twentieth century.

Agriculture dominated the local economy from the late 1800s until the mid-1900s, and that economy was dependent on dairies and poultry production (Musser and the San Marcos Historical Society 2014). However, during the late 1920s, a new business envisioned and created by northern Californians was developed in San Marcos. Donly Gray, an olive grower and nurseryman, sold mulberry bushes at his nursery in Marysville. After studying the market for silk and its production using mulberry bushes, he sought out financial backing to develop a silkworm production operation. Glenn Hurst, a San Francisco businessman, and his collective of businessmen provided the financial capital for the silkworm project, and they organized as the American Silk Inc. in 1926. After considering locations within Southern California, they decided on San Marcos and purchased 367 acres of land at present-day Mission Road and Mulberry Drive. In 1926, Donly Gray led the efforts to plant 45,000 mulberry trees to feed ravenous silkworms. The following year the company opened its 50,000-square-foot silkworm mill, where workers incubated and hatched worm eggs imported from France, Italy, Turkey, Egypt, and Sudan. The facility was the largest building in San Marcos, and, at one point, 100 employees worked in the building. Although the company began making silk stockings in 1930, the effects of the Great Depression and competition from Asia and Europe meant the enterprise did not get much further than an experimental phase. Despite an attempt to restart the operations in the mid-1930s, the operations were not revived, and the company was bankrupt (Musser and the San Marcos Historical Society 2014:59-61; Rossi 2006). Dairies and poultry farms continued to be the economic mainstay of the unincorporated area.

Population growth in San Marcos, and many other unincorporated areas in the county, had been constrained by the lack of water resources in the region. The arrival of Colorado River water in the city in 1956, supplementing the existing local water supply, was a big boon to the area. After the arrival of water, several small businesses started, and the population rapidly increased to 2,500.

To safeguard its water rights from Escondido, the town of San Marcos, with a population of 3,200 residents, was incorporated on January 28, 1963. Through the 1960s, the City grew by a few thousand new residents, but, in the 1970s, San Marcos was flourishing as the third-fastest growing city in the state with a population of 17,479 by 1980. During the 1980s, San Marcos almost doubled its population to 33,800. Growth has continued to boom in San Marcos, with the population of the City reaching 67,426 in 2003 and standing at 94,188 as of 2023 (City of San Marcos 2004; Musser and the San Marcos Historical Society 2014:77-90; United States Census Bureau N.D.).

Twin Oaks

Although the community of Twin Oaks is presently a neighborhood within the city of San Marcos, its settlement predates the establishment of the city. As noted above, Major Merriam, or “The Major” as he was called, founded Twin Oaks in 1875 (*The Daily Times Advocate* 1939). He was born in New York in 1835 and served in the Union army during the Civil War until he met his wife and moved to Topeka, Kansas (*The Daily Times Advocate* 1987). The Merriams operated a general mercantile store in Topeka until his wife’s health prompted the family to move to California in search of warmer weather (*The Daily Times Advocate* 1987).

In 1875, the Merriam family purchased 160 acres to homestead in the valley and began growing grapes as well as beekeeping (*The Daily Times Advocate* 1987). Another popular settlement in the area was Olivenhain, located in present-day Encinitas, which was a community advertised to prospective settlers as “near plenty of water and great for olive trees” (*The Daily Times Advocate* 1987). However, many settlers who originally moved to the Olivenhain area were met with opposite conditions and struggled to establish homesteads on the “dusty and infertile” land (*The Daily Times Advocate* 1939, 1987). Eventually, many of these settlers who failed to succeed in Olivenhain were hired by the Merriams to help on their homestead (*The Daily Times Advocate* 1987). The Merriams helped some of their workers find their own land nearby, leading to a total of about five families in the valley by 1887—the Merriams, Harrisons, Uhlands, Odens, and Cochems (*The Daily Times Advocate* 1939, 1987).

Major Merriam named the settlement “Twin Oaks” because he was inspired by a pair of 70-foot-tall oak trees that were located on his property (*The Daily Times Advocate* 1995). While the original trees no longer exist (one died of drought in the 1980s and the other was killed during a storm in the 1990s) the trees were believed to have been about 500 years old and remain a symbol of the valley (*The Daily Times-Advocate* 1995). Twin Oaks was recognized for its natural beauty and as “one of the most fertile sections of all Southern California” (*The Times Advocate* 1905). Farming in general excelled in the region, but dairy was the primary local industry throughout the early to mid-twentieth century (*The Times Advocate* 1905).

Despite the rapid growth of San Marcos in the 1980s, Twin Oaks retained much of its rural character until the development of a golf course and a large residential housing tract in the 1990s (*North County Times* 1998). The development was opposed by many in the community who believed new construction would negatively impact the character of the valley, but as the region evolved it became harder for local farmers to make a profit and selling the land to developers was often a solution (*Daily Times-Advocate* 1988, *North County Times* 2000). Today, a majority of Twin Oaks has been developed with few farms remaining.

Dairy Industry in San Diego County (1890–1940s)

Ranching and farming were key components of the economy of nineteenth-century San Diego County. By the late nineteenth century, an increasing number of farmsteads were sustaining themselves by producing and selling milk. The majority of milk in San Diego County came from outside the county until the late 1860s. In 1891, Willard Hage established the first dairy in San Diego County in Mission Valley (Union Title-Trust Topics 1957). Small family-run dairy operations characterized the early days of dairying in San Diego County. In the early twentieth century, innovations in the milk industry, such as pasteurization, along with a national movement toward increased public health through the sanitation of milk and specialization of barn structures, encouraged a more scientific and hygienic approach to farming practices. In 1921, the Dairy Herd Improvement Association (DHIA) was established in the county by a group of local dairymen who employed scientific methods to improve dairy production. Monthly DHIA tests helped control the high cost of supporting dairy herds by culling the low producers from the herd. This resulted in better breeding and more economical feeding. This organization recorded the production statistics of San Diego's dairy farms and cattle through the twentieth century. Its findings resulted in more efficient methods of dairying which contributed to the increase in milk production particularly in the mid-twentieth century (Freeman 1963).

Early dairy farms in the county were typically established near rivers for proximity to water sources and abundant pastureland. A major flood in 1916 proved disastrous for dairies near these water sources, when many of them were washed out. Water contamination issues were pervasive due to the close proximity of many livestock operations to vital water supplies. By the mid-twentieth century, most dairies were located along the Tijuana River at San Ysidro and along the San Diego River from Mission Valley through Santee, Lakeside, and El Monte. Other key dairying areas included San Pasqual, Santa Ysabel, San Marcos, Ramona, San Luis Rey, and Vista (Union Title-Trust Topics 1957).

Early dairy herds were typically small, as the size of the herd was constrained by the number of cows that could be milked each day. Manual milking was practiced up to the late nineteenth century (National Agricultural Library 2011). This system of milking only allowed for each worker to milk up to a dozen cows a day. Farms were typically family-run operations in the late nineteenth and early twentieth centuries in San Diego County. The first milking machines were introduced and commonly used by the early twentieth century. Although they were more efficient than hand milking, these early machines required dairymen to milk cows at a perpendicular angle, moving around the cow to lift heavy pails of milk which were then poured into a larger milk can. The milking machine did allow for larger cattle herds, and a worker could milk up to 50 head of cattle a day with this new technology. Later advances in milking technology involved milking pipelines that used gravity to transport the milk to larger storage tanks without the laborious task of lifting heavy buckets (National Agricultural Library 2011).

From the 1930s to the mid-twentieth century, dairymen began incorporating dry lot feeds to sustain their cattle and business. Farmers no longer relied on pastureland to feed their cattle but instead relied on feed and baled alfalfa brought in by truck loads. Advancements in pasteurization, refrigeration, insulation, and homogenization of milk preserved the milk for a longer period of time. These advancements, improved milking technologies, and an increased demand for sanitized milk resulted in the establishment of larger herds and dairy farm operations that produced greater

quantities of milk in the county. From 1933 to 1958, milk production in the county increased 25 percent (Union Title-Trust Topics 1957).

Rise of the Dairy Industry in San Diego County (1950–1970s)

By the mid-twentieth century, the dairy business had grown to be a leading agricultural industry for San Diego County. Market demands during this time directly related to the growing supply of milk. Dairy products such as instant milk and baby formula were in high demand from the postwar baby boom (Beyette 1969; Morgan 1958; Union Title-Trust Topics 1957). Dairy products had already become the third largest agricultural product in San Diego County by 1938 but by 1948 it was number one (San Diego County Farm Bureau 2019). By 1958, dairies contributed \$11 million to the economy. Approximately two-thirds of the milk consumed in San Diego came from local dairies; the rest came by refrigerated milk trucks from the huge dairy complexes in the Sacramento area and the San Joaquin valley (Beyette 1969; Morgan 1958; Union Title-Trust Topics 1957).

Several innovations and regional advantages accounted for the success of the dairy industry during the mid-twentieth century. One advantage of San Diego County farmers was the mild climate of Southern California. Cattle in Southern California could produce milk at a higher rate year-round, in contrast to herds in harsher climates. Instead of expending hay and feed energy on staying warm, cows in temperate Southern California could convert their energy into year-round milk production. Local high-quality hay, rarely damaged by rainwater, was trucked in from neighboring Imperial County (Freeman 1967). Artificial breeding had been incorporated into farm practices since 1918 (Freeman 1963). Artificial insemination of cattle contributed to the dairy industry because it allowed farmers to control and prevent diseases within their cattle. A dairy farmer could breed his best cow with a bull that he might not have been able to afford otherwise, and he could breed many cows at once with one bull (Freeman 1963). The DHIA's routine tests and scientific methods also contributed to the greater production rate of milk per cow in San Diego County. All of these factors, including efficiency in milking parlors, were contributors to the success of the dairy industry and the reason dairies could manage hundreds of cows per farm. By 1963, San Diego County's 23,700 cows produced more ounces of milk each day than those of any other county in the United States (Freeman 1963). DHIA records showed that dairies in the San Diego area averaged 175 cows to the herd, a large increase from the early-twentieth-century farms that had handled a handful of cows per farm (Morgan 1958). By the mid-twentieth century, several farms located in northern San Diego County handled hundreds of cattle per herd, illustrating the efficiency of greater milk production in larger operations (Union Title-Trust Topics 1957).

Decline of the Dairy Industry in San Diego County (early 1970s–1990s)

By 1959, the value of dairy products sold slipped to third in San Diego County, but it held strong up until at least 1969 (San Diego County Farm Bureau 2019). Although the dairy industry was still thriving, some ominous signs of decline were becoming apparent. Threats to the industry included increasing production costs, higher taxes with no assurances of higher milk prices, and local health inspectors citing farms for air and health quality violations near encroaching residential communities. Beginning in 1968, higher taxes forced the closures of smaller dairies in San Diego County. Other factors, such as the increasing demand for soda drinks and other beverages, contributed to the decline in milk consumption (Diamond and Moezzi 2004). By 1972, the overall

consumption of milk decreased in San Diego County, and dairies began decreasing and consolidating. Sixty-two dairies remained in the county, whereas a decade earlier more than 90 dairies served the area (Cramer 1986; Lux 1996). By 1978, the value of products sold from dairies slipped to fifth place in the county (San Diego County Farm Bureau 2019). In the late 1980s, only 30 dairies survived. Higher taxes, stagnant price of milk, and the loss of bottling plants to Los Angeles stifled the industry and contributed to the further decline of dairy farms in San Diego County. Many major dairy operations relocated to the central valley of California (Cramer 1986; Geiser 1999; Lux 1996; Parry 1975). As of 2011, San Diego County had only four dairy farms and one milk processing plant, Hollandia Dairy (Jones 2011). By 2018, only two milking dairies remained in San Pasqual (Frank Konyn Dairy, Inc.) and Ramona (TD Dairy and Hay Sales) (Mitrovich 2018).

Site Specific History

The Project area was previously part of the 8,877-acre Rancho Los Vallecitos de San Marcos (the Little Valleys of St. Mark) granted to Don José María Alvarado in 1840 and confirmed to Lorenzo Soto on March 1, 1883 (General Land Office 1883). The earliest available aerial images of the Project, dating to 1938, show a mixture of agricultural activities and undeveloped land with one house and a couple of agricultural buildings (Historicerials.com 1938). The extant house, barn, and auxiliary building located at 1010 N. Twin Oaks Valley Road are all visible in the 1938 aerial. According to original building records, the house was originally constructed in 1903 and remodeled in 1961 (San Diego County Assessor Residential Building Record 1968). While the exact construction date of the barn is unknown, it is likely it was constructed circa 1900 or 1910, around the same time as the house. The auxiliary building likely was also constructed during the same period to support the property's agricultural production. Adjacent to the immediate Project area was a dirt road (the modern North Twin Oaks Valley Drive) along with other agricultural development to the south and east, and undeveloped land to the west and north. No changes appear on subsequent aerial photographs until 1964, at which point a residential development appears north of the Project. By 1990, the general vicinity began to undergo residential development that surrounded the Project area on all sides except the west by 2002. The Project area remained undeveloped except for the previously described buildings, and the addition of one additional building (unclear if its function was residential or agricultural) that first appeared on the 1978 aerial.

The house at 1022 N. Twin Oaks Valley Road was constructed in 1968, according to original building records, while the pool and fence were added in 1969 and appear on the 1978 historic aerial photos (San Diego County Assessor Residential Building Record 2009; Historicaerials.com n.d.).

The third house in the Project area is located at 1050 N. Twin Oaks Valley Road and does not appear on aerial images until it was constructed in 1988, which is confirmed by original building records (San Diego County Assessor Residential Building Record 1988; Historicaerials.com n.d.). While the exact date of the sale of the property is unknown, the land has been owned by the Groth family and referred to as "Groth Ranch" since at least the 1970s (*Daily Times-Advocate* 1979, *Coast Dispatch* 1970). The house at 1050 N. Twin Oaks Valley Road was constructed by George

Groth, but it does not appear the property was their primary residence (San Diego County Assessor Residential Building Records 1988). According to newspaper records, the Groths lived in Rancho Santa Fe and kept Groth Ranch as their San Marcos ranch home (*Coast Dispatch* 1970). While the property still retains rural characteristics, it does not appear to be a working farm.

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3.0 RESEARCH DESIGN

The primary objectives of the study with respect to prehistoric and historic archaeological resources were straightforward: to identify and document all the resources that are detectable through surface observations. For the research design, the field requirements are (1) that survey coverage include all portions of the study area that can safely be covered and that offer some realistic prospects for containing identifiable resources (excluding, for instance, areas with very steep slopes, flooded areas, areas with no ground surface visibility, or areas where modern construction has destroyed or buried the natural ground surface), and (2) that the spatial extent and general character of any identified resources be documented according to the prevailing professional standards.

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4.0 STUDY METHODS AND RESULTS

4.1 RECORD SEARCH AND LITERATURE REVIEW

A CHRIS records search request was conducted at the South Coastal Information Center (SCIC), San Diego State University on September 18, 2018, to assess the presence or absence of cultural and historic resources within the Project area and a one-mile radius. Table 1 provides a summary of the archaeological sites previously recorded within one mile of the Project. The SCIC records search indicated that there are 49 previously recorded cultural resources within a one-mile radius of the project location with no cultural resources previously recorded within the proposed project area.

Table 1. Previously Recorded Archaeological Sites within 1-Mile of the Project Area
(Sites within Project Area are in Bold)

Primary No. P-37-	Trinomial CA-SDI-	Principal Recorder(s) (Year)	Description/ Comments	Proximity to Project (mi.)
000749	749	True 1959	AP2. Lithic scatter	0.83
004379	4379	P. Welch 1975	AP2. Lithic scatter	0.87
005581	5581	M. Robbins-Wade 2020, P. de Barrors 2005, G. R. Varner 1978	AP2. Lithic scatter, AP4. BRM/milling feature, AP15. Habitation debris	0.76
005582	5582	G. R. Varner 1978	AP2. Lithic scatter	0.72
005583	5583	G. R. Varner 1978	AP2. Lithic scatter	0.84
005632	5632	M. Robbins-Wade 2012, Unknown 1996, R. Franklin 1977	AP2. Lithic scatter, AP4. BRM/milling feature	0.93
005641	5641	D. O'Neil 1984	AP2. Lithic scatter, AP3. Ceramic scatter, AP4. BRM/milling feature, AP15. Habitation debris	0.92
005642	5642	G. R. Varner 1978	AP2. Lithic scatter	0.79
005643	5643	G. R. Varner 1978	AP2. Lithic scatter	0.67
005644	5644	G. R. Varner 1978	AP2. Lithic scatter	0.60
005645	5645	G. R. Varner 1978	AP2. Lithic scatter	0.51
005646	5646	G. R. Varner 1978	AP2. Lithic scatter	0.46
005647	5647	G. R. Varner 1976	AP2. Lithic scatter, AP4. BRM/milling feature	0.84

4.0 Study Methods and Results

Primary No. P-37-	Trinomial CA-SDI-	Principal Recorder(s) (Year)	Description/ Comments	Proximity to Project (mi.)
005648	5648	G. R. Varner 1976	AP2. Lithic scatter	0.75
005649	5649	G. R. Varner 1976	AP2. Lithic scatter, AP4. BRM/milling feature	0.71
008813	8813	L. Roth 1981	AP2. Lithic scatter, AP4. BRM/milling feature	0.82
008814	8814	L. Roth 1981	AH4. Privies/dumps/trash scatter	0.92
008815	8815	L. Roth 1981	AP2. Lithic scatter	0.86
008816	8816	L. Roth 1981	AP2. Lithic scatter	0.76
008817	8817	L. Roth 1981	AH11. Wall/fence, AH4. Privy pits/trash scatters/dumps	0.43
011066	11066	L. White 1988	AP4. BRM/milling feature	0.33
011067	11067	L. White 1988	AP4. BRM/milling feature	0.31
011068	11068	L. White 1988	AP2. Lithic scatter, AP3. Ceramic scatter, AP15. Habitation debris	0.45
011618	11618	S. Crull, K. Smith, J. Holco 1990	AH6. Water conveyance system, HP22. Lake/River/Reservoir	0.38
011652	11652	S. Crull 1990	AH16. Other	0.40
011661	11661	S. Crull 1990	AP2. Lithic scatter	0.72
011662	11662	K. Smith 1990	AP2. Lithic scatter, AP14. Rock shelter/cave	0.69
011715	11715	A. Pignoli 1990	AP2. Lithic scatter, AP12. Quarry	0.11
011716	11716	A. Pignoli 1990	AH4. Privy pits/trash scatters/dumps, AH2. Foundations	0.29
011717	11717	A. Pignoli 1990	AP2. Lithic scatter, AP12. Quarry	0.17
011718	11718	A. Pignoli 1990	AP2. Lithic scatter	0.09
012210	12210	K. Joyner 1990	AP2. Lithic scatter	0.75
012596	12596	D. Huey 1992	AH4. Privy pits/trash scatters/dumps	0.92

Primary No. P-37-	Trinomial CA-SDI-	Principal Recorder(s) (Year)	Description/ Comments	Proximity to Project (mi.)
013742	–	Roth and Associates 1994	AP2. Lithic scatter	0.97
013745	–	Roth and Associates 1994	HP2. Single Family Property	0.91
014081	–	M. V. Thornton 1994	HP2. Single Family Property	0.95
014950	–	S. Crull 1990	AH16. Other: precontact isolate	0.86
015102	–	D. James 1991	AH16. Other: precontact isolate	0.93
015578	–	D. James 1991	AH16. Other: precontact isolate	0.98
015579	–	D. James 1991	AH16. Other: precontact isolate	0.84
024911	16492	Brian F. Smith and Associates 2003	AP2. Lithic scatter	0.79
025556	16971	Brian F. Smith and Associates 2003	AP4. BRM/milling feature	0.61
030889	–	L. Piek 2015	AH6. Water conveyance system	0.31
033557	–	S. Stringer-Bowsher 2018	AH7. Road/trail/railroad bed	0.84
033844	21254	S. Castells 2015	HP2. Single Family Property, AP2. Lithic scatter, AP15. Habitation debris	0.94
036140	–	J. Gorman and S. Castells 2014	HP6. Commercial Building	0.89
036141	–	J. Gorman and S. Castells 2014	HP6. Commercial Building	0.89
039617	23161	K. Smolik and A. Griffin 2018	AP4. BRM/milling feature, AH2. Foundations/structure pads, AH4. Privies/dumps/trash scatters, HP46. Walls/gates/fences	0.94
040572	23456	H. Drake 2023	AP4. BRM/milling feature	0.80

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Table 2 provides a summary of the previous studies that have been conducted within one mile of the Project. In total, 82 studies have been conducted within one mile of the current Project site, but only five studies intersect or overlap the Project area. These five studies collectively cover the entire project area.

Table 2. Summary of Previous Studies Conducted within 1-Mile of the Project Area
(Reports within Project Area are in Bold)

NADB No.	SHPO ID	Year	Author(s) or Publisher	Title	Proximity To Project
1120017	SD-00017	1989	RECON Environmental, Inc.	Cultural Resources Survey of the Malizia Property	Outside
1120128	SD-00128	1988	Archaeological Associates, Ltd.	Archaeological Survey Report: The Twin Oaks Valley Ranch Project, City of San Marcos, CA.	Intersects Project
1120224	SD-00224	1977	WESTEC Services, Inc.	Archaeological Survey of the San Marcos General College Community Plan Area San Marcos, California.	Outside
1120225	SD-00225	1976	WESTEC Services, Inc.	Archaeological Sensitivity and Potentiality Survey for Richland Neighborhood Study San Marcos, California.	Outside
1120355	SD-00355	1976	WESTEC Services, Inc.	Suggested Mitigation for Archaeological Site SDI-749: Gateway San Marcos Project (SMTM 75-5).	Outside
1120710	SD-00710	1989	RECON Environmental, Inc.	Cultural Resource Significance Testing at SDI-8813 The Palomar Heights Project City of San Marcos, California	Outside
1120760	SD-00760	1990	Palomar College	The Cultural Resource Study of Ghost Rider II: A Section of Twin Oaks Valley, San Marcos, San Diego County, California	Outside
1121031	SD-01031	1983	WESTEC Services, Inc.	Archaeological Report for Business/Industrial, Richmar, Lake San Marcos and Barham/Discovery Community Plan, San Marcos, California	Outside
1121046	SD-01046	1989	ERC Environmental and Energy Services Co.	Cultural Resource Survey of the San Marcos Highlands Project	Outside
1121354	SD-01354	1975	The San Diego County Archaeological Society	Archaeological Sensitivity Study of the Twin Oaks Valley, San Diego County, California.	Outside
1121678	SD-01678	1988	RECON Environmental, Inc.	A Cultural Resource Survey of the Baldwin Park Property	Outside
1122043	SD-02043	1989	Micheal Brandman Associates, Inc.	Draft Environmental Impact Report San Marco Flood Control Channel San Marcos Creek/Las Posas Reach SCH #88061505	Intersects Project
1122091	SD-02091	1990	ERC Environmental & Energy Service Co	Draft Environmental Impact Report San Marcos Highlands Specific Plan	Outside
1122322	SD-02322	1992	Gallegos and Associates	Historical - Archaeological Survey Report for Four Land Parcels Near High- Way 78, San Marcos, CA	Outside
1122398	SD-02398	1989	TMI Environmental Services	Cultural Resources Assessment for 29.1 Acres in San Marcos, CA	Outside

NADB No.	SHPO ID	Year	Author(s) or Publisher	Title	Proximity To Project
1122399	SD-02399	1989	TMI Environmental Services	Cultural Resources Assessment for 6+ Acres in San Marcos, CA	Outside
1122400	SD-02400	1989	TMI Environmental Services	Cultural Resources Assessment for 80+ Acres in San Marcos, CA	Outside
1122622	SD-02622	1991	RMW Paleo Associates	Cultural Resources Reconnaissance in Support of Proposed Flood Control Improvement to San Marcos Creek Within the City of San Diego California	Outside
1122838	SD-02838	1989	RECON Environmental, Inc.	Cultural Resources Survey of the Rose Ranch Property, San Marcos, Calif.	Outside
1122948	SD-02948	1994	Gallegos and Associates	Historical/ Archaeological Test Report for Sites CA-SDI-12510/H, CA-SDI-12592/H AND CA-SDI-12596-H, San Marcos, California	Outside
1124107	SD-04107	1990	Archaeological Research Unit, University of CA, Riverside	Cultural Resources Assessment San Marcos Seventh-Day Adventist Church (TSM 359/Cup 90-100) San Marcos, San Diego County	Outside
1124108	SD-04108	1990	ERC Environmental and Energy Services Company	Cultural Resource Survey of the Palomar Heights Projects, San Marcos, California	Intersects Project
1124109	SD-04109	1991	ERC Environmental and Energy Services Co.	Archaeological Investigations at a Five Hundred Year Old Settlement Twin Oaks Valley Ranch, San Marcos, California	Outside
1124113	SD-04113	1978	RECON Environmental, Inc.	Draft Environmental Impact Report for Palos Vista	Outside
1124494	SD-04494	1988	Trevor Freeman	Archaeological Survey Report: The Twin Oaks Valley Ranch Project, City of San Marcos, CA	Outside
1124498	SD-04498	1989	David Vanhorn	Test Excavations at Twin Oaks Valley Ranch	Outside
1124652	SD-04652	2001	Gallegos and Associates	Cultural Resource Test Report for Oceanside - Escondido Rail Project Oceanside, California	Outside
1124744	SD-04744	1986	RMW Paleo Associates	Archaeological Reconnaissance of the San Marcos Creek Flood Channel Projects, San Marcos, San Diego County, California	Outside
1124749	SD-04749	1991	ERC Environmental and Energy Services Company.	Archaeological Investigations at a Five Hundred Year Old Settlement Twin Oaks Valley Ranch, San Marcos, California	Outside
1124762	SD-04762	1989	ERC Environmental and Energy Services Company.	Treatment Plan for Twin Oaks Valley Ranch Prehistoric Sites Twin Oaks Valley Ranch Prehistoric Sites CA-SDI-11068A (W-3962) & CA-SDI-11068B (W-3963) City of San Marcos, California	Outside
1125342	SD-05342	2001	RMW Paleo Associates, Inc.	Cultural Resources Literature Review and Reconnaissance for the San Marcos Highlands	Outside

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NADB No.	SHPO ID	Year	Author(s) or Publisher	Title	Proximity To Project
1125797	SD-05797	1975	SAN Diego County Archaeological Society	Archaeological Sensitivity Study of the Twin Oaks Valley, San Diego County CA	Outside
1126178	SD-06178	2000	Gallegos and Associates	Cultural Resource Survey Report for the Brandes Property	Outside
1126249	SD-06249	1990	ERC Environmental and Energy Services Company.	Cultural Resource Survey of the Oceanside to Escondido Rail Project, San Marcos Loop Segment, San Marcos, California	Outside
1126622	SD-06622	1999	Gallegos and Associates	Cultural Resource Survey Report for the Mission Cove Property, San Marcos, California	Outside
1127114	SD-07114	1976	R. C. McCorkle	San Marcos Survey Introduction to Archaeological Surveying	Outside
1127729	SD-07729	2000	CDF	Management Plan for CDF'S Historic Buildings and Archaeological Sites	Outside
1127768	SD-07768	2001	Michael W. Tuma	Cultural Resource Survey for the Rose Ranch Project, San Marcos, California	Outside
1127790	SD-07790	2000	Brian F. Smith & Associates	Cultural Resource Survey for the San Marcos 9-Acre Project	Outside
1128308	SD-08308	2003	Brian F. Smith & Associates	Cultural Resource Survey and Evaluation Program for the Forecast Homes Project	Outside
1128588	SD-08588	1980	City of Escondido	Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility	Outside
1128760	SD-08760	1976	RECON Environmental, Inc.	An Archaeological Survey of Bright Skies Mobile Estates	Outside
1129243	SD-09243	2004	Brian F. Smith & Associates	Archaeological Monitoring AND Resource Evaluation Program for the Forecast Project	Outside
1129546	SD-09546	2001	Gallegos & Associates	Cultural Resource Test Report for Oceanside-Escondido Rail Project Oceanside, California	Outside
1130164	SD-10164	2005	Dept. Behavioral Sciences of Palomar College	Data Recovery Excavations at CA-SDI-5581 Palomar Community College Campus, San Marcos, San Diego County, California	Outside
1130261	SD-10261	2006	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for Cricket Telecommunications Facility Candidate SAN-207B (KRC Rock), 700-740 North Twin Oaks Valley Road, San Marcos, San Diego County California	Outside
1130262	SD-10262	2006	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for Cricket Telecommunications Facility Candidate SAN-201B (Borden Water Tank), West Bordon Road, San Marcos, San Diego County, California	Outside
1130432	SD-10432	2006	ASM Affiliates	Cultural Resources Sensitivity Analysis for the Carryover Storage and San Vicente Dam Raise Project (CSP) Alternatives Analysis	Outside

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NADB No.	SHPO ID	Year	Author(s) or Publisher	Title	Proximity To Project
1131067	SD-11067	2006	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for T-Mobile Candidate SD07083 (City of San Marcos Light Standard), Rose Ranch Road, San Marcos, San Diego County California	Outside
1131433	SD-11433	2007	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for T-Mobile Telecommunications Facility Candidate SD06589A (Twin Oaks Golf Course), 1441 North Twin Oaks Valley Road, San Marcos, San Diego County California	Outside
1131444	SD-11444	2007	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for T-Mobile Facility Candidate SD06587 (Fitzpatrick Palm), 501 Fitzpatrick Road San Marcos, San Diego County California	Outside
1131712	SD-11712	2008	County of San Diego, Department of Planning and Land Use	Cultural Resource Survey Report for: Orchard Hills TM5533, LOG NO. 07-08-001 - Negative Findings	Outside
1131743	SD-11743	2004	County of San Diego, Department of Planning and Land Use	Cultural Resource Survey Report for: TPM 20800, Log NO. 04-02-002 - CROSSROADS - Negative Findings	Outside
1132039	SD-12039	2007	Gallegos and Associates	Cultural Resource Monitoring Report for the North County Transit District (NCTD) Sprinter Rail Project Oceanside to Escondido, California	Outside
1132391	SD-12391	2008	Brian F. Smith & Associates	A Phase I Archaeological Assessment of the Fitzpatrick Condominiums Project	Outside
1132553	SD-12553	2008	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for Verizon Wireless Candidate Palomar College, 1387 West Borden Road San Marcos, San Diego County California	Outside
1132608	SD-12608	2009	Michael Brandman Associates	Cultural Resource Records Search and Site Visit Results for Verizon Wireless Candidate 'Twin Oaks', 1502 Maloney Street, San Marcos, San Diego County, California	Outside
1132655	SD-12655	2009	Affinis Environmental Services	Historic and Archaeological Resources Survey, Vista Flume Study, Vista, San Marcos, and Escondido, San Diego County, California	Outside
1133437	SD-13437	2012	Affinis Environmental Services	Westlake Village- Archaeological Monitoring	Outside
1133529	SD-13529	2010	ASM Affiliates	Cultural and Historical Resources Survey and Evaluation Report for the City of, San Marcos Public Works Channel Maintenance Permit Project, San Diego County, California	Outside

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NADB No.	SHPO ID	Year	Author(s) or Publisher	Title	Proximity To Project
1133887	SD-13887	2012	EBI Consulting	Proposed New Tower Project 1441 Twin Oaks Valley Road, San Marcos, San Diego County, CA 92069 Twin Oak/ 182419	Outside
1134140	SD-14140	2003	Affinis Environmental Services	Archaeological RECORDS Search and Literature Review, Vallecitos Water District Master Plan Update, San Diego County, California	Intersects Project
1134360	SD-14360	2012	Archaeological Consultants of Ossian	Twin Oaks 880261, 1425 N. Twin Oaks Valley RD, San Marcos, San Diego County, California	Outside
1134702	SD-14702	2012	ASM Affiliates	Cultural Resource Survey Report for the Palomar Station Project, San Marcos, San Diego County, California	Outside
1135426	SD-15426	2013	Rincon Consultants	Archaeological Monitoring for the Park View Apartments Project, San Marcos, San Diego County, California	Outside
1135439	SD-15439	2015	Brian F. Smith and Associates	Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California	Outside
1135461	SD-15461	2015	Laguna Mountain Environmental	Archaeological Constraints Analysis for the AB Line Replacement Project and Meyer's Siphon Replacement Project, Vista, California	Outside
1135671	SD-15671	2015	Brian F. Smith and Associates	Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California	Outside
1136048	SD-16048	2014	EBI Consulting	Cultural Resource Survey Palomar College – Light Standard B / Ensite #17334 (182412) 1387 West Borden Road San Marcos, San Diego County, California 92069 NE1/4 SW1/4 S3 T 12S R3W	Outside
1136053	SD-16053	2014	EBI Consulting	Cultural Resource Survey Palomar College - Light Standard A / Ensite #17133 (182412) 1387 West Borden San Marcos, San Diego County, California 92069 NE1/4 SW1/4 S3 T12S R3W	Outside
1136344	SD-16344	2016	AECOM	Letter Report: ETS 31897 - Cultural Resources Survey for Replacement Activities for Pole P711998, Community of Bonsall, San Diego County, California- IO 7074264	Intersects Project
1136539	SD-16539	2016	Ricon	Archaeological Monitoring for the Richmar Park Project, San Marcos, San Diego County, California	Outside
1136556	SD-16556	2014	ASM Affiliates	Historic Resources Evaluation Report for Commercial Buildings 304 and 312 Mission Road, San Marcos, California	Outside

NADB No.	SHPO ID	Year	Author(s) or Publisher	Title	Proximity To Project
1136748	SD-16748	2017	ASM Affiliates	Archaeological Monitoring and Significance Evaluation of an Archaeological Discovery for the Mission 316 Project, San Marcos, San Diego County, California	Outside
1137030	SD-17030	2017	Brian F. Smith and Associates	Cultural Resources Monitoring Report for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31)	Outside
1137165	SD-17165	2013	Dudek	Cultural Resource Survey Letter Report for the Pipeline 4 Portion of the Construction Monitoring for the Pipeline 3 Desalination Relining and Pipeline 4 Vert Modification Project	Outside
1138325	SD-18325	2020	Helix Environmental Planning, Inc.	Cultural Resources Monitoring Report for the Palomar Arboretum Project, San Marcos, San Diego County, California	Outside
1139322	SD-19322	2015	RECON Environmental, Inc..	Intensive Cultural Resource Survey for the Vidler Estates, 824 N. Twin Oaks Valley Drive, San Marcos, California	Outside
1139329	SD-19329	2016	RECON Environmental, Inc.	Cultural Resource Survey for the Villa Serna Project, San Marcos, California	Outside
1139358	SD-19358	2018	RECON Environmental, Inc.	Cultural Resources Survey for the California Allstars Project, San Marcos, California	Outside
1139977	SD-19977	2023	Dudek	Cultural Resources Inventory - Negative Findings Report for the Twin Oaks Valley Winery Project, City of San Marcos, California	Outside
1140035	SD-20035	2021	BCR Consulting LLC	Cultural Resources Assessment of the Twin Oaks GC Project, San Marcos, San Diego County, California (BCR Consulting Project NO. TRF2020)	Outside

Previous surveys have resulted in the recordation of two architectural resources within 1 mile of the Project area (Table 3). Neither historic address is within the Project area.

Table 3. Previously Recorded Architectural Resources Within 1-Mile of the Project Area (Addresses within, or adjacent to, the Project Area are in Bold and Italicized)

Address	City, Zip Code	Historical Name	Primary Number	Construction Date
341 Richmar Avenue	San Marcos, 92069			1947
358 Fitzpatrick Road	San Marcos, 92069			

4.2 NATIVE AMERICAN CORRESPONDENCE

ASM Senior Archaeologist Terrence Luévano contacted the NAHC via email on April 29, 2025, to request a search of its Sacred Lands File (SLF) for any recorded Traditional Cultural Properties, Tribal Cultural Resources, or Native American heritage sites within the vicinity of the Project area. Cultural Resources Analyst Andrew Green from the NAHC responded and provided a negative result to the SLF check on May 12, 2025. The NAHC provided a list of 32 Tribal contacts which may have additional information on the Project area. ASM sent information request letters to the Tribal contacts via email on May 21, 2025. Tribes without a valid email address had hard copy letters mailed on May 23, 2025. To date, ASM has received four responses.

The San Luis Rey Band of Mission Indians (San Luis Rey Band) Secretary of Government Affairs Carmen Mojado responded on May 21, 2025, requesting to schedule a phone call with ASM to further discuss the project. During the follow-up phone call between Ms. Mojado and Mr. Luévano, Ms. Mojado informed Mr. Luévano that there is a site across the street from the Project, on the Twin Oaks Golf course, that is regularly monitored by the San Luis Rey Band to protect and preserve features of the site. Ms. Mojado also made ASM aware of the importance of North Twin Oaks Valley Road as a corridor for indigenous travel. Numerous sites have been recorded along it, including the Deer Springs Site (a significant habitation area), and have a mixture of previously identified artifacts, features, and ancestral remains. Ms. Mojado stated that the San Luis Rey Band recommended surveying the Project with qualified Native American monitors and requested to be included in consultations for the Project.

Art Bunce, tribal attorney for the Barona Group of the Capitan Grande (Barona Band), responded via email on May 21, 2025. Mr. Bunce stated the Barona Band, in light of the location and relative lack of development of this proposed Project, requests that a qualified archaeologist and Native American monitor conduct a field survey of the site and prepare a cultural resources report. Mr. Bunce requested the report be shared with him so that he could present the findings to the Tribal Council. The Tribal Council would then determine if the Barona Group had further recommendations or requests for the Project. The City submitted ASM's initial report to the Barona Band for review on September 5, 2025. Mr. Bunce responded on September 5 that the Barona Band concurs and supports the ASM recommendation for cultural resource monitoring during construction.

Ray Teran, resource management director for the Viejas Band of Kumeyaay Indians (Viejas Band), responded via email on May 21, 2025. The Viejas Band determined that the project site has cultural significance or ties to Viejas. Cultural resources have been located within or adjacent to the boundary of the proposed Project. The Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground-disturbing activities and to inform the tribe of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains. The Viejas Band is willing to defer cultural monitoring to a requesting Tribe with a closer proximity to the Project.

Lisa Cumper, tribal historic preservation officer for the Jamul Indian Village (Jamul) responded via email on May 21, 2025. Ms. Cumper stated that Jamul would defer to closer tribes for the Project, and cc'd San Luis Rey Band Secretary of Government Affairs Carmen Mojado for further follow-up.

Copies of all correspondence with the NAHC, and correspondences regarding Native American participation and information for this study are provided in Appendix B.

4.3 ARCHIVAL RESEARCH

To develop the appropriate historic context from which to evaluate the property, ASM Architectural Historian Emily Steele gathered primary and secondary sources including newspaper articles and research of archives at the San Marcos Historical Society and San Marcos Public Library. No city building permits exist. ASM obtained original building records for the three houses from the San Diego County Assessor. ASM also consulted historic maps and aerial photos to further understand the development of the site (Historicaerials.com n.d.). The earliest available aerial images of the Project, dating to 1938, show a mixture of agricultural activities and undeveloped land with one house and a couple of agricultural buildings (Historicaerials.com n.d.). No changes appear until 1964, at which point a suburb residential development appears and mostly surrounded the project by 2002.

4.4 ARCHAEOLOGICAL SURVEY METHODS AND RESULTS

An intensive-level pedestrian survey of the Project area was conducted between June 9, 2025, and June 11, 2025, by ASM archaeologists Larry Tift, Daniel Whisenhunt, Dorota Zabnicka, and João Pedro Oliveira and Saving Sacred Sites Native American monitor Banning Taylor. Mr. Tift served as crew chief for the Project. The field team surveyed the entire project area in transects spaced approximately 15 meters (m) apart wherever possible, primarily in the central, northern, and eastern portions of the site. The southern and western portions of the project were not surveyable due to impassibly dense vegetation on the foothills. Ground-surface visibility ranged from fair to poor throughout the Project area due to native and non-native vegetation growth. Visibility was fair to poor in the central, northern, and eastern portions of the Project area where the ground is primarily non-native grasses, while the southern and western project area is predominately dense and impassible Diegan Coastal Sage Scrub vegetation that could not be surveyed. Figure 4 shows the level of survey based on vegetation density and accessibility.

Five historic archaeological sites (NTO-S-1, NTO-S-2, NTO-S-4, NTO-S-5, NTO-S-8) and two historic archaeological isolates (NTO-ISO-2, NTO-ISO-3) were identified during the survey. No precontact archaeological sites or isolates were identified in the Project area.

NTO-S-1

NTO-S-1 consists of concrete wall/foundation remains located at the south end of a former agricultural field and just north of a residential driveway and occupied residential and barn structures. The low wall/foundation remains include a northern wall measuring 30 feet 7 inches long and approximately 9 inches above ground surface, an eastern wall measuring 14 feet 4 inches long, and 9 inches above ground surface, and two parallel southern walls measuring approximately 14 feet 4 inches long, with the exterior wall measuring 16 inches above ground surface, and an interior wall measuring 5 inches tall. The western wall is submerged under eroding soil (the northwest corner was excavated to confirm foundation dimensions). Wall thicknesses are all approximately 4 inches at the top, flaring slightly to 5 to 6 inches wide at their (exposed) bases. Footings were not exposed. A number of 3/8-inch foundation bolts protrude from wall tops. A gap

measuring approximately 55 inches is present on the north end of the east wall and may represent a doorway.

NTO-S-2

NTO-S-2 consists of concrete wall/foundation remains located at the south end of a former agricultural field and just north of a residential driveway and occupied residential and barn structures. The low wall/foundation remains include a northern wall measuring 8 feet 4 inches long and approximately 5 to 6 inches above ground surface, and an eastern wall measuring 10 feet 4 inches long, and approximately 5 to 6 inches above ground surface. Only the northeast corner of the foundation was exposed at the time of discovery — the northwestern and southeastern corners were partially exposed in order to confirm dimensions. Wall thicknesses are all approximately 4 inches at top, flaring slightly to 5 to 6 inches wide at their (exposed) bases. Footings were not exposed. Three 3/8-inch foundation bolts protrude from exposed wall tops.

NTO-S-4

NTO-S-4 consists of concrete wall/foundation remains, set into a slope at the west end of a former agricultural field. The feature is southwest of a residential driveway and occupied residential and barn structures. The low wall/foundation remains include a fully exposed east wall measuring 12 feet 5 inches long and approximately 12 inches high and 10 inches thick, with exposed footing flaring to additional 8- to 10-inch width. Northern and southern walls exhibit similar height and thickness and measure approximately 8 feet 4 inches to point of submersion in slope on the west edges. Two interior support walls (running east to west) are detached from the exterior walls and measure 6 feet high 6 inches long by 10 inches thick. The feature is covered in dense vegetation including sagebrush, mustard, thistle, and non-native grasses.

NTO-S-5

NTO-S-5 consists of concrete blocks/foundation remnants apparently related to a former well or pump feature, and possibly a windmill location. The feature is in the center of a fallow agricultural field adjacent to a barbed-wire fence and south of an occupied residential complex and barn structures. Four formed concrete blocks are present including one measuring approximately 24 inches by 18 inches by 5 inches above surface with a central, circular opening measuring 12 inches in diameter with ferric sheet metal remnants embedded and at least three 1/4-inch bolts protruding. An angled, galvanized standpipe measuring approximately 24 inches tall rises to the immediate west. Two additional blocks of similar size are adjacent to the south and appear to be displaced/toward this central block. A fourth block lies roughly 8 feet to the east.

NTO-S-8

NTO-S-8 consists of concrete wall/foundation remains located at the south end of a former agricultural field and just north of a residential driveway and occupied residential and barn structures. The low wall/foundation remains include a northern wall measuring 9 feet 6 inches long and approximately 5 to 6 inches above ground surface, and an eastern wall measuring 3 feet 10 inches long, and approximately 5 to 6 inches above ground surface. The northeast corner of the foundation has been damaged and is missing, and other portions may be buried or missing. A small additional section of wall is present extending approximately 30 inches east from the south end of the east wall. Wall thicknesses are all approximately 4 inches at top, flaring slightly to 5 to 6 inches wide

at their (exposed) bases. Footings were not exposed. Two large eucalyptus trees stand at the southern corners of the feature, and the feature has been damaged by growth of their trunks and roots.

NTO-ISO-2

NTO-ISO-2 is the remains of a historic tractor. The time period of the tractor is unknown but based on its appearance the tractor is likely from the mid-twentieth century.

NTO-ISO-3

NTO-ISO-3 is a historic isolate consisting of one milk glass fragment and one aqua glass fragment.

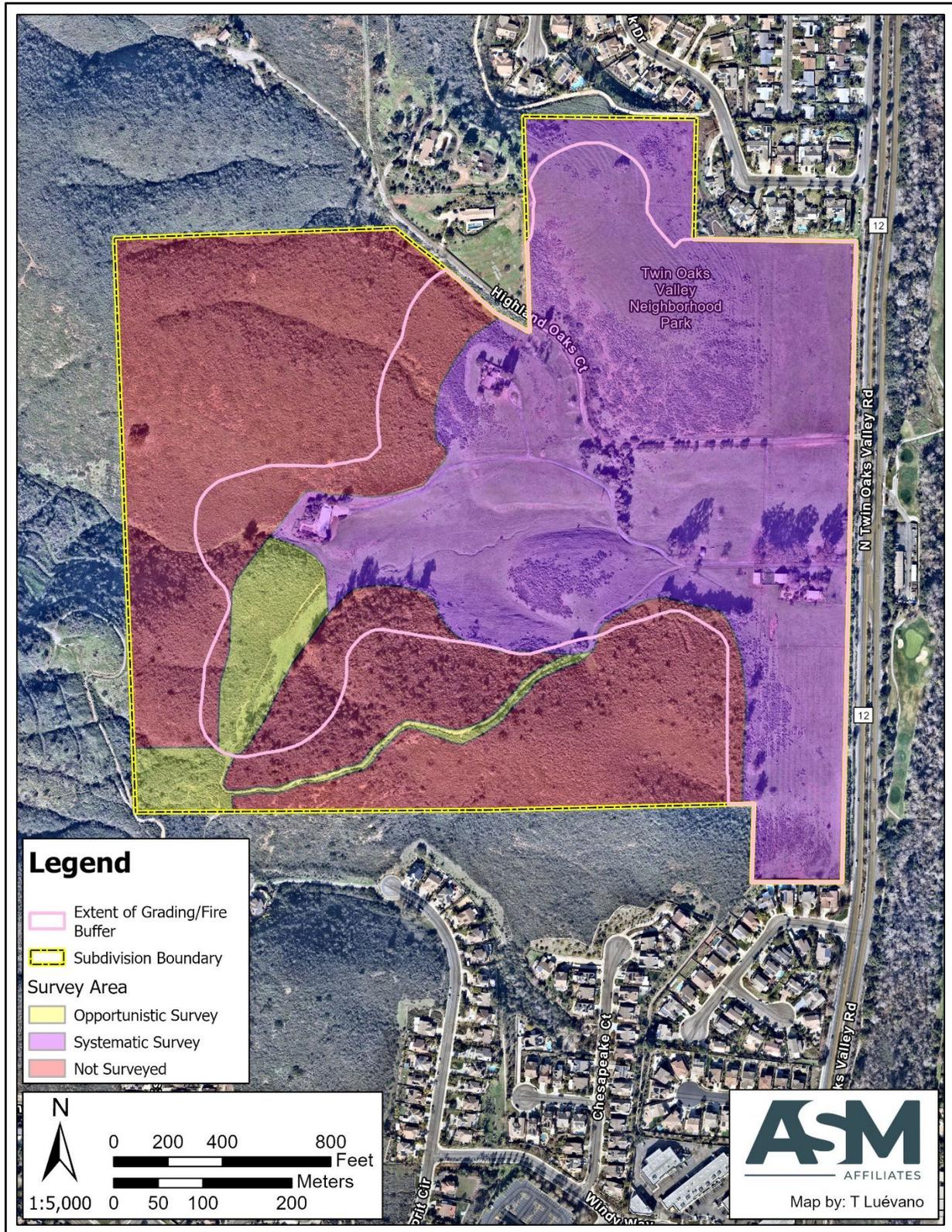


Figure 4. Ground Survey Coverage Map.



Figure 5. View of the Project area from the northern end, facing south.



Figure 6. View of the Project area from the eastern side, facing west.



Figure 7. View of the Project area from the southern end, facing east. Heavy, near impassible vegetation runs along the south side of the Project and obscures the ground.



Figure 8. View of the Project area from the southern end, facing west. Heavy, near impassible vegetation runs along the south side of the Project and obscures the ground.



Figure 9. View of the Project area from the western side, facing west. Heavy, near impassible vegetation runs along the west side of the Project and obscures the ground.



Figure 10. View of the Project area from the western side, facing northeast.



Figure 11. View of the Project area from the central area, facing east.



Figure 12. View of the Project area from the central area, facing west.

4.5 ARCHITECTURAL SURVEY FINDINGS

The field survey of 1010 and 1022 N. Twin Oaks Valley Road was conducted on May 5, 2025, and the field survey of 1050 N. Twin Oaks Valley Road was conducted on June 6, 2025, by ASM Architectural Historians Emily Steele and Shannon Davis. During the intensive-level architectural field surveys, multiple photographs were taken of the houses, agricultural buildings, and landscape to document the resources and the setting.

4.5.1 1010 N. Twin Oaks Valley Road

House

The house located at 1010 N. Twin Oaks Valley Road is a rectangular building with vertical wood-panel siding situated on the southeast edge of the property behind a wood-panel fence built in 1903 (Figure 13). The front gable roof is clad in asphalt shingles and has wide eaves extending around the entire building. The primary, west façade is characterized by a front door with a metal screen door in front of it on the north edge of the façade, an aluminum horizontal sliding window on the center of the façade, and a sliding glass door on the south edge of the façade (Figure 14). There is an awning clad in asphalt shingles that overhangs the bottom half of the façade and a square vent located in the gable peak. The north facade has three rectangular aluminum horizontal windows (Figure 15). There is a gabled addition located off the east facade that likely was added during the 1960s remodel (Figure 16). It has no doors but does have a small aluminum horizontal sliding window on its top north corner. The south façade also has no doors, but two large aluminum horizontal sliding windows and three small aluminum horizontal windows (Figure 17).



Figure 13. 1010 N. Twin Oaks Valley Road driveway entrance, view looking south.



Figure 14. 1010 N. Twin Oaks Valley Road house primary, west façade, view looking east.



Figure 15. 1010 N. Twin Oaks Valley Road house north façade, view looking south.



Figure 16. 1010 N. Twin Oaks Valley Road house east façade, view looking northwest.



Figure 17. 1010 N. Twin Oaks Valley Road house south façade, view looking northwest.

Barn

The barn located at 1010 N. Twin Oaks Valley Road is a monitor form barn with wood-panel siding and corrugated metal roofing built circa 1910 (Figure 18). The primary, north façade is characterized by sliding barn doors, two small horizontal sliding aluminum frame windows, one large horizontal sliding aluminum frame window, and an octagonal wood-frame window in the top peak of the gable (Figure 19). The building's east façade has one large horizontal sliding aluminum frame window in its center and a single rectangular wooden door located on its southern edge (Figure 20). The south façade is defined by a single door on the eastern edge with a metal screen door and corrugated metal awning, a wooden door on the western edge, a small aluminum horizontal sliding window on the lower center of the façade, and a larger aluminum horizontal sliding window on the upper story (Figures 21–23). The west façade has no doors but has three small aluminum horizontal sliding windows on the top section of the façade (Figure 24).



Figure 18. 1010 N. Twin Oaks Valley Road barn overview, view looking southeast.



Figure 19. 1010 N. Twin Oaks Valley Road barn primary, north façade, view looking south.



Figure 20. 1010 N. Twin Oaks Valley Road barn east façade, view looking west.



Figure 21. 1010 N. Twin Oaks Valley Road south façade showing top and center of facade, view looking northeast.



Figure 22. 1010 N. Twin Oaks Valley Road south façade showing eastern edge, view looking north.



Figure 23. 1010 N. Twin Oaks Valley Road barn south façade showing detail image of wooden door on western edge, view looking north.



Figure 24. 1010 N. Twin Oaks Valley Road barn west façade, view looking east.

Auxiliary Building

The auxiliary building located at 1010 N. Twin Oaks Valley Road is a rectangular form shed with wood-panel siding and a front gable roof clad in corrugated metal built circa 1910 (Figure 25). The primary, east façade is characterized by a large opening where there likely was once a door, and a small wooden door located on its northern edge. The building's south and west façades have no doors and no windows (Figure 26 and 27). The north façade has no doors but one small square wooden window (Figure 28).



Figure 25. 1010 N. Twin Oaks Valley Road auxiliary building east façade, view looking northwest.



Figure 26. 1010 N. Twin Oaks Valley Road auxiliary building south façade, view looking northwest.



Figure 27. 1010 N. Twin Oaks Valley Road auxiliary building west façade, view looking east.



Figure 28. 1010 N. Twin Oaks Valley Road auxiliary building north façade, view looking south.

4.5.2 1022 N. Twin Oaks Valley Road

The house located at 1022 N. Twin Oaks Valley Road is a rectangular building with smooth stucco siding (Figure 29). The gable roof is clad in asphalt shingles and has wide eaves extending around the entire building. The primary, east façade is characterized by a glass front door and a variety of aluminum-frame windows which include a horizontal sliding window on the southern edge, large central square fixed windows, and two more horizontal sliding windows toward the northern edge (Figure 30). There are also two garage doors on the northern edge of the façade and a patio awning extending from the north. The north façade has a rectangular set of aluminum-framed windows in its center (Figure 31). The west façade has a large glass sliding back door in its center, a small rectangular aluminum-framed horizontal sliding window on its northern edge, and one small and one large rectangular aluminum-framed horizontal sliding window on its southern edge (Figure 32). The south façade has no doors or windows but does have a small square metal vent at the top (Figure 33).



Figure 29. Overview of 1022 N. Twin Oaks Valley Road, view looking west.



Figure 30. 1022 N. Twin Oaks Valley Road primary, east façade, view looking northwest.



Figure 31. 1022 N. Twin Oaks Valley Road north façade, view looking southeast.



Figure 32. 1022 N. Twin Oaks Valley Road east façade, view looking west.



Figure 33. 1022 N. Twin Oaks Valley Road south façade, view looking north.

4.5.3 1050 N. Twin Oaks Valley Road

The house located at 1050 N. Twin Oaks Valley Road is a rectangular building with smooth stucco siding (Figure 34). The gable roof is clad in asphalt shingles and has wide eaves extending around the entire building. The primary, east façade is characterized by a wooden front door with wood-frame windows on the door (Figure 35). There are two horizontal sliding aluminum-frame windows on the southern edge of the façade. The northern edge of the façade has a single door with a metal screen and a large wooden carport that extends from the roof (Figure 36). The north façade has a shed roof addition, a small rectangular metal vent in the gable peak, and a metal-frame sliding glass door (Figures 37 and 38). The west façade is defined by wood-frame double doors, a single wood door, and three horizontal sliding aluminum-frame windows (Figures 38 and 39). The south façade has no doors or windows but does have a small rectangular metal vent at the top (Figure 40).



Figure 34. Overview of 1050 N. Twin Oaks Valley Road, view looking west.

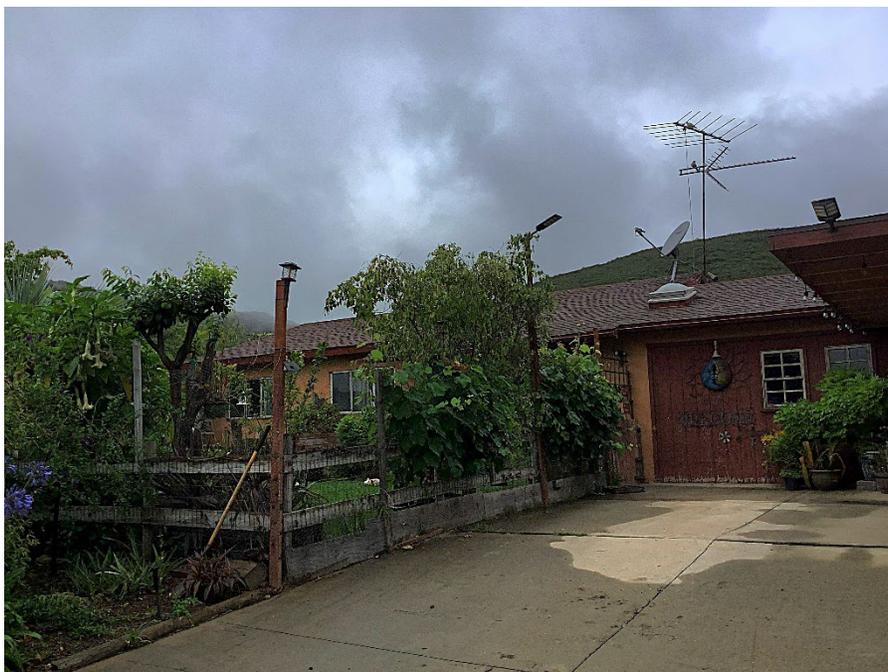


Figure 35. 1050 N. Twin Oaks Valley Road southern portion of east façade, view looking west.

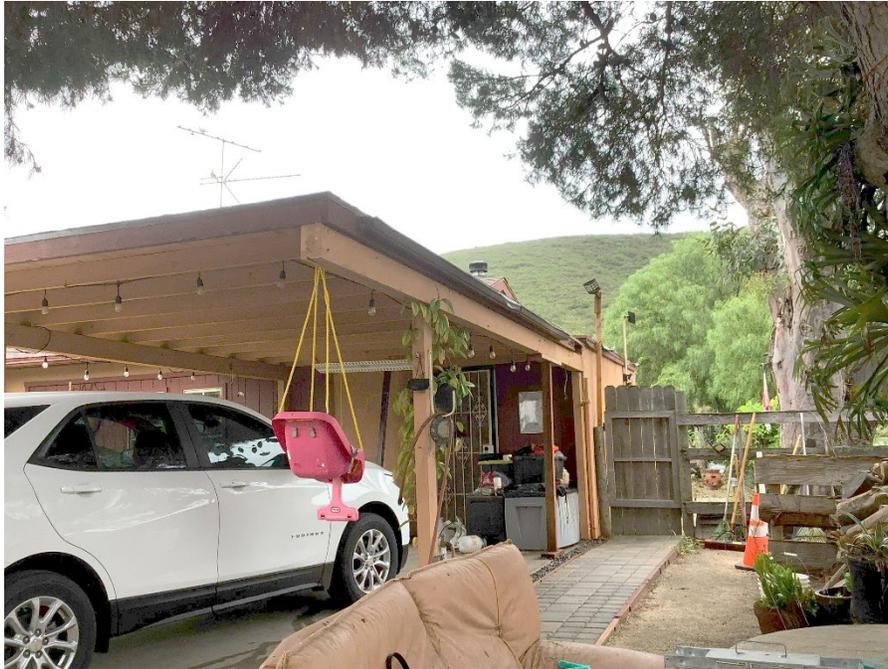


Figure 36. 1050 N. Twin Oaks Valley Road northern portion of east façade, view looking west.



Figure 37. 1050 N. Twin Oaks Valley Road north façade, view looking south.



Figure 38. 1050 N. Twin Oaks Valley Road north and west façades, view looking south.



Figure 39. 1050 N. Twin Oaks Valley Road southern portion of west façade, view looking northeast.



Figure 40. 1050 N. Twin Oaks Valley Road south façade, view looking north.

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5.0 EVALUATION OF SIGNIFICANCE

5.1 1010 N. TWIN OAKS VALLEY ROAD

ASM considered the significance of the three buildings at 1010 N. Twin Oaks Valley Road within the local-level themes of Agriculture and Architecture. The potential period of significance considered for the property under Criterion 1 begins in 1903, when the house was first constructed during a time when Twin Oaks was recognized for its agricultural production specifically of dairy products in San Diego County, and ending in 1970, when the dairy industry in San Diego began its decline. The ranch located on the property was not an important dairy producer in California during the height of dairy production in Twin Oaks or San Diego County from the early 1900s to the early 1970s. By 1972, the overall consumption of milk decreased in San Diego County. The property was sold to the Groth family before 1972 and likely never produced dairy to the same extent as other local dairy farms, such as Hollandia Dairy in San Marcos. As such, the buildings located at 1010 N. Twin Oaks Valley Road have not made a significant contribution to the broad patterns of local history, specifically Agriculture in Northern San Diego County, and therefore are not eligible for the CRHR under Criterion 1.

The buildings at 1010 N. Twin Oaks Valley Road are recommended not eligible under Criterion 2. Historic research conducted at the San Marcos Historical Society, San Marcos Public Library, newspaper archives, and public records did not reveal any significant people associated with the property.

The three vernacular buildings at 1010 N. Twin Oaks Valley Road were constructed simply, without significant influence from any architectural style or movement and were likely never a good representation of any architectural style. Alterations and additions to the building after 1960 have resulted in buildings that lack distinctive characteristics of a type, period, or method of construction. None were designed by a master nor possess high artistic values. As such, ASM recommends 1010 N. Twin Oaks Valley Road not eligible for the CRHR under Criterion 3.

Finally, the buildings at 1010 N. Twin Oaks Valley Road are not eligible under Criterion 4 as they do not have the potential to yield information important to prehistory or history that cannot be obtained through historic research.

Five historic archaeological sites (NTO-S-1, NTO-S-2, NTO-S-4, NTO-S-5, NTO-S-8) and two historic archaeological isolates (NTO-ISO-2, NTO-ISO-3) were identified during the survey at 1010 N. Twin Oaks Valley Road. These sites and isolate are in direct association with 1010 N. Twin Oaks Valley Road which consists of three historic structures that were evaluated under Criteria, 1, 2, 3 and 4 and recommended not significant. NTO-S-1, NTO-S-2, NTO-S-4, NTO-S-5, NTO-S-8 are historic foundation ruins, and NTO-ISO-2 is a historic tractor. Following the recommendations for the historic evaluations above, the five historic archaeological sites (NTO-S-1, NTO-S-2, NTO-S-4, NTO-S-5, NTO-S-8) and two isolates (NTO-ISO-2, NTO-ISO-3) at 1010 N. Twin Oaks Valley Road are not recommended eligible under Criterion 1, 2, 3 and 4.

5.2 1022 N. TWIN OAKS VALLEY ROAD

ASM considered the significance of the building at 1022 N. Twin Oaks Valley Road within the local-level themes of Agriculture and Architecture. The potential period of significance considered for the property under Criterion 1 begins in 1968 with the house's construction and at the end of the period when Twin Oaks was recognized for its agricultural production specifically of dairy products in San Diego County, and ending in 1970, when the dairy industry in San Diego began its decline. The ranch located on the property was not an important dairy producer in California during the height of dairy production in Twin Oaks or San Diego County from the early 1900s to the early 1970s. By 1972, the overall consumption of milk decreased in San Diego County. The property was sold to the Groth family before 1972 and likely never produced dairy to the same extent as other local dairy farms, such as Hollandia Dairy in San Marcos. As such, the building located at 1022 N. Twin Oaks Valley Road has not made a significant contribution to the broad patterns of local history, specifically Agriculture in Northern San Diego County, and is therefore not eligible for the CRHR under Criterion 1.

The building at 1022 N. Twin Oaks Valley Road is recommended not eligible under Criterion 2. Historic research conducted at the San Marcos Historical Society, San Marcos Public Library, newspaper archives, and public records did not reveal any significant people associated with the property.

Although the building at 1022 N. Twin Oaks Valley Road was built with some influences from the Mid Century Modern style it is not a good representation of the style. Furthermore, it lacks distinctive characteristics of a type, period, or method of construction. It was not designed by a master, nor does it possess high artistic values. As such, ASM recommends 1022 N. Twin Oaks Valley Road as not eligible for the CRHR under Criterion 3.

Finally, the building at 1022 N. Twin Oaks Valley Road is not eligible under Criterion 4 as it does not have the potential to yield information important to prehistory or history that cannot be obtained through historic research.

5.3 1050 N. TWIN OAKS VALLEY ROAD

Although 1050 N. Twin Oaks Valley Road was built less than 50 years ago, ASM recommends that sufficient time has passed to be able to assess its potential historic significance within its local context.

ASM considered the significance of the building at 1050 N. Twin Oaks Valley Road within the local-level themes of Agriculture and Architecture. As the house was constructed after the decline of the dairy industry in the Twin Oaks and San Diego area, it does not have the potential to reflect a significant historical association with this theme. As such, the building located at 1050 N. Twin Oaks Valley Road has not made a significant contribution to the broad patterns of local history, specifically Agriculture in Northern San Diego County, and is therefore not eligible for the CRHR under Criterion 1.

The building at 1050 N. Twin Oaks Valley Road is recommended not eligible under Criterion 2. Historic research conducted at the San Marcos Historical Society, San Marcos Public Library,

newspaper archives, and public records did not reveal any significant people associated with the property.

Although the building at 1050 N. Twin Oaks Valley Road was built with some late Mid-Century Modern style influences, it is not a good representation of any architectural style. Furthermore, it lacks distinctive characteristics of a type, period, or method of construction. It was not designed by a master, nor does it possess high artistic values. As such, ASM recommends 1050 N. Twin Oaks Valley Road as not eligible for the CRHR under Criterion 3.

Finally, the building at 1050 N. Twin Oaks Valley Road is not eligible under Criterion 4 as it does not have the potential to yield information important to prehistory or history that cannot be obtained through historic research.

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6.0 CONCLUSIONS AND RECOMMENDATIONS

The buildings at 1010, 1022, and 1050 N. Twin Oaks Valley Road are not historical resources, as they do not meet the definitions set forth by CEQA. They are not listed in the CRHR or any local register and are not historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. CEQA Guidelines Section 15064.5(b)(1) define a substantial adverse change as one that would materially impair the significance of an historical resource. According to Section 15064.5(2)(C), “the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.” As there are no architectural historical resources within the Project area, there is no potential for significant impacts or a substantial adverse change to an architectural historical resource.

The archaeological survey of the current Project area identified unrecorded historic archaeological sites and isolates. The records search of the Sacred Lands File held by the NAHC was negative. The CHRIS records search at the SCIC for the Project area identified no previous cultural resources intersecting or within its boundaries. Historic aerials show little to no change within the Project area.

Based on the previously stated information, the Project is not expected to have an impact on historic archaeological resources. Although ASM did not identify any precontact archaeological or Native American resources, there remains the potential to encounter unidentified resources during Project grading activities should construction go deeper than previously disturbed depths. The following mitigation measures apply to grading and construction activity that occurs within areas of previously undisturbed soil, as determined by a Qualified Archaeologist and a TCA Native American Monitor, and should be required as a condition of project approval:

MM-CR-1a: PRE-EXCAVATION AGREEMENT

Prior to the issuance of a Grading Permit, or ground disturbing activities, the Applicant/Owner shall enter into a Tribal Cultural Resources Treatment and Repatriation Agreement (Pre-Excavation Agreement) with a Traditionally and Culturally Affiliated Native American Tribe (TCA Tribe), identified in consultation with the City. The purpose of the Pre-Excavation Agreement shall be to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection, treatment, and repatriation of Native American human remains, funerary objects, cultural and/or religious landscapes, ceremonial items, traditional gathering areas, and other tribal cultural resources. Such resources may be located within and/or discovered during ground disturbing and/or construction activities for the proposed project, including any additional culturally appropriate archaeological studies, excavations, geotechnical investigations, grading, preparation for wet and dry infrastructure, and other ground disturbing activities. Any project-specific Monitoring Plans and/or excavation plans prepared by the project archaeologist shall include the TCA Tribe requirements for protocols and protection of tribal cultural resources that were agreed to during the tribal consultation.

The landowner shall relinquish ownership of all non-burial related tribal cultural resources collected during construction monitoring and from any previous archaeological studies or excavations on the project site to the TCA Tribe for proper treatment and disposition per the Pre-Excavation Agreement, unless ordered to do otherwise by responsible agency or court of competent jurisdiction. The requirement and timing of such release of ownership, and the recipient thereof, shall be reflected in the Pre-Excavation Agreement. If the TCA Tribe does not accept the return of the cultural resources, then the cultural resources will be subject to curation.

MM-CR-1b: CONSTRUCTION MONITORING

Prior to the issuance of a Grading Permit or ground disturbing activities, the Applicant/Owner or Grading Contractor shall provide written documentation (either as signed letters, contracts, or emails) to the City's Planning Division stating that a Qualified Archaeologist and Traditionally and Culturally Affiliated Native American monitor (TCA Native American monitor) have been retained at the Applicant/Owner or Grading Contractor's expense to implement the construction monitoring program, as described in the Pre-Excavation Agreement.

The Qualified Archaeologist and TCA Native American monitor shall be invited to attend all applicable pre-construction meetings with the General Contractor and/or associated subcontractors to present the construction monitoring program. The Qualified Archaeologist and TCA Native American monitor shall be present on site during grubbing, grading, trenching, and/or other ground disturbing activities that occur in areas of native soil or other permeable natural surfaces that have the potential to unearth any evidence of potential archaeological resources or tribal cultural resources. In areas of artificial paving, the Qualified Archaeologist and TCA Native American monitor shall be present on site during grubbing, grading, trenching, and/or other ground disturbing activities that have the potential to disturb more than six inches below the original pre-project ground surface to identify any evidence of potential archaeological or tribal cultural resources. No monitoring of fill material, existing or imported, will be required if the General Contractor or developer can provide documentation to the satisfaction of the City that all fill materials being utilized at the site are either: 1) from existing commercial (previously permitted) sources of materials; or 2) are from private or other non-commercial sources that have been determined to be absent of tribal cultural resources by the Qualified Archaeologist and TCA Native American monitor.

In the event that one or more TCA Tribe chooses not to enter into an agreement, or fails to respond to the offer, the City shall extend the opportunity for another tribe to provide a monitor. In the event that more than one TCA Tribe requests to provide a TCA Native American monitor for activities subject to these measures, the City will allow for either: 1) up to one monitor from each consulting tribe to be present simultaneously; or 2) for the tribes to develop a rotating schedule that alternates monitoring between the tribes on a daily or weekly basis. The monitors shall be provided at least 72 hours' notice of the initiation of construction and be kept reasonably apprised of changes to the construction schedule. In the event that a monitor is not present at the scheduled time, work can continue without the monitor present, as long as the notice was given and documented.

The Qualified Archaeologist and TCA Native American monitor shall maintain ongoing collaborative coordination with one another during all ground disturbing activities. The

requirement for the construction monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall provide written notice to the Planning Division and the TCA Tribe, preferably through e-mail, of the start and end of all ground disturbing activities.

Prior to the release of any grading bonds, or prior to the issuance of any project Certificate of Occupancy, an archaeological monitoring report, which describes the results, analysis, and conclusions of the construction monitoring shall be submitted by the Qualified Archaeologist, along with any TCA Native American monitor's notes and comments received by the Qualified Archaeologist, to the Planning Division Manager for approval. Once approved, a final copy of the archaeological monitoring report shall be retained in a confidential City project file and may be released, as a formal condition of Assembly Bill (AB) 52 consultation, to the Barona Group of the Capitan Grande, Pala Band of Mission Indians, Pechanga Band of Indians, Rincon Band of Luiseño Indians, and San Luis Rey Band of Mission Indians, or any parties involved in the project specific monitoring or consultation process. A final copy of the report, with all confidential site records and appendices, will also be submitted to the South Coastal Information Center after approval by the City.

MM-CR-1c: UNANTICIPATED DISCOVERY PROCEDURES

Both the Qualified Archaeologist and the TCA Native American monitor may temporarily halt or divert ground disturbing activities if potential archaeological resources or tribal cultural resources are discovered during construction activities. Ground disturbing activities shall be temporarily directed away from the area of discovery for a reasonable amount of time to allow a determination of the resource's potential significance. Isolates and clearly non-significant archaeological resources (as determined by the Qualified Archaeologist, in consultation with the TCA Native American monitor) will be minimally documented in the field. All unearthed archaeological resources or tribal cultural resources will be collected, temporarily stored in a secure location (or as otherwise agreed upon by the Qualified Archaeologist and the TCA Tribe), and repatriated according to the terms of the Pre-Excavation Agreement, unless ordered to do otherwise by responsible agency or court of competent jurisdiction.

If a determination is made that the archaeological resources or tribal cultural resources are considered potentially significant by the Qualified Archaeologist, the TCA Tribe, and the TCA Native American monitor, then the City and the TCA Tribe shall determine, in consultation with the Applicant/Owner and the Qualified Archaeologist, the culturally appropriate treatment of those resources.

If the Qualified Archaeologist, the TCA Tribe, and the TCA Native American monitor cannot agree on the significance or mitigation for such resources, these issues will be presented to the Planning Division Manager for decision. The Planning Division Manager shall make a determination based upon the provisions of CEQA and California Public Resources Code Section 21083.2(b) with respect to archaeological resources and California Public Resources Section 21704 and 21084.3 with respect to tribal cultural resources, and shall take into account the religious beliefs, cultural beliefs, customs, and practices of the TCA Tribe.

All sacred sites, significant tribal cultural resources, and/or unique archaeological resources encountered within the project area shall be avoided and preserved as the preferred mitigation. If avoidance of the resource is determined to be infeasible by the City as the Lead Agency, then the City shall require additional culturally appropriate mitigation to address the negative impact to the resource, such as, but not limited to, the funding of an ethnographic study and/or a data recovery plan, as determined by the City in consultation with the Qualified Archaeologist and the TCA Tribe. The TCA Tribe shall be notified and consulted regarding the determination and implementation of culturally appropriate mitigation and the drafting and finalization of any ethnographic study and/or data recovery plan, and/or other culturally appropriate mitigation. Any archaeological isolates or other cultural materials that cannot be avoided or preserved in place as the preferred mitigation shall be temporarily stored in a secure location on site (or as otherwise agreed upon by the Qualified Archaeologist and TCA Tribe), and repatriated according to the terms of the Pre-Excavation Agreement, unless ordered to do otherwise by responsible agency or court of competent jurisdiction. The removal of any artifacts from the project site will be inventoried with oversight by the TCA Native American monitor.

If a data recovery plan is authorized as indicated above and the TCA Tribe does not object, then an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. If the Qualified Archaeologist collects such resources, the TCA Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the TCA Native American monitor may, at their discretion, collect said resources for later reburial or storage at a local curation facility, as described in the Pre-Excavation Agreement.

In the event that curation of archaeological resources or tribal cultural resources is required by a superseding regulatory agency, curation shall be conducted by an approved local facility within San Diego County and the curation shall be guided by California State Historical Resources Commission's Guidelines for the Curation of Archaeological Collections. The City shall provide the Applicant/Owner final curation language and guidance on the project grading plans prior to issuance of the grading permit, if applicable, during project construction. The Applicant/Owner shall be responsible for all repatriation and curation costs and provide to the City written documentation from the TCA Tribe or the curation facility, whichever is most applicable, that the repatriation and/or curation have been completed.

MM-CR-1d: HUMAN REMAINS

As specified by California Health and Safety Code Section 7050.5, if human remains, or remains that are potentially human, are found on the project site during ground disturbing activities or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Medical Examiner's Office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the Qualified Archaeologist and/or the TCA Native American monitor) shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98.

If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the Qualified Archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by State law, the Medical Examiner will determine within two working days of being notified if the remains are subject to his or her authority. If the Medical Examiner recognizes the remains to be Native American, and not under his or her jurisdiction, then he or she shall contact the Native American Heritage Commission by telephone within 24 hours. The Native American Heritage Commission will make a determination as to the Most Likely Descendent, who shall be afforded 48 hours from the time access is granted to the discovery site to make recommendations regarding culturally appropriate treatment.

If suspected Native American remains are discovered, the remains shall be kept in situ (in place) until after the Medical Examiner makes its determination and notifications, and until after the Most Likely Descendent is identified, at which time the archaeological examination of the remains shall only occur on site in the presence of the Most Likely Descendent. The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). In the event that the Applicant/Owner and the Most Likely Descendant are in disagreement regarding the disposition of the remains, State law will apply, and the mediation process will occur with the NAHC. In the event that mediation is not successful, the landowner shall rebury the remains at a location free from future disturbance (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

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APPENDICES

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**APPENDIX A:
SCIC Record Search Confirmation**

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May 7, 2025

Jaime Lennox
South Coastal Information Center
1 Campanile Mall
San Diego, California 92182

Dear Ms. Lennox,

This letter is a quick summation of the record search ASM Affiliates is undertaking with the South Coastal Information Center on May 7, 2025.

I (Terrence Luévano, ASM Senior Archaeologist) will be conducting a record search for the North Twins Oaks Valley Road Development Project (ASM PN 48400) with the SCIC today. It is a 1-mile search radius located in San Marcos. ASM's CHRIS Access and Use Agreement number is 265.

Thank you for your time. Please do not hesitate to contact me with further questions at (619) 851-4036.

Sincerely,

A handwritten signature in blue ink that reads 'Terrence Luévano'. The signature is written in a cursive style with a prominent flourish at the end.

Terrence Luévano, MA, RPA 18401
Senior Archaeologist
ASM Affiliates



South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
scic@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM CLIENT IN-HOUSE RECORDS SEARCH

Company: ASM Affiliates

Company Representative: Terrance Luevano

Date: 5/8/2025

**Project Identification: North Twins Oaks Valley Road Development
Project (ASM PN 48400)**

Search Radius: 1 mile, San Diego

Historical Resources:

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites. **Self**

Previous Survey Report Boundaries:

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included. **Self**

Historic Addresses:

A map and database of historic properties (formerly Geofinder) has been included. **Self**

Historic Maps:

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included. **Self**

Copies: pages

Hours: 1

Excel Lines: Lines

**APPENDIX B:
Confidential NAHC Correspondence**

(On File with the City of San Marcos)

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**APPENDIX C:
Confidential DPR Forms**

(On File with the City of San Marcos)

Intentionally blank

**APPENDIX D:
Nonconfidential DPR Forms**

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 7 ***Resource Name or #:** 1010 North Twin Oaks Valley Road

P1. Other Identifier: _____

***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 Marcos 1968 T 12 S R 3 W M.D. B.M.

c. Address 1010 North Twin Oaks Valley Road **City** San Marcos **Zip** 92069

d. UTM: (give more than one for large and/or linear resources) **Zone** 11S 484975 mE/ 3668876 mN

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) _____

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house is a rectangular building with vertical wood-panel siding situated on the southeast edge of the property behind a wood-panel fence built in 1903. The front gable roof is clad in asphalt shingles and has wide eaves extending around the entire building. The primary, west façade is characterized by a front door with a metal screen door in front of it on the north edge of the façade, an aluminum horizontal sliding window on the center of the façade, and a sliding glass door on the south edge of the façade. There is an awning clad in asphalt shingles that overhangs the bottom half of the façade and a square vent located in the gable peak. The north facade has three rectangular aluminum horizontal windows. There is a gabled addition located off the east facade that likely was added during the 1960s remodel. It has no doors but does have a small aluminum horizontal sliding window on its top north corner. The south façade also has no doors, but two large aluminum horizontal sliding windows and three small aluminum horizontal windows.

(continued on p. 6)

***P3b. Resource Attributes:** (List attributes and codes) HP33. Farm/Ranch

***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#)

Primary, west façade, view looking east.
June 9, 2025

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
1903
San Diego County Assessor Office

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)

Emily Steele
ASM Affiliates, Inc.
2701 Loker Ave W Suite 145
Carlsbad, CA 92010

***P9. Date Recorded:** June 9, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Archaeological and Architectural History Technical Report for the North Twin Oaks Valley Road Development Project, San Marcos, San Diego County, California.*

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1010 North Twin Oaks Valley Road

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Farm/Ranch

B4. Present Use: Farm/Ranch

*B5. Architectural Style: Vernacular with Craftsman elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1903. It underwent a series of changes in the 1960s which included changes to the floor plan, windows, and cladding. The original windows and cladding have been replaced and an addition was constructed.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Agriculture and Architecture Area:

Period of Significance: N/A

Property Type: Farm/Ranch

Applicable Criteria: N/A

ASM considered the significance of the three buildings at 1010 N. Twin Oaks Valley Road within the local-level themes of Agriculture and Architecture. The potential period of significance considered for the property under Criterion 1 begins in 1903, when the house was first constructed during a time when Twin Oaks was recognized for its agricultural production specifically of dairy products in San Diego County, and ending in 1970, when the dairy industry in San Diego began its decline. The ranch located on the property was not an important dairy producer in California during the height of dairy production in Twin Oaks or San Diego County from the early 1900s to the early 1970s. By 1972, the overall consumption of milk decreased in San Diego County. The property was sold to the Groth family before 1972 and likely never produced dairy to the same extent as other local dairy farms, such as Hollandia Dairy in San Marcos. As such, the buildings located at 1010 N. Twin Oaks Valley Road have not made a significant contribution to the broad patterns of local history, specifically Agriculture in Northern San Diego County, and therefore are not eligible for the CRHR under Criterion 1.

(continued on p. 6)

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

*B12. References:

See Reference section of report

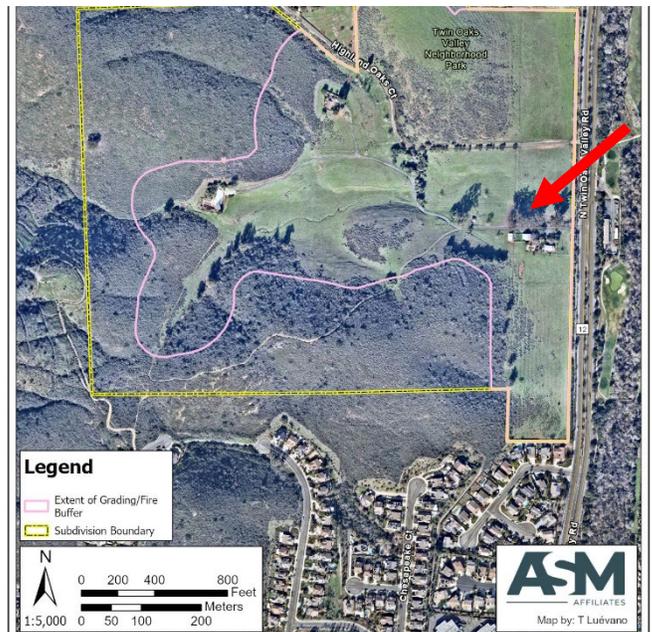
B13. Remarks:

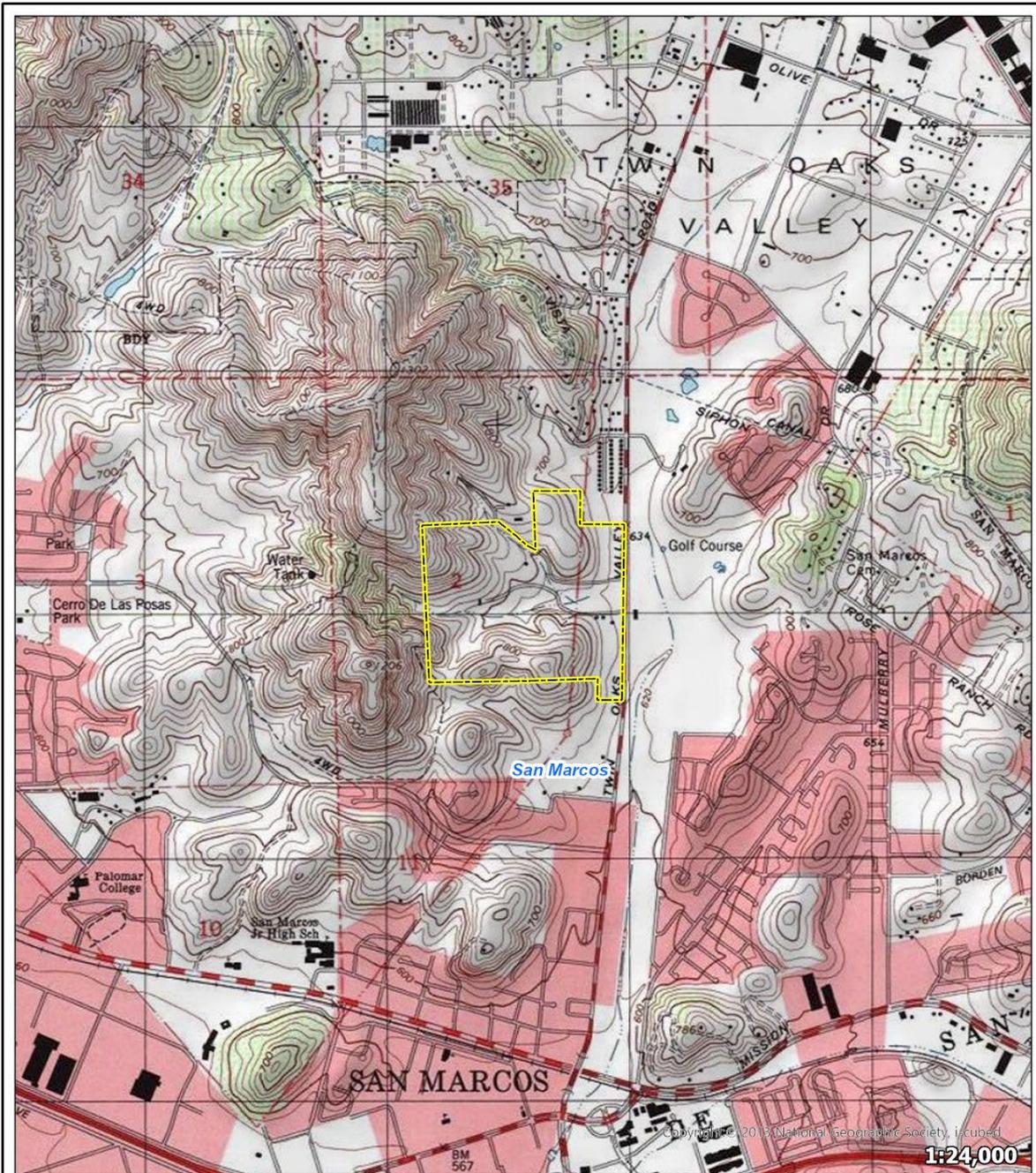
*B14.

Evaluator: ASM Affiliates, Inc. (Emily Steele and Shannon Davis)

*Date of Evaluation: June 9, 2025

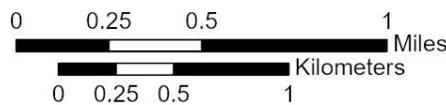
(This space is reserved for official comments)





Legend

- Project Location
- USGS 7.5' Quad



Map by: T Luévano



Image 1. 1010 N. Twin Oaks Valley Road house north façade, view looking south.



Image 2. 1010 N. Twin Oaks Valley Road house east façade, view looking northwest.

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 7

*Resource Name or # (Assigned by recorder) 1010 North Twin Oaks Valley Road

Recorded by: Emily Steele

Date: June 9, 2025

***P3a. Description:** (continued from p. 1)

The barn located at 1010 N. Twin Oaks Valley Road is a monitor form barn with wood-panel siding and corrugated metal roofing built circa 1910. The primary, north façade is characterized by sliding barn doors, two small horizontal sliding aluminum frame windows, one large horizontal sliding aluminum frame window, and an octagonal wood-frame window in the top peak of the gable. The building's east façade has one large horizontal sliding aluminum frame window in its center and a single rectangular wooden door located on its southern edge. The south façade is defined by a single door on the eastern edge with a metal screen door and corrugated metal awning, a wooden door on the western edge, a small aluminum horizontal sliding window on the lower center of the façade, and a larger aluminum horizontal sliding window on the upper story. The west façade has no doors but has three small aluminum horizontal sliding windows on the top section of the façade.

The auxiliary building located at 1010 N. Twin Oaks Valley Road is a rectangular form shed with wood-panel siding and a front gable roof clad in corrugated metal built circa 1910. The primary, east façade is characterized by a large opening where there likely was once a door, and a small wooden door located on its northern edge. The building's south and west façades have no doors and no windows. The north façade has no doors but one small square wooden window.

***B10. Significance:** (continued from p. 2)

The buildings at 1010 N. Twin Oaks Valley Road are recommended not eligible under Criterion 2. Historic research conducted at the San Marcos Historical Society, San Marcos Public Library, newspaper archives, and public records did not reveal any significant people associated with the property.

The three vernacular buildings at 1010 N. Twin Oaks Valley Road were constructed simply, without significant influence from any architectural style or movement and were likely never a good representation of any architectural style. Alterations and additions to the building after 1960 have resulted in buildings that lack distinctive characteristics of a type, period, or method of construction. None were designed by a master nor possess high artistic values. As such, ASM recommends 1010 N. Twin Oaks Valley Road not eligible for the CRHR under Criterion 3.

Finally, the buildings at 1010 N. Twin Oaks Valley Road are not eligible under Criterion 4 as they do not have the potential to yield information important to prehistory or history that cannot be obtained through historic research.

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 7 ***Resource Name or #:** 1022 North Twin Oaks Valley Road

P1. Other Identifier: _____
***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 Marcos 1968 T 12 S R 3 W M.D. B.M.
c. Address 1022 North Twin Oaks Valley Road **City** San Marcos **Zip** 92069
d. UTM: (give more than one for large and/or linear resources) **Zone** 11S 484407 mE/ 3669068 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) _____

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house located at 1022 N. Twin Oaks Valley Road is a rectangular building with smooth stucco siding. The gable roof is clad in asphalt shingles and has wide eaves extending around the entire building. The primary, east façade is characterized by a glass front door and a variety of aluminum-frame windows which include a horizontal sliding window on the southern edge, large central square fixed windows, and two more horizontal sliding windows toward the northern edge. There are also two garage doors on the northern edge of the façade and a patio awning extending from the north. The north façade has a rectangular set of aluminum-framed windows in its center. The west façade has a large glass sliding back door in its center, a small rectangular aluminum-framed horizontal sliding window on its northern edge, and one small and one large rectangular aluminum-framed horizontal sliding window on its southern edge. The south façade has no doors or windows but does have a small square metal vent at the top.

***P3b. Resource Attributes:** (List attributes and codes) HP33. Farm/Ranch
***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#)
Primary, east façade, view looking northwest.
June 9, 2025
***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
1968
San Diego County Assessor Office
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Emily Steele
ASM Affiliates, Inc.
2701 Loker Ave W Suite 145
Carlsbad, CA 92010
***P9. Date Recorded:** June 9, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. Archaeological and Architectural History Technical Report for the North Twin Oaks Valley Road Development Project, San Marcos, San Diego County, California.

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

Page 2 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1022 North Twin Oaks Valley Road

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Farm/Ranch

B4. Present Use: Farm/Ranch

*B5. Architectural Style: Vernacular with Modern elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1968. The building has limited changes but the pool and fence were added to the property in 1969.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Agriculture and Architecture

Area: _____

Period of Significance: N/A

Property Type: Farm/Ranch

Applicable Criteria: N/A

ASM considered the significance of the building at 1022 N. Twin Oaks Valley Road within the local-level themes of Agriculture and Architecture. The potential period of significance considered for the property under Criterion 1 begins in 1968 with the house's construction and at the end of the period when Twin Oaks was recognized for its agricultural production specifically of dairy products in San Diego County, and ending in 1970, when the dairy industry in San Diego began its decline. The ranch located on the property was not an important dairy producer in California during the height of dairy production in Twin Oaks or San Diego County from the early 1900s to the early 1970s. By 1972, the overall consumption of milk decreased in San Diego County. The property was sold to the Groth family before 1972 and likely never produced dairy to the same extent as other local dairy farms, such as Hollandia Dairy in San Marcos. As such, the building located at 1022 N. Twin Oaks Valley Road has not made a significant contribution to the broad patterns of local history, specifically Agriculture in Northern San Diego County, and is therefore not eligible for the CRHR under Criterion 1.

(continued on p. 6)

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

*B12. References:

See Reference section of report

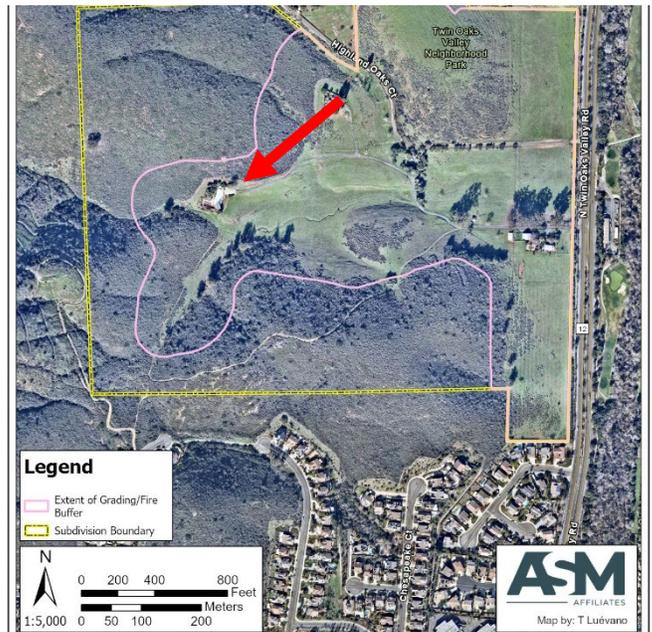
B13. Remarks: _____

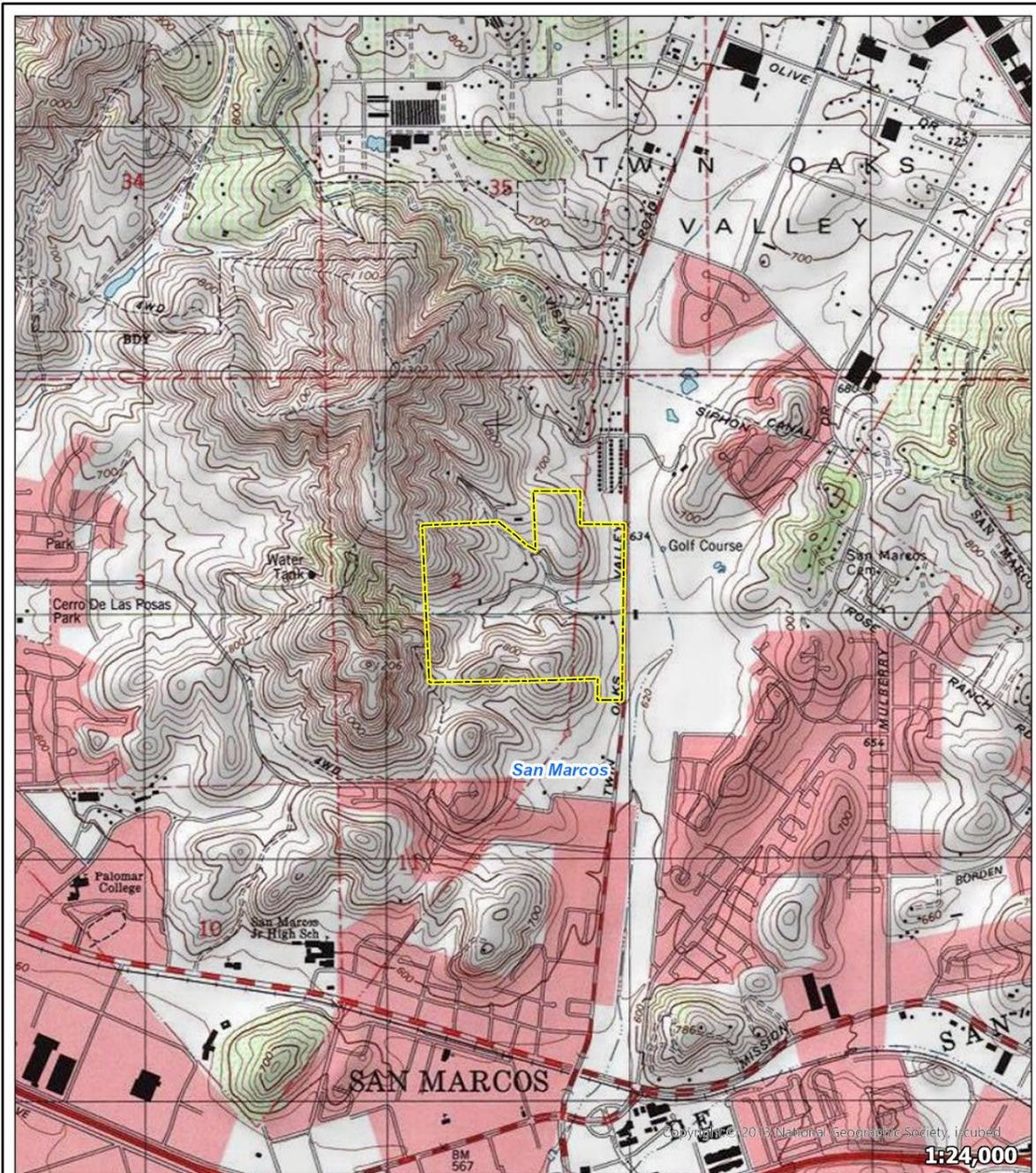
*B14.

Evaluator: ASM Affiliates, Inc. (Emily Steele and Shannon Davis)

*Date of Evaluation: June 9, 2025

(This space is reserved for official comments)





Legend

-  Project Location
-  USGS 7.5' Quad



Map by: T Luévano



Image 1. Overview of 1022 N. Twin Oaks Valley Road, view looking west.



Image 2. 1022 N. Twin Oaks Valley Road north façade, view looking southeast.

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Recorded by: Emily Steele *Resource Name or # (Assigned by recorder) 1022 North Twin Oaks Valley Road
Date: June 9, 2025



Image 3. 1022 N. Twin Oaks Valley Road east façade, view looking west.



Image 4. 1022 N. Twin Oaks Valley Road south façade, view looking north.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 of 7 *Resource Name or #: 1050 North Twin Oaks Valley Road

P1. Other Identifier: _____
***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 Marcos 1968 T 12 S R 3 W M.D. B.M.
c. Address 1050 North Twin Oaks Valley Road **City** San Marcos **Zip** 92069
d. UTM: (give more than one for large and/or linear resources) **Zone** 11S 484608 mE/ 3669172 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) _____

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house located at 1050 N. Twin Oaks Valley Road is a rectangular building with smooth stucco siding. The gable roof is clad in asphalt shingles and has wide eaves extending around the entire building. The primary, east façade is characterized by a wooden front door with wood-frame windows on the door. There are two horizontal sliding aluminum-frame windows on the southern edge of the façade. The northern edge of the façade has a single door with a metal screen and a large wooden carport that extends from the roof. The north façade has a shed roof addition, a small rectangular metal vent in the gable peak, and a metal-frame sliding glass door. The west façade is defined by wood-frame double doors, a single wood door, and three horizontal sliding aluminum-frame windows. The south façade has no doors or windows but does have a small rectangular metal vent at the top.

***P3b. Resource Attributes:** (List attributes and codes) HP33. Farm/Ranch
***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#)
Primary, east façade, view looking west.
June 9, 2025
***P6. Date Constructed/Age and Source:**
 Historic Prehistoric Both
1988
San Diego County Assessor Office
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Emily Steele
ASM Affiliates, Inc.
2701 Loker Ave W Suite 145
Carlsbad, CA 92010
***P9. Date Recorded:** June 9, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. Archaeological and Architectural History Technical Report for the North Twin Oaks Valley Road Development Project, San Marcos, San Diego County, California.

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

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1050 North Twin Oaks Valley Road

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Farm/Ranch

B4. Present Use: Farm/Ranch

*B5. Architectural Style: Vernacular with Modern elements

*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1988. There is an addition on the north façade, but the construction date is unknown.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Agriculture and Architecture

Area: _____

Period of Significance: N/A

Property Type: Farm/Ranch

Applicable Criteria: N/A

Although 1050 N. Twin Oaks Valley Road was built less than 50 years ago, ASM recommends that sufficient time has passed to be able to assess its potential historic significance within its local context.

ASM considered the significance of the building at 1050 N. Twin Oaks Valley Road within the local-level themes of Agriculture and Architecture. As the house was constructed after the decline of the dairy industry in the Twin Oaks and San Diego area, it does not have the potential to reflect a significant historical association with this theme. As such, the building located at 1050 N. Twin Oaks Valley Road has not made a significant contribution to the broad patterns of local history, specifically Agriculture in Northern San Diego County, and is therefore not eligible for the CRHR under Criterion 1.

(continued on p. 6)

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

*B12. References:

See Reference section of report

B13. Remarks: _____

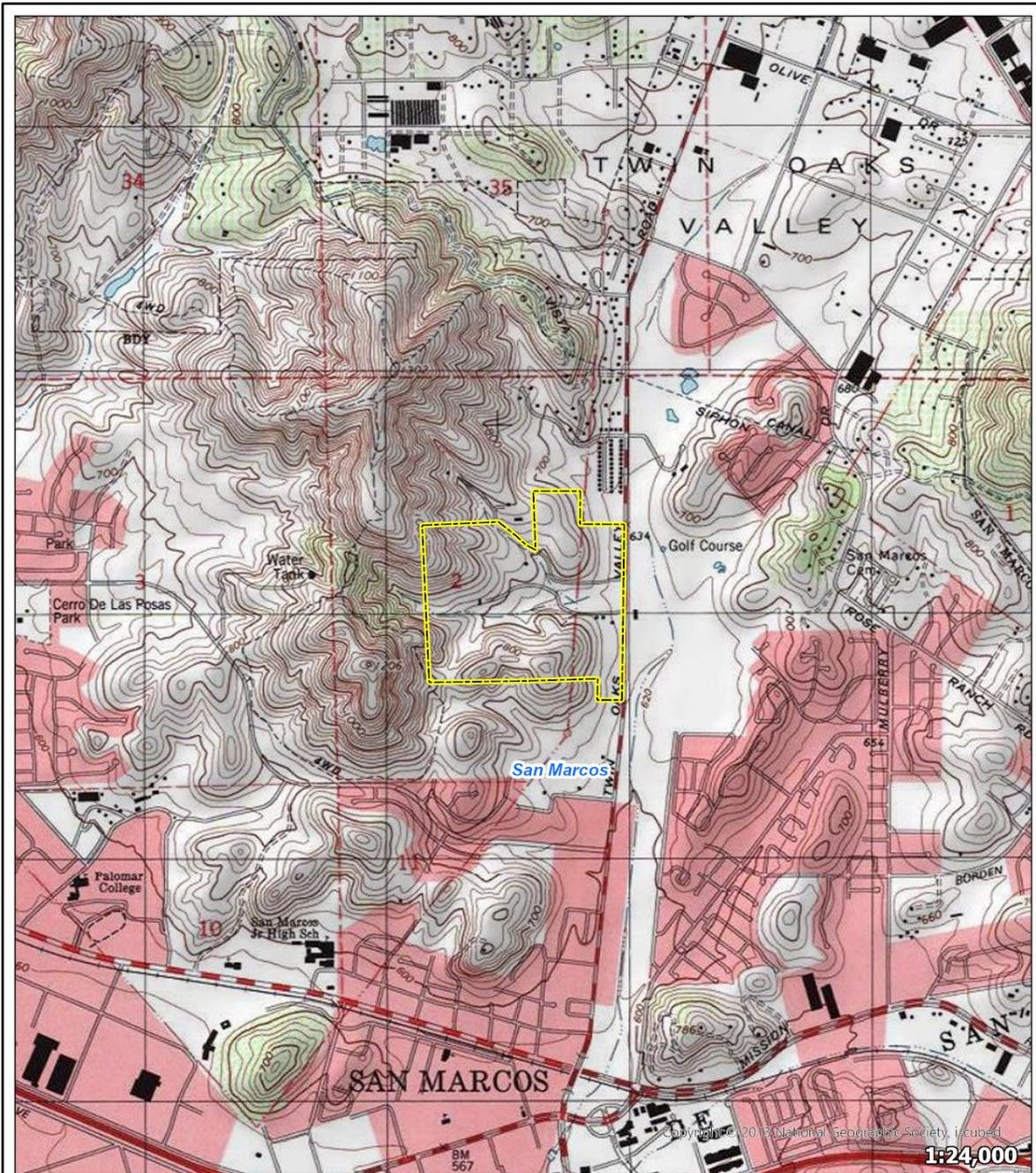
*B14.

Evaluator: ASM Affiliates, Inc. (Emily Steele and Shannon Davis)

*Date of Evaluation: June 9, 2025

(This space is reserved for official comments)





Legend

- Project Location
- USGS 7.5' Quad



Map by: T Luévano



Image 1. 1050 N. Twin Oaks Valley Road southern portion of east façade, view looking west.

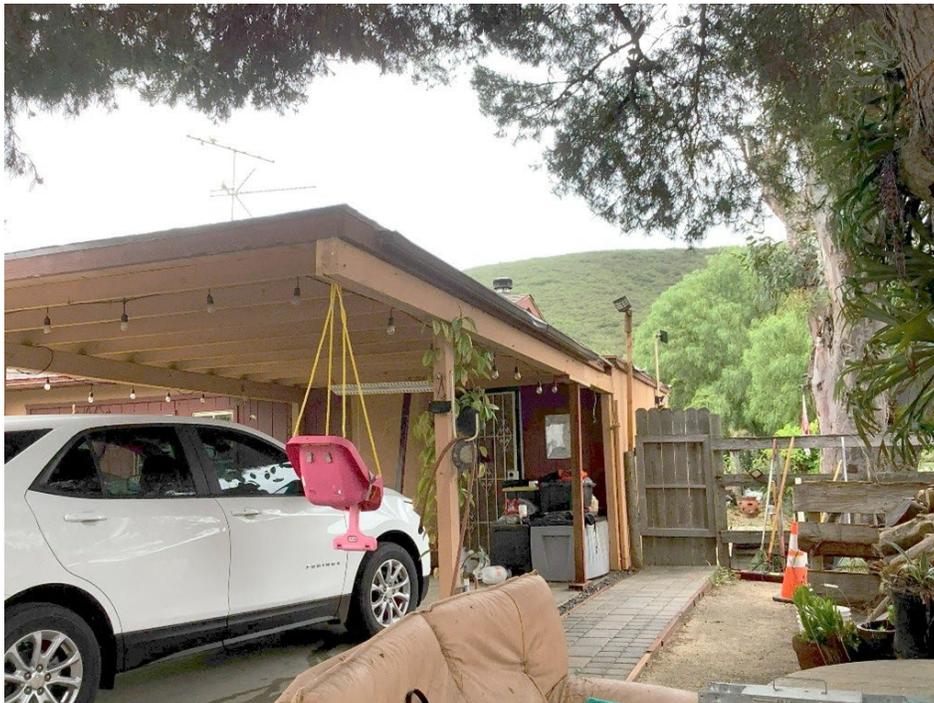


Image 2. 1050 N. Twin Oaks Valley Road northern portion of east façade, view looking west.



Image 3. 1050 N. Twin Oaks Valley Road north and west façades, view looking south.



Image 4. 1050 N. Twin Oaks Valley Road south façade, view looking north.

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