

Project Description for Archaeological Grading on the Windward Development Parcel

On May 20, 2018 the City Council approved a Specific Plan for the five-acre Windward Property located at the southeast corner of Bolsa Chica Street and Los Patos Avenue (APN 110-016-18). The Specific Plan allows for residential development on 2.5 acres of the property with the remaining 2.5 acres designated as open space. The City Council approved a Mitigated Negative Declaration (MND) as the environmental clearance for the Windward Specific Plan.

The MND contained several mitigation measures which were incorporated into the Development Standards Chapter of the Specific Plan in a section titled Compliance with Mitigation Measures. Given the cultural sensitivity of the Windward site, a mitigation measure was adopted which requires the preparation of Archaeological Mitigation and Monitoring Plan (AMMP). The AMMP shall:

- a. Specify that controlled grading shall occur across the entire Windward Specific Plan area where any project grading or earthwork of any kind will occur. All site grading, including archaeological grading, shall require approval of a coastal development permit and a city grading permit. The required archaeological grading shall occur prior to issuance of a precise grading permit for residential development of the project site.
- b. Controlled archaeological grading shall consist of using mechanized equipment where the upper soil layers are removed in approximately two centimeter depth increments by a mechanical scraper, under the supervision of the archaeological site supervisor. The grading process shall be limited to slow excavation in small horizontal areas of individual swaths the width of the mechanical scraper blade in order to maximize the opportunity for discovery of cultural artifacts present on the site. The archaeologist(s) and Native American Monitor(s) shall examine the soils as they are exposed. The depth at which archaeological grading may cease (when sterile soil is reached) shall be specifically defined and described in the AMMP. Controlled archaeological grading methods have been shown to be an effective investigative method for locating previously unknown resources on Bolsa Chica Mesa and are to be applied at the Windward site with the goal that, in the event any resources remain on-site, they will not be overlooked.
- c. Require that all controlled grading be monitored by both Gabrielino and Juaneno Native American monitors. Monitoring will occur with at least one archaeologist and one Native American monitor per equipment array that is operating.

As specified above, the controlled archaeological grading will occur within the 2.5-acre development footprint. **Because the Trust for Public Land (TPL) currently has an option agreement with Signal Landmark to purchase the Windward property, no archaeological grading will occur on the property until the option period expires on April 30th 2019 (i.e. the CDP for archaeological grading will not be executed prior to May 1, 2019).** If TPL purchases the property prior to the expiration of the option agreement, no archaeological will take place.

A grading plan is included in this submittal. The western half of the development footprint will be graded first with material stockpiled on the eastern half. Once sterile soil has been reached (approximately 3.5 – 5 feet BGS) on the western half of the development footprint the excavation will be backfilled and the eastern half of the development footprint will undergo archaeological grading with material stockpiled on the western half. No grading or stockpiling will occur on the open space parcel. This same archaeological grading procedure was used on the neighboring Brightwater site. That operation revealed that the depth of the sterile soils can vary somewhat, but in no case was the depth greater than five feet below ground surface. It is anticipated that the archaeological grading operation will take 30-60 days to complete.