



San Luis Rey Band of Mission Indians

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March 17, 2025

Hon. Mayor Esther Sanchez
Hon. City Council Member Rick Robinson
Hon. City Council Member Eric Joyce
Hon. City Council Member Peter Weiss
Hon. City Council Member Jimmy Figueroa

VIA EMAIL

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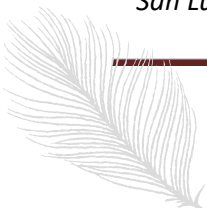
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RE: Request for City of Oceanside to Complete the Registration of A Payómkawichum First Contact Site at Quechla (Ivey Ranch Community Park) as Historically Significant at the Local, State & Federal levels; and Update All Requirements for Protection and Preservation

Dear Mayor Sanchez and Council Members Robinson, Joyce, Weiss, Figueroa:

Our Tribe (SLR) is committed to stand with the City of Oceanside as stewards of many important sites within our community. The Tribe also respects when the City must act as the primary guardian. Regarding the Ivey Ranch Park area, we strongly urge the City Council to fully recognize its value as a “first contact”—pre-Oceanside, pre-California, pre-Mission—site and resolve to act as its primary guardian in registering it as historically significant and align its protection within the City’s planning guidelines, development requirements and lease agreements. Registration of **A Payómkawichum First Contact Site at Quechla (Ivey Ranch Community Park)** should be completed under the Oceanside Historical Preservation permit procedures, the California Register of Historic Resources regulations, as a State Landmark, and under the Federal Register of Historic Places.

The Ivey Ranch Park area represents one of the most significant areas in our region. This is where our ancestors were forced to remain—living, working and were baptized while the Old Mission San Luis Rey was constructed. Multiple reports and archeological surveys note change of land ownership over the years and the analysis of the site's significance. Most important is the distinction between the SITE versus the buildings. In fact, the overriding conclusion is consistently pointed out -- *“Researchers concluded that portions of CA-SDI-5422 have intact deposits and therefore, the site is eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources for its association with the Mission San Luis Rey and data potential regarding European impact on Luiseño Native Americans.”*



SLR insists that as a “first contact” site, the guardians of this site need to be protect it accordingly. It needs to be registered as a *historic place of significance* and sub-surface impact needs to be avoided.

In the attached 2002 report, the archeologist states that "A large contact period site, CA-SDI-5422, associated with the Mission San Luis Rey, is mapped as including the area of the Ivey Ranch House. And, when it was tested by Caltrans in 1991, they also found it to be potentially eligible for the NRHP." He also states that "The Ivey Ranch was subsequently discussed in a Historic Property Survey Report written by DSC Environmental Consulting (Cardenas 1992). Again, the ranch house was determined not to be significant by NRHP standards. Cardenas did, however, consider the ranch a potentially important resource under CEQA Criteria A, B, and E. He felt the ranch was a significant historical resource for the City of Oceanside, and that associated historic-era archaeological deposits could provide important information on agricultural and rural development at the turn of the century." He also states that "The association of the garden walls with the Mission San Luis Rey (listed on the NRHP), along with the Phase I test results, makes CA-SDI-5422 potentially eligible for the NRHP. Cardenas states that the site also constitutes an important resource under each of the CEQA criteria (1992). In addition to its association with the mission, he concludes that the site contains important information on European impact on the Luiseño, maybe the last example of its kind, possesses stratigraphic integrity, and is over 100 years old," which is the definition of NRHP eligibility.

Given the site’s historic significance and as the property owner, we urge the City to register the site under its own Historic Preservation guidelines (Chapter 14A). As part of that process, previous reports and resource collections should be examined. Any new site surveys should include the Tribe. And, in addition to this process, the waivers from CEQA, the Mission area planning requirements should be reconsidered, as well as current lease requirements/expectations. In addition to the City’s own process for historic designation, completion under the California Register of Historical Resources, State Landmarks, and the Federal Register of Historic Places should be commenced and completed. A summary of purpose and procedures for each of these processes is attached.

As stated in our February 18th communication, the Tribe’s hope is that we are recognized as a partner in this process and as a co-steward for the future of *this* site—and others—within our community. We are committed to stand with the City on the overall protection, preservation, educational and recognition goals for important sites such as Ivey Ranch Park. The Tribe is formally requesting that the registration/updating process commence, that the Tribe is included in all discussions regarding the future of this site, and that the relationship between the City and the Tribe be captured in a Memorandum of Understanding (MOU) to ensure the faithful adherence to our mutual goals.

We look forward to hearing from you soon. Please contact SLR Tribal Administrator Carrie Lopez at sanluisreytribaladministrator@gmail.com at your earliest convenience. SLR values the cooperative working relationship it has had with the City of Oceanside and looks forward to continued fruitful consultation.

Respectfully,



Mel Vernon, Captain

Request for Historical Site Recognition of:

A PAYÓMKAWICHUM FIRST CONTACT SITE AT QUECHLA

also known as Oceanside Ivey Ranch Community Park

To be registered under the following designations:

- Oceanside Historical Preservation
- California Register of Historical Resources
- State Landmarks
- National Register of Historic Places

California's historical resources represent the contributions and collective human experiences of a diversified population spanning 10,000-12,000 years of occupancy in California. This rich heritage is embodied in the cultural and historical landscapes of California as evidenced by archaeological remains, historic buildings, traditional customs, tangible artifacts, historical documents, and public records extant in California. All these evidences of the past contribute to the sum total of California's history. Such historical resources provide continuity with our past and enhance our quality of life.

City of Oceanside Historical Preservation

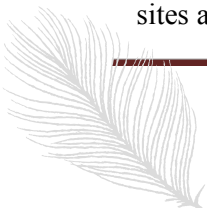
City Code Chapter 14A

Sec. 14A.1. Title.

This chapter of the Oceanside City Code shall be known as the Historical Preservation Ordinance of the City of Oceanside.

14A.2. Policy and purpose.

- (a) *Policy.* It is hereby declared as a matter of public policy that the recognition, preservation, enhancement, perpetuation and use of structures, landscape features, sites and areas within the City of Oceanside having historical, architectural, archeological, cultural or aesthetic significance is required in the interest of the economic prosperity, cultural enrichment and general welfare of the people.
- (b) *Purpose.* The purpose of this chapter is to:
- (1) Safeguard the heritage of the City of Oceanside by providing for the protection of historical sites and areas representing significant elements of its history;
 - (2) Encourage public knowledge, understanding and appreciation of the city's past;
 - (3) Enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historical areas reflecting significant architectural traditions;
 - (4) Foster civic and neighborhood pride and a sense of identity based on the recognition and use of historical areas and sites;
 - (5) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;
 - (6) Stabilize and improve property values and increase economic and financial benefits to the city and its inhabitants;
 - (7) Identify as early as possible and resolve conflicts between the preservation of historical areas and sites and alternative land uses; and



(8) Promote the private and public use of historical areas and sites for the education, prosperity and general welfare of the people.

Sec. 14A.6. Historical area or site designation criteria.

For the purposes this chapter, an historical area or site may be designated as such by resolution of the city council pursuant to section 14A.7 if it meets the following criteria:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state, or national history; or
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) It is found by the council to have significant characteristics which should come under the protection of this chapter.

Sec. 14A.7. Historical area or site designation procedures.

Historical areas or sites shall be established by the city council in the following manner:

- (a) Any person may request the designation of an improvement or landscape feature as an historical site or the designation of an historic area by submitting a written request for such designation to the commission. The commission or city council may also initiate such proceedings on their own motion.
- (b) The commission shall conduct a study of the proposed designation and make a preliminary determination based on such documentation as it may require, as to its appropriateness for consideration. The commission shall forward a report containing its findings and determinations to the city council and the city clerk.
- (c) Upon receipt of the commission's report, the city clerk shall schedule a public hearing and give notice as set forth in subsection (5) below for a proposed historical site or subsection (6) below for a proposed historical area. The public hearing shall be held within forty-five (45) days of receipt of the commission's report.
- (d) A notice of the scheduled public hearing shall be forwarded to the building department by the city clerk and no building, alteration, demolition or removal permits for any improvement, building, structure or landscape feature within the proposed historical area or relative to a proposed historical site shall be issued while the public hearing or any appeal thereto is pending.
- (e) In the case of a proposed historical site, notice of the date, place, time and purpose of the hearing shall be given by first class mail to the owners and occupants of all properties affected at least twenty (20) days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation.
- (f) In the case of a proposed historical area, notice of the date, place, time and purpose of the hearing shall be given by first class mail to the owners and occupants of all properties within the proposed area at least twenty (20) days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation.
- (g) At the conclusion of the public hearing on the proposed designation, the city council shall, by resolution, designate the area or site, in whole or in part, or the council may make findings regarding its rejection of the proposed designation.
- (h) Failure to send any notice by mail to any property owner where the address of such owner is not on the latest equalized assessment roll shall not invalidate any proceedings in connection with the proposed designation.



(i) The time for designation should not exceed two (2) calendar months unless a greater period of time is required as may be determined by the council. The council shall consider, when considering an extension of time, any undue hardship which may result from such extension.

Sec. 14A.8. Permit required to alter, demolish, etc.; exception.

(a) It is unlawful for any person to tear down, demolish, construct, alter, remove, or relocate any improvement or landscape feature, or any portion thereof, which has been designated an historical site pursuant to the provisions of this chapter, or which lies within an historical area, or to alter in any manner any architectural or landscape feature of such an historical site or improvement within an historic area, or to place, erect, alter or relocate any sign within an historic area or on an historical site, without first obtaining a permit, if required by this chapter, in the manner provided for herein.

(b) No board, department or commission shall grant permission or any permit to carry out such work on a designated historical site or within an historical area, without the prior issuance of a permit therefor by the city council except as indicated below. Such permission or permit shall include but not be limited to building permits, demolition permits, construction certificates, grading permits, conditional use permits, variances, development plans, zone changes, and tentative parcel or subdivision maps. No application for any such permission or permit shall be considered complete unless accompanied by a permit as required by this section. For any discretionary permission or permit, the board, commission, or department with final authority to grant or deny such permission or permit shall not consider any application for such permission or permit until the applicant has obtained a permit as required by this section.

(c) No permit shall be necessary for ordinary maintenance and repair if the proposed work will not alter or change the style, color or design of the site or area and a permit is not required under section 301(b) of the Uniform Building Code nor does this ordinance prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the building department certifies to the council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the California Historical Building Code.

(d) The provisions contained herein shall not apply to work conducted by the city necessary to effect maintenance or repair of streets, sewer systems or similar public endeavors.

Sec. 14A.9. Permit criteria.

The city council shall issue a permit for any proposed work, if and only if, it determines:

(a) In the case of a designated historical site, that the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature; or

(b) If the owner of a designated historical site or area demonstrates to the city council that such property cannot be economically used and denial of a permit would deprive the owner of all or most of his or her economic interest in the property, the council may issue the permit with an effective date one hundred eighty (180) days from the date of issuance of the permit to allow time for the investigation of alternatives to the work proposed in the permit application such as acquisition of site or improvement by the city or a public interest group.

(c) In the case of construction of a new improvement, building or structure upon an historical site, that the exterior of such improvements will not adversely affect and will be compatible with the external appearance of existing designated improvements, buildings and structures in said site.

(d) That the applicant has presented clear and convincing evidence of facts demonstrating to the satisfaction of the city council that such disapproval will work immediate and substantial hardship on the applicant because of conditions peculiar to the person seeking to carry out the proposed work, whether this be property owner, tenant or resident, or because of conditions peculiar to the particular improvement, building or structure or other feature involved, and that approval of the application will be consistent with the purposes of this chapter.



Sec. 14A.10. Permit procedure.

The following procedures shall be followed in processing applications for approval of work covered by this chapter.

- (a) Any city department receiving an application for a permit to work on a designated historical site or within a designated historical area shall forward a copy of said application, including the plans and specifications for the proposed work, to the commission.
- (b) The commission shall review the application and make a written report to the city council and the city clerk within thirty (30) days.
- (c) Upon receipt of a copy of the commission's report, the city clerk shall schedule a public hearing and shall advertise said hearing once in a daily newspaper of general circulation. The public hearing shall be held within thirty (30) days of receipt of the commission's report by the city clerk.
- (d) A notice of the scheduled public hearing shall be forwarded to the building department by the city clerk and no building, alteration, demolition or removal permits for any improvement, building, structure or landscape feature within an historical district or relative to an historical site shall be issued while the public hearing or any appeal thereto is pending.
- (e) At the conclusion of the public hearing on the permit application, the city council shall, by resolution, issue or deny, in whole or in part, any permit application. The council's decision shall be in writing and shall state the findings of fact and reasons relied upon in reaching its decision.
- (f) Any permit issued by the council pursuant to the provisions of this section shall be effective ten (10) days after the date of adoption by the council of the resolution granting the permit.

Sec. 14A.11. Existing improvements.

All repairs, alterations, reconstructions, restorations or changes in use of existing improvements shall conform to the requirements of the California Historical Building Code.

Sec. 14A.12. Duty to keep in good repair.

- (a) The owner, occupant or other person legally responsible for an historical site, or an improvement, building, landscape feature or structure in an historic area shall keep in good repair all of the exterior portions of such improvement, building or structure, all of the interior portions thereof when subject to control as specified in the designating ordinance or permit, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.
- (b) It shall be the duty of the building department to enforce this section.

California Register of Historical Resources

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources.

The California Register 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 the California Environmental Quality Act.

Criteria for Designation

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage(Criterion 1).



- Is associated with the lives of persons important in our past (Criterion 2).
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values (Criterion 3).
- Has yielded, or may be likely to yield, information important in prehistory or history (Criterion 4).

Effects of Designation

- Limited protection: Environmental review may be required under CEQA if property is threatened by a project. Contact your local planning agency for more information.
- Local building inspector must grant code alternatives provided under State Historical Building Code.
- Local assessor may enter into contract with property owner for property tax reduction (Mills Act). Owner may place his or her own plaque or marker at the site of the resource.

Procedures for Registration

1. Download the Nomination Packet, including the **Checklist for Submission** and DPR 523 forms. The Checklist outlines technical requirements for nomination documents, photos, and maps, including digital media. Only use the DPR 523 Forms that are applicable to the nominated resource (generally, one DPR 523A, one DPR 523B, and, if needed, the DPR 523L Continuation Sheet.) If you need assistance, contact Registration Unit staff.
2. Complete application, including all necessary supplemental forms, according to instructions. If you need assistance, contact Registration Unit staff. Note: The State of California no longer requires applicants to submit 35mm slides as part of California Register nominations. Follow the guidance in the Checklist for Submission above for modern digital photography standards.
3. Notify the clerk of the local government in whose jurisdiction the resource is located by certified mail that an application will be filed with OHP and request that the local government provide written comments within 90 days. The notification must include a copy of the application.
4. At the end of the 90 days, forward the completed application and any comments to OHP.
5. OHP staff will send notification to the property owner (if the applicant is not the property owner) and ensure that the nomination packet is complete.
6. California Register nominations will be reviewed by OHP staff. Those that are incomplete or not prepared in accordance with instructions will be returned to applicant with a Request for Information letter explaining any revisions or edits that are needed.
7. When a nomination, including all revisions, is complete, it can be scheduled for a quarterly SHRC meeting. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.
8. If approved by the SHRC, the resource is listed in the California Register.

Owner Consent

Consent of owner is not required, but a resource cannot be listed over an owner's objections. The SHRC can, however, formally determine a property eligible for the California Register if the resource owner objects.



California Historical Landmarks

California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below:

- **The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).**
- **Associated with an individual or group having a profound influence on the history of California.**
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best-surviving work in a region of a pioneer architect, designer, or master builder.

The resource also must have written consent of the property owner; be recommended by the [State Historical Resources Commission](#); and be officially designated by the Director of California State Parks. CHLs #770 and above are automatically listed in the [California Register of Historical Resources](#). Parties interested in nominating a property to the California Historical Landmarks program should consult Technical Assistance Bulletin 13, [How to Nominate a Property as a California Historical Landmark or California Point of Historical Interest](#), and contact the [Registration Unit](#).

National Register of Historic Places

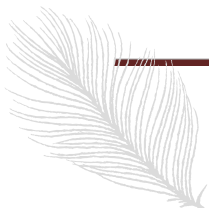
The [National Register of Historic Places](#) is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archeology, engineering, and culture. The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria.

Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. The National Register is administered by the National Park Service, which is part of the U. S. Department of the Interior.

California resources listed in the National Register, and California Historical Landmarks #770 and above, are automatically listed in the California Register. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register.

How to Nominate a California Property to the National Register

1. Download the Nomination Packet, including the [National Register Checklist for Submission](#), [National Register Bulletin 15](#), [National Register Bulletin 16A](#), and [National Register Forms](#). For districts with multiple property owners, download the [District Property Owners Excel Template](#). If you need assistance, contact OHP Registration Unit staff (phone numbers and emails are on the right side of this page.) Using these documents will require software capable of viewing Adobe Acrobat documents (*Checklist, National Register bulletins*) and editing Microsoft Word documents (*Nomination Form and continuation sheets*.)



2. Read the [National Register Criteria \(Bulletin 15\)](#), and [How to Complete the National Register Registration Form \(Bulletin 16A\)](#). Follow these guidelines when preparing the nomination. We strongly recommend reviewing the [OHP Actions Taken page](#) and reading several National Register nominations for examples of recently reviewed and approved nominations. If the area is proposed for registration as a historic district, please contact OHP staff prior to submission of the nomination. OHP staff is available to assist district applicants and should be contacted in the early stages of the process.

3. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of private property owners. **Property owner contact information must be included with the nomination cover letter.** For districts, use the [District Property Owners Excel Template \(part of the Nomination Packet\)](#) to list all fee simple property owners within the district's boundary.

4. Submit cover letter, completed forms, photographs, digital media and maps to OHP for review. Ensure that all photographs meet the standards outlined in the [NPS Photo Policy Fact Sheet](#), and maps meet the standards outlined in [National Register Draft Electronic Map Policy Factsheet](#). OHP requires applicants submit an electronic copy of the nomination in Microsoft Word format. Photographs printed from digital images must be accompanied by a CD-R, DVD-R or other digital media containing the electronic images. If the property is endangered or the applicant is requesting rehabilitation incentives under the Tax Reform Act or Revenue Act of 1978, this must be stated clearly in the cover letter.

5. Nominations will be reviewed by OHP staff. Those which are inadequate or are not prepared in accordance with the guidelines published in Bulletin 16A will be returned to the applicant for further work, accompanied by a Request for Information letter or Return letter explaining what must be addressed in order to move the nomination forward.

6. Once a nomination has been reviewed and is ready for commission hearing, OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.

7. If approved by the SHRC, the nomination is sent to the State Historic Preservation Officer for nomination to the National Register. The final determination is made approximately 45 days after receipt by the Keeper of the National Register in Washington, D.C.

National Register Criteria

To be eligible for listing in the National Register, a resource must meet at least one of the following criteria:

Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

Is associated with the lives of persons significant in our past (Criterion B).

Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

Has yielded, or may be likely to yield, information important in history or prehistory (Criterion D).

Effects of National Register Designation

- Tax incentives, in some cases, for rehabilitation of depreciable structures.
- Tax deduction may be available for donation of preservation easement.



- Local building inspector must grant code alternatives provided under State Historical Building Code.
- Local assessor may enter into contract with property owner for property tax reduction (Mills Act).
- Consideration in federally funded or licensed undertakings (Section 106, National Historic Preservation Act).
- Automatic listing in California Register of Historical Resources. Owner may place his or her own plaque or marker at the resource site.
- Listing in the National Register may result in design or environmental review, administered locally pursuant to the California Environmental Quality Act (CEQA) or through local zoning and land use planning regulations. Contact your local government's planning department for more information.

Owner Consent

Consent of property owner(s) is not required, but properties cannot be listed over the objection of a private owner(s). Property owner contact information must be submitted with a National Register nomination as part of the cover letter.

Local Government Notification

Local government within whose jurisdiction the resource is located must be given 60 days in which to comment upon the application before the State Historical Resources Commission considers the nomination.

