

APPENDIX B

CULTURAL RESOURCES ASSESSMENT



Rincon Consultants, Inc.

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August 22, 2019
Project No: 19-08110

Kristen Bogue
Senior Environmental Specialist
Michael Baker International
5 Hutton Centre Drive
Suite 500
Santa Ana, California 92707
Via email: kbogue@mbakerintl.com

Subject: Cultural Resources Assessment for the Chick-fil-A I-5 and Palomar Airport Rd FSU Project, City of Carlsbad, California

Dear Ms. Bogue:

Rincon Consultants, Inc. (Rincon) has been retained by Michael Baker International to conduct a cultural resources assessment for the Chick-Fil-A I-5 & Palomar Airport Rd FSU Project (project) in the city of Carlsbad, San Diego County, California. The assessment included a cultural resources records search, pedestrian field survey, resource documentation and evaluation, and preparation of this technical memorandum. This study has been prepared in conformance with the requirements of the California Environmental Quality Act (CEQA); the City of Carlsbad (City) is the lead CEQA agency.

Project Site

The project involves the development of a new Chick-fil-A restaurant in the city of Carlsbad, San Diego, California (Figures 1 and 2; Attachment A). The project site consists of a 0.89-acre triangular shaped property located at 5850 Avenida Encinas (Assessor's Parcel Numbers 210-170-08-00 and -09-00). The project site is currently developed with a 10,977-square foot two-story commercial building (constructed in 1972) and a surface parking lot. The project proposes to demolish the existing building and parking lot and construct a new one-story, 3,945 square foot restaurant with 36 vehicle parking spaces. The new building will have an indoor dining area, outdoor dining areas, kitchen area, and service area. The restaurant would also include office space for managerial purposes, a multi-purpose work area, an employee bike storage room, and men's and women's restrooms. In addition, the project would relocate the existing flagpole to the west of the proposed Chick-fil-A restaurant.

Regulatory Setting

State

CEQA (Section 21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. A *historical resource* is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in



a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resource study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it: 1) retains substantial integrity, and 2) meets at least one of the following California Register criteria.

- Criterion 1** It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2** It is associated with the lives of persons important in our past.
- Criterion 3** It embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4** It has yielded or may be likely to yield information important in prehistory or history.

According to the Office of Historic Preservation (OHP) guidelines, all buildings constructed over 45 years ago and that possess architectural or historical significance may be considered potential historic resources. Proposed changes to these buildings may require some level of environmental review. Most resources must meet the 45-year threshold for historic significance; however, resources less than 45 years in age may be eligible for listing on the CRHR if it can be demonstrated that sufficient time has passed to understand their historical importance.

Local

City of Carlsbad General Plan

The City of Carlsbad's General Plan (2015) provides the following goals pertaining to cultural resources.

- Goal 1.0:** Recognize, protect, preserve, and enhance the city's diverse heritage.
- Goal 2.0:** Make Carlsbad's history more visible and accessible to residents and visitors.
- Goal 3.0:** Provide incentives and expand education efforts for historic preservation.
- Goal 4.0:** Identify and preserve archaeological and cultural resources.

The City of Carlsbad Municipal Code Title 22 pertains to historic and archaeological resources. "It includes definitions of local resource types, procedures for owners who want to voluntarily apply for historic site, landmark or district designations, and some regulatory provisions that may be available to owners of historic properties" (City of Carlsbad 2017). Compliance with Title 22 is voluntary and is not a regulatory code for the purposes of CEQA (City of Carlsbad 2017).



City of Carlsbad Cultural Resource Guidelines

In 1990, the City developed its first set of guidelines for the treatment of cultural resources that fall within the city limits. These guidelines were updated in 2017 and expanded to include tribal, cultural, and paleontological resources (City of Carlsbad 2017). The guidelines are consistent with federal, state, and local laws, as well as the Secretary of Interior's Standards for Archaeology and Historic Preservation. The City's guidelines establish standards of performance for resource investigation and present a systematic method of preserving identified resources. The guidelines are applicable to cultural resources from the prehistoric through historic periods and are implemented during CEQA compliance.

Cultural Resources Records Search

A search of the California Historical Resources Information System (CHRIS) at the South Coastal Information Center (SCIC) located at San Diego State University was completed on July 31, 2019. The search was performed to identify all previously recorded cultural resources, as well as previously conducted cultural resource studies, within the project site and a half-mile buffer surrounding it. The CHRIS search included a review of the National Register of Historic Places, the CRHR, the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list.

The SCIC records search identified six previously recorded cultural resources within a half-mile buffer of the project site (Table 1; Attachment B); none of these cultural resources are located within the project site. All of the known resources date to the prehistoric period and include two shell and lithic scatters, one midden, and three prehistoric isolated artifacts. Thirty-five prior cultural resources studies have been completed within a half-mile of the project site. A portion of 10 of these studies overlap with the current project site.

Table 1 Previously Recorded Cultural Resources within 0.5-mile of the Project Site

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status
P-37-010672	CA-SDI-010672	Prehistoric site	Shell and Lithic Scatter	Gross, Robbins-Wade, and Serr (1987), Gallegos (1992), Whitaker (2010)	Not Stated
P-37-015183	—	Prehistoric isolate	Hammerstone	Huey, Boughton, McIntosh, and Winzler (1992)	Ineligible
P-37-015184	—	Prehistoric isolate	Lithic Core	Huey, Boughton, McIntosh, and Winzler (1992)	Ineligible
P-37-015185	—	Prehistoric isolate	Metate Fragment	Huey, Boughton, McIntosh, and Winzler (1992))	Ineligible
P-37-018804	CA-SDI-015678	Prehistoric site	Shell Midden	O'Neill (2000)	Not Stated
P-37-026517	CA-SDI-017413	Prehistoric site	Shell and Lithic Scatter	May (1972), Davidson (2011), Foglia and Droessler (2015)	Not Stated

Native American Outreach

Rincon assisted the City with AB 52 and SB 18 consultation as required by CEQA by providing instructions, legislation information, draft letters and maps, and a correspondence tracking sheet to be used for formal consultation. As of August 20, 2019, the City is preparing to send the AB 52 and SB 18 notification letters to California Native American tribes that are traditionally and culturally affiliated with the area.

Historical Map and Aerial Imagery Review

A review of historic maps and aerial photographs available on-line at NETRonline (2019) indicates development in the area began in the late 1800s with the construction of the Southern Pacific Railroad which ran west of the project site. By 1947, the project site and surrounding area are under cultivation. An aerial photograph dating to 1953 depicts a roadway being constructed west of the project site. The road was later realigned with the construction of Interstate 5, which appears on a 1967 photograph east of the project site. A building is first observed on the project site in 1975 with Avenida Encinas running immediately west of the property. Commercial developments are observed southeast and northwest of the project site.

Field Survey

Rincon Archaeologist Dylan Howes, B.A., conducted a field visit to the project site on August 2, 2019. During the visit, the property was inspected for any areas of exposed ground surface. Results of this inspection indicate that the property is entirely developed with a building, pavement, and landscaping (Photographs 1 and 2). As part of the field visit, the built-environment features on the property were documented with field notes and digital photographs.

Resource Documentation and Evaluation

Archival research and the Phase I Environmental Site Assessment completed for the project indicate the building on the project site (subject property) was constructed in 1972 (Giles Engineering Associates, Inc. 2018). As such, it meets the minimum age requirements (45 years old) stipulated in the Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines (2017) and the OHP Guidelines (1995) for being considered a historical resource under CEQA.

The subject property is a two-story, multi-unit office building designed with Spanish-inspired architectural elements (Photographs 1 and 2). It is irregular in plan and sits on a concrete foundation. Its flat roof is concealed by a parapet characterized by shed-roof forms with red clay barrel tile cladding. Textured stucco sheathes its structural system. Windows are fixed metal sashes. Entrances are located on both levels of all four elevations and feature a combination of wood-panel and glazed metal commercial doors. The symmetrical, west-facing main elevation is marked by a one-story, covered entryway sheltered by a tile-clad roof projection that extends from the parapet. An arcade is formed here by three basket-handle arches, a form that recurs at secondary entrances throughout the building. The primary entryway is flanked by full-height windows and arched, single-story recesses housing planters. At the far ends of the building, semi-enclosed, concrete stairways lead to landings, which access second-story offices. The design of the rear (east) elevation is comparatively spare and features four shafts of vertically oriented windows flanked by full-height stuccoed blinders. Additional detailing

Photograph 1 Street View of Project Site, View Southeast



Photograph 2 Rear of Property, View Northwest



includes ornamental sconces of various styles, metal balcony rails, and an adobe-brick band tracing the rear elevation. The property is located mid-block on generally level terrain. Lawns planted with mature trees occupy much of the west end of the property. A variety of ornamental shrubs and palms are planted adjacent to the building. An L-shaped, asphalt-paved parking lot wraps around the east and south sides of the building. A Department of Parks and Recreation (DPR) 523 Form, which provides a detailed description of the resource and a property history, is provided in Attachment C.

The property is recommended ineligible for listing on the CRHR and for inclusion in the City of Carlsbad historic resources inventory under any significance criteria. The property was developed in the early 1970s, during a period of rapid growth in Carlsbad. However, research conducted for the present evaluation did not suggest the building was important in that context, in any historical context identified in the Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines (City of Carlsbad 2017), or in the context of any other event significant in the history of the city, region, state or nation. It is therefore recommended ineligible for listing under Criterion 1 or A. The property was once owned by the family of Paul and Magdalena Ecke, who were significant San Diego County-based horticulturists. However, it is not associated with their poinsettia growing operations or with any other activities from which the Eckes' significance might derive. Additionally, research for this study did not suggest the building is significant for its associations with any other owners or occupants. Consequently, it is recommended ineligible under Criterion 2 or B. Architecturally, the subject property is an ordinary commercial office building with Spanish-inspired elements. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criterion 3 or C). Because there is no evidence indicating it may yield important information about prehistory or history, it is recommended ineligible under Criterion 4 or D. The property is also not a contributor to any existing or potential historic district or any other geographically definable area with a concentration of buildings, structures, improvements, or objects in which the collective value of the improvements may be greater than the value of each individual improvement. The property is therefore recommended ineligible under Carlsbad Criterion E.

Findings and Recommendations

Michael Baker International retained Rincon to complete a cultural resource assessment of the Chick-Fil-A I-5 & Palomar Airport Rd FSU Project in the city of Carlsbad, San Diego County. The assessment included a SCIC records search, pedestrian field survey, resource documentation and evaluation, and preparation of this technical memorandum. The study was conducted in accordance with the requirements of CEQA.

One historic architectural resource, a building constructed in 1972, was documented on the project site. An evaluation of this resource indicates that it is ineligible for listing in the CRHR or inclusion in the City of Carlsbad historic resources inventory; as such it is not considered a historical resource under CEQA. Based on the results of the current study, Rincon recommends a finding of **no impact** to historical resources for the purposes of CEQA.

Although no prehistoric or historic period archaeological sites were documented on the project site, a number of prehistoric archaeological resources have been identified within the general project vicinity. Given the prior development of the property, there is a relatively low potential for intact subsurface archaeological deposits to be encountered during construction. However, Rincon recommends a finding of **less than significant impact with mitigation** for archaeological resources. Rincon recommends the following mitigation measure for the unanticipated discovery of archaeological resources. The project is



also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Unanticipated Discovery of Archaeological Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation, Native American consultation, and archaeological monitoring may be warranted to mitigate any significant impacts.

Unanticipated Discovery of Human Remains

If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

Please do not hesitate to contact Rincon with any questions regarding this cultural resource study.

Sincerely,

Rincon Consultants, Inc.

Handwritten signature of Tiffany Clark in black ink.

Tiffany Clark, PhD, RPA
Project Manager and Senior Archaeologist

Handwritten signature of Christopher A. Duran in black ink.

Christopher A. Duran, MA, RPA
Principal

Attachments

- Attachment A Figures
- Attachment B Records Search Summary (Confidential)
- Attachment C Department of Parks and Recreation Primary Record



References

City of Carlsbad

- 2015 General Plan. Chapter 7. Arts, History, Culture, and Education.
- 2017 Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines. Prepared by ECORP Consulting, Inc. Carlsbad, California.

Giles Engineering Associates, Inc.

- 2018 Phase I Environmental Site Assessment. Proposed Chick-fil-A Restaurant No. 4306. Unpublished Report.

NETRonline

- 2019 Historic Aerials 5850 Avenida Encinas, Carlsbad, CA. Electronic document, online at <https://www.historicaerials.com/viewer>, accessed July 31, 2019.

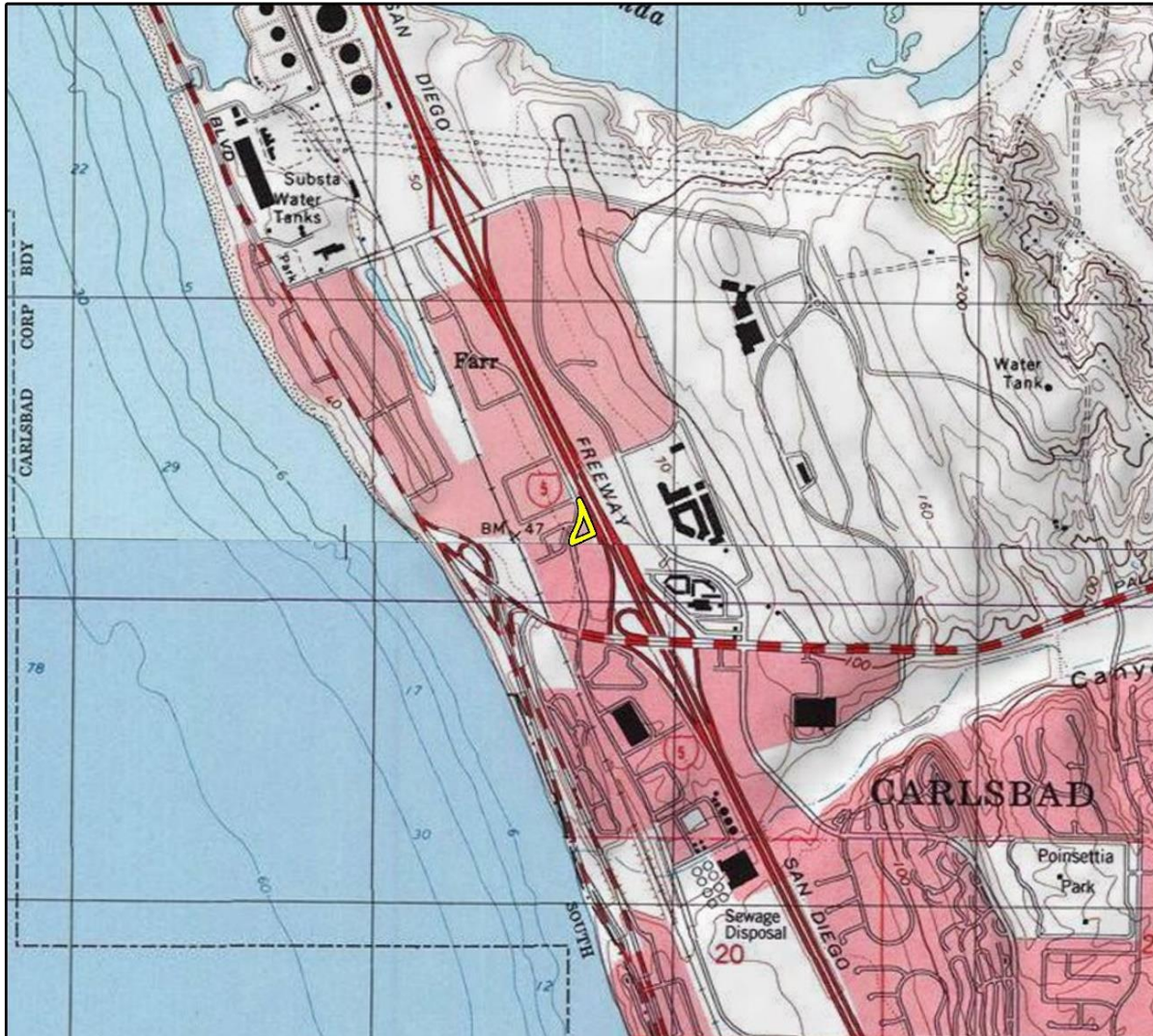
Office of Historic Preservation (OHP) Guidelines

- 1995 Instructions for Recording Historical Resources. Sacramento, California. Electronic document, online at <http://scic.org/docs/OHP/manual95.pdf>, accessed July 31, 2019.

Attachment A

Figures

Figure 1 Project Vicinity Map



Imagery provided by National Geographic Society, Esri and its licensors © 2019. San Luis Rey & Encinitas Quadrangles. T12S R04W S17. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

 Project Location

0 1,000 2,000 Feet



Figure 2 Project Location Map



Imagery provided by Microsoft Bing and its licensors © 2019.

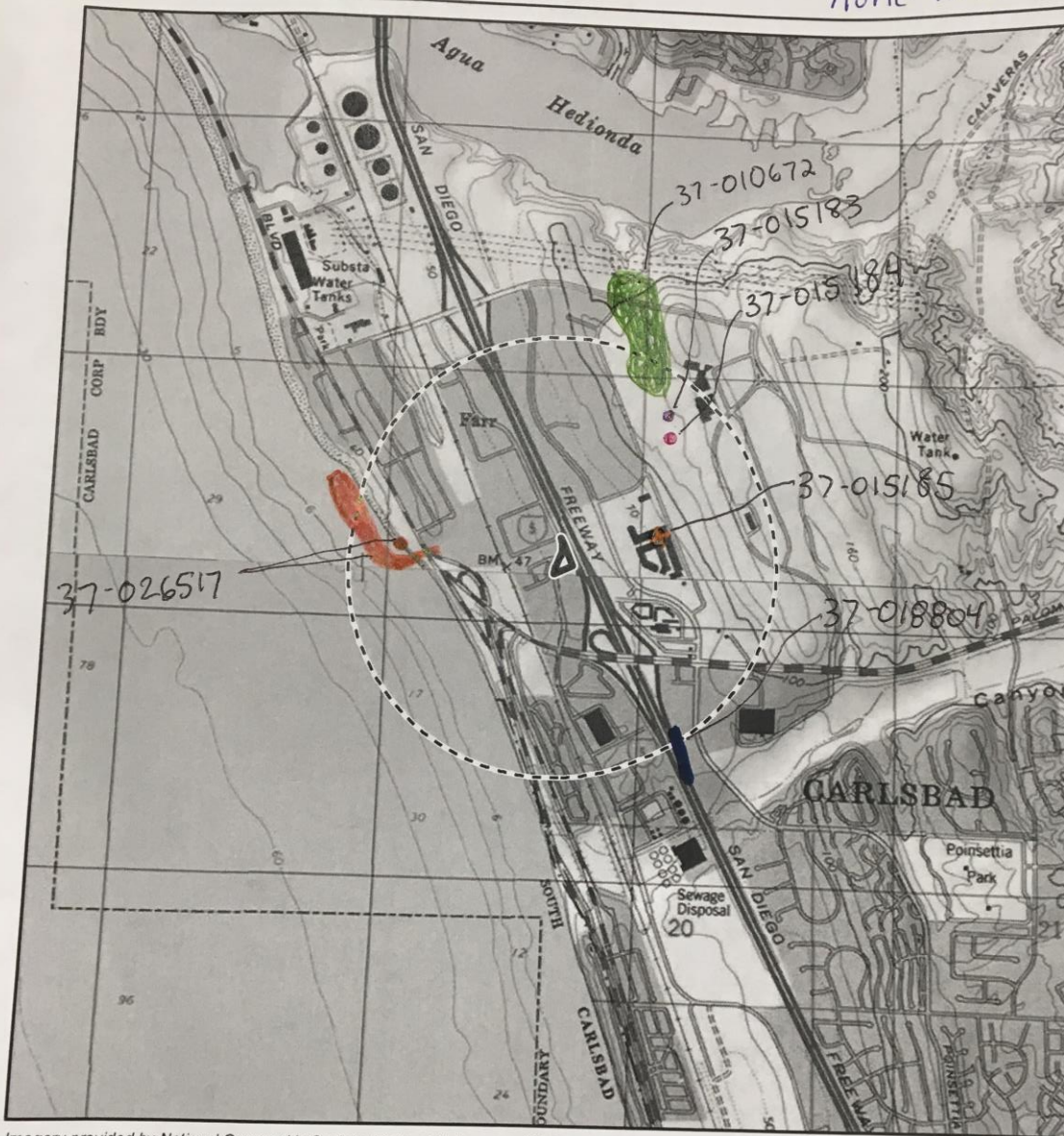
Attachment B

Records Search Results (Confidential)

Resources

(6 within 0.5-miles,
none within Project)

Cultural Resources Study



Imagery provided by National Geographic Society, Esri and its licensors © 2019. Encinitas & San Luis Rey Quadrangles. T12S R04W S17,18,20. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

--- Half-Mile Buffer
 Area of Potential Effects



0 1,000 2,000 Feet

0 250 500 Meters

1:24,000

Records Search Map

Binger Consultants, Inc.

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-37-010672	CA-SDI-010672						SD-02474, SD-04367, SD-09215, SD-13626
P-37-015183							
P-37-015184							
P-37-015185							
P-37-018804	CA-SDI-015678	Other - ASM04				2000 (ASM Affiliates, Inc.)	SD-08425, SD-13488
P-37-026517	CA-SDI-017413	Other - W-468 (MoM)				2005	SD-13488

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SD-00768	NADB-R - 1120768; Voided - CHACE 86	1987	Chace, Paul G. and Donna Collins	An Archaeological Survey of Kit Carson Park	Paul G. Chace & Associates	
SD-01618	NADB-R - 1121618; Voided - WESTEC 11	1987	WESTEC Services, Inc.	Archaeological Survey of a Portion of Palomar Airport Road	WESTEC Services, Inc.	37-008692
SD-01638	NADB-R - 1121638; Voided - WOODWARD04	1985	Woodward, Jim and George Stammerjohan	Resource Inventory Cultural Resources San Diego Coast State Beaches	Department of Parks and Recreation	37-004612, 37-006854, 37-009586, 37-009587, 37-009588, 37-009589, 37-009590, 37-009598
SD-02474	NADB-R - 1122474; Voided - GALLEGO117	1992	GALLEGOS, DENNIS and CAROLYN KYLE	HISTORICAL/ARCHAEOLOGICAL SURVEY AND TEST REPORT FOR CALSBAD RANCH	GALLEGOS AND ASSOCIATES	37-006132, 37-008797, 37-010670, 37-010672, 37-010673, 37-012814
SD-03170	NADB-R - 1123170; Voided - DOLAN 06	1996	DOLAN, CHRISTY, SCOTT MOOMJIAN, DR MICHAEL RAEN- JENNING, and BRIAN SMITH	RESULT OF A DATA RECOVERY PROGRAM AT SITE SDI 6132, SDI 10,671, AND SDI 12,814, CARLSBAD RANCH PROJECT CARLSBAD, CALIFORNIA	CARLTAS DEVELOPEMENT CO	37-006132, 37-008797, 37-010670, 37-010673, 37-012814
SD-03329	NADB-R - 1123329; Voided - CRAFTS 20	1995	CRAFTS, KAREN	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT FOR 11-SD-5, R47.5/R48.5, 05910K	CALTRANS	
SD-03943	NADB-R - 1123943; Voided - GALLEGO165	1995	GALLEGOS, DENNIS, ADELLA B. SCHROTH, and JENNIFER PERRY	HISTORICAL/ARCHAEOLOGICAL SURVEY AND TEST FOR CARLSBAD RANCH SPECIFIC PLAN AMEDMENT CARLSBAD, CALIFORNIA	GALLEGOS AND ASSOCIATES	37-001014, 37-008797
SD-04111	NADB-R - 1124111; Voided - SEEMAN01	1982	Larry Seeman	Draft Environmental Impact Report Revised Parks and Recreation Element, Carlsbad, California	Larry Seeman	
SD-06629	NADB-R - 1126629; Voided - ROSEN 80	1999	ROSEN, MARTIN	HISTORIC PROPERTY SURVEY REPORT OCEANSIDE TO SAN DIEGO-RAIL TO TRAIL	MARTIN ROSEN	37-004513, 37-004609, 37-005443, 37-006751, 37-012453, 37-013212
SD-07250	NADB-R - 1127250; Voided - KYLE 133	1998	KYLE, CAROLYN and DENNIS GALEGOS	CULTURAL RESOURCE SURVEY FOR THE CARLSBAD BOULEVARD REALIGNMENT PROJECT, CITY OF CARLSBAD, CALIFORNIA	GALLEGOS & ASSOC.	37-000760
SD-07960	NADB-R - 1127960; Voided - DUKEC197	2002	Duke, Curt	Cultural Resources Assessment Cingular Wireless Facility No. SD 747-02 San Diego County, CA	LSA	
SD-08484	NADB-R - 1128484; Other - EA 003200; Voided - ROSEN 104	2003	ROSEN, MARTIN D.	FINAL HISTORIC PROPERTY SURVEY REPORT	MARTIN D. ROSEN	
SD-09082	NADB-R - 1129082; Voided - KYLE254	2002	KYLE, CAROLYN	CULTURAL RESOURCE ASSESSMENT FOR CINGULAR WIRELESS FACILITY SD 747-01 CITY OF CARLSBAD COUNTY OF SAN DIEGO, CALIFORNIA	KYLE CONSULTING	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SD-09146	NADB-R - 1129146; Voided - TANGB 02	2004	TANG, BAI, MICHAEL HOGAN, JOSH SMALLWOOD, TERRY JACQUEMAIN, and LAURA HENSLEY SHAKER	IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES SAN DIEGO COUNTY WATER AUTHORITY SEAWATER DESALINATION PROJECT. IN THE CITIES OF CARLSBAD, VISTA, AND SAN MARCOS, SAN DIEGO COUNTY, CALIFORNIA	CRM TECH	
SD-09215	NADB-R - 1129215; Other - RBR JOB NO. 1305; Voided - GROSS76	1987	GROSS, G. TIMOTHY and MARY ROBBINS- WADE	CULTURAL RESOURCES INVENTORY AND SIGNIFICANCE ASSESSMENT: CAR COUNTRY EXPANSION, CARLSBAD, CALIFORNIA	RBR & ASSOCIATES, INC.	37-006134, 37-010672
SD-09361	NADB-R - 1129361; Other - 11A0398; Voided - BYRD15	2002	Byrd, Brian F. and Collin O'Neill	Archaeological Survey Report for the Phase I Archaeological Survey along Interstate 5 San Diego County, CA.	ASM, Inc	37-000606, 37-004552, 37-004553, 37-006851, 37-007296, 37-012120, 37-013484
SD-09362	NADB-R - 1129362; Other - 11A0398, 11A0742; Voided - LAYLAND50	2004	Laylander, Don and Mark Becker	Archaeological Testing at Twelve Prehistoric Sites (SDI-603, -628, -4553, -6831, -6882, 10965, -12670, 13484, 15678, 15679, 15680) on the Central San Diego Coast, San Diego County, CA.	ASM	
SD-09996	NADB-R - 1129996; Voided - DOMINICI65	2006	Debra Dominici, Martin Rosen, and Chris White	Historic Property Survey Report on Southbound Interstate 5 Between Palomar Airport Road OC and Cannon Road UC	Caltrans	
SD-11761	NADB-R - 1131761; Voided - DOMINICI67	2007	DOMINICI, DEB	HISTORIC PROPERTY SURVEY REPORT, I- 5 NORTH COAST WIDENING PROJECT	CALTRANS	
SD-12035	NADB-R - 1132035; Voided - GALLEGO337	2007	GUERRERO, MONICA and DENNIS R. GALLEGOS	CULTURAL RESOURCE INVENTORY FOR THE CARLSBAD BOULEVARD SLOPE AND DRAINAGE IMPROVEMENTS PROJECT CARLSBAD, CALIFORNIA	GALLEGOS & ASSOCIATES	
SD-12043	NADB-R - 1132043; Voided - GALLEGO345	2008	GALLEGOS, DENNIS R., KAREN DOOSE, and MONICA GUERRERO	CULTURAL RESOURCE SURVEY FOR THE CARLSBAD PASEO PROJECT, CARLSBAD, CALIFORNIA	GALLEGOS & ASSOCIATES	
SD-12153	NADB-R - 1132153; Voided - ROBBINS273	2009	ROBBINS-WADE, MARY	ARCHAEOLOGICAL RESOURCES SURVEY, AGUA HEDIONDA SEWER AND LIFT STATION, CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA	AFFINIS	37-006751
SD-12738	NADB-R - 1132738; Voided - HOGANM01	2009	HOGAN, MICHAEL and DEIRDRE ENCARNACION	ARCHAEOLOGICAL SURVEY REPORT: CARLSBAD DOUBLE TRACK PROJECT CONTROL POINT CARL (MP 229.3) TO CONTROL POINT FARR (MP 231.7) NORTH COUNTY TRANSIT DISTRICT MAINLINE SAN DIEGO COUNTY, CALIFORNIA CALTRANS DISTRICT 11	CRM TECH	37-006751

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SD-13488	NADB-R - 1133488; Voided - YORKAND13	2011	YORK, ANDREW L. and JOHN HILDEBRAND	CULTURAL RESOURCES INVESTIGATION IN SUPPORT OF CONSULTATION FOR THE REGIONAL BEACH SAND II PROJECT SAN DIEGO COUNTY, CALIFORNIA	AECOM	37-000215, 37-000760, 37-004641, 37-004658, 37-006850, 37-006854, 37-007979, 37-009589, 37-010220, 37-010940, 37-013212, 37-013506, 37-013507, 37-013729, 37-013730, 37-013731, 37-014007, 37-014008, 37-017027, 37-018804, 37-026506, 37-026512, 37-026517, 37-026518, 37-027178
SD-13916	NADB-R - 1133916; Voided - CALTRANS88	2012	CALTRANS	INTERSTATE 5 NORTH COAST CORRIDOR PROJECT SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT/ ENVIRONEMENTAL IMPACT STATEMENT	CALTRANS	
SD-14495	NADB-R - 1134495; Voided - CALTRANS89	2013	CALTRANS	INTERSTATE 5 NORTH COAST CORRIDOR PROJECT FINAL ENVIRONMENTAL IMPACT REPORT/ ENVIRONMENTAL IMPACT STATEMENT AND SECTION 4(F) EVALUATION	CALTRANS	
SD-14615	NADB-R - 1134615; Voided - CALTRANS90	2013	CALTRANS	I-5 NORTH CORRIDOR PROJECT SUPPLEMENTALS	CALTRANS	
SD-14757	NADB-R - 1134757; Voided - FLANM01	2013	FLANDREAU, MADELEINE	REQUEST FOR CONCURRENCE ON "SECTION 106" COMPLIANCE AND A FINDING OF "NO HISTORIC PROPERTIES AFFECTED" FOR VISTA/ CARLSBAD INTERCEPTOR AND AGUA HEDIONDA PUMP STATION REPLACEMENT PROJECT (PROJECT)	STATE WATER RESOURCE CONTROL BOARD	37-000210, 37-006751, 37-010478
SD-15905	NADB-R - 1135905	2014	Mary Robbins-Wade	BUENA OUTFALL FORCE MAIN PROJECT CULTURAL RESOURCES SURVEY (AFFINIS JOB NO. 2535)		
SD-16127	NADB-R - 1136127	2008	Deb Dominici and Don Laylander	2007 CULTURAL RESOURCES TREATMENT PLAN NORTH COAST INTERSTATE 5 CORRIDOR	CALTRANS	
SD-16131	NADB-R - 1136131	2013	Michelle Blake	SIXTH SUPPLEMENTAL HISTORIC PROPERTY SURVEY REPORT (HPSR): REVISED AREA OF POTENTIAL EFFECTS (APE) I-5 NORTH COAST CORRIDOR	Caltrans	
SD-16219	NADB-R - 1136219	2016	Shannon Foglia	CULTURAL RESOURCES PHASE I SURVEY REPORT FOR THE TERRAMAR COASTAL IMPROVEMENT PROJECT CARLSBAD, CALIFORNIA	AECOM	
SD-17230	NADB-R - 1137230; Submitter - BCR Project No. SYN1606	2017	BRUNZELL, DAVID	CULTURAL RESOURCES ASSESSMENT OF THE TAYLORMADE PUC PROJECT, CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1606)	BCR Consulting LLC	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SD-17232	NADB-R - 1137232; Submitter - BCR Project No. SYN1628	2017	BRUNZELL, DAVID	SAN DIEGO 55 FIBER PROJECT, SAN DIEGO COUNTY, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1628)	BCR Consulting LLC	
SD-17489	NADB-R - 1137489	2018	ROY, JULIE and THEODORE G. COOLEY	REVISED LETTER REPORT: ETS 31644 - CULTURAL RESOURCES MONITORING REPORT FOR MHPUUP - SOLAMAR MOBILE ESTATES, CITY OF CARLSBAD, SAN DIEGO COUNTY, CALIFORNIA - IO 200504513	AECOM	37-026512

Attachment C

Department of Parks and Recreation Primary Record

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 4

*Resource Name or #: 5850 Avenida Encinas

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Diego

*b. USGS 7.5' Quad: *San Luis Rey*

Date: 1997

Township 12S, Range 4W, Section 17

S.B.B.M.

c. Address: 5850 Avenida Encinas

City: Carlsbad

Zip: 92008

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: 2101700900; 2101700800

***P3a. Description:**

Constructed circa 1972, the subject property is a two-story, multi-unit office building designed with Spanish-inspired architectural elements. It is irregular in plan and sits on a concrete foundation. Its flat roof is concealed by a parapet characterized by shed-roof forms with red clay barrel tile cladding. Textured stucco sheathes its structural system. Windows are fixed metal sashes. Entrances are located on both levels of all four elevations and feature a combination of wood-panel and glazed metal commercial doors. The symmetrical, west-facing main elevation is marked by a one-story, covered entryway sheltered by a tile-clad roof projection that extends from the parapet. An arcade is formed here by three basket-handle arches, a form that recurs at secondary entrances throughout the building. The primary entryway is flanked by full-height windows and arched, single-story recesses housing planters. At the far ends of the building, semi-enclosed, concrete stairways lead to landings, which access second-story offices. The design of the rear (east) elevation is comparatively spare and features four shafts of vertically oriented windows flanked by full-height stuccoed blinders. Additional detailing includes ornamental sconces of various styles, metal balcony rails, and an adobe-brick band tracing the rear elevation. The property is located mid-block on generally level terrain. Lawns planted with mature trees occupy much of the west end of the property. A variety of ornamental shrubs and palms are planted adjacent to the building. An L-shaped, asphalt-paved parking lot wraps around the east and south sides of the building.

*P3b. Resource Attributes: HP6. 1-3 story commercial building*P4. Resources Present: ☒ Building ☐ Structure
☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

West and south elevations; camera facing east.

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

☒ Historic ☐ Prehistoric ☐ Both

Circa 1972 (Giles Engineering Associates 2018 *Los Angeles Times* 10/12/1974)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

James Williams
Rincon Consultants
2215 Faraday Avenue, Suite A
Carlsbad, CA 92008

***P9. Date Recorded:**

August 19, 2019

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

Clark, Tiffany et al. 2019. Cultural Resources Assessment for the Chick-fil-A I-5 and Palomar Airport Rd FSU Project, City of Carlsbad, California. Prepared for Michael Baker International for Rincon Consultants. August.

*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):

LOCATION MAP

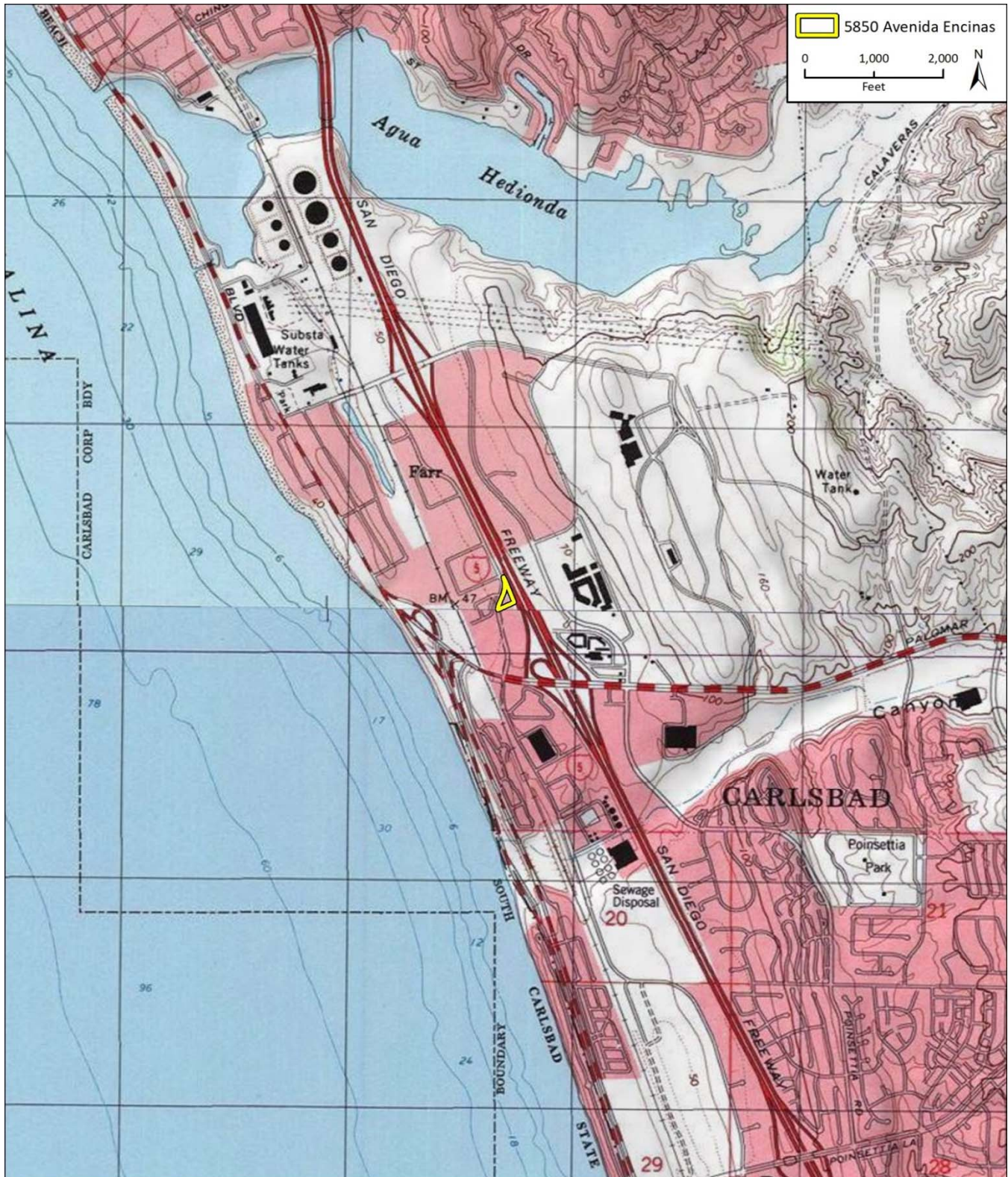
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*Resource Name or #: Avenida Encinas

*Map Name: San Luis Rey

*Scale: 1:24,000

*Date of Map: 1997



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 6z

*Resource Name or # Avenida Encinas

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Commercial office
*B5. Architectural Style: None
*B6. Construction History:
B4. Present Use: Vacant

Building permits and newspaper items suggest the building and adjacent parking and landscaped areas were constructed circa 1972 (Giles Engineering Associates 2018; *Los Angeles Times* 10/12/1973). Visible alterations are minimal and include the installation of at least one non-original commercial entryway assembly.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A
*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

The subject property is a commercial office building completed ca. 1972. Prior to its development, the property was part of a larger unimproved farm parcel (Netronline 1947-1967). In 1971, when permits were secured for the building's construction, the property was registered in the names of Paul and Magdalena Ecke (Giles Engineering Associates 2018). Paul, who died in 1961, was known as the "King of the Poinsettia," after pioneering the marketing of the poinsettia in the United States in the early twentieth century. The family operated a noted, 945-acre poinsettia farm in nearby Encinitas, in addition to a 450-acre farm in Carlsbad. Magdalena died in 1981 (CSUSM 2019; Sandler 2013). The present evaluation was unable to confirm whether the subject property was once part of the Ecke's Carlsbad poinsettia farm or had any other direct or notable associations with the Eckes.

The subject building was completed by 1973. The buildings' construction occurred during a decade of rapid expansion in Carlsbad, when the population more than doubled from a 1970 mark of 15,000 to over 35,000 in 1980 (World Population Review 2019). City directory and listings and newspaper items identify the following business as early tenants at this address: SC Hinckley, IMF, Inc., Investors Marketing & Finance, IDM Corporation, Fredrics, *Carlsbad Journal*, and Robert Ardent. Directory listings for the following years show a succession of commercial tenants, most of whom operated from the building for periods of less than five years (*Los Angeles Times* 10/12/1973; Giles Engineering Associates 2018). Historic aerial photographs reveal the business park and other commercial establishments surrounding the subject property were developed in the succeeding decades in the 1980s and 1990s (Netronline 1980, 1990, 1994). By 1994, Realty Executives had an office in the subject building. The firm was likely the subject property's longest tenured tenant and remained at the address until at least as recently as 2011 (*North County Blade-Citizen* 8/27/1994; Giles Engineering Associates 2018). **See continuation sheet.**

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

*B12. References: See Continuation Sheet

*B14. Evaluator: James Williams, Rincon Consultants

*Date of Evaluation: August 10, 2018

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

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*Resource Name or # 5850 Avenida Encinas

*Recorded by: James Williams, Rincon Consultants

*Date: August 19, 2019

■ Continuation

□ Update

B10. Significance (continued):

The subject property is recommended ineligible for listing in the National Register of Historic Places or California Register of Historical Resources or for inclusion in the City of Carlsbad historic resources inventory under any significance criteria. The property was developed in the early 1970s, during a period of rapid growth in Carlsbad. However, research conducted for the present evaluation did not suggest the building was important in that context, in any historical context identified in the *Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines* (City of Carlsbad 2017), or in the context of any other event significant in the history of the city, region, state or nation. It is therefore recommended ineligible for listing under Criteria A/1/A. The property was once owned by the family of Paul and Magdalena Ecke, who were significant San Diego County-based horticulturists. However, it is not associated with their poinsettia growing operations or with any other activities from which the Eckes' significance might derive. Additionally, research for this study did not suggest the building is significant for its associations with any other owners or occupants. Consequently, it is recommended ineligible under Criteria B/2/B. Architecturally, the subject property is an ordinary commercial office building with Spanish-inspired elements. It does not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic values (Criteria C/3/C). Because there is no evidence indicating it may yield important information about prehistory or history, it is recommended ineligible under Criteria D/4/D. The property is also not a contributor to any existing or potential historic district or any other geographically definable area with a concentration of buildings, structures, improvements, or objects in which the collective value of the improvements may be greater than the value of each individual improvement. The property is therefore recommended ineligible under Carlsbad Criterion E.

B12. References (continued):

California State University, San Marcos. 2019. "Paul Ecke Sr. and Magdalena Ecke." [web page.]
<https://archives.csusm.edu/ecke/exhibits/show/family-papers/paul-sr>. Accessed August 19, 2019.

Los

Carlsbad, City of. 2017. Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines. Prepared by ECORP Consulting, Inc. with contributions from Cogston Resource Management. September.

Giles Engineering Associates. 2019. Phase I Environmental Site Assessment: Proposed Chick-fil-A Restaurant No. 4306, I-5 and Palomar FSU, 5850 Avenida Encinas, Carlsbad, California. Prepared for chick-fil-A, Inc. September 24.

Los Angeles Times. 1973. Classified advertisement for SC Hinckley, IMF, Inc. October 12.

NETRonline. "Historic Aerials." [digital photograph database]. Images of the Project Area viewed online.
<https://www.historicaerials.com/viewer>. Accessed June 2019.

Newspapers.com. "Home." [digitized archive]. Newspaper Articles, various by location and date.
<https://www.newspapers.com/>. Accessed June 2019.

North County Blade-Citizen. 1994. "Landesman Selected for One of Four International Ambassadors for ERA." August 27.

Sandler, Sally A. 2013. "Legacy of the Ecke Ranch Encinitas, California." [electronic document.]
<https://www.sdbgarden.org/PDF/history/The-Ecke-Ranch-Legacy.pdf>. Accessed August 19, 2019.

World Population Review. 2019. "Carlsbad, California Population 2019 (Demographics, Maps, and Graphs)." [web page.]
<http://worldpopulationreview.com/us-cities/carlsbad-ca-population/>. Accessed August 19, 2019.