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February 1, 2019

ISH-02

Matthew Jumper
San Diego Interfaith Housing Foundation
7956 Lester Avenue
Lemon Grove, CA 91945

Subject: Quince Street Senior Housing Project Cultural Resources Study

Dear Mr. Jumper:

HELIX Environmental Planning, Inc. (HELIX) was contracted to conduct a cultural resources study for the Quince Street Senior Housing project (Project) in the City of Escondido. The Project would demolish existing structures within a developed property in order to construct affordable housing for seniors. The cultural resources study included a record search, a Sacred Lands File search, tribal outreach, a review of historic maps and aerial photographs, a field survey by a HELIX archaeologist, and preparation of this letter report. This letter report details the methods and results of the cultural resources study.

PROJECT DESCRIPTION

The Project area is located in the City of Escondido (City) in northern San Diego County (Figure 1, *Regional Location*). The Project site is located in the Downtown Specific Plan – Gateway Transit District of the City of Escondido and is across from the North County Transit District Terminal and Sprinter Station. The Project site is located on the northeastern corner of North Quince Street and West Valley Parkway; Escondido Creek is adjacent to the Project's northern boundary. State Route 78 is located approximately ¾-mile to the north, and Interstate 15 is located just over ½-mile to the west.

The proposed Project involves demolition of three existing 10,000 square-foot warehouse buildings and the construction of 145 affordable senior housing units within the 1.49-acre property. The property was developed in the 1960s and has been used as a moving and storage operation since the structures were built (Boogay 2015).

ENVIRONMENTAL BACKGROUND

Geologically, the Project is underlain by older (Pleistocene, younger than 500,000 years) alluvial river deposits consisting of moderately consolidated sediments (Tan and Kennedy 1999). One soil type is mapped within the project area: Visalia sandy loam, 2 to 5 percent slopes (Web Soil Survey 2017). The Visalia series of soils is characterized by moderately well-drained, very deep sandy loams and are

formed from granitic alluvial deposits (Bowman 1973). Visalia soils generally support vegetation such as annual grasses, chamise (*Adenostoma fasciculatum*), flattop buckwheat (*Eriogonum fasciculatum*), California live oak (*Quercus agrifolia*) and scrub oak (*Quercus berberidifolia*) (Bowman 1973), which would have been utilized by native populations for food, medicine, tools, and ceremonial and other uses (Bean and Shipek 1978; Hedges and Beresford 1986). Prehistorically, Escondido Creek would have provided an excellent seasonal water source for local Native American populations. The accompanying riparian environment of Escondido Creek and the foothills in the surrounding area held a variety of resources, as well as habitat for wildlife, which would have been utilized in multiple ways by these inhabitants. The project site has been completely developed since at least 1966, and Escondido Creek has been formally channelized and lined in concrete; depths of previous disturbance related to the property's development are not known.

CULTURAL BACKGROUND

Several summaries discuss the prehistory of San Diego County and provide a background for understanding the archaeology of the general area surrounding the project. Moratto's (1984) review of the archaeology of California contains important discussions of Southern California, including the San Diego area, as does a relatively new book by Neusius and Gross (2007). Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries of archaeological work and interpretations; another paper (Arnold et al. 2004) discusses advances since the 1980s. The following is a brief discussion of the culture history of the San Diego region.

Carter (1957, 1978, 1980), Minshall (1976) and others (e.g., Childers 1974; Davis 1968, 1973) have long argued for the presence of Pleistocene humans in California, including the San Diego area. The sites identified as "early man" are all controversial. Carter and Minshall are best known for their discoveries at Texas Street and Buchanan Canyon. The material from these sites is generally considered nonartifactual, and the investigative methodology is often questioned (Moratto 1984).

The earliest accepted archaeological manifestation of Native Americans in the San Diego area is the San Dieguito complex, dating to approximately 10,000 years ago (Warren 1967). The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. The San Dieguito complex is chronologically equivalent to other Paleoindian complexes across North America, and sites are sometimes called "Paleoindian" rather than "San Dieguito". San Dieguito material underlies La Jolla complex strata at the C. W. Harris site in San Dieguito Valley (Warren, ed. 1966).

The traditional view of San Diego prehistory has the San Dieguito complex followed by the La Jolla complex at least 7000 years ago, possibly as long as 9000 years ago (Rogers 1966). The La Jolla complex is part of the Encinitas tradition and equates with Wallace's (1955) Millingstone Horizon, also known as Early Archaic or Milling Archaic. The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147). "Crude" cobble tools, especially choppers and scrapers, characterize the La Jolla complex (Moriarty 1966). Basin metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic.

Warren et al. (1961) proposed that the La Jolla complex developed with the arrival of a desert people on the coast who quickly adapted to their new environment. Moriarty (1966) and Kaldenberg (1976) have suggested an in-situ development of the La Jolla people from the San Dieguito. Moriarty has since

proposed a Pleistocene migration of an ancestral stage of the La Jolla people to the San Diego coast. He suggested this Pre-La Jolla complex is represented at Texas Street, Buchanan Canyon, and the Brown site (Moriarty 1987).

Various authors (see Bull 1987; Gallegos 1987) have proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, with differing site types "explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time" (Gallegos 1987:30). The classic "La Jolla" assemblage is one adapted to life on the coast and appears to continue through time (Robbins-Wade 1986, 1988; Winterrowd and Cárdenas 1987). Inland sites adapted to hunting contain a different tool kit, regardless of temporal period (Cárdenas and Van Wormer 1984).

Other archaeologists argue that an apparent overlap among assemblages identified as "La Jolla," "Pauma," or "San Dieguito" does not preclude the existence of an Early Milling period culture in the San Diego region, separate from an earlier culture (see Cook 1985; Gross and Hildebrand 1998; Warren 1998). One perceived problem is that many site reports in the San Diego region present conclusions based on interpretations of stratigraphic profiles from sites at which stratigraphy cannot validly be used to address chronology or changes through time. The subsurface deposits at numerous sites are the result of such agencies as rodent burrowing, insect activity, and other bioturbative factors (see Bocek 1986; Erlandson 1984; Gross 1992; Johnson 1989).

The Late Prehistoric period is represented by the Cuyamaca complex in the southern portion of San Diego County and the San Luis Rey complex in the northern portion of the county. The Cuyamaca complex is the archaeological manifestation of the Yuman forebears of the Kumeyaay people. The San Luis Rey complex represents the Shoshonean predecessors of the ethnohistoric Luiseño. The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indian people associated with that mission, while the Kumeyaay people are also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá). Agua Hedionda Creek is often described as the division between the territories of the Luiseño and the Kumeyaay people (Bean and Shippek 1978; Luomala 1978; White 1963). The Project location is in a transitional area between the traditional territories of the Kumeyaay and the Luiseño peoples.

The first non-Indian settlement of this area was in 1834, when Juan Bautista Alvarado received a land grant he called Rancho Rincon del Diablo, "Devil's Corner Ranch". Alvarado built an adobe residence, and he raised cattle on the rancho. In 1868, John, Matthew, and Josiah Wolfskill and Edward McGearey bought the rancho land for raising sheep. The property changed ownership in 1883, and the primary land use had switched to growing grapes. In 1886, the five Thomas brothers established the Escondido Land & Town Company. They platted a town site and sold properties. The brothers planted grapes and began the citrus orchards in the area.

The rail line between Escondido and Escondido Junction, located just south of Oceanside, was built as a branch of the California Central Railway. The idea for the railroad began with the San Diego Central Railroad, incorporated on November 8, 1886. The originally proposed route was from the San Diego Bay north to Poway, up through Escondido, and then west to Oceanside. However, only the Oceanside to Escondido portion, via San Marcos and Vista, was ever built; the 21.23-mile rail line was expanded and completed by the California Central Railway in December of 1887 (Vivian 1891). Escondido was incorporated as a city in 1888, with 249 residents (Walter and Van Wormer 2010). As the community

grew, a formal cemetery was needed, and Oak Hill Memorial Park (formerly called Oak Hill Cemetery) was established in 1889.

The Escondido region saw little change but continued as a major citrus producing area in San Diego County until the 1950s (Van Wormer 2005). Highway 395 was completed through the City in 1950, linking Escondido to San Diego. Population in the region boomed, and many citrus groves became housing subdivisions (Escondido History Center 2017). The citrus industry continued to decline in the 1960s, with some groves being converted to avocados.

REGULATORY FRAMEWORK

California Environmental Quality Act

Under CEQA, any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] §5024.1, Title 14 California Code of Regulations [CCR] Section 4852) including the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. 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; or
- D. Has yielded or may be likely to yield information important in prehistory or history.

Cultural resources eligible for the CRHR are considered significant resources, and impacts to them are significant environmental effects under CEQA.

Section 15064.5 (d) & (e) of the CEQA Guidelines contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- A. When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code §5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission. Action implementing such an agreement is exempt from:
 - (a) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(b) The requirements of CEQA and the Coastal Act.

City of Escondido General Plan

Goals and policies regarding Cultural Resources within the City of Escondido General Plan (City of Escondido 2012) include the following:

GOAL 5: Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

Cultural Resources Policy 5.1: Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, state, or federal criteria.

Cultural Resources Policy 5.2: Preserve significant cultural and paleontological resources listed on the national, State, or local registers through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.

Cultural Resources Policy 5.3: Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.

Cultural Resources Policy 5.4: Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.

Cultural Resources Policy 5.5: Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.

Cultural Resources Policy 5.6: Review proposed new development and/or remodels for compatibility with the surrounding historic context.

Cultural Resources Policy 5.7: Comply with appropriate local, State, or federal regulations governing historical resources.

Cultural Resources Policy 5.8: Consider providing financial incentives, and educational information on existing incentives provided by the federal government to private owners and development in order to maintain, rehabilitate, and preserve historic resources.

Cultural Resources Policy 5.9: Educate the public on the City's important historic resources in increase awareness for protection.

City of Escondido Local Register/Local Landmark Criteria

The procedure and criteria for register listing or local landmark designation is provided in the City's Municipal Code, Article 40, Section 33-794:

Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

- (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;
- (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;
- (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
- (4) Escondido historical resources that are the sites of significant historic events;
- (5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;
- (6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;
- (7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;
- (8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;
- (9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;
- (10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;

- (11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;
- (12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;
- (13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests. (Ord. No. 2000-23, §4, 9-13-00; Ord. No. 2008-16, §4, 7-16-08; Ord. No. 2016-15, §4, 10-26-16)

Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed project.

Potentially relevant to prehistoric/Native American archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management performed under federal auspices. “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices (Parker and King 1998).

Cultural resources can include TCPs, such as gathering areas, landmarks, and ethnographic locations in addition to archaeological districts. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ethnographic importance.

A TCP may be considered eligible for the NRHP based on “its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community” (Parker and King 1998:1). Strictly speaking, TCPs are both tangible and intangible; they are anchored in space by cultural values related to community-based physically defined “property referents” (Parker and King 1998:3). On the other hand, TCPs are largely ideological, a characteristic that may present substantial problems in the process of delineating specific boundaries. Such a property’s extent is based on community conceptions of how the surrounding physical landscape interacts with existing cultural values. By its nature, a TCP need only be important to community members and not the general outside population as a whole. In this way, a TCP boundary may be defined based on viewscape, encompassing topographic features, extent of archaeological district or use area, or a community’s sense of its own geographic limits. Regardless of why a TCP is of importance to a group of people, outsider acceptance or rejection of this understanding is made inherently irrelevant by the relativistic nature of this concept.

The Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American representatives during the project planning process, specifically before adopting or amending a General Plan or a Specific Plan, or when designating land as open space for the purpose of protecting Native American cultural places. The intent of this legislation is to encourage consultation and assist in the preservation of Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance. It further allows for tribal cultural places to be included in open space planning. State Assembly Bill (AB) 52, effective July 1, 2015, introduced the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally defined TCP; however, it incorporates consideration of local and state significance and required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in Public Resources Code §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in Public Resources Code §21084.1, a unique archaeological resources described in Public Resources Code §21083.2; or is a non-unique archaeological resource if it conforms with the above criteria.

METHODS

HELIX conducted a record search of the California Historical Resources Information System (CHRIS) at the South Coastal Information Center (SCIC) on June 14, 2017. The record search included all previously recorded cultural resources, archaeological studies, and historic addresses within the Project area and a one-mile radius, and is attached to this report as Confidential Appendix A; in-house records were also reviewed, and the National Register of Historic Places (NRHP) website was consulted. Table 1, *Previously Recorded Resources Within One Mile of Project Site*, and Table 2, *Previous Studies Adjacent to Project Site*, below, summarize the results of the CHRIS record search and in-house record review. Historic aerial photographs ranging from 1948 to 2012 (NETR Online 2017) and historic topographic maps were reviewed to assess historic land usage and the potential for historic archaeological resources. A Sacred Lands File search was requested from the Native American Heritage Commission (NAHC) on June 14, 2017. A response was received on June 16, 2017. Letters regarding the Project were sent on July 10, 2017 to the tribal contacts provided by the NAHC. Native American correspondence is included as Confidential Appendix B.

HELIX archaeologist Kristina Davison conducted a site visit of the property on June 27, 2017. An intensive archaeological survey was not conducted, as the property is entirely developed and no ground is visible; as a result, a Native American monitor was not included in the site visit. The three existing warehouse structures and a single outbuilding within the Project area were photographed during the site visit; utility features, building façades, parking areas, and driveways were also documented. Department of Parks and Recreation (DPR) forms were submitted to the SCIC on August 11, 2017.

RESULTS

Records Search and Literature Review

The record search of the Project and a one-mile radius indicated that four archaeological sites have been recorded within the search radius, none of which are recorded within or adjacent to the Project site. The four resources recorded within one mile of the Project include one bedrock milling site (CA-SDI-005209),

the southeastern locus of another bedrock milling site (CA-SDI-005210, Locus B), and an isolated metavolcanic lithic flake and granitic mano fragment (P-37-015577) (Chace 1977a, 1977b, 1979; James, Briggs, and Campbell 1991; James, Bark, and Cooley 1996). The site record on file at SCIC for the fourth site (CA-SDI-00152) does not include a site description but notes that the site “occupies [the] summit of [a] ridge one mile north of Escondido,” (Treganza n.d.). HELIX in-house records were also reviewed and indicated that an additional bedrock milling site on file at the Museum of Man (SDM-W-239), is located just over ½-mile to the west of the Project property. Numerous historic addresses are located in the immediate and surrounding project vicinity; none are located within or adjacent to the Project area, but one is located on the eastern end of the block along West Valley Parkway, on the northwestern corner of its intersection with Centre City Parkway (see Confidential Appendix A).

Table 1
PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE OF PROJECT SITE

Primary Number (P-37-)	Trinomial (CA-SDI-)	Site Description	Recorder, Year
000152	000152	“Occupies summit of ridge one mile north of Escondido” (Treganza n.d.)	Treganza, n.d.
005209	005209	Bedrock milling features (70 slicks and one shallow mortar)	Chace, 1977.
005210	005210	Two-loci site with bedrock milling features, artifact scatters (lithic bifaces, flakes, ground stone, bone), and a historic artifact scatter (glass and ceramics)	James, Briggs, Campbell, 1991; Chace, 1979; Chace, 1977.
015577	-	Isolated lithic flake and mano fragment	James, Bark, Cooley, 1996.
-	SDM-W-239	San Dieguito camp site and Late Prehistoric camp site with bedrock milling features; record not on file at SCIC	Rogers, n.d.

Based on the record search conducted at SCIC, a total of 51 cultural resource studies have been conducted within one mile of the Project site, two of which involved areas adjacent to but not including the Project property. One of the adjacent studies (SD-004909) was a Historic Property Survey Report (HPSR) concerning the Escondido Transit Center, and was conducted by the County of San Diego (County of San Diego 1985). The Escondido Transit Center is located across Quince Street, to the west of the Project site. The other adjacent study (SD-14394) involved the area directly to the south of the Project site; the study boundary is shown as being located along West Valley Parkway (Donald A. Cotton Associates 1983). In addition, two previous Draft Environmental Impact Reports (EIRs) are shown as covering the entirety of the one-mile search radius (SD-008588 and SD-008596). The first of these was conducted in 1980 for the Expansion of Wastewater Treatment Facility Project (City of Escondido 1980); the other study includes appendices for the Reclaimed Water Distribution System Project Draft EIR (Keller Environmental Services, Inc. 1992).

Table 2
PREVIOUS STUDIES ADJACENT TO PROJECT SITE

Report Number (SD-)	Date	Author	Report Title
004909	1985	County of San Diego	Historic Property Survey Report Escondido Transit Center, San Diego County, CA.
008588	1980	City of Escondido	Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility.
008596	1992	Keller Environmental Services, Inc.	Appendices – Reclaimed Water Distribution System Project: Draft Environmental Impact Report.
014394	1983	Donald A. Cotton Associates	Survey Report on Historic/Cultural Resources, City of Escondido.

In order to supplement information obtained from the SCIC record search, the NRHP website was consulted. Four addresses are listed on the National Register of Historic Places (NRHP) within one mile of the Project site, and include the Hotel Charlotta (#92001752), the Howell/Leighton House (#92001612), the A.H. Beach House (#93001462), and the Thomas/Turrentine House (#92001684). Of these NRHP listed sites, the Thomas House is located nearest the Project at 0.6-mile to the east, on East Fifth Avenue. The Thomas House is a Late Victorian/Queen Anne-style, 1 ½-story cottage constructed for George Valentine (G.V.) Thomas, one of the five Thomas brothers who purchased the 12,653 acres that became Escondido (Wright 1991). In 1906, Thomas’s daughter, Ethel Ada, married Edgar E. Turrentine, of the J.N. Turrentine family. J.N. Turrentine was the minister of the first church in Escondido, the Methodist Episcopal Church. Upon Ethel’s death in 1950, the house was inherited by her son, Lloyd Turrentine, who was mayor of Escondido and also on the city council (Wright 1991). The residence was noted as being in very good condition at the time of its nomination to the NRHP in 1992, and as having early alterations (done between 1896-1907) that are compatible with the architectural style of the cottage (Wright 1991).

Historic Maps and Aerial Photographs

A review of historic aerial photographs revealed that the Project property and surrounding area has been the subject of increasing development since the 1960s; the Project property was developed between 1953 and 1964, and additional development took place between 1964 and 1967. Quince Street, West Valley Parkway, the Escondido Branch of the Southern California Railroad, and many of the city streets and blocks to the east, south, and southwest of the Project are visible on the 1893 edition of the Escondido 15-minute topographic map, but the Project property was undeveloped at that time. The Project area is shown on topographic maps of the area as undeveloped until the 1968 edition of the Escondido 7.5-minute was produced, which shows three rectangular structures in the same location as the existing warehouses. Aerial imagery corroborates the date range for development of the Project site; in 1947, the center of the parcel appears graded and/or denuded of vegetation, but the 1953 aerial shows the Project site as covered in vegetation and grading is not readily evident. Two of the existing warehouses onsite (Warehouses B and C) are visible within the Project site on the 1964 aerial photograph, and the third warehouse (Warehouse A) and single outbuilding onsite were constructed later, between 1964 and 1967 (NETR Online 2017). The asphalt and concrete pavement covering the

ground surface between the buildings within the Project property appear to be contemporaneous to the structures, as pavement is visible on the 1966 aerial (NETR Online 2017). The warehouses have been used as a moving and storage operation since their construction, and the outbuilding is used as a maintenance/equipment shed.

Field Survey

The field visit of the Project site was completed on June 27, 2017. As stated previously within this report, no ground within the Project property is visible, and thus a formal archaeological survey (i.e., following parallel, evenly-spaced transects) was not conducted. Rather, the Project site was visited in order to photograph the existing warehouse and outbuilding structures, assess their condition, and determine whether the demolition of the warehouses would negatively impact the historical record of the area. There was no access into the northernmost portion of the Project site (north of Warehouse A and the outbuilding, shown in Figure 3, *Aerial Photograph*; photographs of the outbuilding and of the northern façade of Warehouse A were obtained from outside of the fence surrounding the property. No significant features of the buildings or property itself were observed during the field survey, and no historic-period or pre-contact era artifacts were observed within the Project property. The DPR forms recording the warehouse complex are included as an attachment to this report.

Native American Correspondence/Tribal Cultural Resources

The Sacred Lands File search result was received from the NAHC on June 16, 2017. The search was negative for any Sacred Lands within the Project vicinity. Letters were sent by certified mail on July 3, 2017 to tribal contacts indicated by the NAHC. Five responses have been received to date. The Viejas Band of Kumeyaay Indians (Viejas) responded on July 7, 2017, stating that “the project site has little cultural significance or ties to Viejas,” and recommended contact with other tribes near the Project vicinity. Viejas also requested to be informed of new Project-related developments such as “inadvertent discovery of cultural artifacts, cremation sites, or human remains.” The San Pasqual Economic Development Agency an affiliate of the San Pasqual Band of Diegueno Indians responded on July 21, 2017, stating that they have determined that the project area is within their ancestral territory and within the area of responsibility of the San Pasqual Reservation. They did not have any information regarding Sacred Sites but are interested in participating in surveys, excavations, and monitoring within their ancestral territory and area of responsibility. The Pauma Band of Luiseño Indians responded on July 24, 2017, that they are unaware of any specific cultural resources within the Project area but note that “not knowing the dates of construction of the existing buildings on the property, we would recommend the use of monitors during the demolition phase of the foundations, pavements, and other buried features”. Monitoring would provide the “information needed to determine past cultural uses”. The Rincon Band of Luiseño Indians responded on August 3, 2017, that the Project is within the Territory of the Luiseño people and within Rincon’s specific area of Historic interest. As such, they request continued consultation regarding the Project and request shapefile or CAD data for the Project to that they can provide information pertaining to the cultural resources in the Project area. They also request that they receive a copy of this Cultural Resources report. A letter from the San Luis Rey Band of Mission Indians was received on August 9, 2017, stating that the Tribe has “serious concerns regarding the proposed Projects’ potential negative impact to tribal cultural resources”, based on discoveries in the general area. The response indicated that Tribal Cultural Resource Manager Cami Mojado should be contacted to discuss these concerns. HELIX Director of Cultural Resources Mary Robbins-Wade contacted Ms. Mojado on August 11, 2017; no specific concerns were identified, simply that the project

vicinity is sensitive in terms of cultural resources. The City will be kept apprised of any additional tribal responses. Native American correspondence is included as Confidential Appendix B.

DETERMINATION OF EFFECTS

The Project proposes to demolish the intact warehouse complex within the subject property, which has been used as a moving and storage facility since being constructed in the 1960s. The structures do not appear to meet significance criteria A, B, C, or D, as set forth by CEQA, or criteria for local register listing, as set forth by the City, as addressed below.

Criterion A: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. While the warehouses and outbuildings are associated with the commercial and industrial growth of the City of Escondido and were built during a period of increasing development in the City of Escondido, they do not have significant associations with important historic events and don't appear to contribute to the overall history of Escondido, North County San Diego, or of the Neighborhood itself.

Criterion B: Associated with the lives of persons important in our past. The warehouses were most recently occupied by Bekins Moving and Storage Co. and Bekins Pack & Crate Services. While the Bekins Moving Company, founded in 1891, is one of the oldest moving companies in the United States and one of the first companies in the western United States to specialize in the storage of household goods (Whiteson 1989), the warehouses were not built or originally occupied by the Bekins Company or its founders. Directories indicate that the warehouses were occupied by a local company, the Escondido Storage Company, in the 1970s (Boogay 2015) and are not known to be associated with the lives of persons important to state or local history or the development of the City of Escondido.

Criterion C: 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. The warehouse buildings are composed of brick, with no distinctive characteristics or construction methods and are not unique or important examples of storage warehousing in southern California.

Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history. The warehouses and outbuildings do not contain potential to contribute important information about human history; the potential to yield information appears to have been exhausted by recordation.

In addition, the warehouses do not meet the City's significance criteria. They are not connected with a business or use that was once common but is now rare, are not the sites of significant historic events, are not a key focal point in the visual quality or character of the neighborhood, and are not one of the few remaining examples in the City possessing distinguishing characteristics of an architectural type. The warehouses and outbuilding are in fair to good condition and their historic use as moving, packing, and storage facilities has remained essentially the same; however, the buildings do have some modern alterations (paint, material replacement, utility upgrades).

As such, the warehouses and outbuilding do not appear to be significant under CEQA and do not appear eligible for listing on state or local registers. There is no evidence that the demolition of the warehouses and outbuildings within the Project site would adversely affect or detract from the historic record of the area, although the structures themselves would be destroyed.

The general vicinity of the Project site has been occupied/used by the Luiseño and Kumeyaay people for thousands of years, and five cultural resource sites have been recorded within a one-mile radius of the Project area; however, there are no previously recorded Native American cultural resources within the Project APE, and none were identified during the field survey. Therefore, no impacts to cultural resources are anticipated. Although the general area is considered culturally sensitive, no specific concerns have been identified in terms of tribal cultural resources.

MITIGATION MONITORING RECOMMENDATIONS

No TCRs have been identified, but few responses have been received from the Native American tribes that HELIX contacted indicating that the Project area is within the ancestral territory of the Luiseño and the Kumeyaay/Diegueño people. Although no other effects to historic resources are anticipated, there is a potential for subsurface historic and cultural resources. Ground visibility during the survey was nonexistent as a result of intact pavement being present throughout the Property in areas not occupied by extant structures. Further, the Project area contains alluvial soils, indicating a potential for buried cultural resources. Based on these factors, it is recommended that a cultural resources monitoring program be implemented for grading and other ground-disturbing activities, including removal of pavement and structural foundations associated with the historic warehouse complex within the Project site. The recommended monitoring program is described below.

MM CUL-1 The City Planning Division recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between them. Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

MM CUL-2 Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

- MM CUL-3** The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- MM CUL-4** During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- MM CUL-5** In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor, shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- MM CUL-6** If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.
- MM CUL-7** The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
- MM CUL-8** As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree

to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

MM CUL-9 If the qualified archaeologist elects to collect any tribal cultural resources, the 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 Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

MM CUL-10 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

CONCLUSIONS

In summary, the proposed Project would result in the demolition of extant structures onsite that are over 50 years old; however, the structure complex does not meet eligibility criteria set forth by CEQA, the NHPA, or City guidelines; therefore, the removal of these structures is not anticipated to adversely affect the historical/archaeological record of the area. However, the Project's proximity to Escondido Creek and the presence of alluvial soils within the Project site indicate a heightened potential for buried cultural resources which would have been impossible to detect during the study as a result of the developed nature of the property.

The general setting of the Project property within a historically-sensitive area of the City of Escondido, and adjacent to the southern bank of Escondido Creek, the lack of ground visibility, and the presence of

alluvial soils contribute to the potential for subsurface resources to be present that could not be observed at the time of the field survey. As there is a moderate potential for subsurface cultural resources to be encountered during ground-disturbing activities, it is recommended that an archaeological and Native American monitoring program be implemented, as described in the mitigation measures presented in this report.



Kristina Davison
Staff Archaeologist



Mary Robbins-Wade, RPA
Director of Cultural Resources
Southern California

Attachments:

- Figure 1: Regional Location
- Figure 2: Project Vicinity Map
- Figure 3: Aerial Photograph
- DPR Forms for Warehouse Complex
- Confidential Appendix A: Record Search Results
- Confidential Appendix B: Native American Correspondence

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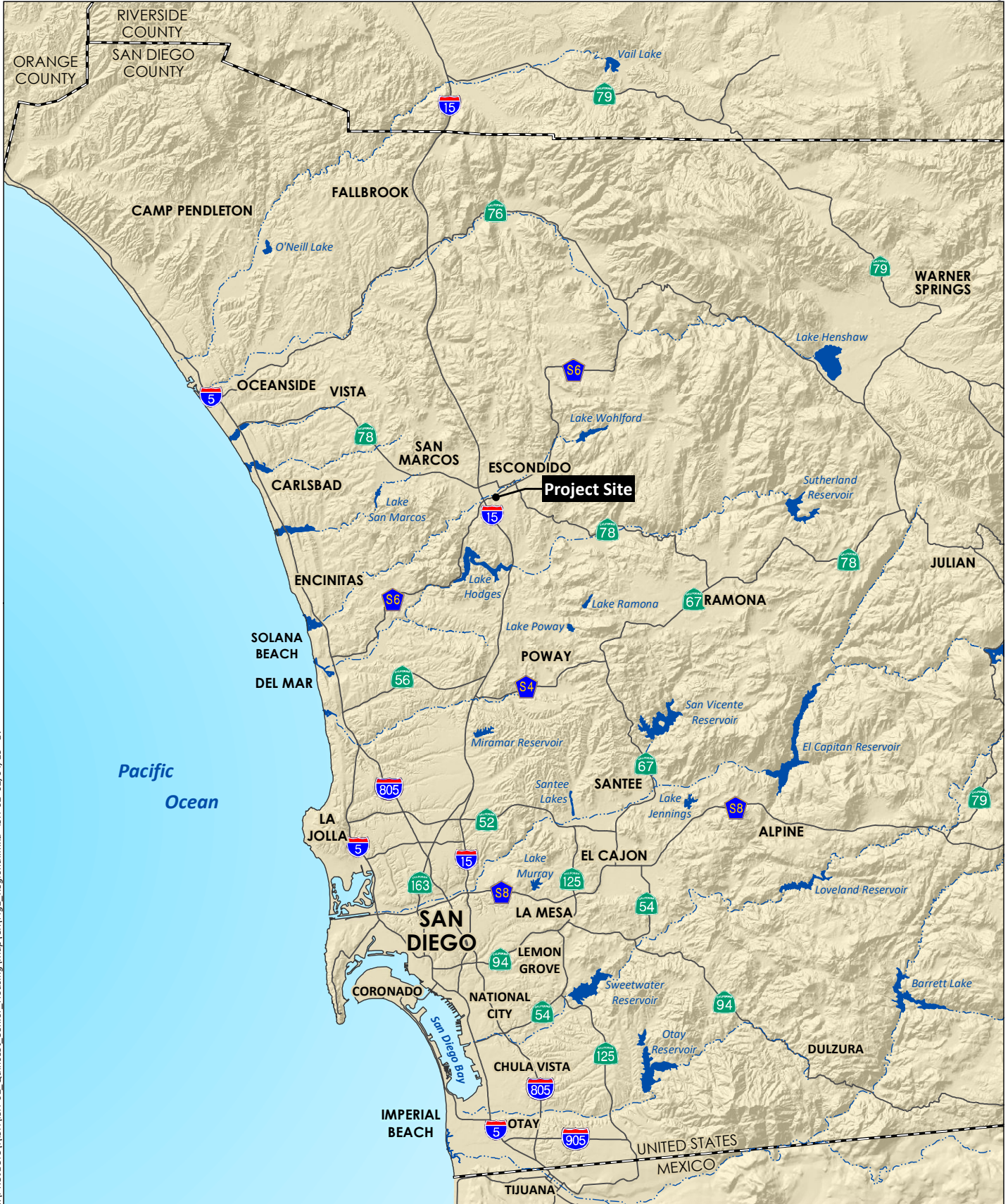
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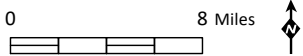
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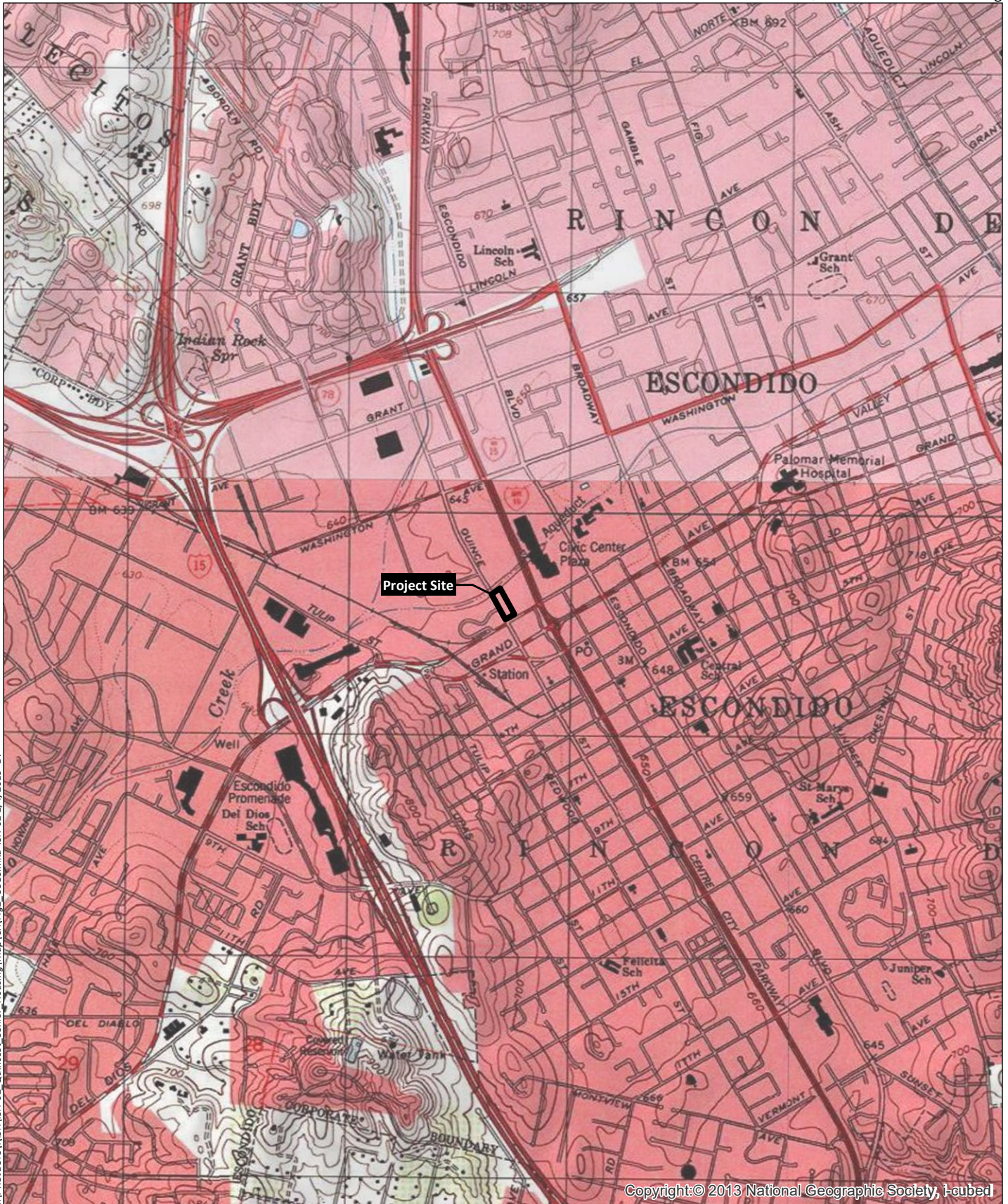
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Source: Base Map Layers (SanGIS, 2016)





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Source: Base Map Layers (SanGIS, 2017)

Attachment A

DPR Forms for Warehouse Complex

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: Quince Street Warehouse Complex

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and

*b. USGS 7.5' Quad: Escondido Date: 1996 T 12S; R 2W; unsectioned Rincon Del Diablo Land Grant S.B. B.M.

c. Addresses: 530 West Valley Parkway; 238 North Quince Street City: Escondido Zip: 92025

d. UTM: Zone: 11N; 49170.87 mE/ 3664586.29 mN

e. Other Locational Data: APN# 2293311000 Elevation: 645 feet amsl

1.49-acre parcel on the northeast corner of North Quince Street and West Valley Parkway; east of Interstate 15 and south of State Route 78 in the City of Escondido, in northern San Diego County. Adjacent to the south of Escondido Creek.

*P3a. **Description:** This resource consists of three rectangular warehouses (A, B, and C) and one outbuilding. The three warehouses are constructed of brick, are flat-roofed, and include various utility connections on the outer walls of the buildings, garage doors (vertically opening), and entrance doors, some of which are embellished with protective ironwork and some without. The warehouses are painted white, as are the brick-walled planters located along each of the buildings' western façades along Quince Street; entrance doors and glass-paned windows are also located on the buildings' western façades, and Bougainvillea bushes are planted within the brick-walled planter along Warehouse A. Decorative vegetation is also planted between the sidewalk along West Valley Parkway and the southern wall of Warehouse C. The single-story warehouse buildings each measure approximately 145 feet (ft) in length, 70 ft in width, and are roughly 20 ft in height (visual estimate). The warehouses are spaced approximately 70 ft apart, and are situated (lengthwise) at a northeastern angle. In addition to the warehouses, a single pitch-roofed outbuilding constructed of corrugated sheet metal is also located within the property, roughly 30 feet north of Warehouse A. The outbuilding measures approximately 82 ft in length, 23 ft in width, and between 10 ft and 12 ft in height (visual estimate); two turbine ventilations fans are present towards the eastern and western ends of the apex of the pitched roof of the outbuilding, which is situated (lengthwise) at a slightly more northerly angle than the warehouses. The sheet metal covering the outbuilding appears to have undergone various repairs; the western façade of the outbuilding and the southern wall both contain sliding metal doors, and the door on the western façade appears to have recently been replaced with new corrugated metal. The ground surface within the property is entirely covered by asphalt or concrete; an alleyway located along the eastern boundary of the parcel is also paved in asphalt. The buildings appear to be in fair to good condition, are occupied by Bekins Moving and Storage Co. and Bekins Pack & Crate Services. The warehouses have been used as a moving and storage operation since their construction, and the outbuilding is used as a maintenance shed; the structures are slated for demolition in conjunction with the re-development of the property into affordable housing for seniors.

*P3b. **Resource Attributes:** HP8. Industrial building; HP4. Ancillary building; AH3. Landscaping; AH2. Foundations/structure pads

*P4. **Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo or Drawing



P5b. **Description of Photo:** N/NE Overview Photograph, showing Warehouses A, B, and C; outbuilding is located north of Warehouse A but is not visible in this photograph.

*P6. **Date Constructed/Age and Sources:** Historic 1953-1967 Prehistoric Both

*P7. **Owner and Address:** Private

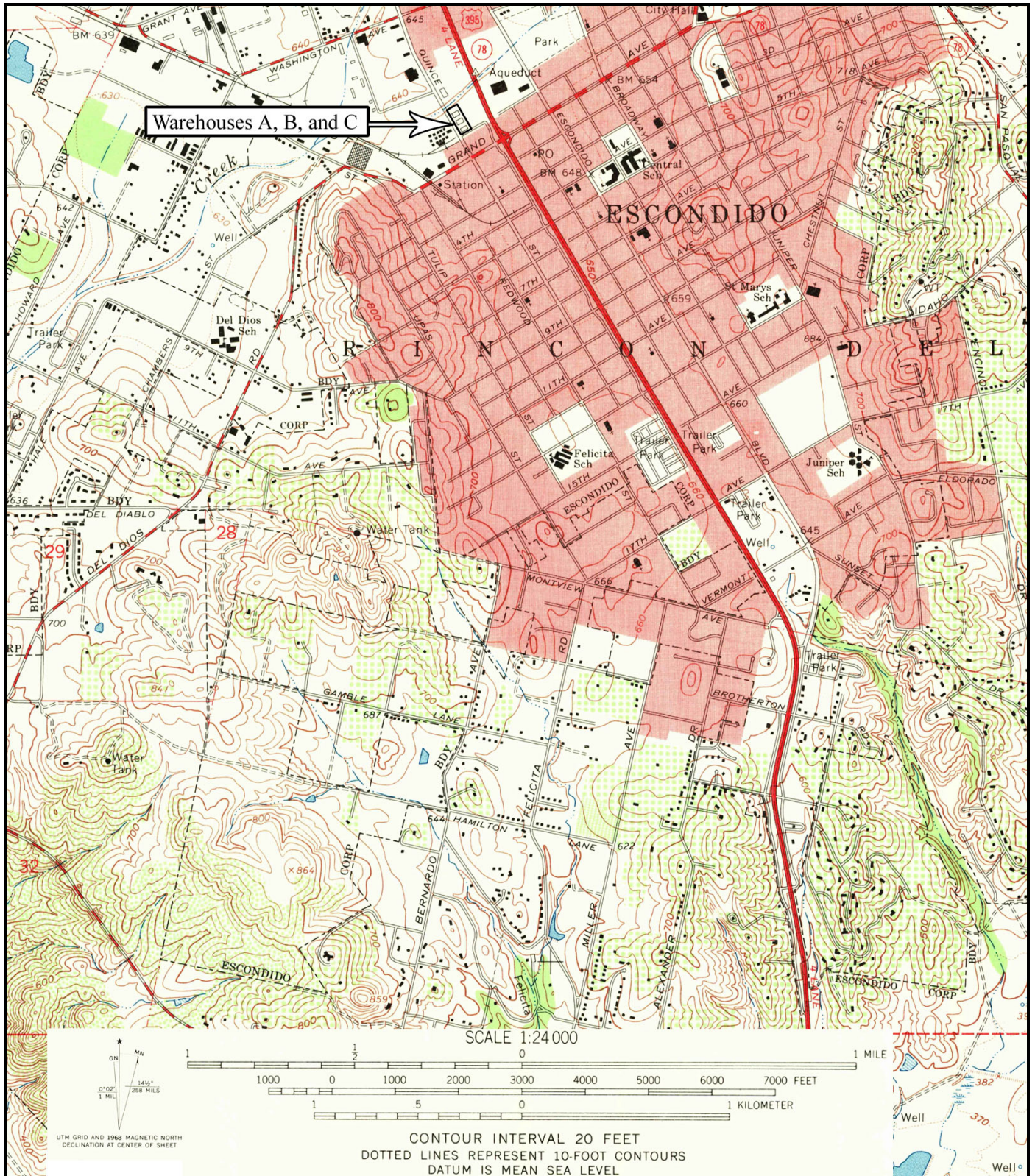
*P8. **Recorded by:** Kristina Davison and Mary Robbins-Wade
HELIX Environmental Planning
7578 El Cajon Boulevard
La Mesa, CA 91942

*P9. **Date Recorded:** July 6, 2017

*P10. **Survey Type:** Pedestrian Survey

*P11. **Report Citation:** Kristina Davison and Mary Robbins-Wade, 2017; *Quince Street Senior Housing Project Cultural Resources Study*, City of Escondido, San Diego County, California. Report in progress; upon completion, will be submitted to South Coastal Information Center (SCIC) and the City of Escondido.

*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

*Resource Name or # Quince Street Warehouse Complex

- B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Industrial Storage/Moving Facility
B4. Present Use: Industrial Storage/Moving Facility

*B5. **Architectural Style:** Modern/contemporary

*B6. **Construction History:**

Historic aerial imagery and topographic maps were reviewed in order to determine the approximate age of the buildings. Two of the warehouses (B and C) were constructed between 1953 and 1964; Warehouse A, the single outbuilding, and the associated asphalt and concrete driveways were constructed between 1964 and 1967. Modern alterations and repairs have been made, in various degrees, to each of the structures. The 1948 and 1953 aerials of the property show it as undeveloped, though grading or vegetation abatement activities are evident onsite in the 1953 aerial (NETR 2017).

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

*B8. **Related Features:**

Asphalt and concrete driveways, utility connections, and a vehicle/industrial scale. Property entrances are located off of Quince Street, and allow access into the loading/parking lots between Warehouses A and B and between Warehouses B and C, and another entrance off of Quince Street is located at the asphalt lot north of Warehouse A. Utility connections include metal pipes with meters and gauges (some of which are worn beyond legibility), electrical connections, a metal ladder (Warehouse C), glass-paned windows, vertically-opening storage/garage doors, entrance doors, and a modern fence enclosing the lots between each building and enclosing the lot north of Warehouse A which contains the single outbuilding.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Industrial Development

Area: City of Escondido

Period of Significance: Industrial Development, 1960-1970 **Property Type:** Commercial/Industrial **Applicable Criteria:** None

The warehouses and outbuilding are in fair to good condition, and have some modern alterations (paint, material replacement, utility upgrades). The warehouses and outbuildings were built during a period of increasing development in the City of Escondido, but don't appear to contribute to the overall history of Escondido, North County San Diego, or of the neighborhood itself, aside from a general representation of the growth of commercial industry in the City. As such, the warehouses and outbuilding do not appear to be significant under CEQA and do not appear eligible for listing on local or State registers.

B11. **Additional Resource Attributes:** HP8. Industrial building; HP4. Ancillary building; AH3. Landscaping; AH2. Foundations/structure pads

*B12. **References:**

Davison, Kristina, and Mary Robbins-Wade

2017 *Quince Street Senior Housing Project Cultural Resources Study, City of Escondido, San Diego County, California.* HELIX Environmental Planning, Inc., La Mesa, California. Report in progress; upon completion, will be submitted to South Coastal Information Center (SCIC) and the City of Escondido.

NETR Online

2017 Historic Aerials. Nationwide Environmental Title Research, LLC. Electronic document, available at: <http://www.historicaerials.com>, accessed July 5, 2017.

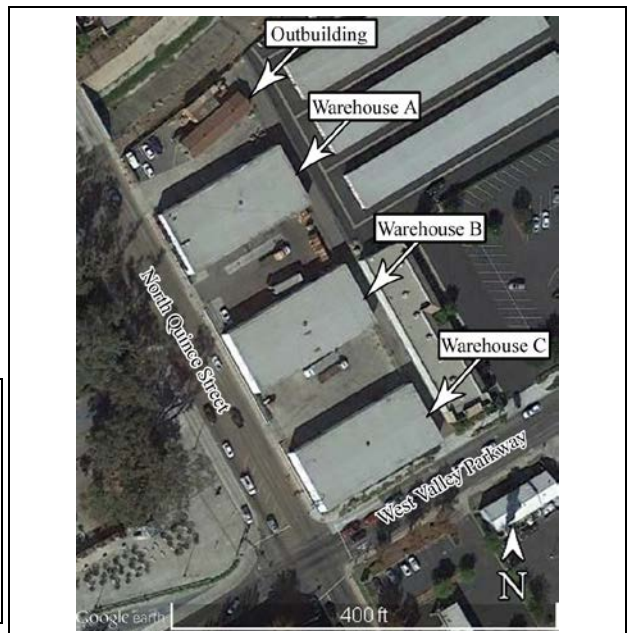
B13. **Remarks:**

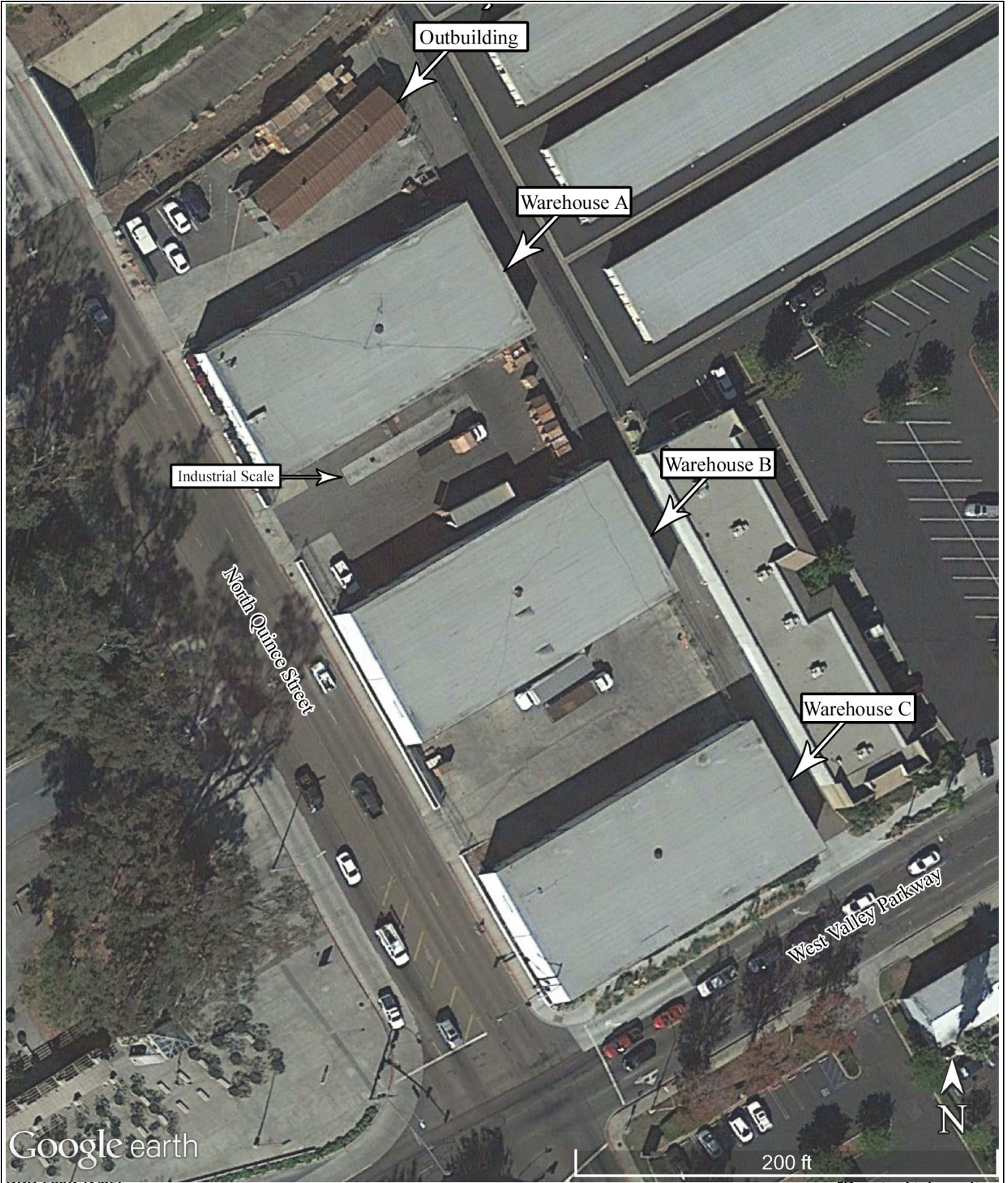
Demolition of the warehouses and outbuilding (including the asphalt and concrete driveways) is proposed as a part of the Quince Street Senior Housing Project. As the warehouses and outbuilding are not representative of a unique architectural style and are not associated with a prominent local or national figure or event, they do not appear to be significant under criteria set forth by CEQA or Section 106 of the NHPA.

*B14. **Evaluator:** Kristina Davison and Mary Robbins-Wade, HELIX Environmental Planning, Inc., 7578 El Cajon Blvd., La Mesa, CA 91942

*Date of Evaluation: July 6, 2017

(This space reserved for official comments.)





*Recorded by: Kristina Davison and Mary Robbins-Wade

*Date: 7/6/2017

Continuation

Update

Warehouse A Photographs



Overview of southern façade of Warehouse A, looking west from the eastern property boundary.

Overview looking east/northeast, overview of the industrial scale associated with Warehouse A, pictured at left.



*Recorded by: Kristina Davison and Mary Robbins-Wade

*Date: 7/6/2017

Continuation

Update

Warehouse B Photographs



Overview of northern façade of Warehouse B, looking southwest from the alleyway along the east of the property.

Overview of utility area at northeastern façade of Warehouse B, looking southeast.



*Recorded by: Kristina Davison

*Date: 7/6/2017

Continuation

Update

Warehouse C Photographs



Overview of northwestern façade (utility area) of Warehouse C, looking southeast; N. Quince St. at right, driveway ramp and brick-walled planter shown in foreground.

Overview of southern façade of Warehouse C, looking northwest; W. Valley Parkway in foreground, alleyway at right, and N. Quince St. shown at left.



*Recorded by: Kristina Davison

*Date: 7/6/2017

Continuation

Update



Overview of Warehouses A, B, and C, looking north from the northwest corner of N. Quince St. and W. Valley Parkway

Overview of parking lot/driveway north of Warehouse A, looking east/northeast; outbuilding pictured to left of Warehouse A (center), Warehouse B at far right, and Escondido Creek shown at far left, outside of the fence surrounding the subject property.

