

# **APPENDIX B**

## **Cultural Resources Assessment**

This document is designed for double-sided printing to conserve natural resources.

July 24, 2024

Ms. Sabrina Wright  
West Region Development & Construction  
Chick-fil-A, Inc.  
15635 Alton Parkway, Suite 350  
Irvine, CA 92618

**RE: CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE CHICK-FIL-A WEST 13TH & CENTRE CITY PARKWAY PROJECT, ESCONDIDO, CALIFORNIA**

Dear Ms. Wright:

In support of the Chick-fil-A West 13th and Centre City Parkway Project (project), Michael Baker International completed a South Coastal Information Center (SCIC) records search, literature and historical map review, Escondido History Center outreach, Native American Heritage Commission (NAHC) Sacred Lands File search, built environment field survey, California Register of Historical Resources evaluation, and buried archaeological site sensitivity analysis to determine if the project area contains historical resources, as defined in California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a), that may be impacted by the project. The project is subject to CEQA review; the City of Escondido (City) is the lead agency. Methods, results, and recommendations are summarized below.

**PROJECT DESCRIPTION**

The project area is currently developed with an existing 9,558-square-foot restaurant building (DiCicco's restaurant and Cork & Knife wine bar), associated surface parking lot, and ornamental landscaping. The project proposes to demolish the existing restaurant building and surface parking lot and construct a new Chick-fil-A restaurant with a dual lane drive-through, associated surface parking, and landscaping improvements. The new Chick-fil-A restaurant would be a 3,124 square-foot (gross area), one-story building (up to 22 feet in height). The restaurant would have an outdoor dining area (48 outdoor seats [including three Americans with Disabilities Act-compliant (ADA) seats]), kitchen area, and service area. The kitchen area includes a freezer, a cooler, stacked convention ovens, and preparation and finishing tables. The restaurant would also include office space for managerial purposes, a multi-purpose work area, team member room, information technology (IT) closet, two long-term bike racks, and men's and women's restrooms. A flagpole would be located along the site's southeastern boundary. A new restaurant identification/monument sign would replace the existing sign near the southwestern corner of the 13th Avenue and Pine Street intersection. New lighting at the project site would include building, signage, parking lot, and security lighting.

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## **PROJECT AREA**

The project area, which includes the maximum extent of ground disturbance and project activities associated with demolition, site preparation, and construction, comprises the full extent of Assessor's Parcel Numbers (APNs) 236-161-06-00 and -07-00 in Escondido, California. The project area is mapped within *Escondido, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle map Township 12 South, Range 2 West, Section 27 (see **Attachment 1**).

## **CULTURAL RESOURCES IDENTIFICATION METHODS**

The methods and results of the SCIC records search, literature and historical map search, historical society consultation, NAHC Sacred Lands File search, built environment field survey, California Register evaluation, and buried archaeological site sensitivity analysis are presented below.

## **SOUTH COASTAL INFORMATION CENTER**

Michael Baker International staff conducted a records search of the project area and half-mile search radius at the SCIC on November 20, 2023 (see **Attachment 2**). The SCIC, as part of the California Historical Resources Information System, California State University, San Diego, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for San Diego County. As part of the records search, the following federal and California inventories were reviewed:

- Archaeological Determinations of Eligibility (OHP 2022). The directory includes determinations for eligibility for archaeological resources in San Diego County.
- California Inventory of Historic Resources (OHP 2023a).
- California Points of Historical Interest (OHP 2023b).
- California Historical Landmarks (OHP 2023c).
- Built Environment Resources Directory (BERD) (OHP 2023d). The directory includes resources evaluated for listing and listed in the National Register of Historic Places, National Historic Landmarks, California Register, California Historical Landmarks, and California Points of Historical Interest in San Diego County.

## **Results**

According to SCIC records, 6 previous cultural resource investigation studies intersect the project area, out of a total of 14 studies conducted within the half-mile search radius, as identified in **Table 1**. No cultural resources are documented within the project area, and just two historic period sites have been recorded within the half-mile search radius; see **Table 2**. No built environment resources within the project area were identified in the BERD, but a total of 259 built environment resources have been recorded within the half-mile search radius.

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**Table 1: Previous Cultural Resource Investigations within 0.5 Miles**

Report No.	Author(s)	Year	Title	Firm	Proximity to Project (meters)
SD-081157	Alter, Ruth C.	2002	Cultural Resources Report for The Historical Evaluation of The Proposed Juniper Street/Felicita Avenue Cip Widening Project, Escondido, CA 92025	Archaeos	476
SD-08238	Pierson, Larry J.	2003	Results of Historical Evaluation of The Duplex At 534-536 West Ninth Avenue (Assessor's Parcel Number 233-351-09-00) Escondido, California	Brian F. Smith and Associates	477
SD-08588	City of Escondido	1980	Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility	City of Escondido	Intersects
SD-08596	Keller Environmental Associates, Inc	1992	Appendices-Reclaimed Water Distribution System Project: Draft Environmental Impact Report	Keller Environmental Assoc.	Intersects
SD-10090	Price, Harry J.	2006	Historic Building Survey of Four Buildings At 1037, 1037 1/2, And 1041 South Orange Avenue in The City of Escondido, California	Recon Environmental, Inc.	269
SD-10551	Arrington, Cindy	2006	Cultural Resources Final Report of Monitoring and Findings for The Qwest Network Construction Project, State of California	SWCA Environmental Consultants	Intersects
SD-10808	Various		Ferrara Winery, 1120 W. 15th Avenue, Escondido, California 92025		800
SD-11406	IS Architecture	2005	Historical Evaluation Of 1102 South Escondido Boulevard, Escondido, CA 92025	IS Architecture	390
SD-13432	Loftus, Shannon	2011	Cultural Resource Records Search and Site Survey AT&T Site Sd0501 Escondido City Centre 350 West 9th Avenue Escondido, San Diego County, California 92025	Ace Environmental, LLC	529
SD-14394	Donald A. Cotton Associates	1983	Survey Report on Historic/ Cultural Resources City of Escondido	Donald A. Cotton Associates	165

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Report No.	Author(s)	Year	Title	Firm	Proximity to Project (meters)
SD-16757	Smith, Brian F. and Kristen R. Reinicke	2016	Historic Structure Assessment For 350 West Tenth Avenue Escondido, California APN 233-501-18	Brian F. Smith and Associates	425
SD-17574	Manchen, Kent and Brian Williams	2017	Supplemental Archaeological Survey for The Minor Project Refinements: Certificate of Public Convenience and Necessity For The Rainbow-San Diego (Line 3602) 36-Inch Natural Gas Pipeline Project, San Diego County, California	ASM Affiliates, Inc.	Intersects
SD-17576	Castells, Shelby Gunderman, Matthew Decarlo, and Brian Williams	2016	Cultural Resource Survey Report for The San Diego Gas & Electric Company and Southern California Gas Company Pipeline Safety & Reliability Project, San Diego County, California	ASM Affiliates, Inc.	Intersects
SD-17577	Davis, Shannon	2016	Indirect Visual Impact Assessment Survey for The Proposed Pipeline Safety and Reliability Project, San Diego County, California	ASM Affiliates, Inc.	Intersects

**Table 2: Previous Cultural Resources Within a 0.5 Mile Radius of the Project Area**

Primary No. (P-27-)	Trinomial (CA-SDI-)	DPR Form Recorder and Updates	Description	Proximity to Project (meters)
012544	12544	1991 (Del James, Brian Glenn, ERC Environmental and Energy Services Company)	AH4 – Historic trash scatter	758
033557	--	2013 (Larry Tift, ASM Affiliates, Inc.); 2015 (Kent Manchen, Matt DeCarlo, ASM Affiliates, Inc.); 2017 (Haley Chateene, PanGIS); 2017 (A. Foglia, K. Keckeisen, PanGIS, Inc.); 2018 (Sarah Stringer-Bowsher, ASM Affiliates, Inc.); 2021	AH7 – Roads; HP37 - Highway	39

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#### **LITERATURE AND HISTORICAL MAP REVIEW**

Michael Baker International staff reviewed literature and historical maps for historical information about the project area and the vicinity. Below is a list of resources reviewed, followed by a narrative description of the results.

##### **Historical Maps**

- *Escondido, California*, 1:62,500 topographic map (USGS 1893)
- *Escondido, California*, 1:62,500 topographic map (USGS 1901)
- *Escondido, California*, 1:62,500 topographic map (USGS 1942a)
- *Escondido, California*, 1:24,000 topographic map (USGS 1948)
- *Escondido, California*, 1:24,000 topographic map (USGS 1942b)
- *Escondido, California*, 1:24,000 topographic map (USGS 1968)
- *Map Showing Roads & Trails in Use from 1769 - 1885* (Office of County Assessor 1955)
- *Official Map of The Western Portion of San Diego County, CA* (M.C. Wheeler Co. Surveys 1872)

##### **Historical Aerial Images**

- [Historicaerials.com](http://Historicaerials.com) (2023)

##### **Historical Databases**

- [Ancestry.com](http://Ancestry.com) (2023)
- California Digital Newspaper Collection (2023)
- Calisphere (2023)
- HathiTrust (2023)
- Internet Archive (2023)
- Newspapers.com (2023)
- Pacific Coast Architecture Database (2023)
- USModernist (2023)

##### **Literature**

- *California*. Handbook of the North American Indians (Heizer 1978)
- *California Prehistory: Colonization, Culture, and Complexity* (Jones and Klar 2007)
- *Handbook of the Indians of California* (Kroeber 1925)
- *California Archaeology* (Moratto 1984)
- *The History of San Diego* (Pourade 1960, 1961, 1963, 1964, 1965, 1967, 1977)
- *San Diego: An Introduction to the Region* (Pryde 2004)
- Various other sources (see **References**)

#### **Results**

##### ***Prehistoric Context***

Archaeological investigations in southern California have documented a diverse range of human adaptations extending from the late Pleistocene up to the time of European contact (e.g., Erlandson and Colten 1991; Erlandson and Glassow 1997; Erlandson and Jones 2002; Jones and

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Klar 2007). To describe and discuss this diversity, local investigators have proposed a variety of different chronologies and conceptual categories (periods, horizons, stages, phases, traditions, cultures, peoples, industries, complexes, and patterns), often with confusingly overlapping or vague terminology.

The prehistory of San Diego County is most frequently divided chronologically into three or four major periods. An Early Man stage, perhaps dating back tens of thousands of years, has been proposed. More generally accepted divisions include a Terminal Pleistocene/Early Holocene period (ca. 12,000-6000 BC) (Paleo-Indian stage; Clovis and San Dieguito patterns), a Middle/Late Holocene period (ca. 6000 BC-AD 800) (Archaic stage; La Jolla, Millingstone, Encinitas, and Pauma patterns), and a Late Prehistoric period (ca. AD 800-1769) (Archaic stage; San Luis Rey, Palomar, and Peninsular patterns).

#### *Hypothetical Early Man (pre-ca. 12,000 BC)*

The antiquity of human occupation in the New World has been the subject of considerable interest and debate for more than a century. At present, the most widely accepted model is that humans first entered portions of the western hemisphere lying to the south of Alaska between about 13,000 and 12,000 BC, either along the Pacific coastline or through an ice-free corridor between the retreating Cordilleran and Laurentide segments of the continental glacier in Canada, or along both routes. While there is no generally accepted evidence of human occupation in coastal southern California prior to about 11,000 BC, ages estimated at 48,000 years and even earlier have sometimes been reported (e.g., Bada, Schroeder, and Carter 1974; Carter 1980). However, intensive interest and a long history of research into the early occupation of North America has begun to reveal sites with widely accepted evidence dating to prior to 13,000 BC, such as Cooper's Ferry, ID (Davis et al. 2019) and White Sands, NM (Bustos et al. 2018).

Local claims for Early Man discoveries have generally been based either on the apparent crudeness of the lithic assemblages that were encountered or on the finds' apparent Pleistocene geological contexts (Carter 1957, 1980; Minshall 1976, 1989; Reeves, Pohl, and Smith 1986). The amino acid racemization technique was used in the 1970s and early 1980s to assign Pleistocene ages to coastal southern California sites (Bada, Schroeder, and Carter 1974), but the technique's findings have been discredited by more recent accelerator mass spectrometry radiocarbon dating (Taylor et al. 1985).

#### *Terminal Pleistocene/Early Holocene Period (ca. 12,000-6000 BC)*

The earliest chronologically distinctive archaeological pattern recognized in mainland California is the Clovis pattern. Dated to around 11,500 BC, Clovis assemblages are distinguished by fluted projectile points and other large bifaces, as well as extinct large mammal remains. At least three isolated fluted points have been reported within San Diego County, but dating and contexts are uncertain (Davis and Shutler 1969; Kline and Kline 2007; Rondeau, Cassidy, and Jones 2007).

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The most widely recognized archaeological pattern within this period is termed San Dieguito, which has been dated from at least as early as 8500 BC to perhaps around 6000 BC (Rogers 1966; True and Bouey 1990; Warren 1966; Warren, Siegler, and Dittmer 2008). The San Dieguito pattern was originally defined near the central coast of San Diego County, and its presence has been reported through extensive areas to the east, but few traces are recognized on or near the northern coast of San Diego County. Proposed characteristics to distinguish San Dieguito flaked lithic assemblages include large projectile points (Lake Mojave, Silver Lake, and other, less diagnostic forms), bifaces, crescents, scraper planes, scrapers, hammers, and choppers. The San Dieguito technology involved well-controlled percussion flaking and some pressure flaking.

Malcolm Rogers (1966) suggested that three successive phases of the San Dieguito pattern (San Dieguito I, II, and III) could be distinguished in southern California, based on evolving aspects of lithic technology. However, subsequent investigators have generally not been able to confirm such changes, and the phases are not now generally accepted.

A key issue has concerned ground stone, which was originally suggested as having been absent from San Dieguito components but has subsequently been recognized as occurring infrequently within them. It was initially suggested that San Dieguito components, like other Paleo-Indian manifestations, represented the products of highly mobile groups that were organized as small bands and focused on the hunting of large game. However, in the absence of supporting faunal evidence, this interpretation has increasingly been called into question, and it has been suggested that the San Dieguito pattern represented a more generalized, Archaic-stage lifeway, rather than a true Paleo-Indian adaptation.

A vigorous debate has continued for several decades concerning the relationship between the San Dieguito pattern and the La Jolla pattern that succeeded it and that may have also been contemporaneous with or even antecedent to it (e.g., Gallegos 1987; Warren, Siegler, and Dittmer 2008). The initial view was that San Dieguito and La Jolla represented the products of distinct ethnic groups and/or cultural traditions (e.g., Rogers 1945; Warren 1967, 1968). However, as early Holocene radiocarbon dates have been obtained for site components with apparent La Jolla characteristics (shell middens, milling tools, and simple cobble-based flaked lithic technology), an alternative interpretation has gained some favor: that the San Dieguito pattern represented a functional variant related in particular to the production of bifaces, and that it represents activities by same people who were responsible for the La Jolla pattern (e.g., Bull 1987; Hanna 1983).

#### *Middle/Late Holocene Period (ca. 6000 BC–AD 800)*

Archaeological evidence from this period in the San Diego region has been characterized as belonging to the Archaic stage, Millingstone horizon, Encinitas tradition, or La Jolla and Pauma patterns (Moratto 1984; Rogers 1945; Sutton and Gardner 2010; True 1958, 1980; True and Beemer 1982; True and Pankey 1985; Wallace 1955; Warren 1968; Warren, True, and Eudey 1961). Adaptations during this period apparently emphasized gathering, in particular the

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harvesting of hard plant seeds, as well as small-game hunting. Distinctive characteristics of the La Jolla pattern include extensive shell middens, portable ground stone metates and manos, crudely flaked cobble tools, occasional large expanding-stemmed projectile points (Pinto and Elko forms), and flexed human burials. The inland Pauma pattern has variously been interpreted as a separate culture that was broadly similar to the contemporaneous La Jolla pattern on the coast or as a different functional variant of the same culture.

Investigators have called attention to the apparent stability and conservatism of the La Jolla pattern throughout this long period, as contrasted with less conservative patterns observed elsewhere in coastal southern California (Hale 2009; Sutton 2011; Sutton and Gardner 2010; Warren 1968). However, distinct chronological phases within the pattern have also been suggested, based on changes in the flaked lithic and ground stone technologies, the shellfish species targeted, and burial practices (Harding 1951; Moriarty 1966; Rogers 1945; Shumway, Hubbs, and Moriarty 1961; Sutton and Gardner 2010; Warren 1964; Warren, Siegler, and Dittmer 2008).

#### *Late Prehistoric Period (ca. AD 800-1769)*

A Late Prehistoric period in San Diego County has been distinguished primarily on the basis of three major innovations: the use of small projectile points (Desert Side-notched, Cottonwood triangular, and Dos Cabezas forms) associated with the adoption of the bow and arrow in place of the atlatl as a primary hunting tool and weapon; brown ware pottery, presumably supplementing the continued use of basketry and other containers; and the practice of human cremation in place of inhumation. Uncertainty remains concerning the exact timing of these innovations, and whether they appeared simultaneously or sequentially (e.g., Griset 1996; Yohe 1992).

Labels applied to the archaeological manifestations of this period include San Luis Rey, Palomar, and Peninsular (Meighan 1954; Sutton 2011; True 1970; True, Meighan, and Crew 1974; True, Pankey, and Warren 1991; Waugh 1986). The archaeological assemblages of the Late Prehistoric Period have generally been associated with the ethnohistorically known Luiseño, Cupeño, and Cahuilla and have been seen as perhaps marking the initial local appearance of those groups in a migration from the north. Traits characterizing the Late Prehistoric period include greater reliance on acorns as an abundant but labor-expensive food resource, a greater emphasis on hunting of both large and small game (particularly deer and rabbits), a greater amount of interregional exchange (seen notably in more use of obsidian), more elaboration of nonutilitarian culture (manifested in more frequent use of shell beads, decorated pottery and rock art), and possibly denser regional populations. Settlement may have become more sedentary during this period, as compared with the preceding period.

#### *Ethnographic Evidence*

In ethnohistoric times, northern San Diego County was occupied by speakers of the closely related Luiseño, Cupeño, and Cahuilla languages. Luiseño territory extended from Agua

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Hedionda Lagoon, Escondido, and Lake Henshaw northward into southern Orange and Riverside Counties. The Cupeño occupied a relatively small territory in the vicinity of Warner's Ranch. The extensive Cahuilla lands extended east from Luiseño territory into the Colorado Desert and north as far as San Geronio Pass. To the south lay the territory of the unrelated Kumeyaay (Diegueño, Ipai) (Heizer 1978; Kroeber 1925).

Linguistic evidence links the Luiseño, Cupeño, and Cahuilla languages with the Uto-Aztecan family of languages (e.g., Golla 2007; Laylander 2010). A hierarchy of relationships within that family likely mirror a sequence of separations reflecting territorial expansions or migrations, leading the linguistic ancestors of the Luiseño, Cupeño, and Cahuilla from a still-debated Uto-Aztecan homeland to a northern Uto-Aztecan base somewhere in western North America and ultimately south to their ethnohistoric homes. Splits within the ancestral family included the differentiation of Takic (also termed Southern California Shoshonean) (ca. 1000 BC?), the separation of Luiseño from Cahuilla-Cupeño (ca. AD 1?), and the separation of Cahuilla and Cupeño (ca. AD 1000?).

While Luiseño, Cupeño, and Cahuilla cultural patterns, as recorded subsequent to European contact, cannot necessarily be equated with Late Prehistoric patterns, at a minimum they provide indispensable clues to cultural elements that would be difficult or impossible to extract unaided from the archaeological record alone. A few important ethnohistoric accounts are available from Franciscan missionaries and others (Geiger and Meighan 1976; Harrington 1933, 1934; Henshaw 1972; Laylander 2000). Many accounts by ethnographers, primarily recorded during the early and middle twentieth century, are available (Bean 1972, 1978; Bean and Shippek 1978; Bean and Smith 1978; Drucker 1937; Sparkman 1908; Strong 1929; White 1953, 1957, 1963).

The Luiseño, Cupeño, and Cahuilla inhabited a diverse environment that included littoral, valley, foothill, mountain, and desert resource zones. Because of the early incorporation of coastal Luiseño into the mission system, most of the available twentieth-century ethnographic information relates to inland groups that lived in the Peninsular Range and the Colorado Desert. Acorns were a key resource for inland groups, but a wide range of other mineral, plant, and animal resources were exploited (Bean and Saubel 1972; Sparkman 1908). Some degree of residential mobility seems to have been practiced; one classic fission/fusion pattern involved annual seasonal shifts between consolidated winter and spring settlements in the upper San Luis Rey River valley and smaller, dispersed groups living on Palomar Mountain in the summer and fall (Oxendine 1983). The fundamental Luiseño social units above the family were patrilineal, patrilocal clans, the latter ideally coinciding with the winter-spring village communities. The Cahuilla and Cupeño also had patrilineal Coyote and Wildcat moieties, serving primarily to impose exogamous marriage and to conduct ceremonies. Hereditary leaders performed ceremonial, advisory, and diplomatic functions, rather than judicial, redistributive, or military ones. There seems to have been no national level of political unity among the Luiseño or Cahuilla, and perhaps little sense of commonality within the language group.

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Luisseño, Cahuilla, and Cupeño material culture was effective but was not highly elaborated. Structures included houses with excavated floors, ramadas, sweathouses, ceremonial enclosures, and acorn granaries. Hunting equipment included bows and arrows, curved throwing sticks, nets, and snares. Processing and storage equipment included a variety of flaked stone tools, milling implements, ceramic vessels, and baskets.

Nonutilitarian culture was not neglected. A range of community ceremonies were performed, with emphases placed on events such as an individual's come of age and an individual's death and associated family mourning. Oral literature included, in particular, an elaborate creation myth that was shared with the Takic-speaking Serrano as well as with Yuman speakers (Kroeber 1925; Laylander 2001; Waterman 1909).

#### *Local History*

European exploration of the San Diego area began in 1542 with the arrival of a maritime expedition under Juan Rodriguez Cabrillo, followed by a similar reconnaissance in 1602 by Sebastián Vizcaíno (Pourade 1960). It is possible that additional brief, unrecorded contacts with the crews of the Manila galleons may have occurred during the following century and a half, and that other influences, such as an awareness of alien technologies or the introduction of diseases, may have reached the region overland from earlier outposts of the Spanish empire in Baja California or Sonora.

The historic period proper did not begin until 1769, when multiple seaborne and overland expeditions under the leadership of the soldier Gaspar de Portolá and the Franciscan missionary Junípero Serra reached the region from Baja California and passed northward along the coastal plain to seek Monterey. To the south, a royal presidio and a mission were established that year in San Diego. Additional missions were founded among the Luiseño/Juaneño at San Juan Capistrano in 1776 and San Luis Rey de Francia in 1798. An *asistencia* or satellite mission for San Luis Rey was established at Pala in 1816.

As Spanish attention was consumed by the Napoleonic wars in Europe, California and its government and missions were increasingly left to their own devices. In 1821, Mexico consummated its independence from Spain, and the region became more open to outside visitors and influences (Pourade 1961). The loyalty to Mexico of the European Franciscans was considered to be in doubt, and private secular interests clamored for a greater share of the region's resources. The missions were secularized by act of the Mexican Congress in 1833. Native Americans released from the missions at San Diego, San Luis Rey, and San Juan Capistrano returned to their native villages, moved east to areas lying beyond Mexican control, or sought work on ranchos or in the towns of San Diego and Los Angeles. Numerous large land grants were issued to private owners during the Mexican period, including El Rincon del Diablo, Monserrate, Guejito y Cañada de Palomia, Cuca, Pauma, Valle de San José, and San José del Valle in inland northern San Diego County (Pourade 1963).

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The conquest and annexation of California by the United States in the Mexican-American War between 1846 and 1848 ushered in many more changes (Pourade 1963, 1964, 1965, 1967, 1977; Pryde 2004). Many Californio families lost their lands to outsiders due to debts and difficulties in confirming land grants. Cultural patterns that were brought by immigrants from the eastern U.S. gradually supplanted old Californio customs. Native American reservations were established at Pala, Mission Reserve, Pauma-Yuima, Los Coyotes, La Jolla Rincon, and San Pasqual (Shipek 1978).

Following California's statehood in 1850, many Mexican-held land grants were sold to Americans. In the early 1850s, Oliver Witherby purchased the El Rincon del Diablo Rancho land grant, which included the land where Escondido was later built. In 1886, the Escondido Land and Town Company acquired the land grant and divided the land into a town site, and formally incorporated the City of Escondido two years later. The company facilitated the construction of a rail line between Oceanside and Escondido in 1888, leading to an increase in population and commerce. As the city steadily grew in the early twentieth century, an economic core materialized, centered around agriculture, gold mining, and tourism (Atkins 2012; City of Escondido 2023).

Like many areas in California, the city experienced a period of unprecedented growth after World War II. In 1950, transportation officials constructed US Highway 395, connecting Escondido with San Diego and transforming Escondido into a suburb. Businesses in San Diego County secured many defense contracts related to the Cold War, attracting people to the region. The population of Escondido correspondingly increased, and tract housing subdivisions were constructed to accommodate the influx. Agriculture production began to decline during this time, and by the 1970s much of the city's agricultural land was replaced with retail and industrial businesses, restaurants, and housing developments. As of 2023, the City of Escondido is home to approximately 150,000 people (Atkins 2012; City of Escondido 2023).

#### **Project Area Development History**

Historical aerial photographs and topographic maps depict that the property was used for agricultural purposes. Between 1953 and 1976, the parcels along 13th Avenue and the surrounding streets were rapidly developed with housing tracts, trailer parks, and commercial endeavors. By the late 1970s, almost all the land in the area had been developed (NETR 2023: 1953, 1967, 1978; UCSB 1939, 1947, 1961; USGS 1893, 1901, 1942a, 1942b). Within the project area, at least three structures are visible in aerials from 1939, 1947, and 1953. The two structures in the northernmost portion of the project area appeared to have been demolished sometime between 1953 and 1964.

The existing building at 515 West 13th Avenue was constructed in 1976 as a Marie Callender's restaurant and parking lot accessed by a driveway on West 13th Avenue. At the time, the building was jointly owned by Alan Skuba, Lyle Bradley, Darrell Burrage, and Marie Callender's Inc. (NETR 2023: 1978; *Times Advocate* 1976a, 1976b).

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Marie Callender's vacated the property in 2019, as part of a larger shuttering of Marie Callender's stores throughout California. In 2020, DiCicco's Italian Restaurant and Pizzeria and Cork & Knife gourmet shop and wine bar occupied the building. Both businesses closed in January 2023 (De La Cruz 2019; sandiegoville.com 2023).

The full historic context for the building at 515 West 13th Avenue is presented in a California Department of Parks and Recreation (DPR) 523 form set in **Attachment 5**.

#### **NATIVE AMERICAN HERITAGE COMMISSION (NAHC) SACRED LANDS FILE SEARCH**

On November 17, 2023, Michael Baker International requested that the NAHC search the Sacred Lands File for any Native American cultural resources that might be affected by the project. The NAHC responded in a December 7, 2023 letter that the Sacred Lands File had been searched with positive results. Additionally, the NAHC appended a list of tribal contacts who may have knowledge about and interest in tribal cultural resources located within the project vicinity. The NAHC correspondence is presented in **Attachment 3**. No further outreach has been conducted by Michael Baker International. The City has conducted Assembly Bill 52 and Senate Bill 18 consultation as part of the environmental document.

#### **HISTORICAL SOCIETY CONSULTATION**

On November 17, 2023, Michael Baker International staff emailed the Escondido History Center a letter and figures depicting the project area. The correspondence requested any information regarding historical resources within the project area. The Escondido History Center responded on November 18, 2023, stating they would look into it. No additional correspondence has been received to date. Outreach to the Escondido History Center is presented in **Attachment 4**.

#### **FIELD SURVEY**

Michael Baker International conducted an intensive-level built environment survey of the project area on November 29, 2023. Photographs and notes were taken during the survey. Notes consisted of observations of exposed building elevations, architectural design, materials, and alterations. Photographs are presented in a DPR 523 form set included in **Attachment 5**.

An archaeological field survey was not completed because the project area is fully landscaped and hardscaped with no exposed native soils.

#### **CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION**

The criteria for eligibility for listing in the California Register are based upon the National Register. To be eligible for listing in the California Register, a property must be at least 50 years of age (resources less than 50 years of age may be eligible if they can demonstrate that sufficient time has passed to understand its historical importance) and possess significance at the local, state, or national level, under one or more of the following 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.

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**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 construction, or represents the work of an important creative individual, or possesses high artistic value.

**Criterion 4.** It has yielded, or may yield, information important in history or prehistory.

In addition to meeting a significance criterion, a property must also have integrity, or the ability to convey its significance, under a majority of the seven aspects of integrity—location, design, materials, workmanship, setting, feeling, and association.

#### **515 West 13th Street Evaluation**

The following includes an evaluation of 515 West 13th Street for its eligibility for listing on the California Register (OHP 2001). This property has not previously been evaluated for the California Register (OHP 2023d). It has been evaluated herein in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The full evaluation is presented in **Attachment 5**.

**Criterion 1** – Research did not demonstrate that this property is associated with events significant to the broad patterns of our history or culture at the local, state, or national level. The restaurant building at 515 West 13th Street was constructed in 1976 during the growth of the Marie Callender’s franchise in Southern California. The growth of the franchise is not significant to local, regional, state, or national culture or history. It was not an early or pioneering franchise, and its existence did not influence the later course of commercial development in the area or franchise development in general. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 1.

**Criterion 2** – Research failed to indicate that this property is associated with the lives of persons who significantly contributed to culture or history at the local, state, or national level. To be eligible under Criterion 2, a property must be directly associated with a person’s productive life during the period in which they achieved their significance. Additionally, if multiple properties are linked to the productive life of a significant person, those properties must be compared to determine which best represents the historical contributions of that individual. Although the Callenders may be considered significant for their roles in the establishment of the Marie Callender’s franchise, this singular restaurant facility is not the best reflection of their commercial legacy. The building on the subject property does not represent the first restaurant associated with the franchise. Furthermore, there is no demonstrable evidence that any employees made significant contributions to history at the local, state, or national level. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 2.

**Criterion 3** – The building at 515 West 13th Street expresses elements of the Stylized Ranch architectural style. Many locations of the Marie Callender’s chain incorporated Stylized Ranch elements in the Tudor style with half-timber gable detailing, brick veneer, and clay tile roofs evocative of the English cottage esthetic desired by Don Callender to fit the restaurant’s homey style. The building at 515 West 13th Street was not conceptualized early in the period of

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significance of the Ranch style or by one style's progenitors, and this singular restaurant facility did not have repercussions for the adoption of the style in other commercial settings. Research did not reveal the architect, and the general lack of information on the builder, H. Kaplan Co. Inc., indicates that the contracting company was not a notable company in Southern California. Therefore, the building was not constructed by a master. Finally, the building does not possess high artistic value because it was not designed with artistic purposes in mind. Therefore, the property is recommended not eligible for listing in the California Register under Criterion 3.

**Criterion 4** – The building is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or commercial development. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 4.

Conclusion – Lacking significance, this property is recommended ineligible for listing in the California Register. As such, 515 West 13th Street is not a historical resource as defined by CEQA Section 15064.5(a).

### **BURIED ARCHAEOLOGICAL SITE SENSITIVITY ANALYSIS**

Archaeological sensitivity zones are qualitative and based on the general presence and/or absence of Native American occupation sites, isolated prehistoric Native American artifacts and burials, and historic archival and archaeological materials exposed during various construction projects. Escondido Creek was located approximately 1 mile northwest, and the San Dieguito River was located approximately 3 miles south of the project area; both would have provided abundant resources to area inhabitants. As the rivers and creeks meandered and changed their course, they may have sometimes been closer to the project area. These conditions heighten the sensitivity of the project area for buried cultural resources. However, the archaeological sensitivity for potential unknown prehistoric archaeological sites within the project area is low, given the lack of known prehistoric sites in the vicinity and the developed and disturbed nature of the project area. Known disturbances within the project area include activities related to agricultural use and residential development during the first half of the twentieth century and subsequent commercial development, including clearance, grading, and/or excavation to construct the building at 515 West 13th Avenue and surrounding paved parking. These disturbances are significant and extend to unknown depths. Further, a review of soil maps indicates that any buried A horizon within the project area would likely only be within the first 13 inches, and based on previous disturbance, that horizon is likely to have very little to no integrity (NRCS 2023).<sup>1</sup> The entirety of the project area is mapped as Placentia sandy loam

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<sup>1</sup> An A horizon, or topsoil layer, is a mineral horizon and forms at the surface. Natural events such as floods, landslides, or the accumulation of alluvial soils over time can bury an A horizon so that it is no longer found at the surface. Therefore, a buried A horizon can be an indicator of the potential for buried

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(USDA 1997). Sensitivity for potential undocumented historic-period archaeological sites is also low based on the topographic map, aerial photographs, and literature review presented in this memorandum's Cultural Resources Identification Methods section. It is possible that remnants of the previous residential/agricultural structures seen in the historic aerials may be encountered during grading, but it is unlikely they will retain contextual integrity due to subsequent development.

## **FINDINGS AND RECOMMENDATIONS**

The SCIC records search, literature and historical map review, historical society and NAHC outreach, field survey, and California Register evaluation identified no historical or archaeological resources within the project area, as defined by CEQA Section 15064.5(a). One commercial building, 515 West 13th Street, was documented on appropriate DPR 523 series forms and evaluated for its eligibility for listing on the California Register in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code. The resource is not eligible for inclusion in the California Register. No further work is recommended for this resource.

While research suggests that archaeological sensitivity is low within the project area, there is potential to identify resources during earth-moving activities. Impacts to archaeological resources and human remains will be avoided through the implementation of the following recommendations:

*Archaeological Resources Inadvertent Discovery* – In the event that any subsurface cultural resources are encountered during earth-moving activities, it is recommended that all work within 20 feet be halted until an archaeologist can evaluate the findings and make recommendations. Prehistoric materials can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite toolmaking debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash, and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials might include wood, stone, or concrete footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, metal, glass, ceramics, and other refuse. The archaeologist will evaluate the find in accordance with federal, state, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2, to assess the significance of the find and identify avoidance or other measures as appropriate.

*Human Remains Inadvertent Discovery* – If human remains are found, excavations shall stop within 50 feet of the find, and State of California Health and Safety Code Sections 7050.5-7055 will be followed. The contractor shall notify the City of Escondido immediately. The City will notify the San Diego County coroner. If the coroner

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archaeological deposits since it shows that the soil composition and the landscape have changed in the past. These deposits have the potential to contain and obscure significant archaeological resources.

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determines the remains are human and archaeological, in compliance with Section 5097.98 of the California Public Resources Code, the coroner shall notify the Native American Heritage Commission, which will identify the legal most likely descendant (MLD). If avoidance is not feasible, then the qualified archaeologist, in consultation with the MLD, shall prepare and execute a plan of treatment with the advice and consent of the City. Treatment is anticipated to include respectful excavation of the remains and repatriation and reburial.

## **PREPARER QUALIFICATIONS**

### **JAMES DANIELS, MA, RPA, SENIOR ARCHAEOLOGIST**

James is a senior archaeologist with cultural resource management experience in California, Nevada, and North Carolina. His experience includes archaeological surveys, evaluations of historic and prehistoric sites for listing in the California and National Registers, site mitigation data recoveries, mitigation monitoring, and preparation of archaeological resource management reports and cultural resources technical reports. As senior archaeologist, he supports projects needing CEQA, National Environmental Policy Act, National Historic Preservation Act Section 106, Native American Graves Protection and Repatriation Act, Assembly Bill 52, US Army Corps of Engineers 404 permits, and local cultural resource regulation compliance. He assists with environmental impact statements and reports and alternative mitigation measures for clients, including interpretive signage, informative website design, brochures, and ethnographic studies. He also assists in Native American consultation and coordination of Native American monitoring. James provides advanced technical services for clients, including geophysical surveys with ground-penetrating radar, obsidian and ceramic sourcing using portable X-ray fluorescence, photogrammetry, and GIS predictive modeling and data collection using Esri Field Maps. James meets the Secretary of the Interior's Professional Qualification Standards in archaeology.

### **MARGO NAYYAR, MA, SENIOR CULTURAL RESOURCES MANAGER**

Senior Cultural Resources Manager Margo Nayyar is an architectural historian with 13 years of cultural management experience in California, Nevada, Arizona, Texas, Idaho, Alaska, New Mexico, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the National Historic Preservation Act, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources environmental document sections for CEQA environmental documents including infill checklists, initial studies, and environmental impact reports, as well as National Environmental Policy Act environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local

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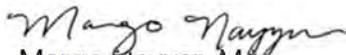
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governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Margo meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

**Joshua Rawley, MA, Architectural Historian Technician**

Joshua is an architectural historian technician with experience interpreting historical documentation and conducting built environment surveys in California and Alaska. In addition, he volunteers with the City of Riverside and has conducted research to support its LGBTQ+ Historic Context project. He meets the Secretary of the Interior's Professional Qualification Standards for history.

Sincerely,



Margo Nayyar, MA

Senior Cultural Resources Manager



James Daniels, MA, RPA

Senior Archaeologist



Joshua Rawley, MA

Architectural Historian Technician

Attachments:

**Attachment 1** – Figures

**Attachment 2** – SCIC Records Search Results

**Attachment 3** – NAHC Sacred Lands File Search Results

**Attachment 4** – Historical Society Consultation

**Attachment 5** – DPR 523 Form Set

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**MICHAEL BAKER INTERNATIONAL**

**RE: CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE CHICK-FIL-A PROJECT, CITY OF ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA**

Page 25

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**MICHAEL BAKER INTERNATIONAL**

**RE: CULTURAL RESOURCES IDENTIFICATION MEMORANDUM FOR THE CHICK-FIL-A PROJECT, CITY OF ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA**

**Page 26**

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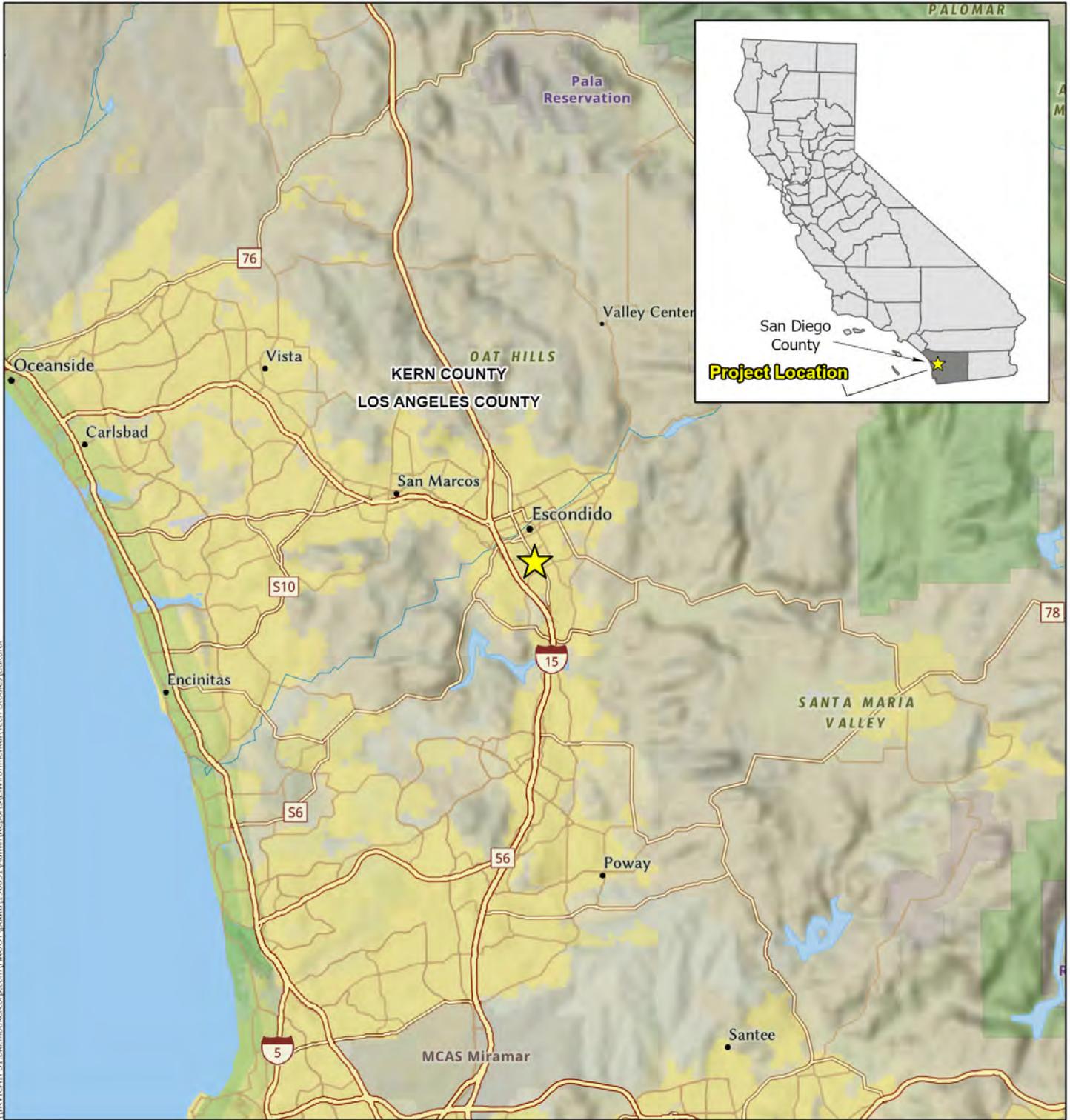
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# **Attachment 1**

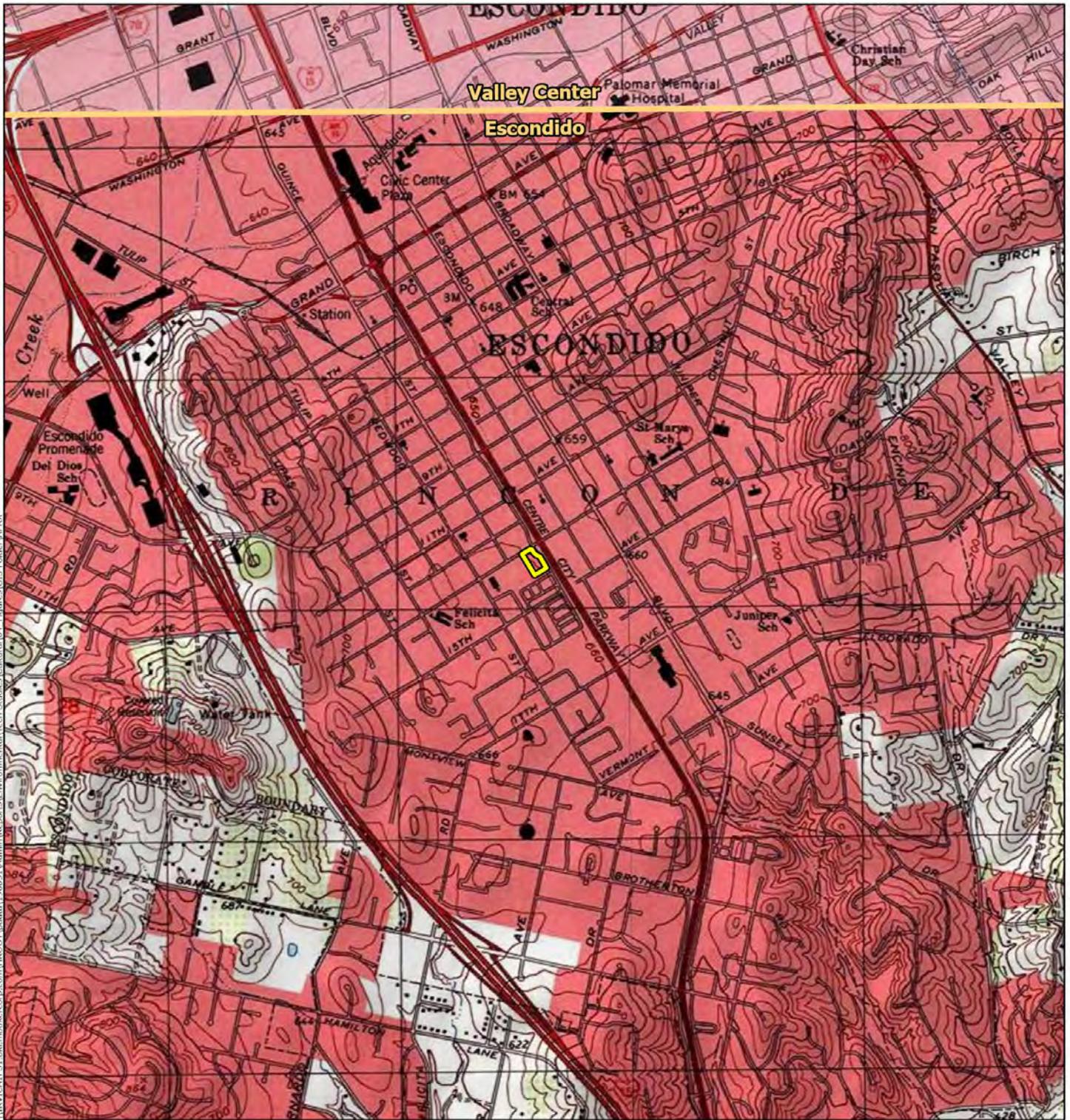
## **Figures**



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**Legend**

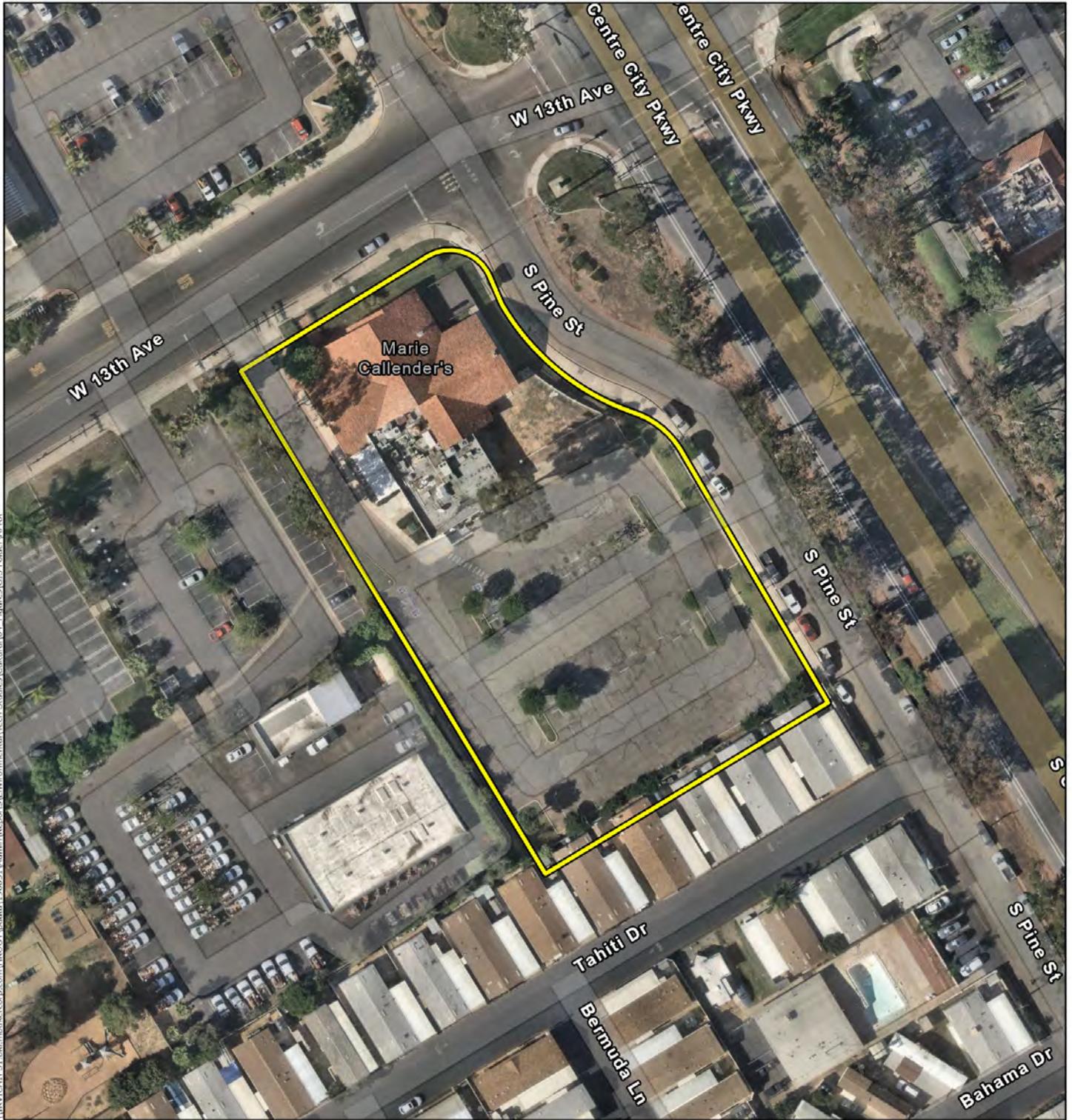
 Project Location



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**Legend**

-  Project Area
-  7.5' USGS Quadrangles



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**Legend**

 Project Area

# **Attachment 2**

## **SCIC Records Search Results**



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

## CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

**Company:** Michael Baker International  
**Company Representative:** James Daniels  
**Date Processed:** 12/6/2023  
**Project Identification:** Chic-Fil-A Escondido (196051)  
**Search Radius:** 1/2 mile

### Historical Resources:

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

JL

### Previous Survey Report Boundaries:

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

JL

### Historic Addresses:

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

JL

### Historic Maps:

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

JL

### Summary of SHRC Approved CHRIS IC Records Search Elements

<b>RSID:</b>	3532
<b>RUSH:</b>	no
<b>Hours:</b>	2
<b>Spatial Features:</b>	16
<b>Address-Mapped Shapes:</b>	yes
<b>Digital Database Records:</b>	281
<b>Quads:</b>	1
<b>Aerial Photos:</b>	0
<b>PDFs:</b>	Yes
<b>PDF Pages:</b>	1561

## Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SD-08157	NADB-R - 1128157; Other - ARCHAEOS NO. 815; Voided - ALTER92	2002	ALTER, RUTH C.	CULTURAL RESOURCES REPORT FOR THE HISTORICAL EVALUATION OF THE PROPOSED JUNIPER STREET/FELICITA AVENUE CIP WIDENING PROJECT, ESCONDIDO, CA 92025	ARCHAEOS	
SD-08238	NADB-R - 1128238; Voided - PIERSON 96	2003	PIERSON, LARRY J.	REALULTS OF HISTORICAL EVALUATION OF THE DUPLEX AT 534-536 WEST NINTH AVENUE (ASSESSOR'S PARCEL NUMBER 233-351-09-00) ESCONDIDO, CALIFORNIA	BRIAN F. SMITH AND ASSOCIATES	
SD-08588	NADB-R - 1128588; Voided - CITYESC03	1980	CITY OF ESCONDIDO	DRAFT ENVIRONMENTAL IMPACT REPORT FOR EXPANSION OF WASTEWATER TREATMENT FACILITY	CITY OF ESCONDIDO	
SD-08596	NADB-R - 1128596; Other - KEA JOB NO. 91-25; Voided - KELLER03	1992	KELLER ENVIRONMENTAL ASSOCIATES, INC	APPENDICES-RECLAIMED WATER DISTRIBUTION SYSTEM PROJECT: DRAFT ENVIRONMENTAL IMPACT REPORT	KELLER ENVIRONMENTAL ASSOC.	
SD-10090	NADB-R - 1130090; Voided - PRICEH15	2006	PRICE, HARRY J.	HISTORIC BUILDING SURVEY OF FOUR BUILDINGS AT 1037, 1037 1/2, AND 1041 SOUTH ORANGE AVENUE IN THE CITY OF ESCONDIDO, CALIFORNIA	RECON ENVIRONMENTAL, INC.	
SD-10551	NADB-R - 1130551; Voided - ARRINGT01	2006	ARRINGTON, CINDY	CULTURAL RESOURCES FINAL REPORT OF MONITORING AND FINDINGS FOR THE QWEST NETWORK CONSTRUCTION PROJECT, STATE OF CALIFORNIA	SWCA ENVIRONMENTAL CONSULTANTS	
SD-10808	NADB-R - 1130808; Voided - HISTORIC81		VARIOUS	FERRARA WINERY, 1120 W. 15TH AVENUE, ESCONDIDO, CALIFORNIA 92025		
SD-11406	NADB-R - 1131406; Voided - ISARCHIT19	2005	IS ARCHITECTURE	HISTORICAL EVALUATION OF 1102 SOUTH ESCONDIDO BOULEVARD, ESCONDIDO, CA 92025	IS ARCHITECTURE	
SD-13432	NADB-R - 1133432; Voided - LOFTUSS44	2011	LOFTUS, SHANNON	CULTURAL RESOURCE RECORDS SEARCH AND SITE SURVEY AT&T SITE SD0501 ESCONDIDO CITY CENTRE 350 WEST 9TH AVENUE ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA 92025	ACE ENVIRONMENTAL, LLC	
SD-14394	NADB-R - 1134394; Voided - DACA01	1983	DONALD A. COTTON ASSOCIATES	SURVEY REPORT ON HISTORIC/ CULTURAL RESOURCES CITY OF ESCONDIDO	DONALD A. COTTON ASSOCIATES	

## Report List

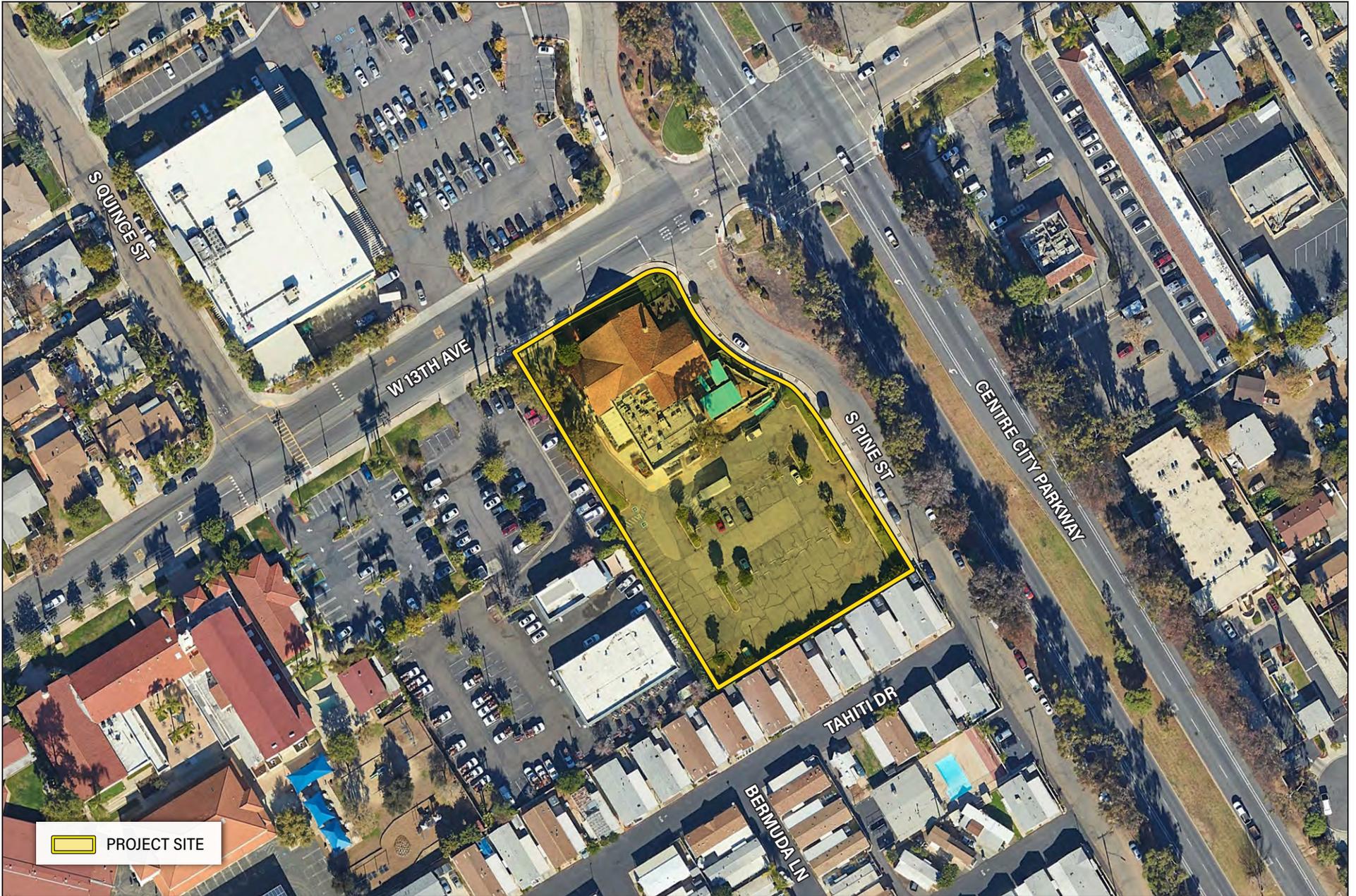
Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SD-16757	NADB-R - 1136757	2016	SMITH, BRIAN F. and REINICKE, KRISTEN R.	HISTORIC STRUCTURE ASSESSMENT FOR 350 WEST TENTH AVENUE ESCONDIDO, CALIFORNIA APN 233-501-18	Brian F. Smith and Associates	37-018515
SD-17574	NADB-R - 1137574	2017	MANCHEN, KENT and BRIAN WILLIAMS	SUPPLEMENTAL ARCHAEOLOGICAL SURVEY FOR THE MINOR PROJECT REFINEMENTS: CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY FOR THE RAINBOW-SAN DIEGO (LINE 3602) 36-INCH NATURAL GAS PIPELINE PROJECT, SAN DIEGO COUNTY, CALIFORNIA	ASM AFFILIATES, INC.	
SD-17576	NADB-R - 1137576; Submitter - PN 22520	2016	CASTELLS, SHELBY GUNDERMAN, MATTHEW DECARLO, and BRIAN WILLIAMS	CULTURAL RESOURCE SURVEY REPORT FOR THE SAN DIEGO GAS & ELECTRIC COMPANY AND SOUTHERN CALIFORNIA GAS COMPANY PIPELINE SAFETY & RELIABILITY PROJECT, SAN DIEGO COUNTY, CALIFORNIA	ASM AFFILIATES, INC.	37-000007, 37-000577, 37-000585, 37-000592, 37-004556, 37-004560, 37-004561, 37-004634, 37-004806, 37-005072, 37-005211, 37-006001, 37-006083, 37-006722, 37-007310, 37-007313, 37-007315, 37-007836, 37-009124, 37-010169, 37-010917, 37-010918, 37-011466, 37-011467, 37-012587, 37-012919, 37-012920, 37-014275, 37-017538, 37-017539, 37-019199, 37-030889, 37-033557, 37-037730, 37-037731, 37-037732, 37-037733, 37-037734, 37-037735, 37-037736, 37-037737
SD-17577	NADB-R - 1137577	2016	DAVIS, SHANNON	INDIRECT VISUAL IMPACT ASSESSMENT SURVEY FOR THE PROPOSED PIPELINE SAFETY AND RELIABILITY PROJECT, SAN DIEGO COUNTY, CALIFORNIA	ASM AFFILIATES, INC.	37-017807, 37-037787, 37-037788, 37-037789, 37-037790

## Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-37-012544	CA-SDI-012544	Other - EPS-27 H	Site	Historic	AH04 (Privies/dumps/trash scatters)	1991 (Del James, Brian Glenn, ERC Environmental and Energy Services Company)	
P-37-033557		Other - SXPQ 13 Pomerado Road; Other - SXPQ-13 Historic road; Resource Name - Highway 395	Object, Site	Historic	AH07 (Roads/trails/railroad grades); HP37 (Highway/trail)	2013 (Larry Tift, ASM Affiliates, Inc.); 2015 (Kent Manchen, Matt DeCarlo, ASM Affiliates, Inc.); 2017 (Haley Chateene, PanGIS); 2017 (A. Foglia, K. Keckeisen, PanGIS, Inc.); 2018 (Sarah Stringer-Bowsher, ASM Affiliates, Inc.); 2021	SD-17576, SD- 19678, SD-19683, SD-20186

**Attachment 3**  
**NAHC Sacred Lands File**  
**Search Results**





Source: Google Earth Pro, November 2023

## NATIVE AMERICAN HERITAGE COMMISSION

December 7, 2023

Margo Nayyar  
Michael Baker InternationalVia Email to: [Margo.Nayyar@mbakerintl.com](mailto:Margo.Nayyar@mbakerintl.com)

Re: Chick-Fil-A Escondido Project, San Diego County

Dear Ms. Nayyar:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were positive. Please contact the tribes on the attached list for more information. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*Pricilla Torres-Fuentes  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
Reginald Pagaling  
ChumashVICE-CHAIRPERSON  
Buffy McQuillen  
Yokayo Pomo, Yuki,  
NomlakiSECRETARY  
Sara Dutschke  
MiwokPARLIAMENTARIAN  
Wayne Nelson  
LuiseñoCOMMISSIONER  
Isaac Bojorquez  
Ohlone-CostanoanCOMMISSIONER  
Stanley Rodriguez  
KumeyaayCOMMISSIONER  
Laurena Bolden  
SerranoCOMMISSIONER  
Reid Milanovich  
CahuillaCOMMISSIONER  
VacantEXECUTIVE SECRETARY  
Raymond C.  
Hitchcock  
Miwok, NisenanNAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710

Native American Heritage Commission  
Native American Contact List  
San Diego County  
12/7/2023

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
San Diego	Barona Group of the Capitan Grande	F	Art Bunce, Attorney		(760) 489-0329		buncelaw@aol.com	Diegueno	Imperial, San Diego	7/25/2023
	Campo Band of Diegueno Mission Indians	F	Ralph Goff, Chairperson	36190 Church Road, Suite 1 Campo, CA, 91906	(619) 478-9046	(619) 478-5818	rgoff@campo-nsn.gov	Diegueno	Imperial, Orange, Riverside, San Diego	
	Ewiiaapaayp Band of Kumeyaay Indians	F	Robert Pinto, Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 368-4382	(619) 445-9126	ceo@ebki-nsn.gov	Diegueno	Imperial, Orange, Riverside, San Diego	
	Ewiiaapaayp Band of Kumeyaay Indians	F	Michael Garcia, Vice Chairperson	4054 Willows Road Alpine, CA, 91901	(619) 933-2200	(619) 445-9126	michaeltg@leaningrock.net	Diegueno	Imperial, Orange, Riverside, San Diego	
	Iipay Nation of Santa Ysabel	F	Clint Linton, Director of Cultural Resources	P.O. Box 507 Santa Ysabel, CA, 92070	(760) 803-5694		clinton@redtailenvironmental.com	Diegueno	Imperial, San Diego	11/30/2023
	Inaja-Cosmit Band of Indians	F	Rebecca Osuna, Chairperson	2005 S. Escondido Blvd. Escondido, CA, 92025	(760) 737-7628	(760) 747-8568		Diegueno	Imperial, San Diego	
	Jamul Indian Village	F	Lisa Cumper, Tribal Historic Preservation Officer	P.O. Box 612 Jamul, CA, 91935	(619) 669-4855		lcumper@jiv-nsn.gov	Diegueno	Imperial, San Diego	9/5/2018
	Jamul Indian Village	F	Erica Pinto, Chairperson	P.O. Box 612 Jamul, CA, 91935	(619) 669-4785	(619) 669-4817	epinto@jiv-nsn.gov	Diegueno	Imperial, San Diego	
	Kwaaymii Laguna Band of Mission Indians	N	Carmen Lucas,	P.O. Box 775 Pine Valley, CA, 91962	(619) 709-4207			Kwaaymii Diegueno	Imperial, San Diego	6/20/2023
	La Posta Band of Diegueno Mission Indians	F	Gwendolyn Parada, Chairperson	8 Crestwood Road Boulevard, CA, 91905	(619) 478-2113	(619) 478-2125	LP13boots@aol.com	Diegueno	Imperial, Orange, Riverside, San Diego	
	Manzanita Band of Kumeyaay Nation	F	Angela Elliott Santos, Chairperson	P.O. Box 1302 Boulevard, CA, 91905	(619) 766-4930	(619) 766-4957		Diegueno	Imperial, Orange, Riverside, San Diego	
	Mesa Grande Band of Diegueno Mission Indians	F	Michael Linton, Chairperson	P.O. Box 270 Santa Ysabel, CA, 92070	(760) 782-3818	(760) 782-9092	mesagrandeband@msn.com	Diegueno	Imperial, Orange, Riverside, San Diego	
	Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
	Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
	Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023
	Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	8/2/2023
	Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	8/2/2023
	Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	7/7/2023
	Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	5/31/2023
	Rincon Band of Luiseno Indians	F	, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	11/3/2023
	Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Ventura	5/31/2023
	San Luis Rey Band of Mission Indians	N	Carmen Mojado, Secretary of Government Affairs		(760) 724-8505	(760) 724-2172	cjmojado@slrmissionindians.org	Luiseno	Orange, Riverside, San Diego	10/24/2023
	San Pasqual Band of Diegueno Mission Indians	F	Allen Lawson, Chairperson	P.O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	allenl@sanpasqualtribe.org	Diegueno	Imperial, San Diego	
	San Pasqual Band of Diegueno Mission Indians	F	John Flores, Environmental Coordinator	P. O. Box 365 Valley Center, CA, 92082	(760) 749-3200	(760) 749-3876	johnf@sanpasqualtribe.org	Diegueno	Imperial, San Diego	8/16/2016
	Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
	Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023

Native American Heritage Commission  
Native American Contact List  
San Diego County  
12/7/2023

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
	Sycuan Band of the Kumeyaay Nation	F	Bernice Paipa, Cultural Resource Specialist	Sycuan Cultural Center: 910 Willow Glen Drive El Cajon, CA, 92019	(619) 445-6917		bpaipa2@sycuan-nsn.gov	Kumeyaay	Imperial, San Diego	8/7/2023
	Sycuan Band of the Kumeyaay Nation	F	Cody Martinez, Chairman	Sycuan Tribal Office: 1 Kwaaypaay Court El Cajon, CA, 92019	(619) 445-2613		cmartinez@sycuan-nsn.gov	Kumeyaay	Imperial, San Diego	8/7/2023
	Viejas Band of Kumeyaay Indians	F	Ernest Pingleton, THPO	1 Viejas Grade Road Alpine, CA, 91901	(619) 445-3810		epingleton@viejas-nsn.gov	Kumeyaay	Imperial, San Diego	6/29/2023
	Viejas Band of Kumeyaay Indians	F	Ray Teran, Resource Management Director	1 Viejas Grade Road Alpine, CA, 91901	(619) 659-2312		rteran@viejas-nsn.gov	Kumeyaay	Imperial, San Diego	6/29/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Chick-Fil-A Escondido Project, San Diego County.

Record: PROJ-2023-005988  
Report Type: List of Tribes  
Counties: San Diego  
NAHC Group: All

# **Attachment 4**

## **Historical Society Consultation**

November 27, 2023

**ESCONDIDO HISTORY CENTER**

321 North Broadway

Escondido, CA 92025

VIA EMAIL: [ehc@escondidohistory.org](mailto:ehc@escondidohistory.org)

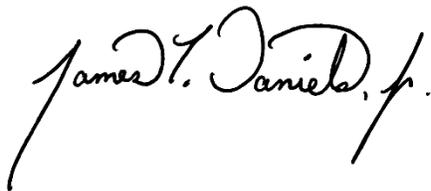
**RE: CHICK-FIL-A ESCONDIDO PROJECT, CITY OF ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA**

Dear History Center:

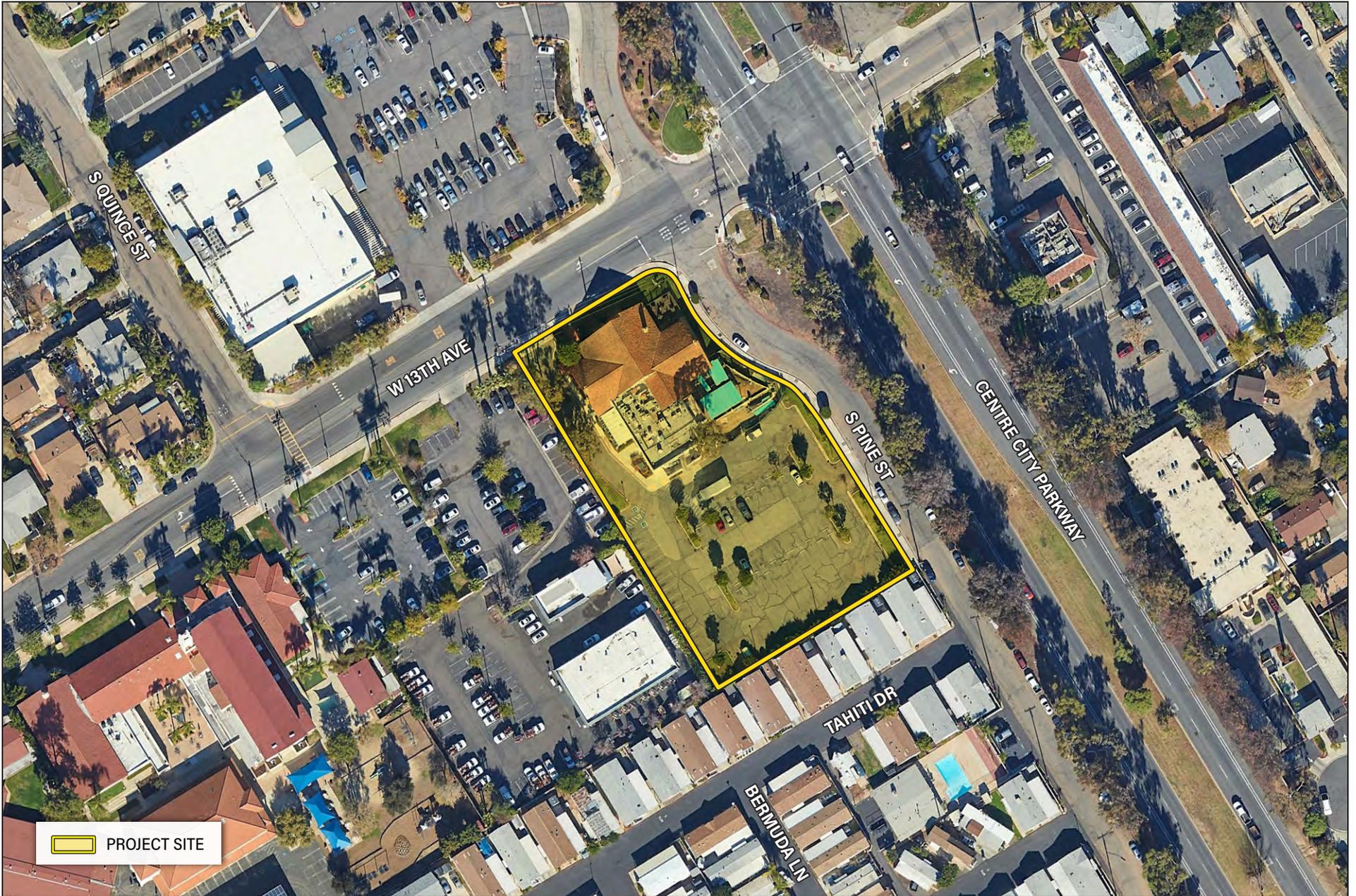
Michael Baker International is conducting a cultural resources study in support of the Chick-fil-A Escondido (project) in Escondido, California. The proposed project consists demolition of an existing commercial building and construction of a Chick-Fil-A restaurant building, located southwest of the intersection of West 13th Avenue and South Pine Street (see **Attachment**). There is one building known to be greater than 45 years of age within the project area. The proposed project is subject to the California Environmental Quality Act (CEQA).

Please notify us if your organization has any information regarding historical resources within the project area. Please contact me at your earliest convenience at [James.Daniels@mbakerintl.com](mailto:James.Daniels@mbakerintl.com) or 760-603-6251 if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads "James T. Daniels, Jr." with a stylized flourish at the end.

James T. Daniels, Jr.  
Senior Archaeologist



Source: Google Earth Pro, November 2023



NOT TO SCALE

**Attachment 5**  
**DPR 523 Form Set**

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

**P1. Other Identifier:** N/A

**\*P2. Location:**  **Unrestricted**

- \*a. County** San Diego **and**
- \*b. USGS 7.5' Quad** *Escondido, Calif.* **Date** 1968 (rev. 1978) **T** 12S; **R** 2W; **Section** Part of Rincon del Diablo
- c. Address:** 515 West 13th Avenue  
**City:** Escondido **Zip:** 92025
- d. UTM:** Zone 11S, 492578 mE/3663232 mN
- e. Other Locational Data:** APN 236-161-06-00 and 236-161-07-00

**\*P3a. Description:**

This Department of Parks and Recreation (DPR) 523 form records a single-story restaurant building at 515 West 13th Avenue in Escondido, California (**Photograph 1** through **Photograph 5**). The building is located at the southwest corner of West 13th Avenue and South Pine Street. The restaurant was constructed in 1976 as a Marie Callender's Restaurant and Bakery. The building has an irregular footprint, concrete foundation, and wood frame clad with stucco, brick veneer, and half-timbering in the gables. The cross-gable roof is clad with unevenly laid clay shingle. A double-gabled roof with half timbering dominates the north façade. An exterior brick chimney is located on the east elevation, and an interior brick chimney is located at the northeast corner of the building. Original wood-framed, multi-light leaded windows are located on the main façade. Replacement tinted windows are located throughout the elevations.

The main entry is located at the northwest corner of the building, facing West 13th Avenue, and includes a carved wood door with oval window. Single pedestrian entrances are located on the east and west elevations. A flat-roofed room on the south side of the building features a covered patio and plain stucco walls. A stuccoed dumpster enclosure conceals the entry point on the south elevation of the building. An exterior patio is located at the northeast corner of the building (see Continuation Sheets).

**\*P3b. Resource Attributes:** HP6. Commercial Building

**\*P4. Resources Present:**  Building

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



**Photograph 1:** See P5b for caption.

**P5b. Description of Photo:**

**Photograph 1:** View southeast of west and north elevations. Taken November 29, 2023.

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

**Historic**  
 1976 (*Times Advocate* 1976a, 1976b, 1976c)

**\*P7. Owner and Address:**

Marie Callender Ventures Inc., Tipp Investments LLC  
 408 Clovis Avenue  
 Clovis, CA 93612

**\*P8. Recorded by:**

Jimmy Daniels  
 Michael Baker International  
 5050 Avenida Encinas, Suite 260  
 Carlsbad, CA 92008

**\*P9. Date Recorded:**

November 29, 2023

**\*P10. Survey Type:** Intensive Pedestrian

**\*P11. Report Citation:**

Michael Baker International. 2023.

"Cultural Resources Identification Memorandum for the Chick-fil-A Escondido Project, City of Escondido, San Diego County, California." Santa Ana, CA: Michael Baker International.

**\*Attachments:**  Building, Structure, and Object Record  Location Map  Continuation Sheet

**BUILDING, STRUCTURE, AND OBJECT RECORD**

- B1. Historic Name:** Marie Callender's Restaurant and Bakery
- B2. Common Name:** None
- B3. Original Use:** Commercial      **B4. Present Use:** Vacant
- \*B5. Architectural Style:** Stylized Ranch
- \*B6. Construction History:**

The restaurant building at 515 West 13th Avenue was constructed in 1976. An exterior patio at the northeast corner of the building was added in 2020 (*Times Advocate* 1976a, 1976b, 1976c; GoogleEarth 2023).

- \*B7. Moved?**  No      **Date:** N/A      **Original Location:** N/A
- \*B8. Related Features:** N/A

- B9a. Architect:** Unknown
- B9b. Builder:** H. Kaplan Co. Inc.
- \*B10. Significance:** **Theme:** Architecture; Commercial Development      **Area:** Escondido  
**Period of Significance:** 1976      **Property Type:** Restaurant      **Applicable Criteria:** N/A

*Local History*

Following California's statehood in 1850, many Mexican-held land grants were sold to Americans. In the early 1850s, Oliver Witherby purchased the El Rincon del Diablo Rancho land grant, which included the land where Escondido was later built. In 1886, the Escondido Land and Town Company acquired the land grant and divided the land into a town site, and formally incorporated the City of Escondido two years later. The company facilitated the construction of a rail line between Oceanside and Escondido in 1888, leading to an increase in population and commerce. As the city steadily grew in the early twentieth century, an economic core materialized, centered around agriculture, gold mining, and tourism (Atkins 2012; City of Escondido 2023a). (see Continuation Sheets).

- B11. Additional Resource Attributes:** N/A

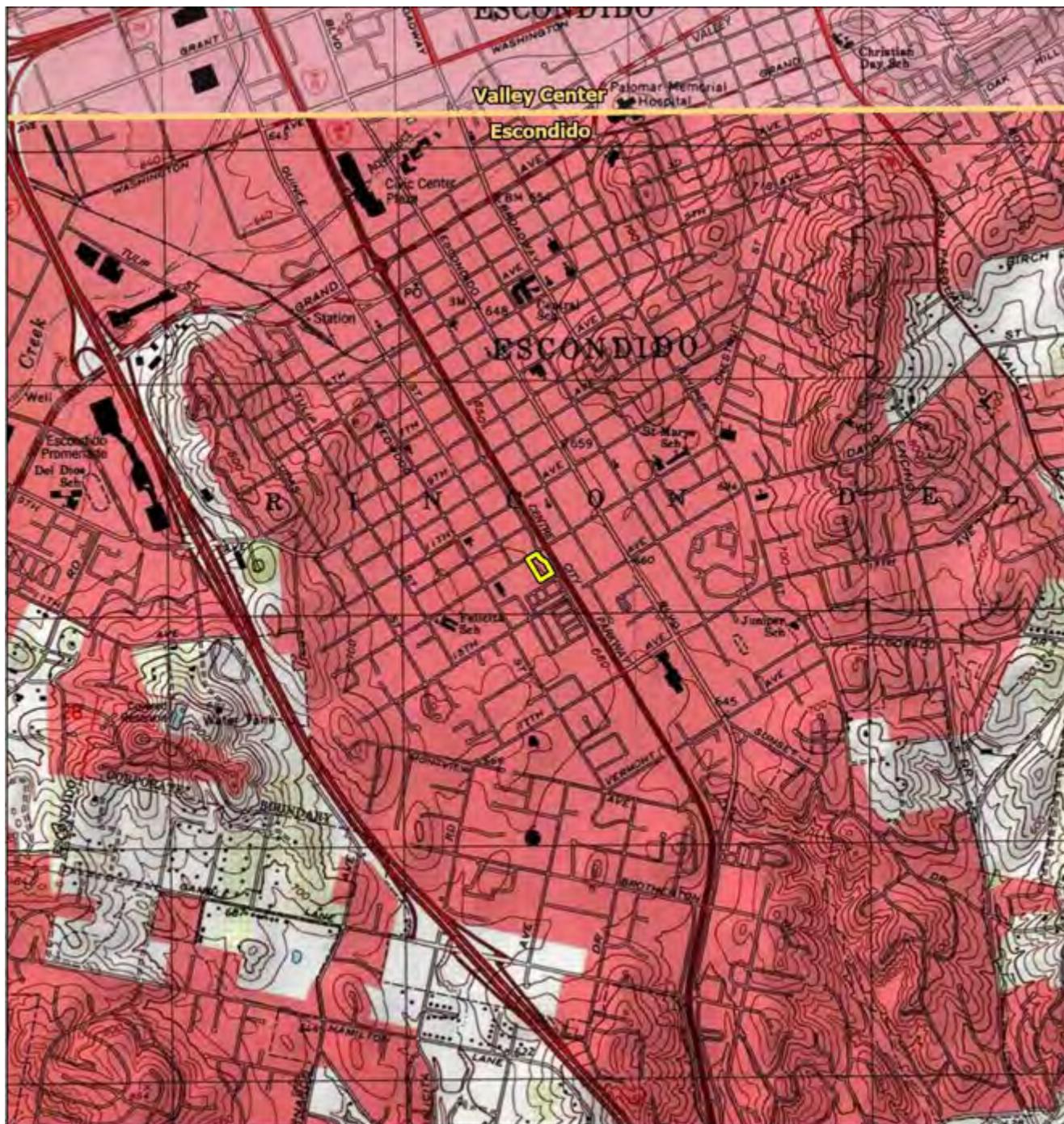
- \*B12. References:** (See Continuation Sheets)
- B13. Remarks:** N/A

- \*B14. Evaluator:**  
Joshua Rawley, MA Architectural Historian  
Margo Nayyar, MA Senior Architectural Historian  
Michael Baker International  
5 Hutton Centre Drive, #500  
Santa Ana, CA 92707

- \*Date of Evaluation:** November 2023

(This space reserved for official comments.)





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\*Resource Name or #: 515 West 13th Avenue

\*Recorded by: James Daniels, Michael Baker International

\*Date: November 29, 2023

Continuation

**P3a. Description (continued):**



**Photograph 2:** View southwest of north and east elevations. Taken November 29, 2023.



**Photograph 3:** View north of west and south elevations. Taken November 29, 2023.



**Photograph 4:** View southwest of east elevation. Taken November 29, 2023.



**Photograph 5:** Detail view of main entry. Taken November 29, 2023.

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\*Resource Name or #: 515 West 13th Avenue

\*Recorded by: James Daniels, Michael Baker International

\*Date: November 29, 2023

Continuation

**\*B10. Significance (continued):**

*Local History (continued)*

Like many areas in California, the city experienced a period of unprecedented growth after World War II. In 1950, transportation officials constructed US Highway 395, connecting Escondido with San Diego and transforming Escondido into a suburb. Businesses in San Diego County secured many defense contracts related to the Cold War, attracting many people to the region. The population of Escondido correspondingly increased, and tract housing subdivisions were constructed to accommodate the influx. Agriculture production began to decline during this time, and by the 1970s much of the city's agricultural land was replaced with retail and industrial businesses, restaurants, and housing developments. As of 2023, the city of Escondido is home to approximately 150,000 people (Atkins 2012; City of Escondido 2023a).

*Property History*

Historical aerial photographs and topographic maps depict that the property was used for agricultural purposes. Between 1953 and 1976, the parcels along 13th Avenue and the surrounding streets were rapidly developed with housing tracts, trailer parks, and commercial endeavors. By the late 1970s, almost all the land in the area had been developed (NETR 2023: 1953, 1967, 1978; UCSB 1939, 1947, 1961; USGS 1893, 1901, 1913, 1929, 1937, 1942, 1958, 1970, 1978).

The building at 515 West 13th Avenue was constructed in 1976 as a Marie Callender's restaurant and parking lot accessed by a driveway on West 13th Avenue. At the time, the building was jointly owned by Alan Skuba, Lyle Bradley, Darrell Burrage, and Marie Callender's Inc. (NETR 1978; *Times Advocate* 1976b, 1976c).

Marie Callender's vacated the property in 2019, as part of a larger shuttering of Marie Callender's stores throughout California. In 2020, DiCicco's Italian Restaurant and Pizzeria, and Cork & Knife gourmet shop and wine bar occupied the building. Both businesses closed in January 2023 (De La Cruz 2019; sandiegoville.com 2023).

*People*

Alan Skuba was born in 1939 and grew up in Huntington Park. In his adult years, Skuba moved to Escondido with his family. Skuba served as the mayor of Escondido, 1970–1972 and 1976–1978. His business at 515 West 13th Avenue, was one of many businesses he owned in Escondido, including a car dealership, car wash, and office building. He also owned restaurants in the city of San Diego and North County San Diego. Skuba and his wife retired to Palm Desert, where he currently resides (Ancestry.com 2010; City of Escondido 2023b; *Desert Sun* 2021; *Los Angeles Times* 1987; *Times Advocate* 1976b, 1984).

Lyle Bradley was born July 9, 1937, in North Dakota. As an adult, Bradley moved to Escondido and became a businessman who owned a variety of companies, including North County Yardage and North County Fabric. Bradley frequently partnered with Alan Skuba in commercial endeavors, including the Marie Callender's at 515 West 13th Avenue, and a Mercedes Benz dealership. Outside of his business ventures, archival evidence reveals little of his life. Bradley died in San Marcos, California in 2008 (Legacy.com 2009; *Times Advocate* 1975a, 1975b, 1976c, 1984).

Darrell Burrage was born on April 14, 1940. Targeted research through Ancestry.com, Google.com, and Newspapers.com reveal little of his life. However, by 1976, Burrage co-owned part of the Marie Callender's franchise at 515 West 13th Avenue. In 1985, Burrage was residing in Rancho Palos Verdes and was a vice president at the corporate headquarters of Marie Callender's. In the early 2000s, Burrage moved to Rancho Mirage where he currently resides (Ancestry.com 2020; *Los Angeles Times* 1985; *Times Advocate* 1976c).

*Marie Callender's*

Marie Callender's was the first tenant of the building. Marie Callender started her business in the early 1940s in Orange County, California. Originally, she baked and delivered pies to area restaurants. By 1948, she, her husband Cal, and son Don started a wholesale bakery and within a few years were making over 200 pies a day. They opened their first commercial storefront in Orange, California, in 1964. It served pie and coffee. The first branches were opened in La Habra and Anaheim shortly after. In 1969, the first full-service restaurant opened and quickly grew to 26 locations, mainly in Southern California. Later, franchises opened in Houston, Texas, and Las Vegas, Nevada (Mariecallenders.com 2023; *Times Advocate* 1976a, 1976b; *Ventura County Star* 2009; David 2021).

Don Callender was in charge of the chain's expansion and determined the architectural style of design of each restaurant. Each restaurant varied in style; however, many of the interiors and exteriors had an English country look that fit the homey feel of the food. By the end of the 1970s, there were 84 locations in seven states, and by 1986 there were 120 locations. In 1986, Callender sold the chain to Ramada Inc. for \$80 million. In 1990, Ramada sold Marie Callender's to the Wilshire Restaurant Group (mariecallenders.com 2023; *Times Advocate* 1976a, 1976b; *Ventura County Star* 2009; David 2021).

Each transaction sent Marie Callender's deeper in debt. The business defaulted on its loans under Wilshire's ownership, and in 1993, the investment firm Saunders, Karp, and Megrue, LP acquired a majority stake in Marie Callender's. By this time, Marie Callender's had 145

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restaurants. The new leadership closed the restaurants that were not doing well, and sold a license to Conagra Foods in 1994, allowing the food giant to sell frozen meals under the Marie Callender's name. In 2006, Marie Callender's was acquired by private equity firm Castle Harlan, who merged it with other of their restaurant interests, and organized them under the holding company Perkins Restaurant and Bakery. The company declared bankruptcy in 2019, leading to the closing of 29 stores. Marie Callender's was bought by Elite Restaurant Group that same year, which currently operates the chain with 27 restaurants throughout California, Nevada, and Utah (mariecallenders.com 2023; *Times Advocate* 1976a, 1976b; *Ventura County Star* 2009; David 2021).

#### *Architect and Builder*

Research through targeted searches on Ancestry.com, Newspapers.com, the California Digital Newspaper Collection, Internet Archive, HathiTrust, USModernist, and other online databases did not reveal the original architect. Newspaper archives revealed the builder to be H. Kaplan Co. Inc., a contractor operating out of Los Angeles during the mid-twentieth century. Research suggests that H. Kaplan commonly constructed commercial buildings in Southern California. Examples include the Goodyear store in Van Nuys in 1953, the Chandler's retail store in Lakewood in 1956, the Fidelity Bank building in Venice in 1965, and the Camelot II theatre in Palm Springs in 1971. The company does not appear to have operated outside of Southern California and is no longer in operation. There is a general lack of information regarding the company (*Desert Sun* 1971; *Long Beach Independent* 1956; *Evening Vanguard* 1965; *Times Advocate* 1976a; *Valley Times* 1953).

#### *Architectural Style*

Stylized Ranch architecture developed in the mid-1930s, incorporating common historic architectural elements to the traditional Ranch architecture. Stylized Ranch buildings became increasingly popular in the 1970s and dominated one-story residences in the 1980s. While period styles were not as common in commercial buildings, the US Bicentennial in 1976 and a growing nationwide preservation movement created a renewed interest in period styles based on earlier architectural traditions. As result, Spanish, Colonial, Neoclassical, and Tudor style were incorporated with the Ranch style, blending Old World feel, with contemporary architecture. Stylized Ranch buildings traditionally have a dominant entry and multi-paned windows, corner windows, and typically high-pitched roofs. Tudor Ranch style structures, such as the one at 515 West 13th Avenue, relied on half-timbering attached to the exterior, and the roofs are typically gabled or cross-gabled (McAlester 2013).

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### California Register of Historical Resources Evaluation

The following includes an evaluation of 515 West 13th Avenue for its eligibility for listing on the California Register (OHP 2001). This property has not previously been evaluated for the California Register (OHP 2023). It has been evaluated herein in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code.

*Criterion 1* – Research did not demonstrate that this property is associated with events significant to the broad patterns of our history or culture at the local, state, or national level. The restaurant building at 515 West 13th Street was constructed in 1976 during the growth of the Marie Callender’s franchise in Southern California. The growth of the franchise is not significant to local, regional, state, or national culture or history. It was not an early or pioneering franchise, and its existence did not influence the later course of commercial development in the area or franchise development in general. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 1.

*Criterion 2* – Research failed to indicate that this property is associated with the lives of persons who significantly contributed to culture or history at the local, state, or national level. To be eligible under Criterion 2, a property must be directly associated with a person’s productive life during the period in which they achieved their significance. Additionally, if multiple properties are linked to the productive life of a significant person, those properties must be compared to determine which best represents the historical contributions of that individual. Although the Callenders may be considered significant for their roles in the establishment of the Marie Callender’s franchise, this singular restaurant facility is not the best reflection of their commercial legacy. The building on the subject property does not represent the first restaurant associated with the franchise. Furthermore, there is no demonstrable evidence that any employees made significant contributions to history at the local, state, or national level. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 2.

*Criterion 3* – The building at 515 West 13th Street expresses elements of the Stylized Ranch architectural style. Many locations of the Marie Callender’s chain incorporated Stylized Ranch elements in the Tudor style with half-timber gable detailing, brick veneer, and clay tile roofs evocative of the English cottage esthetic desired by Don Callender to fit the restaurant’s homey style. The building at 515 West 13th Street was not conceptualized early in the period of significance of the Ranch style or by one style’s progenitors, and this singular restaurant facility did not have repercussions for the adoption of the style in other commercial settings. Research did not reveal the architect, and the general lack of information on the builder, H. Kaplan Co. Inc., indicates that the contracting company was not a notable company in Southern California. Therefore, the building was not constructed by a master. Finally, the building does not possess high artistic value because it was not designed with artistic purposes in mind. Therefore, the property is recommended not eligible for listing in the California Register under Criterion 3.

*Criterion 4* – The building is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or commercial development. Therefore, this property is recommended not eligible for listing in the California Register under Criterion 4.

*Conclusion* – Lacking significance, this property is recommended ineligible for listing in the California Register. As such, 515 West 13th Street is not a historical resource as defined by CEQA Section 15064.5(a).

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\*Resource Name or #: 515 West 13th Avenue

\*Recorded by: James Daniels, Michael Baker International

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Continuation

**\*B12. References (continued):**

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\*Resource Name or #: 515 West 13th Avenue

\*Recorded by: James Daniels, Michael Baker International

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Continuation

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