
APPENDIX D-1
PHASE I CULTURAL RESOURCES IDENTIFICATION
TECHNICAL MEMORANDUM

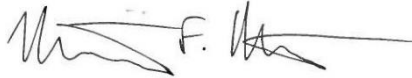
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Technical Memorandum:
PHASE 1 CULTURAL RESOURCES IDENTIFICATION
Marea Village Mixed Use Development Project

Technical Memorandum

TO: City of Encinitas
FROM: Michael Baker International

DATE: May 2021
SUBJECT: Phase 1 Cultural Resources Identification for the Marea Village Mixed Use Development Project



Nicholas F. Hearth, MA, RPA
Principal Investigator/Senior Archaeologist



Chris Wendt, MA
Architectural Historian

PURPOSE

The Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village Mixed Use Development Project (project) in the City of Encinitas (City). The project requires California Environmental Quality Act (CEQA) review and approval of a density bonus tentative map, design review permit, and coastal development permit by the City. The purpose of this technical memorandum is to evaluate potential historical resources and/or archaeological resources impacts as a result of the project.

PROJECT LOCATION

The project is located at 1900 and 1950 North Coast Highway 101 in the City and the coastal portion of San Diego County (County). The proposed project is comprised of two sites; County of San Diego Assessor Parcel Numbers (APNs) 216-041-20 and 216-041-21 (Site 1), and 216-041-06 (Site 2) totaling approximately 3.8 acres, see **Attachment 1**.

The project site is located within the community of Leucadia, one of five designated communities in the City. The City is bordered to the south by Solana Beach and to the west by the Pacific Ocean. The City of Carlsbad borders Encinitas to the north at the Batiquitos Lagoon State Marine Conservation Area and then extends farther to the east and north, across Batiquitos Lagoon.

Regional access to the project site is via Interstate 5 (I-5) to westbound La Costa Avenue, then to southbound North Coast Highway 101. Access to the project site is via North Coast Highway 101 which forms the eastern boundary of the property. Moorgate Road runs along the southern boundary of the site.

PROJECT DESCRIPTION

The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. Vehicular access to the site would be provided via a right turn in from the southbound lane of North Coast Highway 101 and a new left turn lane from the northbound North Coast Highway 101. Pedestrian access to the site would be provided at multiple points of ingress from the public right of way along the southbound side of North Coast Highway 101. It is anticipated there would also be pedestrian access to the site from the property to the north of the project which is the site of a hotel that is currently under construction. The hotel is anticipated to be operational prior to the project.

Site 1 is designated as Visitor Serving Commercial (VSC) by the City of Encinitas General Plan (General Plan) and zoned as Commercial Residential Mixed 1 (N-CRM-1) with a Coastal Zone overlay. Site 2 is designated as General Commercial (GC) by the General Plan and zoned as Limited Visitor-Serving Commercial (N-LVSC) with a Coastal Zone and Residential-30 (R-30) Zone overlay. As part of the City of Encinitas Housing Element Update, Site 1 of the project site was allocated a minimum of 33 residential units if the site is developed at a mixed-use ratio.

Project construction would occur over approximately 15 months. Construction of the project would include the following phases: demolition, grading, building construction, paving, and architectural coating. The maximum extent of ground disturbance and project activities associated with demolition, site preparation, and construction are within the horizontal limits of the project. The vertical depth of ground disturbance is estimated to be at least 10 feet.

METHODOLOGY

Michael Baker International staff completed a records search at the South Coastal Information Center (SCIC), a literature and map review, historical society consultation, and a survey to determine whether the project could result in significant impacts to historical resources and/or archaeological resources as defined by CEQA, Section 15064.5. Identification methods, results, and recommendations are summarized below; figures are provided in **Attachment 1**.

CULTURAL RESOURCES IDENTIFICATION RESULTS

The results of the SCIC records search, literature and map review, field survey, historical society consultation, and historical map review, and California Register evaluations are presented below.

South Coastal Information Center Records Search

SCIC staff conducted a records search (File No. 2761) on September 11, 2020. The SCIC, as part of the California Historical Resources Information System at Sand Diego State University, 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:

- California Inventory of Historic Resources
- California Points of Historical Interest
- California Historical Landmarks

- Archaeological Determinations of Eligibility including the National Register of Historic Places (National Register), National Historic Landmarks, California Register of Historical Resources (California Register), California Historical Landmarks, and California Points of Historical Interest.
- Built Environment Resources Database

The search of these inventories revealed no cultural resources within the project site though three are located within the one-half mile search area.

Resource #	Resource Type	Description	Distance and Direction
P-37-009589/ CA-SDI-009589	Prehistoric Habitation Site	Flaked stone, fire affected rock, and shell scatter. Testing revealed no buried prehistoric cultural deposit.	0.26 miles NW
P-37-026508/ CA-SDI-017404	Prehistoric Habitation Site	Fire affected rock features and scatters of charcoal and shell. Unevaluated.	0.04 miles W
P-37-037812/ CA-SDI-022520	Prehistoric Habitation Site	Flaked stone, ground stone, charcoal and shell scatter with midden soil. Testing revealed buried prehistoric cultural deposit and site recommended eligible for NRHP/CRHR.	0.44 miles NE

Four cultural resources studies have been completed in the project location and an additional 24 have been completed within the search area, as identified below. The reports overlapping the current subject site did not document any cultural resources in the current project.

Rpt. #	Author	Date	Title	In Project?
SD-00020	Davis, McMillan and Dayle Cheever	1990	<i>A Cultural Resource Survey of the Southern Pacific Hotel Property, Encinitas, California</i>	Yes
SD-00671	Gallegos, Dennis, Dayle Cheever, and Stephan Van Wormer	1986	<i>A Cultural Resource Overview for the Encinitas Planning Area, Encinitas, California</i>	No
SD-00879	Fink, Gary R.	1973	<i>Archaeological Survey of the Proposed Sea Bluffe Beach Access</i>	No
SD-00886	Fink, Gary R.	1973	<i>Archaeological Survey of the Batiquitos Ocean Beach Access</i>	No
SD-01012	Gallegos, Dennis and Carolyn Kyle	1988	<i>Cultural Resource Survey for the Costa Brava Resort Hotel City of Encinitas, California</i>	Yes
SD-01638	Woodward, Jim and George Stammerjohan	1985	<i>Resource Inventory Cultural Resources San Diego Coast State Beaches</i>	No
SD-01981	Smith, Brian F. and James R. Moriarty III	1985	<i>The Archaeological Excavations of Cultural Resources at the Batiquitos Pointe and Batiquitos Bluffs Projects, Sites W-84, W-88, W-95, W-97, and W-2551</i>	No
SD-01984	WESTEC Services, Inc.	1980	<i>Regional Historic Preservation Study</i>	No

Rpt. #	Author	Date	Title	In Project?
SD-03028	Smith, Brian F.	1995	<i>Results of An Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System</i>	No
SD-04111	Seeman, Larry	1982	<i>Draft Environmental Impact Report Revised Parks and Recreation Element, Carlsbad, California</i>	No
SD-04226	Mccorkle-Apple, Rebecca	1994	<i>Historic Property Survey Report for Widening La Costa Avenue Overcrossing</i>	No
SD-04745	Van Bueren, Thad	1988	<i>Arch. Assessment for the Batiquitos Lagoon Enhancement Project. San Diego County</i>	No
SD-04952	RECON	1985	<i>Draft Environmental Impact Report for the Batiquitos Lagoon Educational Park Master Plan EIR 84-3</i>	No
SD-06629	Rosen, Martin	1999	<i>Historic Property Survey Report Oceanside To San Diego-Rail to Trail</i>	No
SD-09361	Byrd, Brian F. and Collin O'Neill	2002	<i>Archaeological Survey Report for the Phase I Archaeological Survey along Interstate 5 San Diego County, CA.</i>	No
SD-09571	Guerrero, Monica C. and Dennis R. Gallegos	2003	<i>City of Carlsbad Water and Sewer Master Plans Cultural Resource Background Study, City of Carlsbad, California</i>	No
SD-10004	Aislin-Kay, Marnie	2004	<i>Cultural Resource Record Search and Site Visit Results for Cingular Communications Facility Candidate (Cabo Grill), 1950 North Coast Highway, Encinitas, San Diego County, California.</i>	Yes
SD-10372	Heritage Architecture & Planning	2006	<i>The Dolman House, 1657 Volcan Avenue, Encinitas, California, Historic American Buildings Survey Level III Documentation</i>	No
SD-11774	Robbins-Wade, Mary	2006	<i>Archaeological Survey Report, Encinitas Grade-Separated Pedestrian Crossings, Encinitas, San Diego County, California</i>	No
SD-12017	Gallegos, Dennis R., Monica Guerrero, Steven Van Wormer, and Susan Walter	2004	<i>Cultural Resource Survey and Evaluation for the Astor Gardens Project Encinitas, California</i>	No
SD-12401	Pierson, Larry J.	2008	<i>Historical Architectural Evaluation of the Structure at 1521 Neptune Avenue in Encinitas, California 92024</i>	No
SD-12543	Bonner, Wayne And Sarah Williams	2008	<i>Cultural Resource Records Search Results and Site Visit for T-Mobile USA Candidate Sd07108a (Cabo Grill R.O.W.) At 1967-1/2 North Highway 101, Encinitas, San Diego County, California</i>	No
SD-13488	York, Andrew L. and John Hildebrand	2011	<i>Cultural Resources Investigation in Support of Consultation for the Regional Beach Sand II Project San Diego County, California</i>	No

Rpt. #	Author	Date	Title	In Project?
SD-16271	Fulton, Phil	2014	<i>Cultural Resource Assessment Class III Inventory Verizon Wireless Services 101 La Costa Facility City of Encinitas, San Diego County, California</i>	No
SD-16769	Smith, Brian F.	2016	<i>Preliminary Results: A Cultural Resources Survey for the La Costa 45 Project City of Encinitas, California</i>	No
SD-17634	Davis, Nichole Jordan	2017	<i>Archaeological Testing and Research Design for the Weston Subdivision Project, City of Encinitas, San Diego County, California</i>	No
SD-17635	Zinn, Timothy G.	2017	<i>Findings of National Register Eligibility and Assessment of Integrity of the Weston Farm for the Weston Subdivision Project, Encinitas, San Diego County, California</i>	No
SD-18575	Keeler, Dustin and Sherri Gust	2014	<i>Cultural Constraints for the Batiquitos Lagoon Double-Track Project, Cities of Carlsbad And Encinitas, San Diego County, California</i>	Yes

Literature and Map Review

The project area is first depicted in an 1875 plat map for the Township 12 South, Range 4 West (BLO 1875). No potential resources are depicted within the project area at this early date nor on historic aerials until 1947 when three identical buildings at 1900 North Coast Highway appear in the project area (UCSB 1932, 1939, 1947, 1953; USGS 1893, 1948, 1949). Prior to this the property is depicted vacant and appears to have been developed agriculturally as farmland (UCSB 1932, 1939). By 1953, an additional rectangular building is depicted by 1953 (UCSB 1953). By 1975, an additional rectangular auxiliary building is displayed (UCSB 1975). Both auxiliary buildings are no longer extant by 1990 (Historicaerials.com 1990).

The project is located with the Southern California/Northern Baja Coast ecoregion that includes coastal and alluvial plains, marine terraces, and low hills. Coastal sage scrub and chaparral vegetation communities with many endemic species were once widespread before overgrazing, clearance for agriculture, and urbanization occurred. The region includes nearly level to gently sloping dissected marine terraces, and a narrow strip of beach and dune sand along the coast from Newport Beach south into Mexico's Baja California. The ecoregion is modified greatly by oceanic influence. Soil temperatures are thermic and soil moisture regime is xeric (Griffith et al. 2016). Soils within the project are mapped as Marina Series loamy coarse sand with between two and thirty percent slope (NRCS 2001, 2020).

Human occupation of the San Diego coast has spanned at least the last 10,000 years (Gallegos 20107). The first substantial human occupation along the San Diego County coastline were composed of small bands of hunter-gatherers occupying large territories and living in temporary encampments (Rogers 1929). These people were lithic tool generalists using scraper-planes, choppers, flake tools, and ground stone tools. These sites have dated to between about 8,500 and 3,500 BP (Sutton and Gardner 2010; Warren 1968). Though time, mortar and pestle use, which likely indicates the rise of acorn processing, as well as an increase in terrestrial animal remains becomes abundant. The introduction of the bow-and arrow technology likely was a defining characteristic by about 1,500 years ago (Koerper et al. 1996:277).

At the beginning of the historic period, the project location was within the approximate boundary between the ancestral territory of the Luiseno and Ipai (aka. the Northern Diegueno subgroup of the

Kumeyaay) (Heizer 1978:ix; Heizer and Whipple 1971:Map 1; Kroeber 1976). The Luiseño are Cupan speakers historically related to Mission San Luis Rey. The Luiseño spoke a dialect of the Cupan group of the Takic language family (Bean and Shipek 1978). This language was part of the larger Uto-Aztecan language stock which migrated south from the southern San Joaquin Valley or the Great Basin. The Luiseño lived in sedentary and independent villages, each with specific subsistence territories encompassing hunting, food gathering, and fishing areas. (Bean and Shipek 1978).

Linguistically, the Kumeyaay were distinct from the Takic speakers, such as the Luiseno, in northern San Diego County as well as the Yuman speakers west of the Colorado River (Luomala 1978). Groups of Kumeyaay lived in semi-permanent settlements, known as rancherias. Settlements were chosen based on access to water, good drainage, boulder outcrops, or other natural protections from the elements and ambush, as well as ecological diversity (Luomala 1978).

Field Survey

Michael Baker cultural resources staff conducted an archaeological and built environment survey on October 1, 2020. The goal of the survey was to identify all historic built environment resources, and prehistoric/historic period archaeological resources within the surface of the project boundaries. Pedestrian survey transects were spaced 5 meters (m) apart. An Apple iPhone 6S with the GoogleEarth and Theodolite Apps, and field map were used to locate the Project boundary and to record the location of identified cultural resources. Resources were documented on State of California Department of Parks and Recreation (DPR) 523 series forms with photographs taken on a Fuji Finepix XP140 16 MP digital camera and Theodolite App. Ground surface visibility varied by level of development and vegetation cover. The northern portion of the project area is an active construction site, while the southwestern portion is largely undeveloped. The southeastern is completely built-out.

Two cultural resources were discovered, see **Attachments 2 and 3**. The first is a historic built environment resource consisting of four buildings at 1900 PCH Hwy 101. The four buildings, from south to north, consist of an unreinforced masonry building constructed circa 1950, two single-story Commercial Modern-style buildings constructed circa 1943, and lastly a Mission Revival, single-story, commercial building constructed circa 1943.

The second resource was a small, diffuse scatter of four prehistoric artifacts (FEN-001). These include one fine-grained volcanic primary flake; one granite/quartz fire-cracked rock, one granite flake fragment, and one Santiago Peak Metavolcanic (SPM) formation hammerstone. Vegetation consists mainly of ruderal grasses, and other non-native plant species. The surface of the site has been impacted by off-road vehicle traffic, ongoing construction, past agricultural disking, and rodent burrows. These disturbances are likely shallow. The soil of the terrace is classified by the NRCS (2001, 2020) as Marina series sandy loam, 9 to 30 percent slopes.

Native American Heritage Commission Sacred Lands File Search

On September 4, 2020, Michael Baker International sent a letter describing the project to the Native American Heritage Commission (NAHC) and requesting a Sacred Lands File search, see **Attachment 4**. Also requested were the names of Native American Tribes and individual who might have information or concerns about the project location. The NAHC responded on September 22, 2020, informing Michael Baker International that a search of the Sacred Lands File provided negative results and provided contact information for 20 individuals and Tribes. On December 16, 2020, 19 of the 20 Tribes were contacted to inform them about the project and to request information about Tribal knowledge and concerns about the project. The last tribe, San Luis Rey Band of Mission Indians, will receive formal notification of the project under AB52 consultation. Tribal Consultation is on-going and will be detailed in future reporting.

Historical Society Consultation

On September 8, 2020, Michael Baker International sent a letter and figures depicting the project area via email to the Encinitas Historical Society. The letters requested any information or concerns regarding historic properties within the project area. No response was received, see **Attachment 5**.

California Register Evaluations

The historic context statement and California Register evaluations for 1900 North Coast Highway 101 is located in the DPR forms in **Attachment 2**. The resource is recommended ineligible for listing in the California Register based on lack of association with a historic context.

Summary of Findings and Recommendations

The SCIC records search, literature review, historical society consultation, historical map review and survey identified two cultural resources within the project site.

The historic built environment resource consisting of four buildings at 1900 PCH Hwy 101 meets the age requirement for evaluation to the California Register. The property is recommended ineligible for listing in the California Register under Criteria 1, 2, 3, and 4 because it lacks association with a historic context, see **Attachment 2**. Additionally, the resource was evaluated 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, and it is not a historical resource for the purposes of CEQA. As a result of this evaluation, no additional recommendations are necessary for the four buildings at 1900 PCH Hwy 101 and the project has no adverse effects to this property.

The prehistoric archaeology site (FEN-001), see **Attachment 3**, is located upon a minimally disturbed terrace with a soil classified by the NRCS (2001, 2020) as Marina series sandy loam, 9 to 30 percent slopes. This soil series has been shown to have buried cultural deposits at a site in the vicinity (Davis 2017). Due to the presence of surface artifacts and the likely intact soil beneath the shallow surface disturbance, the site is recommended to undergo a Phase II Archaeological Evaluation with a research design.

Due to existing disturbance, the northern and southeastern portions of the project area have low potential to disturb prehistoric cultural resources. The southwestern, undeveloped, portion of the project area has a moderate to high potential to disturb prehistoric cultural resources. If the project changes, additional cultural resource measures may be necessary.

If avoidance is not possible for archaeological site FEN-001 that is recommended to be potential historical resources per CEQA, Phase II archaeological site testing should be undertaken. The primary goals of the Phase II include identifying the vertical and horizontal boundaries, nature, and physical condition of the site. This will allow for a formal determination of eligibility for the CRHR. Tasks to be included in the Phase II include the following:

- Research Design
- Native American Consultation
- Intensive Survey, Excavation, and Mapping
- Laboratory Analysis (e.g. lithics analysis, faunal analysis, paleoethnobotany, radiocarbon dating, etc.) to be determined.

- Technical Report
- Curation of Archaeological Material

If a site is determined eligible for the CRHR mitigation in the form of Phase III archaeological data recovery will be necessary prior to any ground disturbance at that site.

PREPARER QUALIFICATIONS

This memo was prepared by Michael Baker International Principal Investigator/Senior Archaeologist Nicholas F. Hearth, and Architectural Historian Chris Wendt.

Mr. Hearth has worked as an archaeologist in cultural resource management since 2002. He meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology. He received his BA in anthropology in 2003 from the University of Massachusetts, Amherst, and his MA in anthropology in 2006 from the University of California, Riverside. Mr. Hearth has worked in California, New Mexico, and multiple states both in the Midwest and New England. Mr. Hearth is well versed in applying Section 106 of the NHPA, NEPA, and CEQA on a variety of projects across many market sectors. He has completed projects in all phases of archaeology: Phase I Pedestrian and Shovel Test Surveys, Extended Phase I Survey, Buried Site Testing, Archaeological Sensitivity Assessments, Phase II Testing and Evaluations, Phase III Data Recovery, and Phase IV Monitoring. His project responsibilities include overseeing archaeological, historical, and paleontological studies, directing all phases of archaeological field and laboratory work, and ensuring that the quality of analysis and reporting meets or exceeds appropriate local, state, and federal standards.

Mr. Wendt conducts National Register, California Register, and various local register evaluations for projects subject to CEQA and Section 106 of the National Historic Preservation Act. For these evaluations, he conducts a variety of tasks including field survey and photograph documentation of historic-era resources, property research, writing architectural descriptions, and developing historic statements. He is deeply entrenched in issues of local history teaching and has served as the visitor services and volunteer coordinator for the Los Angeles Museum of the Holocaust and Museum of Sonoma County. He also worked with the Petaluma Historical Museum and Library and Cotati Museum and Historical Society where he conducted archival research and aided in the identification of historical resources. He is a Secretary of the Interior Professionally Qualified historian and architectural historian.

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Attachment 1:

Figures

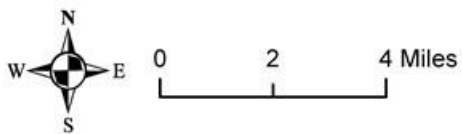
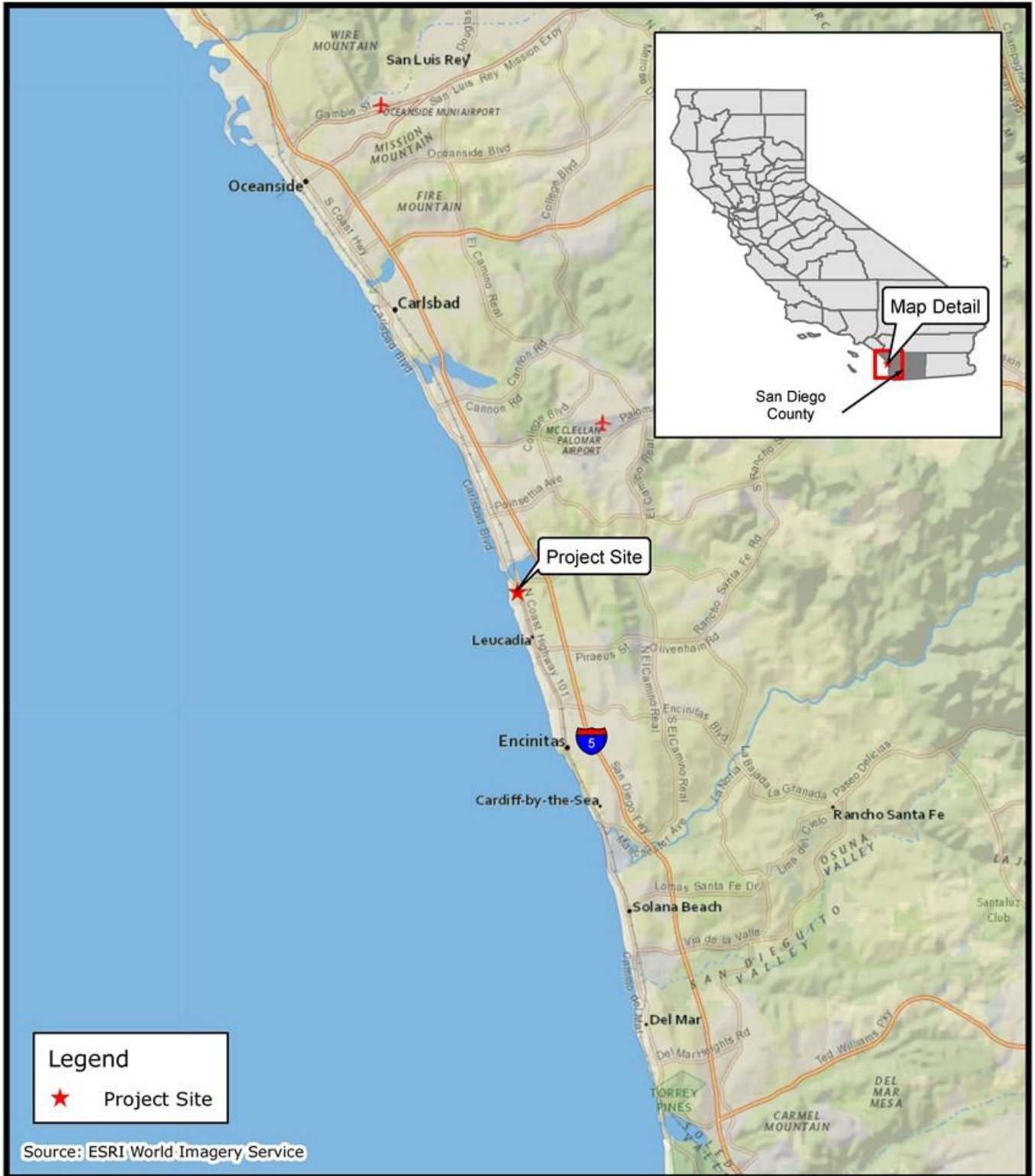


FIGURE 1
Regional Location Map

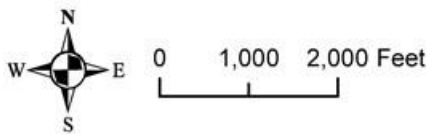
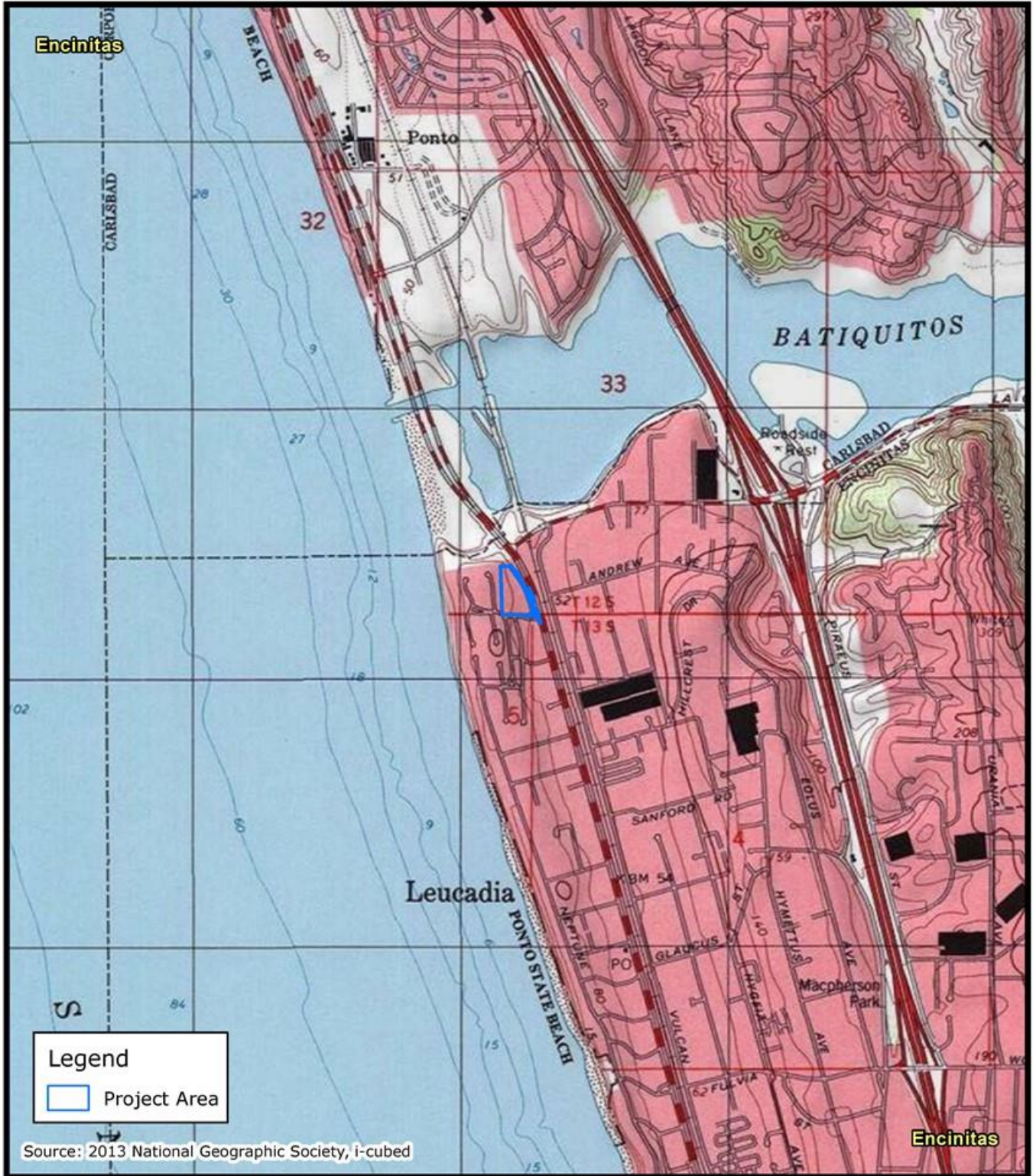


FIGURE 2
Project Location Map

Michael Baker
INTERNATIONAL

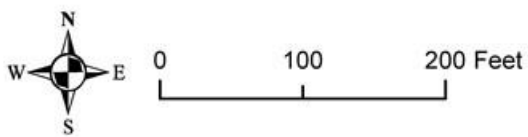


FIGURE 3
Project Aerial
Michael Baker
INTERNATIONAL

Michael Baker
INTERNATIONAL

Attachment 2

Public

**Department of Parks
and Recreation
523 Forms**

P1. Other Identifier: N/A

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

***a. County** San Diego **and**

***b. USGS 7.5' Quad** Encinitas, Calif. **Date** 1949 **T** 12S; **R** 4W ; SE ¼ of SW ¼ of **Sec** 33 S.B.B.M

c. Address: 1900 North Coast Highway 101 **City:** Encinitas **Zip:** 92024

d. UTM: Zone: 11N, 471254 **mE/** 3660266 **mN** (NAD 83)

e. Other Locational Data: The resource is in San Diego County, Assessor's Parcel Number (APN) 216-041-06. From the center of Encinitas, CA, at the corner of West K Street and Highway 101, continue north on Highway 101 for 3.2 miles. Turn left at 1900 North Coast Highway 101 and travel approximately 17 yards to 1900 North Coast Highway 101.

***P3a. Description:** There are four buildings located at 1900 North Coast Highway 101, designated A, B, C, and D from south to north. Building A is a single-story, Commercial Modern-style building constructed circa 1950. The unreinforced masonry building is rectangular in plan; it rests upon a concrete slab foundation. The exterior is clad with painted brick and covered by a flat roof. The symmetrical front entrance (east façade) displays a replacement, aluminum-frame glass door, flanked by two aluminum picture windows. Buildings B and C are single-story Commercial Modern-style buildings constructed circa 1943. The unreinforced masonry buildings are rectangular in plan, exhibit replacement stucco wall cladding, and have flat roofs. On each building, prominent, fixed, canvas awnings stretch the length of the east façade and wrap halfway around the north and south façades. The asymmetrical front entrance (east façade) of each building displays a replacement, aluminum-frame glass door and replacement, aluminum-framed, multi-pane picture windows with non-operative shutters. Building D is a Mission Revival, single-story, commercial building constructed circa 1943. The unreinforced masonry building is rectangular in plan. It sits upon a concrete slab foundation. The exterior is clad in non-original stucco. The symmetrical front entrance (east façade) has two entrance doors, one of which may be original to the building. The door located on the south end of the east façade is a slab and glass door with horizontal panes. The second door is situated on the north side of the building and features a replacement aluminum frame and glass door. Two multi-paned picture windows are centered between the doors (the southern window may be in its original steel frame). The front entrance (east façade) has a full-length porch. Five square posts rest upon a poured concrete foundation and support the shed roof, clad with terra cotta roof tiles. The building's flat roof is clad with rolled asphalt, and is topped with Mission-style parapet.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

***P4. Resources Present:** Building

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



P5b. Description of Photo:

View of buildings A, B, C, D (left to right) located at 1900 North Coast Highway 101, facing northwest. See additional photos on Continuation sheets.

P6. Date Constructed/Age and Source: Historic

Circa 1943 (UCSB 1939, 1947) & circa 1950 (UCSB 1947, 1953)

***P7. Owner and Address:**

Encinitas Beach Land Venture I, LLC, 674 Via De la Valle, Suite 310, Solano Beach, CA 92075

***P8. Recorded by:**

Hearth, Nicholas and Chris Wendt, Michael Baker International, Inc., 9755 Clairemont Mesa Boulevard, Ste. 100, San Diego, CA 92124

***P9. Date Recorded:** October

7, 2020

***P10. Survey Type:** Intensive

***P11. Report Citation:** Hearth, Nicholas and Chris Wendt. 2020. "Cultural Resources Identification Study for the Fenway 101 Project, San Diego County, California." San Diego, CA: Michael Baker International.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name:** None
- B2. Common Name:** Roberto's Mexican /Surfer's Point Resort / California Music Studios
- B3. Original Use:** Commercial
- B4. Present Use:** Commercial
- *B5. Architectural Style:** Commercial Modern and Mission Revival
- *B6. Construction History:** Buildings B, C, and D were constructed circa 1943 and display replacement doors, windows, and wall-cladding installed at an unknown date. Buildings B and C display replacement porch awnings and shutters installed at an unknown date. Building A was constructed circa 1950 and displays a replacement front door and windows installed at an unknown time. By 1995, Building D displays a red-tile patio roof and replacement stucco walls (County of San Diego 2020; Historicaerials.com 2020; UCSB 1947, 1953, 1975).
- *B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A
- *B8. Related Features:** N/A

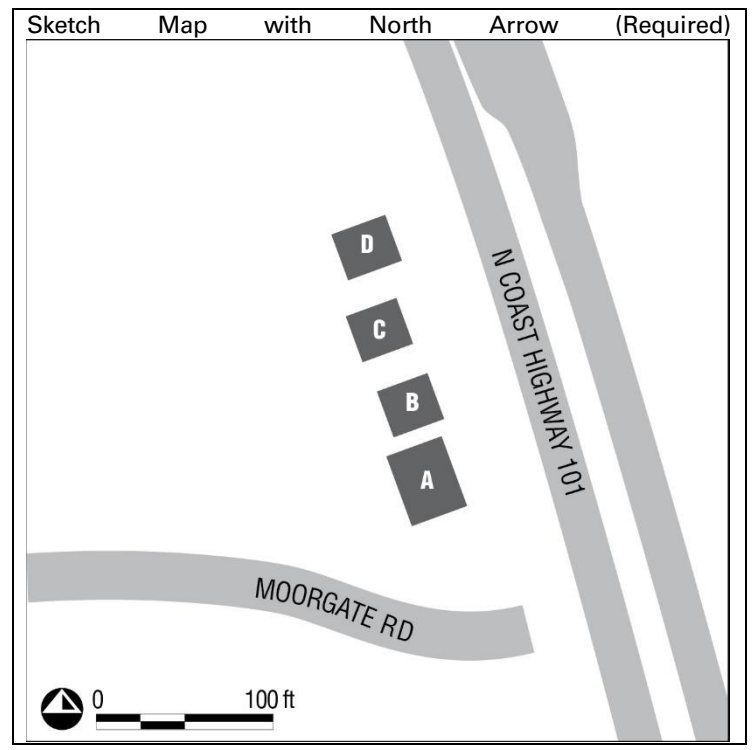
- B9a. Architect:** Unknown **b. Builder:** Unknown
- *B10. Significance: Theme** N/A **Area:** Encinitas
Period of Significance: 1943-1950 **Property Type:** Commercial **Applicable Criteria:** N/A

Encinitas's Growth

Nathan Eaton and Hector McKinnon with his wife arrived in 1875 and are thought to be the earliest Euromerican settlers to what is now the City of Encinitas. What would later become the City of Encinitas in 1986 was originally made up of four separate unincorporated communities, Old Encinitas, Leucadia to the north, Cardiff-by-the Sea to the south, and Olivenhain to the east. These communities experienced minimal initial growth before 1875 and the area remained sparsely settled even after the arrival of the California Southern Railroad in 1881. By 1883, only eleven people inhabited the area and a combination grocery store and ticket office located by the railroad tracks was the only amenity. A devastating flood in 1884 washed out the rail line to San Diego and two months passed before the tracks and trestles were rebuilt. In 1885, the California Southern Railroad dispatched Thomas Rattan to the area to locate a site for a permanent train station and to lay out a street grid for the community. John Pitcher joined Rattan's development efforts a year later and the two spurred growth that by 1887, an entire block had been developed on the west side of First Street (Murray and Hosseini 2016: 3). *See continuation sheets.*

- B11. Additional Resource Attributes:** N/A
- *B12. References:** See continuation sheet.
- B13. Remarks:** N/A
- *B14. Evaluator:** Chris Wendt, Architectural Historian, Michael Baker International, 2729 Prospect Park Drive, #220, Rancho Cordova, CA 95670
- *Date of Evaluation:** October 7, 2020

(This space reserved for official comments)





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

Encinitas and the surrounding coastal communities experienced a period of growth in the first half of the twentieth century with the founding of the San Dieguito Water District in 1923, which assured the area of a dependable water supply and helped spur agricultural development in the initial decades of the 20th century. Additionally, the construction of the Pacific Coast Highway 101 in 1913, which followed the path of the railroad, increased traffic, and spurred economic growth in the area (Leucadia-Encinitas Town Council 2020; Murray and Hosseini 2016: 24).

Flowers, especially poinsettias, and avocados emerged as the primary crops in the area and by the late 1920s, approximately 400 acres of land were dedicated to flower and bulb farming alone. Cattle ranching was also an important industry during this period and both farming and ranching would remain important to the community well into the twentieth century. This agricultural expansion resulted in a land boom in the 1920s, many acres of land were subdivided, and development opportunities arose within the coastal communities. This period of growth in the 1920s is evidenced by the construction of La Paloma Theatre (1928) on First Street by Aubrey Austin and the two boathouses on Third Street by Miles Kellogg (Murray and Hosseini 2016: 24).

After the stock market crash in October 1929, development in Encinitas and the surrounding communities stalled with only a few developments being realized in the area during the Great Depression, including San Dieguito High School (now San Dieguito Academy) in 1936 and the Self-Realization Fellowship Temple in 1938. Furthermore, the effects of rationing during World War II greatly impacted Encinitas and the surrounding communities. The flower industry, in particular, was affected by the shortage of fertilizer, gasoline, and tires. Although there were no permanent military installations or facilities in Encinitas, a few small structures were constructed, including a ballistic emplacement and several bunkers, along the coast (Arballo 2007; Encinitas Temple 2020; Murray and Hosseini 2016: 24).

Following World War II, development gradually expanded east along First Street. The outlying areas remained mostly rural and was dominated by ranching and agriculture. Prior to the end of the war, in 1945, many designated Encinitas as the "Flower Growing Capital of the World" due to the fields of poinsettias and camellias. Citrus and avocados, among other crops, added to the area's attraction and agricultural economy (Murray and Hosseini 2016: 25). Encinitas Boulevard, the main thoroughfare, was paved in the mid-1950s; however, the area remained unaffected by further change until the 1960s with the construction of Interstate 5. The 1960s also saw a period of growth and new residential and commercial development, including the Vulcan Shopping Center in 1960. The community continued to expand through the 1970s and 1980s and in October 1986 the communities of New Encinitas, Old Encinitas, Cardiff-by-the-Sea, Olivenhain, and Leucadia officially incorporated and became The City of Encinitas. (Murray and Hosseini 2016: 25).

Development of Leucadia

1900 North Coast Highway 101 is the Leucadia area. Little is known about the early period of Leucadia; one story holds that a small group of English spiritualists settled in the area, but another version maintains that Tom Fitch, a promoter from Nevada, came to the area to sell land through the Leucadia Land and Town Company. Regardless, the name Leucadia, meaning "sheltered place" Although little is known about the early period of Leucadia, Nathan Eaton is believed to be the earliest Euromerican settler in the area, having set up a homestead just south of the Batiquitos Lagoon where he farmed and kept bees. The neighborhood of Leucadia is located in the northernmost part of what is now Encinitas and was established in the late 1870s. In the 1880s, the Leucadia Land and Town Company was established. (City of Encinitas 1997: 7-2).

In 1881, the California Southern rail line was constructed through Leucadia, bringing railroad worker James Benjamin among others to the area. Elliott is credited with planting the cypress and eucalyptus trees that define the current 101 corridor of Leucadia. Elliott settled in the area after his termination from the railroad and joined Fitch in the promotion of the Leucadia Land and Town Company. In 1888, surveyor O.N. Sanford was commissioned to plat Leucadia into five-acre tracts. During this period Leucadia was also known as Merle, after Merle Scott, son of early Leucadia pioneer, E.B. Scott, who is believed to have planted the first eucalyptus trees in the area overlooking the Bataquitos lagoon (City of Encinitas 1997: 7-2, 7-3).

Tourism Development

The increasing use of the automobile, coupled with the California climate, brought growth and tourism into Leucadia and the greater Encinitas area in the 1920s and 1930s. Highway 101 connecting Los Angeles to San Diego was the main thoroughfare in the area and the eucalyptus and cypress trees provided shaded roadside strips for travelers along the route. Services such as gas stations, restaurants, lodging, produce booths, and tourist camps sprouted up along the highway and helped the area endure the hardships of the depression. By the end of the 1920s, tourism had become an integral part of the North Highway 101 corridor (City of Encinitas 1997: 7-2).

Hotels catering to business clientele near rail stations had long offered accommodations, but with the advent of the family automobile came the inception of auto campgrounds and motels. Many businesses built tourist camps in city parks and vacant lands. However, these use of campgrounds declined due maintenance issues, leading to the rise in motor-court cabins and motels accommodations. The motel building type consisted of a string of rooms rather than the individual cabins of motor courts. Motels ultimately were more economical to build and maximize available space while cutting down on construction costs. During the mid to late 1950s, the buildings located at 1900 North Coast Highway 101 were used as a roadside motel, which aimed to attract tourists to the Leucadia area along the North 101 corridor (Newspapers.com 2020a, 2020b; City of Encinitas 1997: 7-2).

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

Property Specific Research

Buildings B, C, and D located at 1900 North Coast Highway 101 were constructed circa 1943. A 1932 aerial photograph depicts the property vacant but by 1939 the property appears to have been developed agriculturally as farmland. A 1947 aerial photograph depicts the property with three identical rectangular buildings now designated as buildings B, C, and D. By 1953, building A is depicted on the property just south of building B as well as a small, square outbuilding west of building B. By 1975, an additional rectangular auxiliary building is displayed west of building B between the original building and the outbuilding. Both auxiliary buildings are no longer extant (UCSB 1932, 1939, 1947, 1953, 1975).



Left: 1947 aerial photograph of 1900 North Coast Highway 101. (UCSB 1947)
 Center: 1953 aerial photograph of 1900 North Coast Highway 101. (UCSB 1953)
 Right: 1975 aerial photograph of 1900 North Coast Highway 101. (UCSB 1975)

The below table identifies known businesses located on the 1900 North Coast Highway 101 property based on the San Dieguito City directory and newspaper research (Ancestry.com 2020; Newspapers.com 2020a, 2020b, 2020d, 2020e, 2020f, 2020g).

Date	Business
1955-1960	White Motel
1981	Cricket's Mini Crafts
1990	Alfonso's Taco Shop
1989-2002	Handy Equipment Rentals
Present	California Music Studios
Present	Surfer's Point Resort
Present	Roberto's Mexican Food

Roberto's Mexican Food

Roberto's Mexican Food, located in Building D presently, was founded in 1964 in San Ysidro by Roberto Robledo. The company has grown steadily since its founding and currently boasts seven locations throughout San Diego County (Roberto's Mexican Food 2020). Research failed to identify additional information relating to any of the above-mentioned businesses (Ancestry.com 2020; CDNC 2020; City of Encinitas 1997; Murray and Hosseini 2016; Newspapers.com 2020a, 2020b, 2020c, 2020d, 2020e, 2020f).

Architect/Builder

The original building permit was not found online with the Building Division Permit Search. No information regarding the original architect and/or builder research could be identified (County of San Diego 2020).

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

Commercial Modern and Mission Revival Architecture (ca. 1890–1920)

California is considered the birthplace of the Mission Revival style and the state hosts many prominent examples. The earliest were constructed in the 1890s, but by 1900 the style was spreading eastward and being popularized by fashionable architects and national builder's magazines. Even Sears Roebuck and Co. sold plans for a "Mission type" called the Alhambra in the late 1910s. Although the style was most predominant in California and the American southwest, scattered examples can be found throughout the country's suburbs, mostly dating from 1905 to 1920 (McAlester 2018: 511-512).

The Mission Revival style has been described as the "California counterpart" to the Georgian-inspired Colonial Revival popularized in the northeast states. Rather than copy the Spanish colonial past, California architects reached back to the state's Hispanic heritage for inspiration and several began advocating for the style in the late eighteenth century. Such advocacy resulted in the construction of the large, Mission Revival style California Building at the 1893 World's Columbian Exposition, which garnered acclaim and admiration from the public. The Mission Revival style rose to further prominence when the Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the southwest (McAlester 2018: 511-512).

Mission Revival character-defining features include:

- Mission-shaped dormer or roof parapet,
- Commonly displays red roof tile,
- Widely overhanging eaves that are usually open,
- Porch roofs supported by large, square piers, commonly arched above, and
- Smooth exterior surface

Architecturally, building D at 1900 North Coast Highway 101 displays Mission Revival-style design features, including a flat roof with Mission-style parapet, red-tile porch roof, and smooth stucco wall cladding. The exterior alterations, which define the Mission Revival style, are not original to the building and therefore Building D does not hold its historical integrity as an example of the Mission Revival style.

Commercial Modern (1945-1975)

The Commercial Modern style refers to more common commercial buildings which utilize Modernist design principles. The Commercial Modern style adapted the primary tenets of Miesian architecture, a term used to describe buildings designed in the character of the glass and steel buildings pioneered by modern architects like Mies van der Rohe. These buildings typically feature wide expanses of glass set within steel frames, often on a base of steel or concrete columns. The modular steel structure systems could be adapted to fit the many commercial applications that required open expanses of glass for display. Commercial Modern buildings do not rely much, if any, on decoration, instead differing in the clean lines created by the steel and glass structure. Decoration usually takes the form of large signs and/or letters that communicate the type of business displayed directly on the building itself, and/or in large freestanding signs along the road to attract passing motorists (Whiffen and Koepfer 1990: 347).

Commercial Modern character-defining features include:

- Horizontal, angular massing,
- Flat or low-pitched roof,
- Extensive use of glass, commonly set within flush-mounted steel or aluminum frames,
- Large commercial advertising mounted directly to the building,
- Large, freestanding advertising signs located prominently along the road, and
- Use of modern cladding material, such as porcelain, enamel, ceramic tile, Roman brick, prismatic glass, and glass block

Architecturally, buildings A, B, and C at 1900 North Coast Highway 101 display very minor Commercial Modern elements—flat roof and commercial advertising mounted to the buildings.

California Register Evaluations

Criterion 1 – 1900 North Coast Highway 101 was developed circa 1943 and 1950 as commercial buildings along the 101 corridor in Encinitas. Research failed to suggest that the property played an important role in neighborhood development, and as such, the resource does not appear to be associated with a significant event or theme in local, state, or national history and does not appear to be eligible for listing in the California Register under Criterion 1.

Criterion 2 – Research failed to identify information regarding significant individuals associated with the property. Therefore, the property does not appear associated with persons significant in our past and does not appear eligible for listing in the California Register under Criterion 2.

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*Resource Name or # 1900 North Coast Highway 101

*Recorded by: Chris Wendt, Michael Baker International

*Date: October 7, 2020

Continuation

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

Criterion 3 – Buildings A, B, and C are minor examples of the Commercial Modern style but do not embody the distinctive characteristics of a type, period, and method of construction, are not the works of a master, and do not display high artistic value. Building D is a minor example of the Mission Revival style and better examples of the style are located throughout the area. Additionally, the character defining details of the style are not original to the design of the building. Building D does not display high artistic value nor is the building a work of a master. Therefore, the property does not appear eligible for listing in the California Register under Criterion 3.

Criterion 4 – The property 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 subjects such as mid-twentieth century commercial architecture. Therefore, the property does not appear eligible for listing in the California Register under Criterion 4.

In conclusion, 1900 North Coast Highway 101 appears ineligible for listing in the California Register under Criteria 1, 2, 3, and 4 because it lacks association with a historic context. Additionally, the resource was evaluated 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, and it is not a historical resource for the purposes of CEQA.

***B12. References:**

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- City of Encinitas. 1997. *Encinitas North 101 Corridor Specific Plan Encinitas, California*. Amendment to the City of Encinitas's General Plan. Prepared for the City's Planning Division. /,
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- Leucadia-Encinitas Town Council. 2020. *History of Leucadia*. Accessed multiple, <https://leucadiatowncouncil.org/history/>.
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- Newspapers.com. 2020a. "House and Income." *Weekly Times-Advocate*. September 16, 1955. Accessed multiple (login required), <https://www.newspapers.com/image/567878045/?terms=%22White%2BMotel%22%2B%22Leucadia%22>.
- _____. 2020b. "Hear Ye! Speculators and Operators." *The Los Angeles Times*. September 4, 1960. Accessed multiple (login required), <https://www.newspapers.com/image/380855776/?terms=%22White%2BMotel%22%2B%22Leucadia%22>.
- _____. 2020c. "List of Unreinforced Masonry Buildings in North County." *North County Times*. October 23, 1999. Accessed multiple (login required), <https://www.newspapers.com/image/577282499/?terms=%221900%2BN%2BHighway%2B101%22>.
- _____. 2020d. "Driver/Yard Person." *North County Times*. February 12, 2002. Accessed multiple (login required), <https://www.newspapers.com/image/577941902/?terms=%221900%2BN%2BHighway%2B101%22>.
- _____. 2020e. "Handy Equipment Rentals." *North County Times*. November 18, 1989. Accessed multiple (login required), <https://www.newspapers.com/image/572168487/?terms=%221900%2BN%2BHighway%2B101%22>.
- _____. 2020f. "*Businesses, Sales Licenses in County*." *Times-Advocate*. August 6, 1981. Accessed multiple (login required), <https://www.newspapers.com/image/570515813/?terms=%221900%2BN%2BHighway%2B101%22>.

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*Recorded by: Chris Wendt, Michael Baker International

*Resource Name or # 1900 North Coast Highway 101

*Date: October 7, 2020 Continuation

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

_____. 2020g. "News Brief: Men wearing pantyhose masks rob local taco shop." *North County Blade-Citizen*. October 10, 1990. Accessed multiple (login required), <https://www.newspapers.com/image/572466624/?terms=%221900%2BN%2BHighway%2B101%22>.

Roberto's Mexican Food. 2020. *About Us*. Accessed multiple, <https://www.robertos-sd.com/about-us.html>.

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P5a. Photographs:



Photo 1. View northwest of Building A at 1900 North Coast Highway 101.

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*Recorded by: Chris Wendt, Michael Baker International

*Resource Name or # 1900 North Coast Highway 101

*Date: October 7, 2020 Continuation

P5a. Photographs (continued):



Photo 2. View southwest of Building A at 1900 North Coast Highway 101.



Photo 3. View northwest of Building B at 1900 North Coast Highway 101.

P5a. Photographs (continued):



Photo 4. View southwest of Building B at 1900 North Coast Highway 101.



Photo 5. View southwest of Building C at 1900 North Coast Highway 101.

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*Recorded by: Chris Wendt, Michael Baker International

*Resource Name or # 1900 North Coast Highway 101

*Date: October 7, 2020

Continuation

P5a. Photographs (continued):



Photo 6. View northwest of Building D at 1900 North Coast Highway 101.



Photo 7. View west of Building D at 1900 North Coast Highway 101.

Michael Baker
INTERNATIONAL

Attachment 3

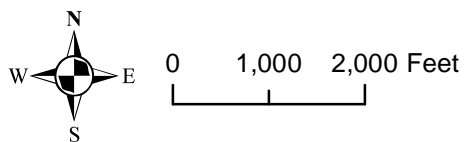
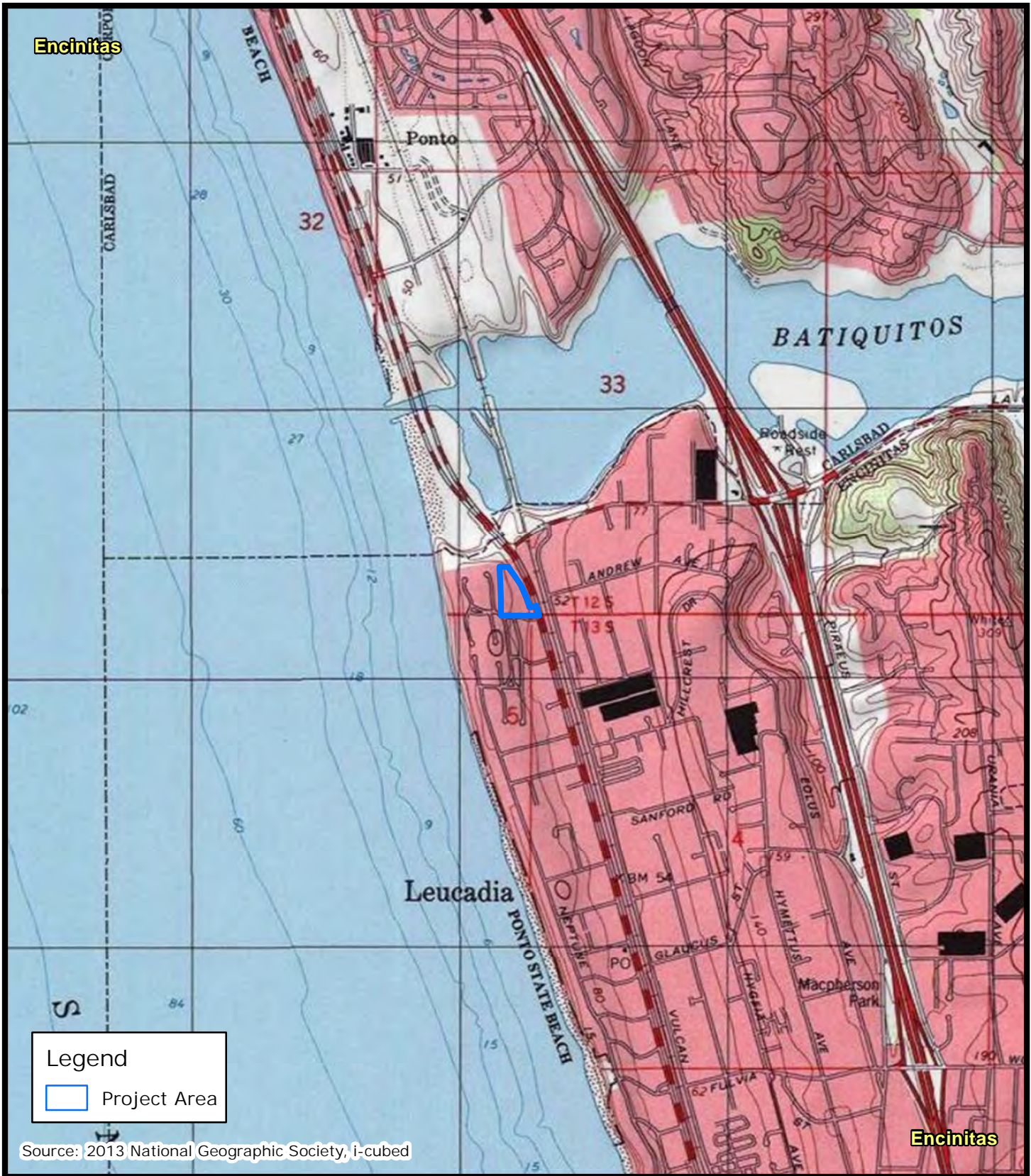
CONFIDENTIAL

**Public Department of Parks
and Recreation
523 Forms**

Attachment 3 has been redacted from this technical report.

Michael Baker
INTERNATIONAL

Attachment 4
Native American Heritage Commission
Sacred Lands File Search
and Native American Tribal Scoping



Project Location Map

Michael Baker
INTERNATIONAL

NATIVE AMERICAN HERITAGE COMMISSION

September 22, 2020

Chris Wendt
Michael Baker International

Via Email to: chris.wendt@mbakerintl.com

Re: Fenway Hwy 101 Mixed Use Project, San Diego County

Dear Mr. Wendt:

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 negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. 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: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
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SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
[Vacant]

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

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**Native American Heritage Commission
Native American Contact List
San Diego County
9/22/2020**

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Inaja-Cosmit Band of Indians

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Campo Band of Diegueno Mission Indians

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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 Fenway Hwy 101 Mixed Use Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
9/22/2020**

**Manzanita Band of Kumeyaay
Nation**

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Fax: (760) 749-3876
allenl@sanpasqualtribe.org

**Sycuan Band of the Kumeyaay
Nation**

Kristie Orosco, Kumeyaay
Resource Specialist
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 6917

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 Fenway Hwy 101 Mixed Use Project, San Diego County.

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John White, Chairman
Jamul Indian Village
P.O. Box 512
Jamul, CA 91901

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Mark Christian, Chairman
Vejay Band of Kameyay Indians
1 Vejay Grade Road
Alpine, CA 91901

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John Hagg, Environmental Coordinator
San Pascual Band of
Diegueño Mission Indians
P.O. Box 365
Valley Center, CA 92082

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Uta Cypser
Tribal Historic Preservation Officer
Jamul Indian Village
P.O. Box 612
Jamul, CA 91901

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Nancy Goff, Chairman
Campo Band of Diegueño
Mission Indians
36150 Church Road, Suite 1
Campo, CA 91908

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Michelle Garcia, Vice Chairman
Encampay Band of Kameyay Indians
4054 Willow Road
Alpine, CA 91901

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Ally Larson, Chairman
San Pascual Band of
Diegueño Mission Indians
P.O. Box 365
Valley Center, CA 92082

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Clint Linton, Director of Cultural Resources
Iipay Nation of Santa Ysabel
P.O. Box 507
Santa Ysabel, CA 92070

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Michael Linton, Chairman
Santa Ysabel Band of
Diegueño Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

7014 2470 0000 1414 0164

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Elisbeth Lopez
Kawoyay Laguna Band of Mission Indians
P.O. Box 775
Holt Valley, CA 91902

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Conny Williams, Chairperson
Seyuan Band of the Kameyay Nation
1 Kameyay Court
El Capon, CA 92029

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Ernest Ornela
Human Resources Specialist
Tribal Band of the Kumeyay Nation
1 Kweyayay Court
El Cajon, CA, 92029

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Russ Ornela, Chairperson
Mesa-Corral Band of Indians
2005 S. Eximido Blvd
Escondido, CA, 92025

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Swendolyn Farada, Chairperson
La Posta Band of Diegueno Mission Indians
8 Crestwood Road
Boulevard, CA, 91905

PS Form 3800, April 2017 (PSN 7530-01-000-9000) See Reverse for Restrictions

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Ernest Ornela, Chairperson
Tribal Hillcrest Office
Vejas Band of Kumeyay Indians
P.O. Box 130
Santa Ysabel, CA, 92070

PS Form 3800, April 2017 (PSN 7530-01-000-9000) See Reverse for Restrictions

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Ernest Ornela, Tribal Hillcrest Office
Vejas Band of Kumeyay Indians
Redox Management
1 Vejas Grade Road
Alpine, CA, 91901

PS Form 3800, April 2017 (PSN 7530-01-000-9000) See Reverse for Restrictions

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Robert Gato, Chairperson
Tribal Hillcrest Office
Vejas Band of Kumeyay Indians
4054 Willow Road
Alpine, CA, 91901

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Ernest Ornela, Chairperson
Tribal Hillcrest Office
Vejas Band of Kumeyay Indians
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Santa Ysabel, CA, 92070

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Angelia Santos, Chairperson
Tribal Hillcrest Office
Vejas Band of Kumeyay Indians
P.O. Box 130
Santa Ysabel, CA, 92070

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Jawawwa Mier, Tribal Administrator
La Posta Band of Diegueno Mission Indians
8 Crestwood Road
Boulevard, CA, 91905

PS Form 3800, April 2017 (PSN 7530-01-000-9000) See Reverse for Restrictions



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

John Christman, Chairperson
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA, 91901

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Christman,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

The Native American Heritage Commission (NAHC) has identified you as a member of a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project. You or your tribe may have concerns regarding a previously unrecorded prehistoric site identified within the project footprint; therefore, we are contacting you to ask for your input on cultural resources in the area as part of informal information gathering.

The City has contracted with Michael Baker International to conduct cultural resource studies for the project. A record search of NAHC Sacred Lands File (SLF) was completed and the results were negative. Additionally, a record search from the South Coastal Information Center indicated no cultural resources were previously recorded within the project footprint. However, three prehistoric resources were identified within one-half mile of the project. Two of these sites (P-37-009589/CA-SDI-009589 and P-37-026508/CA-

SDI-017404) can be described as consisting of charcoal, fire affected rock, shell, and lithic debitage. P-37-009589 has been tested and evaluated to be considered not a cultural resource. P-37-026508 has not been evaluated. The third site (P-37-037812/CA-SDI-022520); consists of flaked stone, ground stone, charcoal and shell scatter with midden soil. Testing revealed buried prehistoric cultural deposit and site recommended eligible for the National Register of Historic Properties (NRHP) and the California Register of Historic Resources (CRHR).

During a pedestrian survey of the project site by Michael Baker International Senior Archaeologist Nicholas F. Hearth M.A., RPA, a previously unrecorded prehistoric site consisting of four flaked stone and fire affected rock artifacts was discovered. In addition, there are four historic-age buildings located at 1900 North Coast Highway 101. These potential resources have not been evaluated for inclusion on the CRHR, but will be as part of CEQA review.

The City is requesting any information that you may have regarding traditional cultural properties, heritage sites or the presence of sensitive Native American cultural resources within the project area. Early identification of heritage sites or other concerns will ensure their consideration during project planning.

If you know of any cultural resources that could be impacted by the proposed project, or if you would like additional information, please do not hesitate to contact Nicholas Hearth at nicholas.hearth@mbakerintl.com or by phone at (909) 974-4924. Also, please do not hesitate to contact me.

My contact information is:

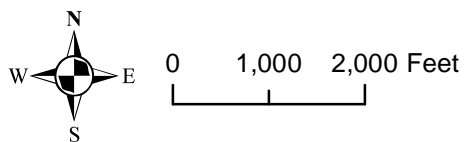
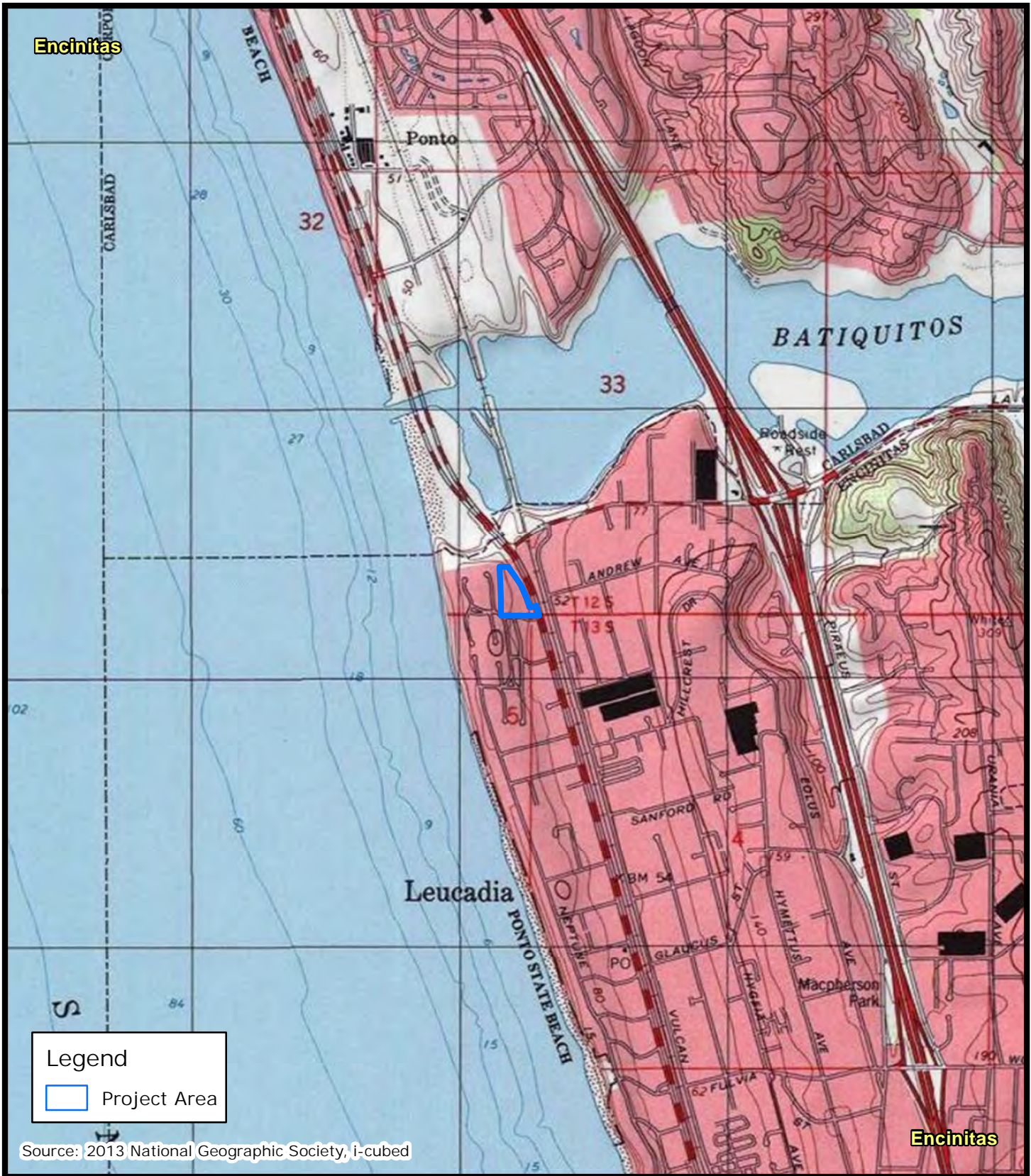
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



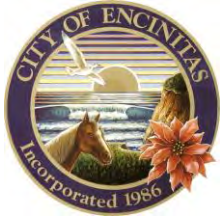
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Lisa Cumper, Tribal Historic Preservation Officer
Jamul Indian Village
P.O. Box 612
Jamul, CA, 91935

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Ms. Cumper,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

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If you know of any cultural resources that could be impacted by the proposed project, or if you would like additional information, please do not hesitate to contact Nicholas Hearth at nicholas.hearth@mbakerintl.com or by phone at (909) 974-4924. Also, please do not hesitate to contact me.

My contact information is:

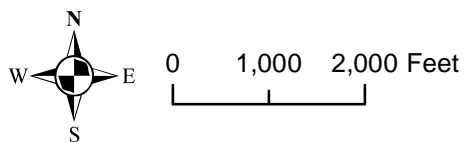
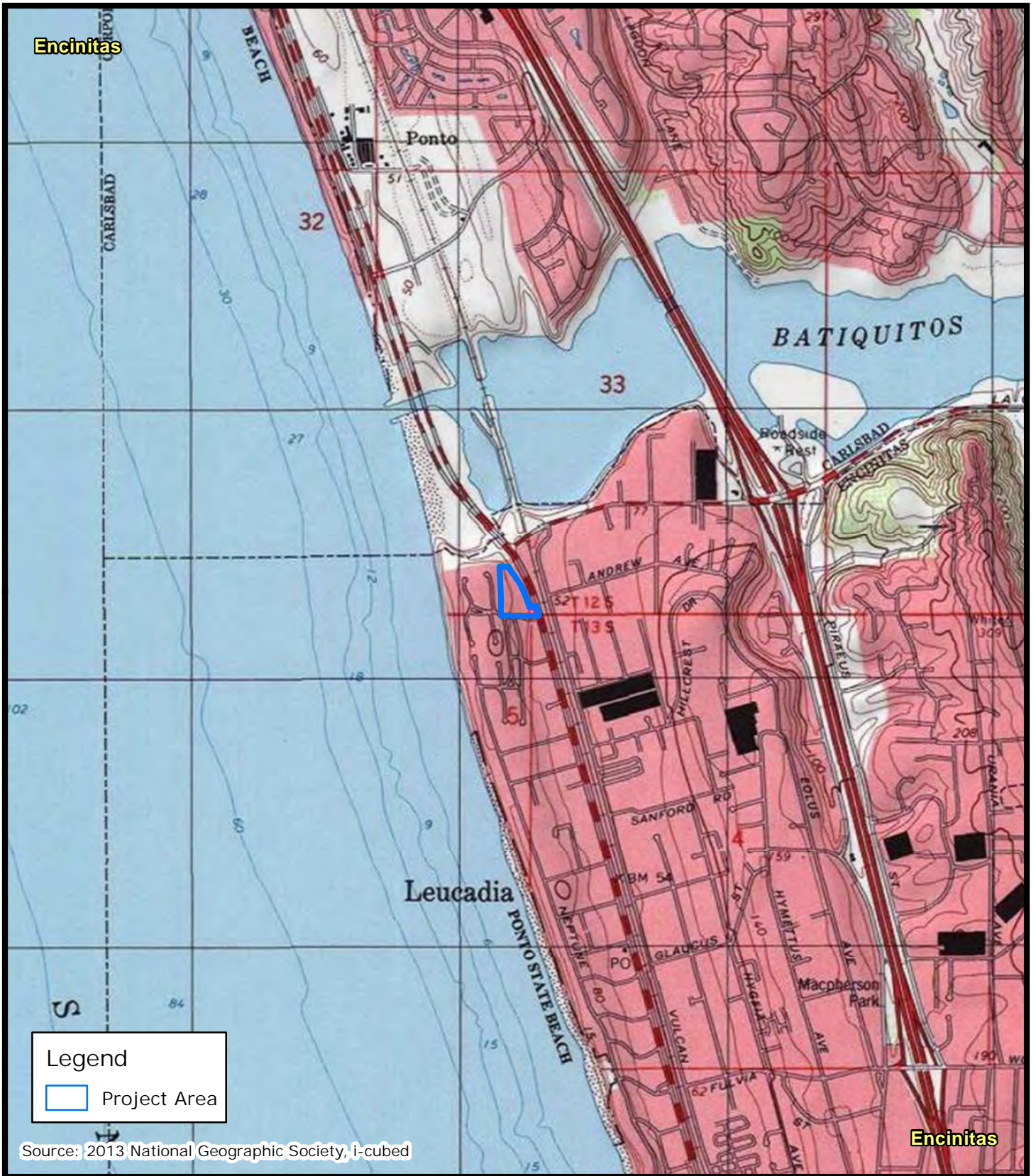
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Erica Pinto, Chairperson
Jamul Indian Village
P.O. Box 612
Jamul, CA, 91935

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Ms. Pinto,

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My contact information is:

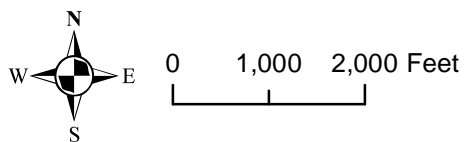
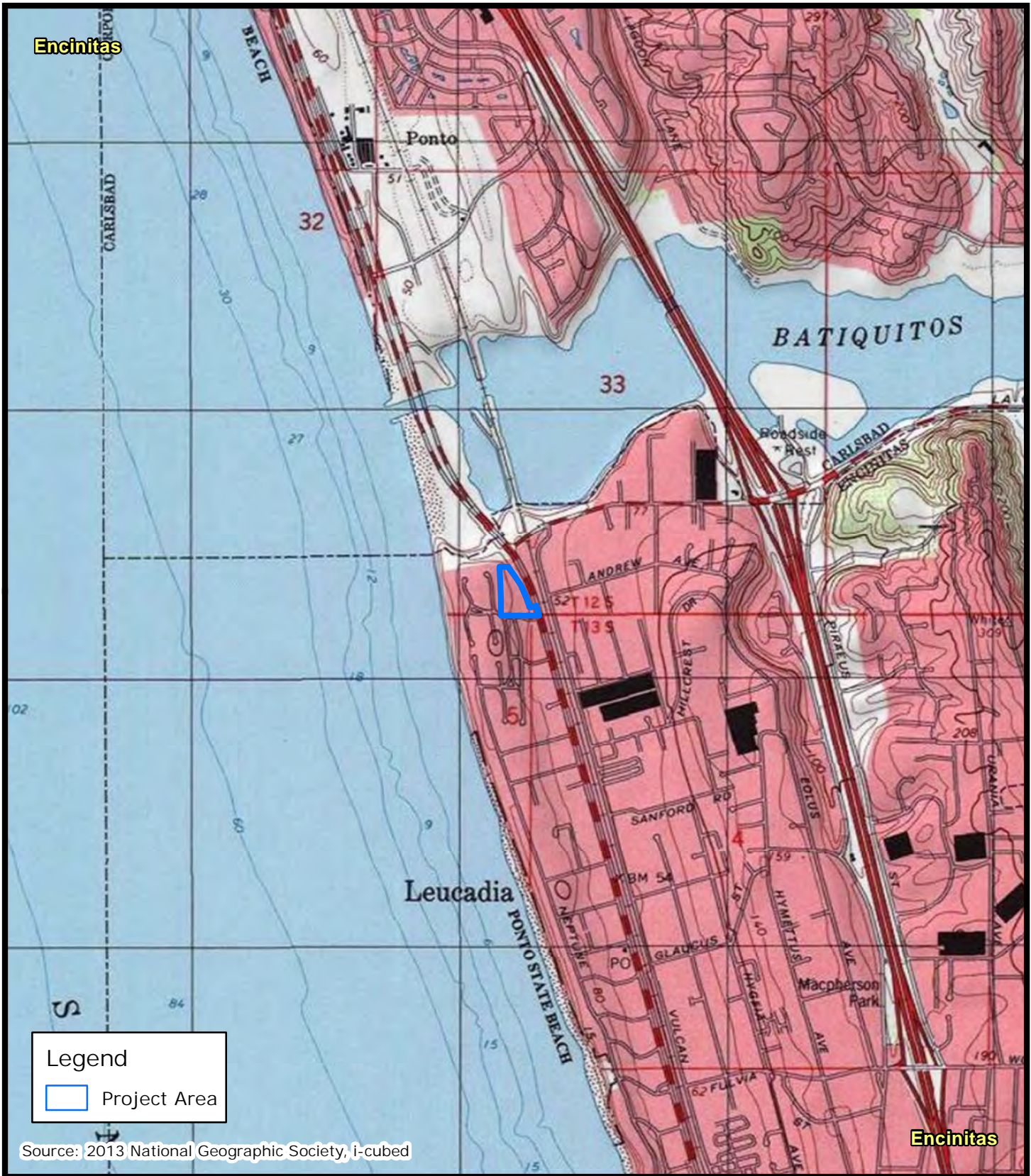
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



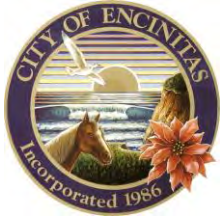
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

John Flores, Environmental Coordinator
San Pasqual Band of Diegueno Mission Indians
P.O. Box 365
Valley Center, CA, 92082

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Flores,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

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My contact information is:

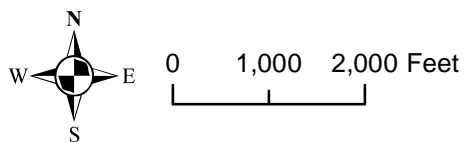
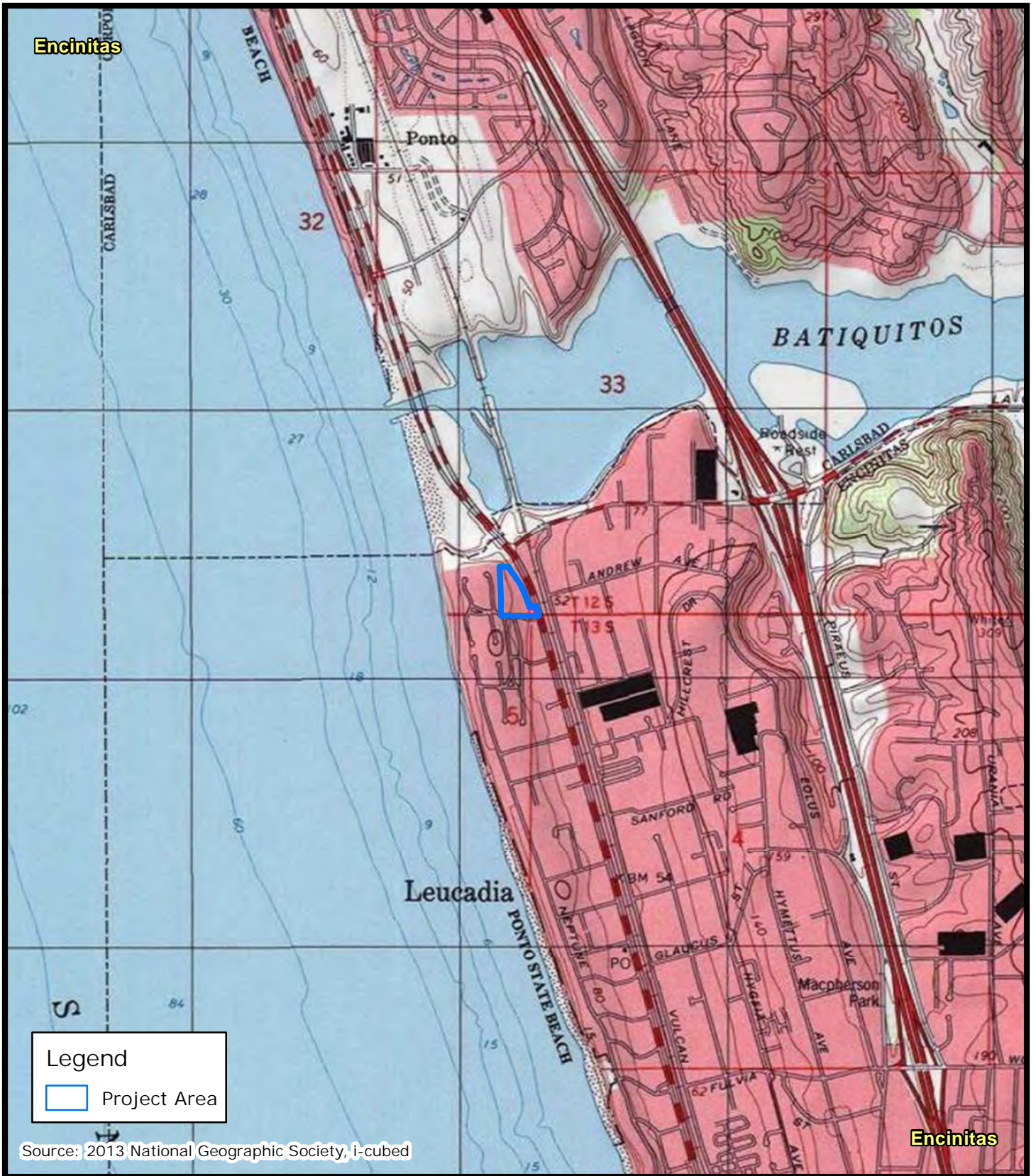
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



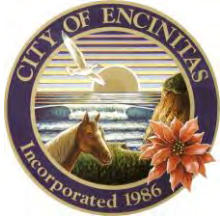
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Michael Garcia, Vice Chairperson
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, CA, 91901

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Garcia,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

The Native American Heritage Commission (NAHC) has identified you as a member of a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project. You or your tribe may have concerns regarding a previously unrecorded prehistoric site identified within the project footprint; therefore, we are contacting you to ask for your input on cultural resources in the area as part of informal information gathering.

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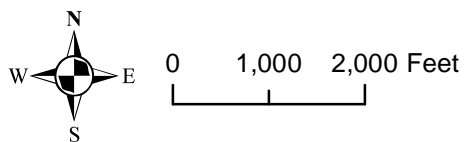
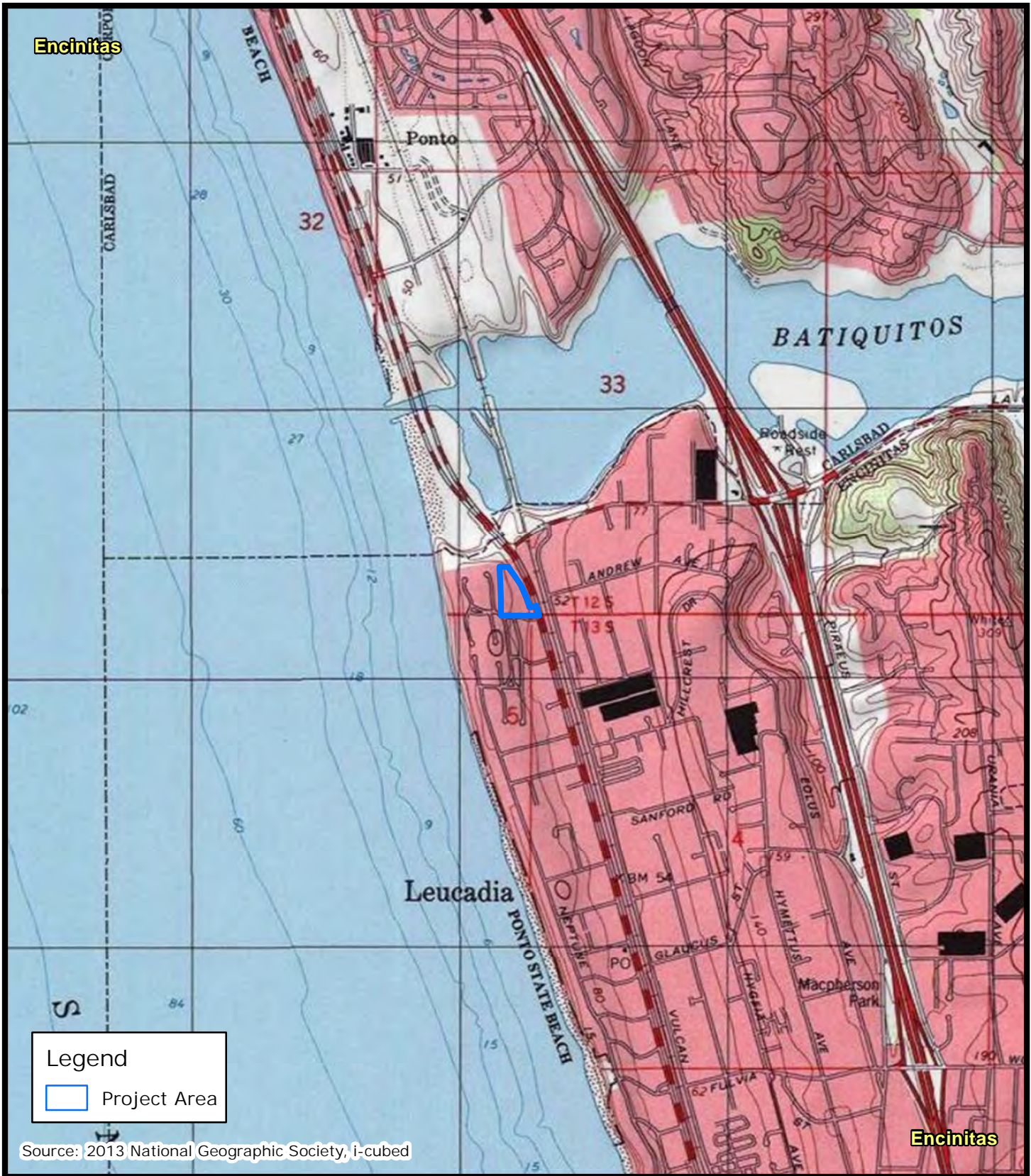
Scott VurbEFF
Environmental Project Manager
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505 S. Vulcan Avenue
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Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

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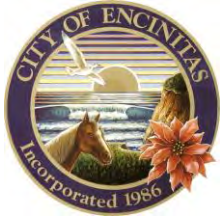
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Ralph Goff, Chairperson
Campo Band of Diegueno
Mission Indians
36190 Church Road, Suite 1
Campo, CA, 91906

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

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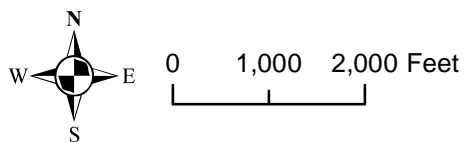
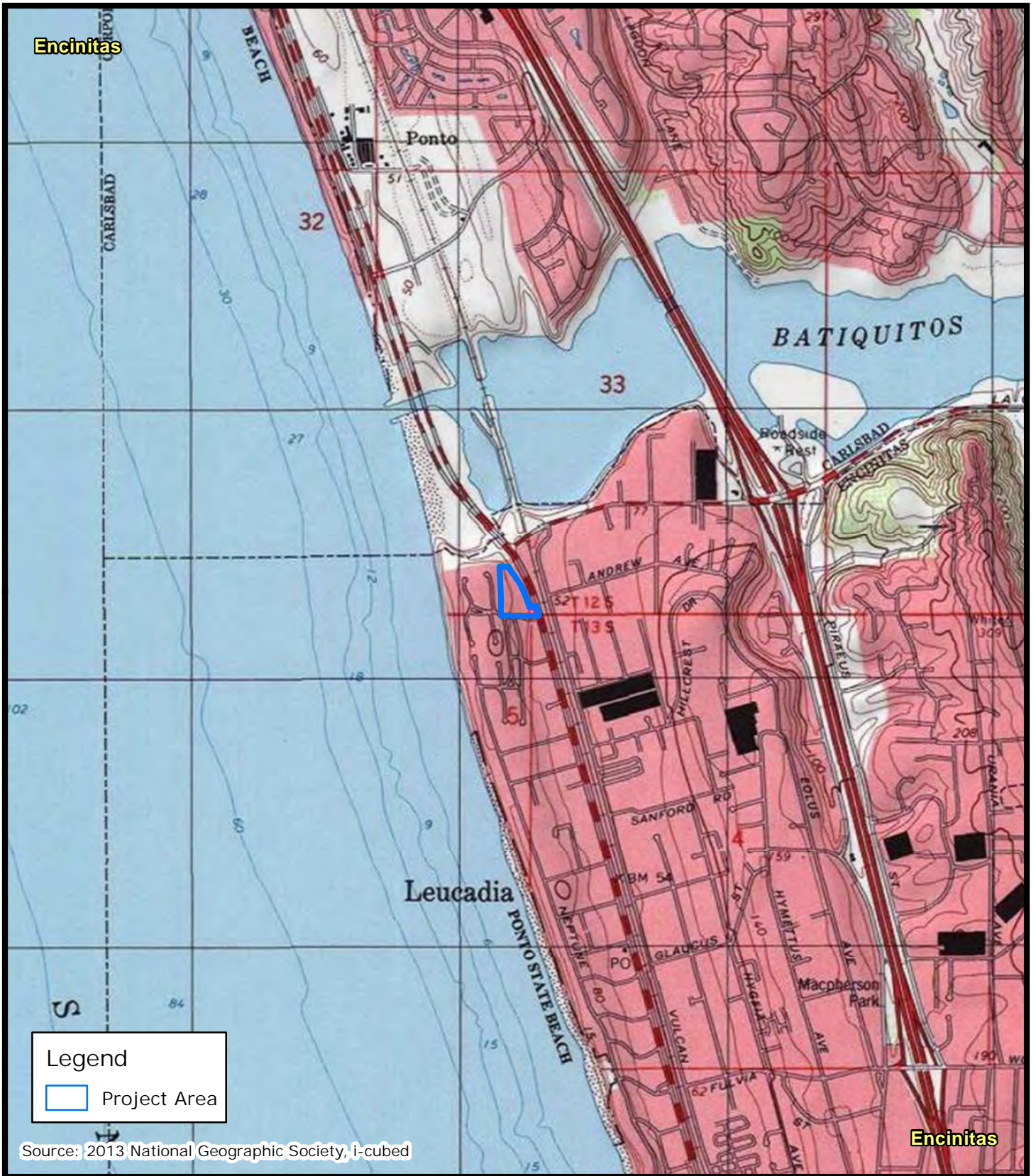
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

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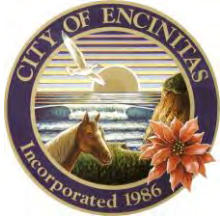
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Allen Lawson, Chairperson
San Pasqual Band of Diegueno Mission Indians
P.O. Box 365
Valley Center, CA, 92082

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Lawson,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

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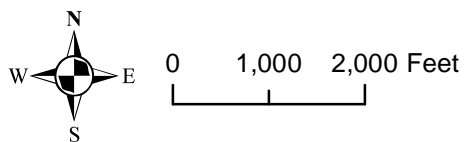
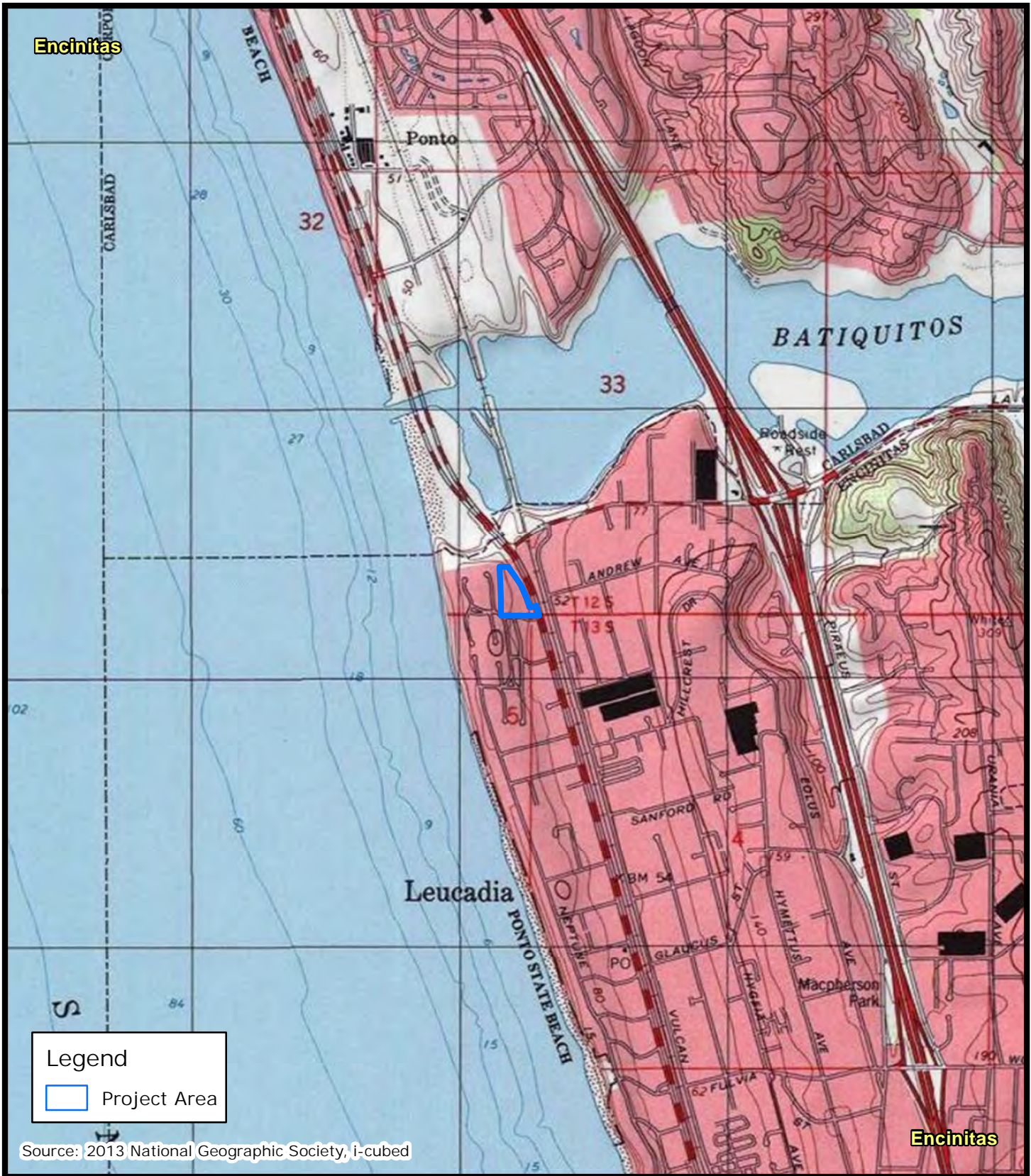
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Clint Linton, Director of Cultural Resources
Iipay Nation of Santa Ysabel
P.O. Box 507
Santa Ysabel, CA, 92070

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Linton,

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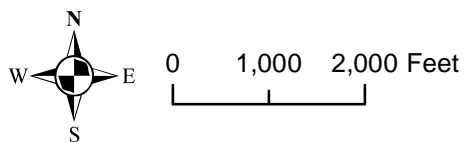
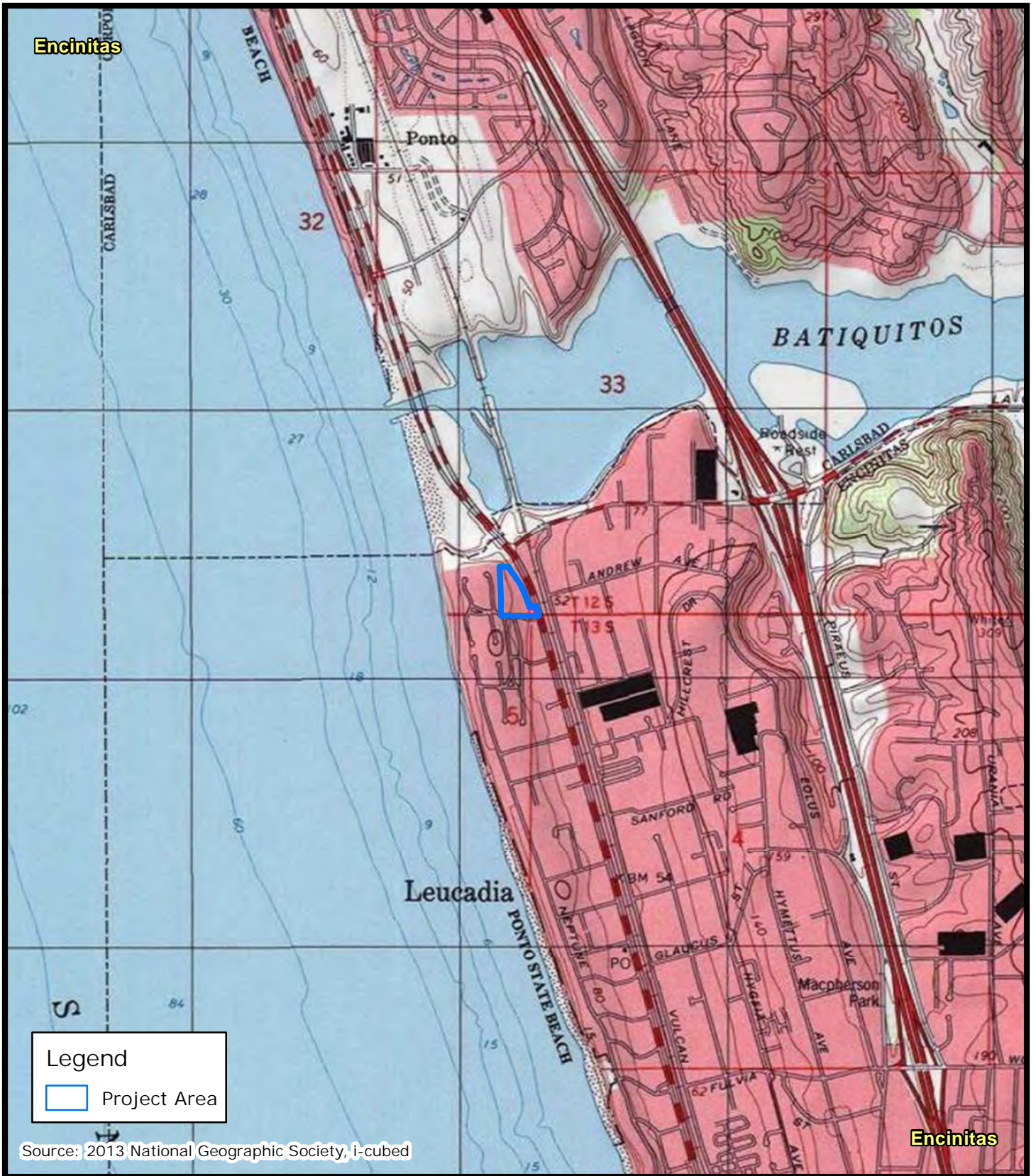
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
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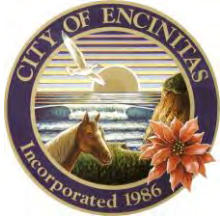
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Michael Linton, Chairperson
Mesa Grande Band of Diegueno Mission Indians
P.O Box 270
Santa Ysabel, CA, 92070

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

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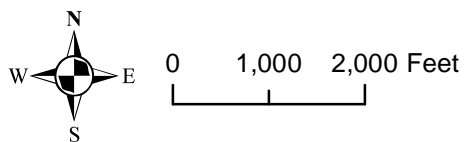
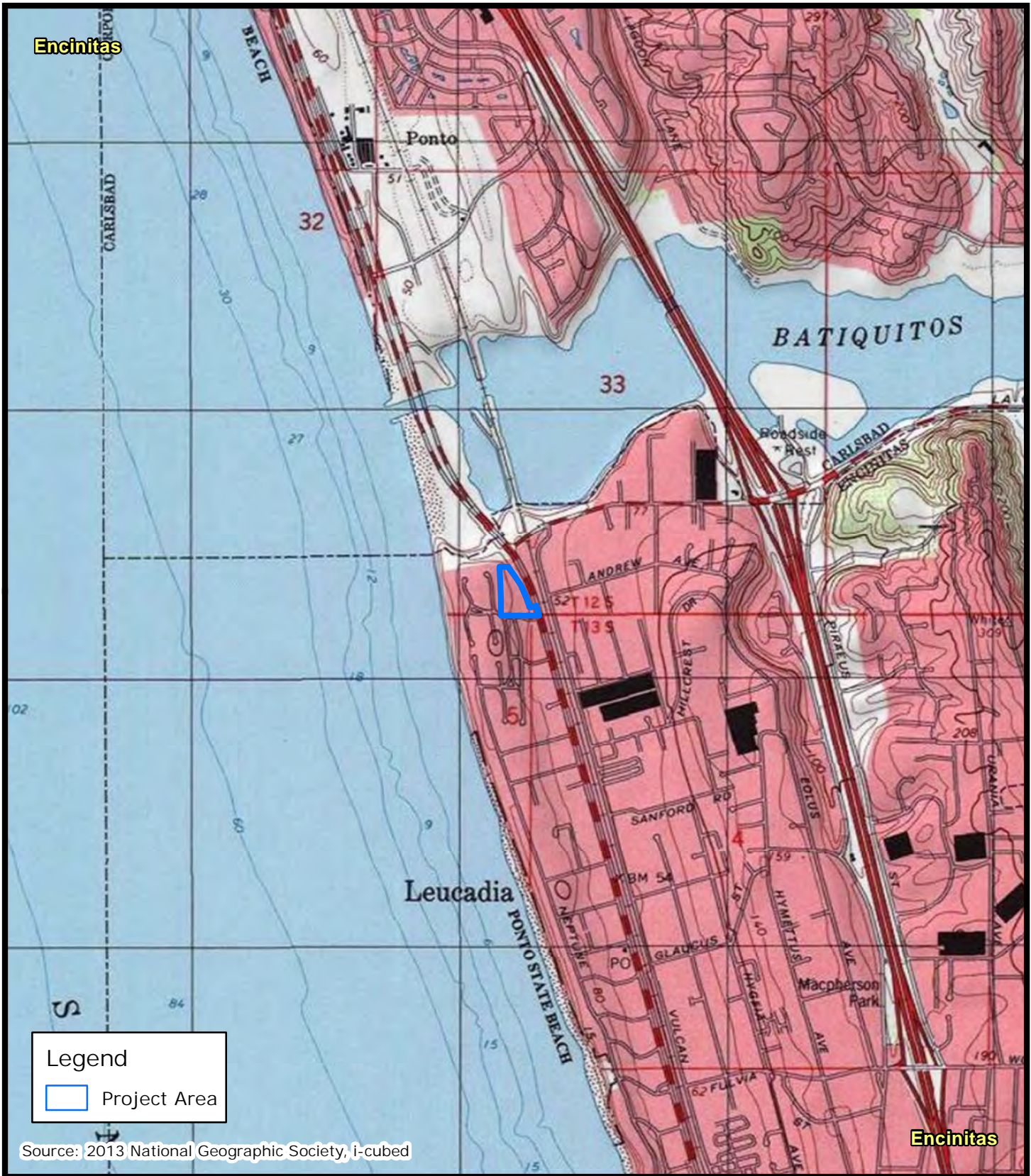
Scott VurbEFF
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Encinitas, CA 92024
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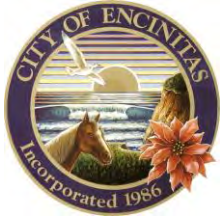
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Carmen Lucas
Kwaaymii Laguna Band of Mission Indians
P.O. Box 775
Pine Valley, CA, 91962

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Ms. Lucas,

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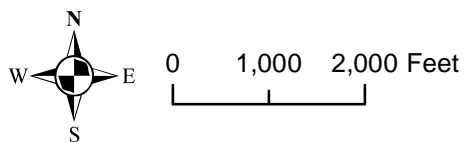
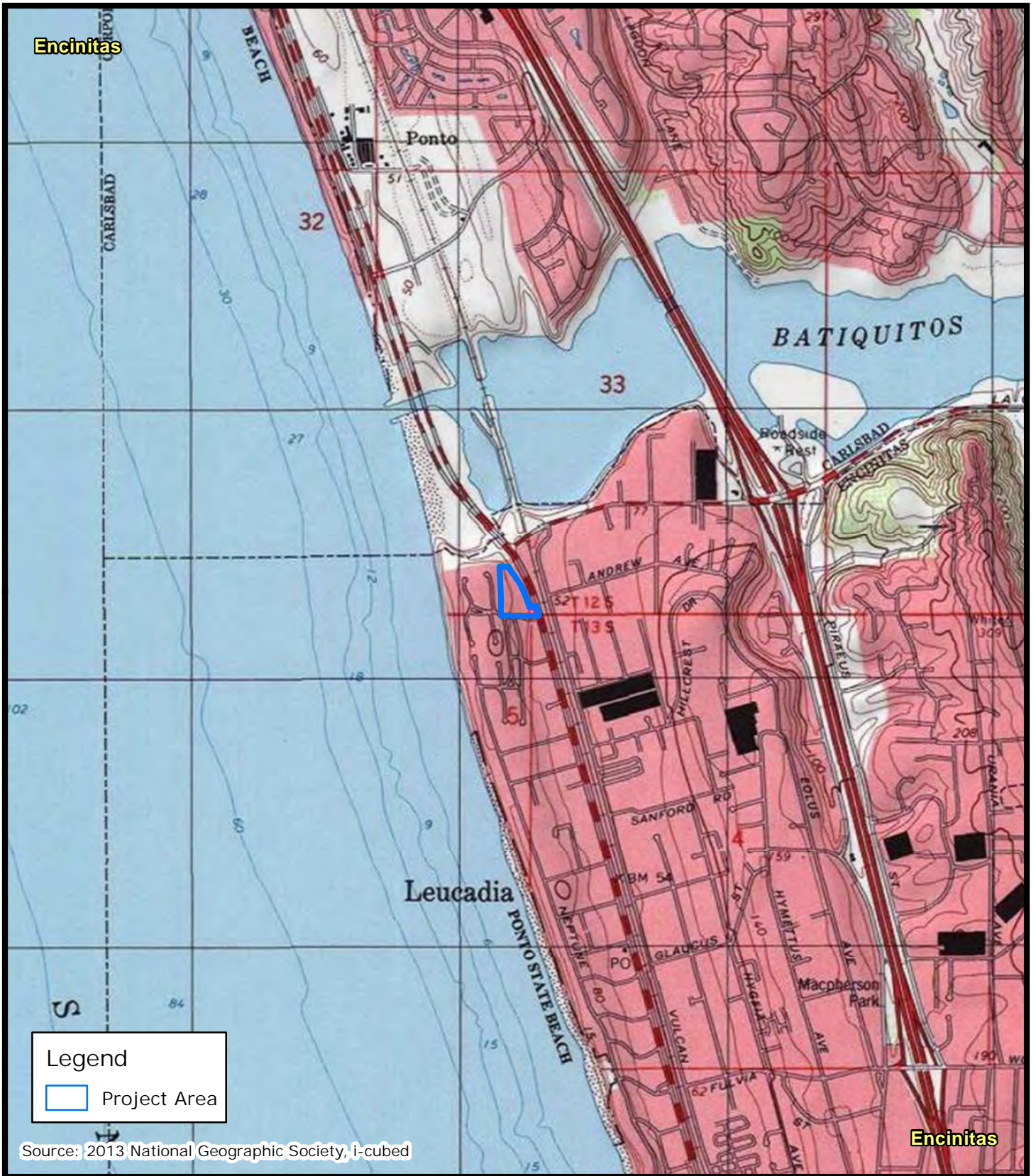
Scott VurbEFF
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Encinitas Development Services Department
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Sincerely,



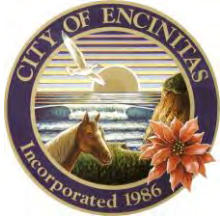
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Cody Martinez, Chairperson
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA, 92019

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Cody Martinez,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

The Native American Heritage Commission (NAHC) has identified you as a member of a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project. You or your tribe may have concerns regarding a previously unrecorded prehistoric site identified within the project footprint; therefore, we are contacting you to ask for your input on cultural resources in the area as part of informal information gathering.

The City has contracted with Michael Baker International to conduct cultural resource studies for the project. A record search of NAHC Sacred Lands File (SLF) was completed and the results were negative. Additionally, a record search from the South Coastal Information Center indicated no cultural resources were previously recorded within the project footprint. However, three prehistoric resources were identified within one-half mile of the project. Two of these sites (P-37-009589/CA-SDI-009589 and P-37-026508/CA-

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During a pedestrian survey of the project site by Michael Baker International Senior Archaeologist Nicholas F. Hearth M.A., RPA, a previously unrecorded prehistoric site consisting of four flaked stone and fire affected rock artifacts was discovered. In addition, there are four historic-age buildings located at 1900 North Coast Highway 101. These potential resources have not been evaluated for inclusion on the CRHR, but will be as part of CEQA review.

The City is requesting any information that you may have regarding traditional cultural properties, heritage sites or the presence of sensitive Native American cultural resources within the project area. Early identification of heritage sites or other concerns will ensure their consideration during project planning.

If you know of any cultural resources that could be impacted by the proposed project, or if you would like additional information, please do not hesitate to contact Nicholas Hearth at nicholas.hearth@mbakerintl.com or by phone at (909) 974-4924. Also, please do not hesitate to contact me.

My contact information is:

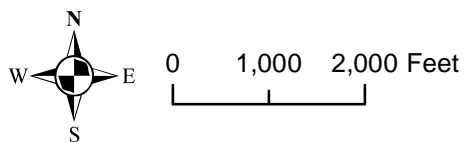
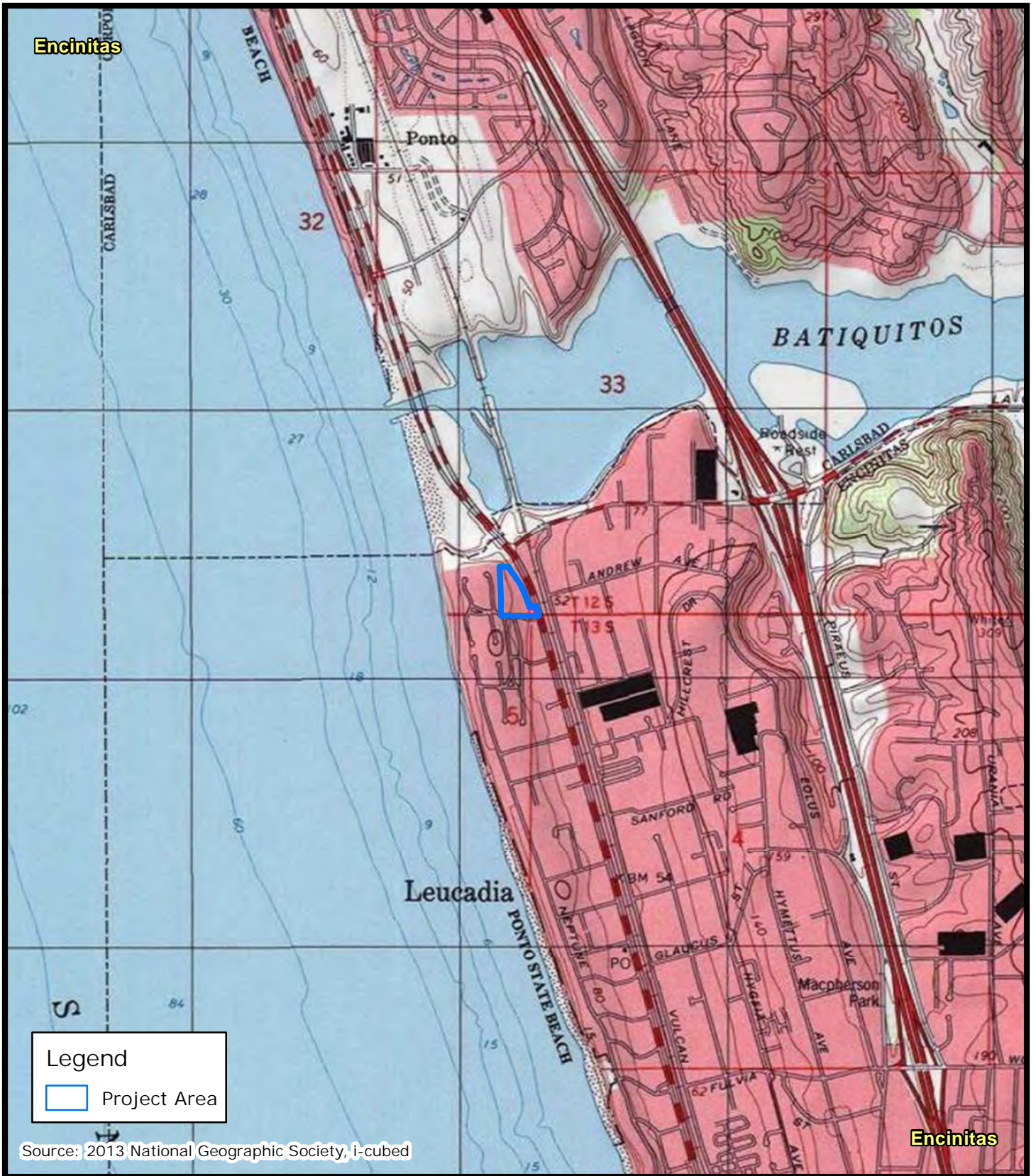
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



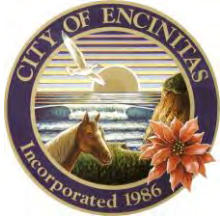
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Javaughn Miller, Tribal Administrator
La Posta Band of Diegueno Mission Indians
8 Crestwood Road
Boulevard, CA, 91905

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Miller,

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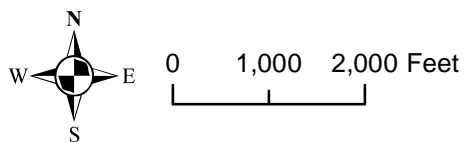
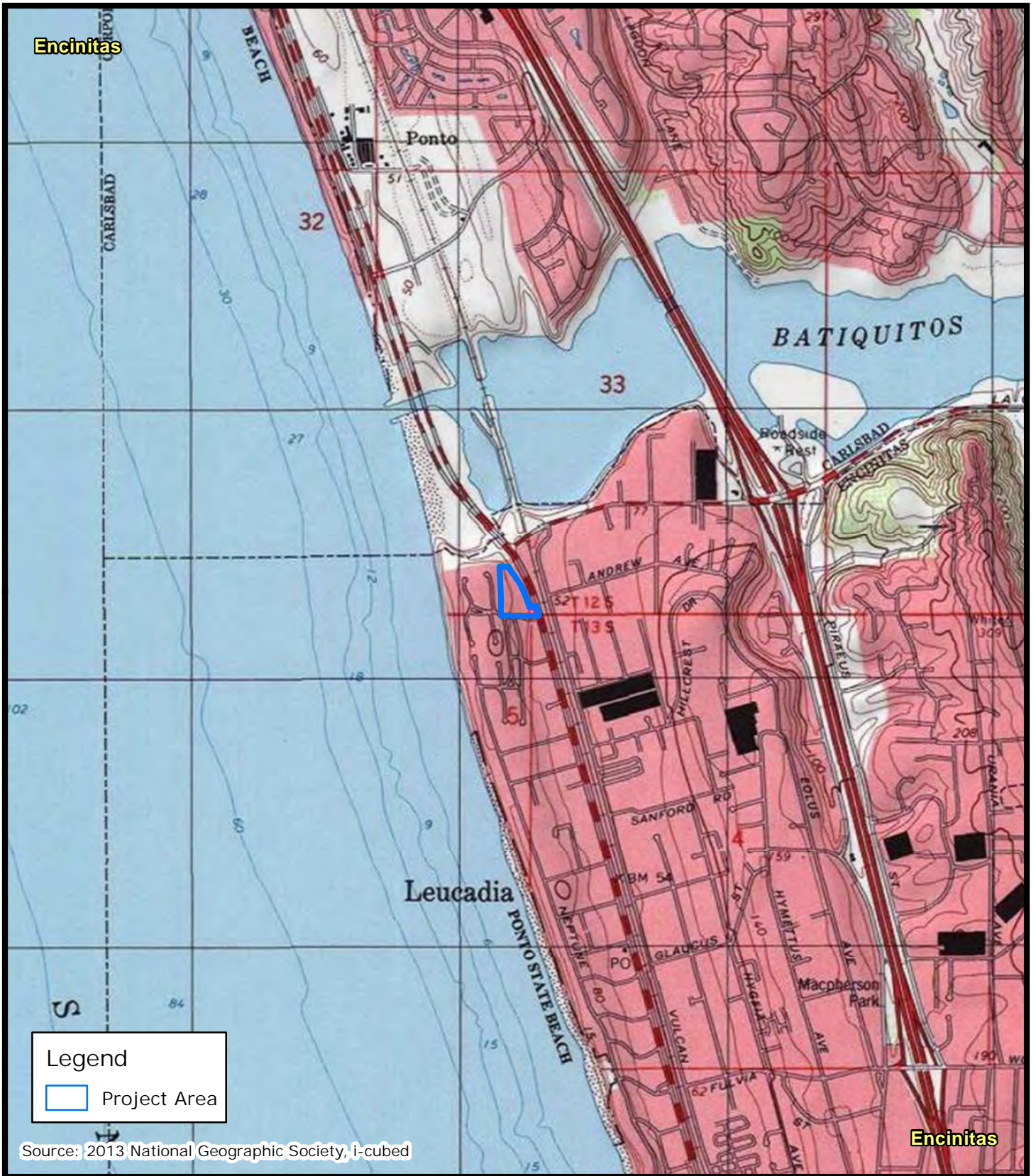
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



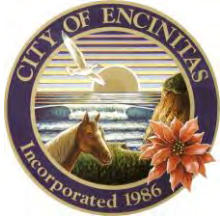
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Kristie Orosco, Kumeyaay Resource Specialist
Sycuan Band of the Kumeyaay Nation
1 Kwaaypaay Court
El Cajon, CA, 92019

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Ms. Orosco,

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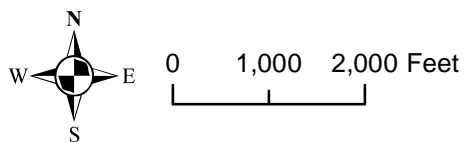
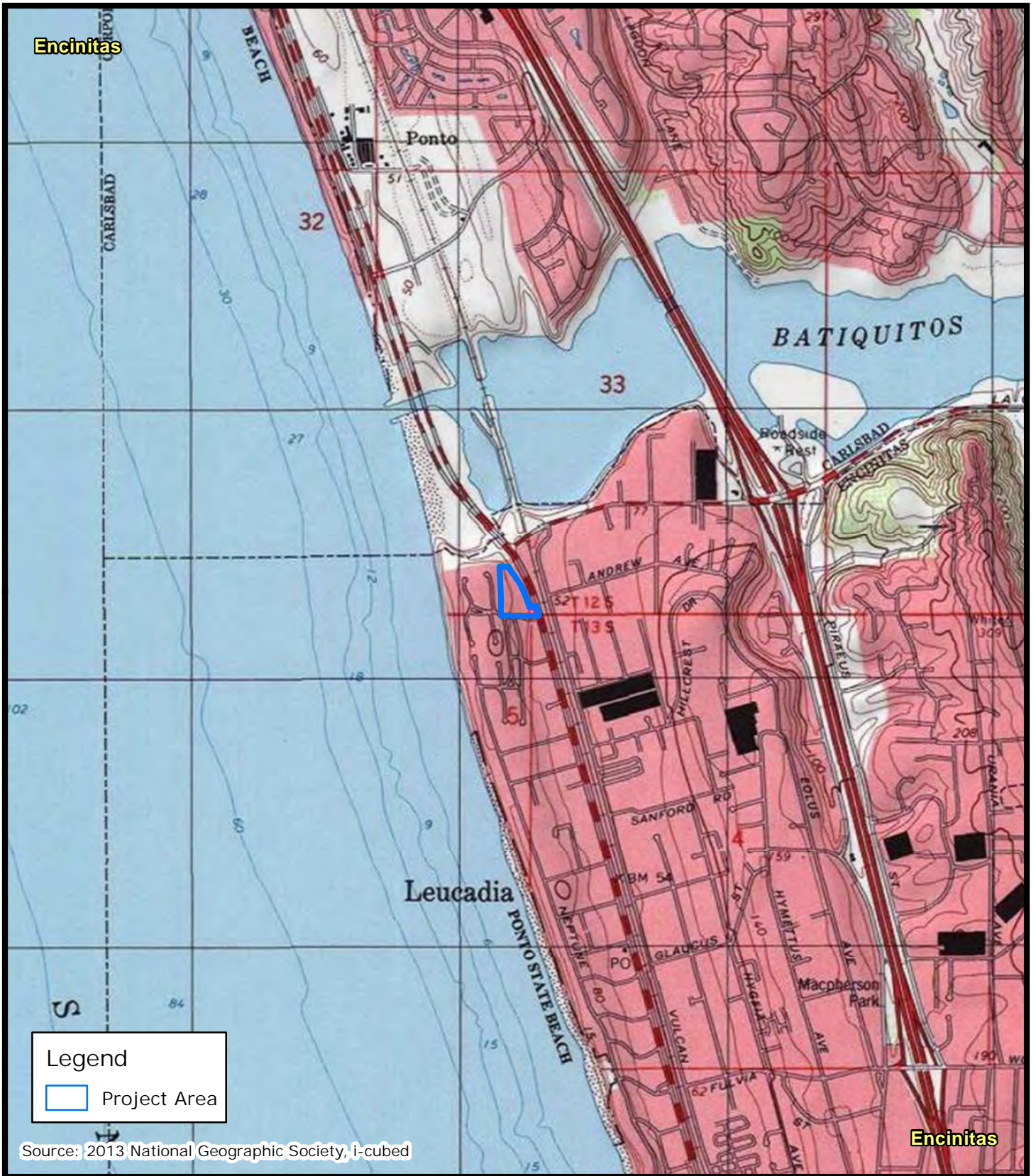
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



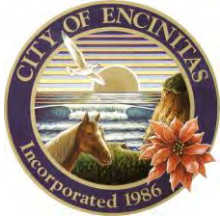
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Rebecca Osuna, Chairperson
Inaja-Cosmit Band of Indians
2005 S. Escondido Blvd.
Escondido, CA, 92025

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Ms. Osuna,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

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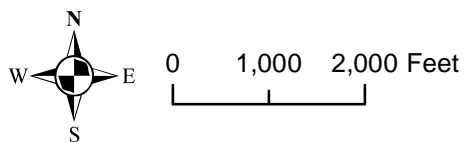
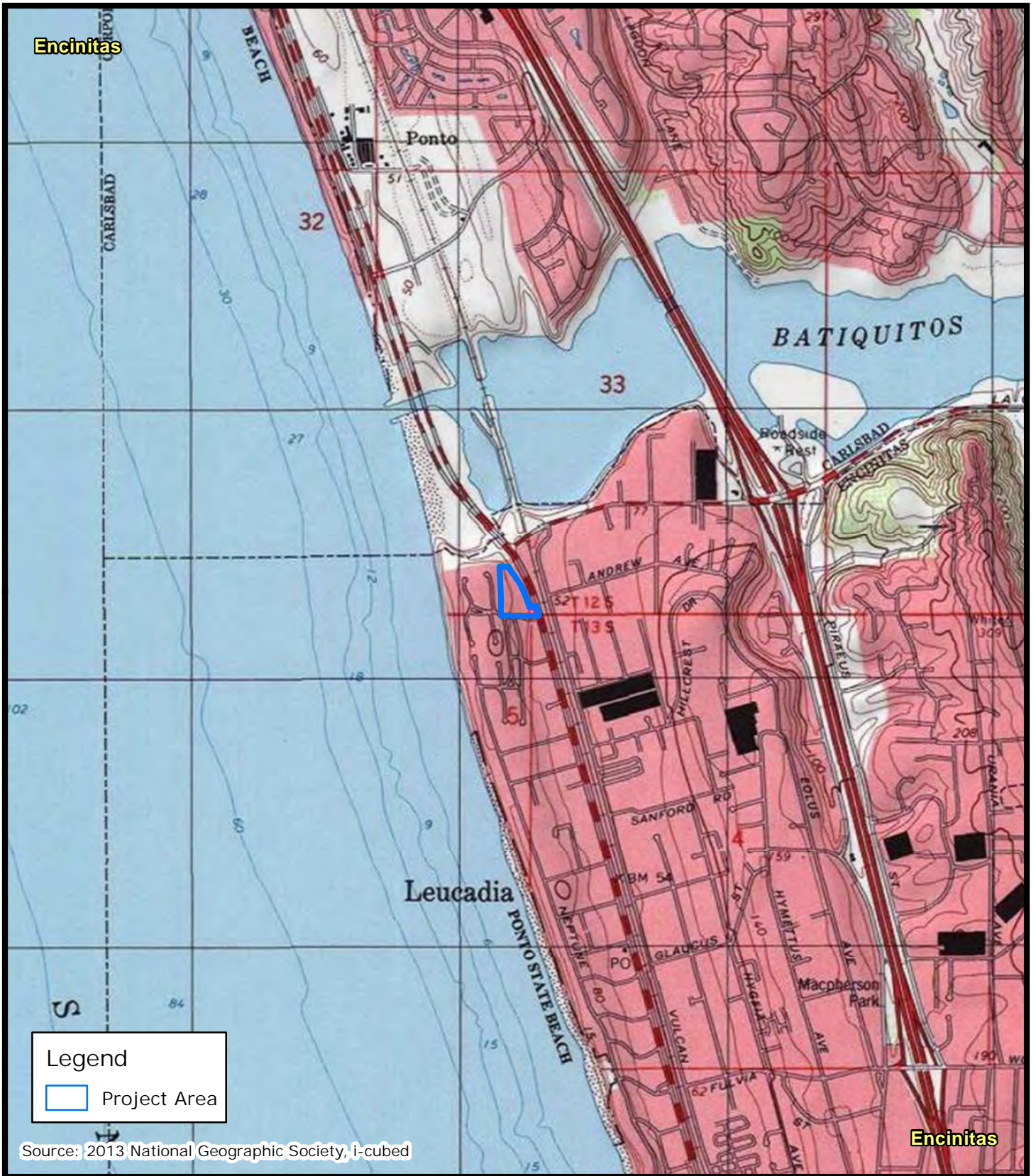
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



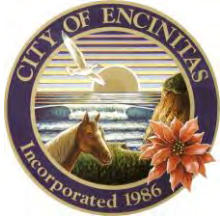
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Gwendolyn Parada, Chairperson
La Posta Band of Diegueno Mission Indians
8 Crestwood Road
Boulevard, CA, 91905

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Ms. Parada,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

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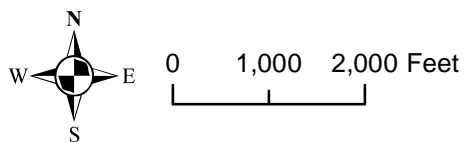
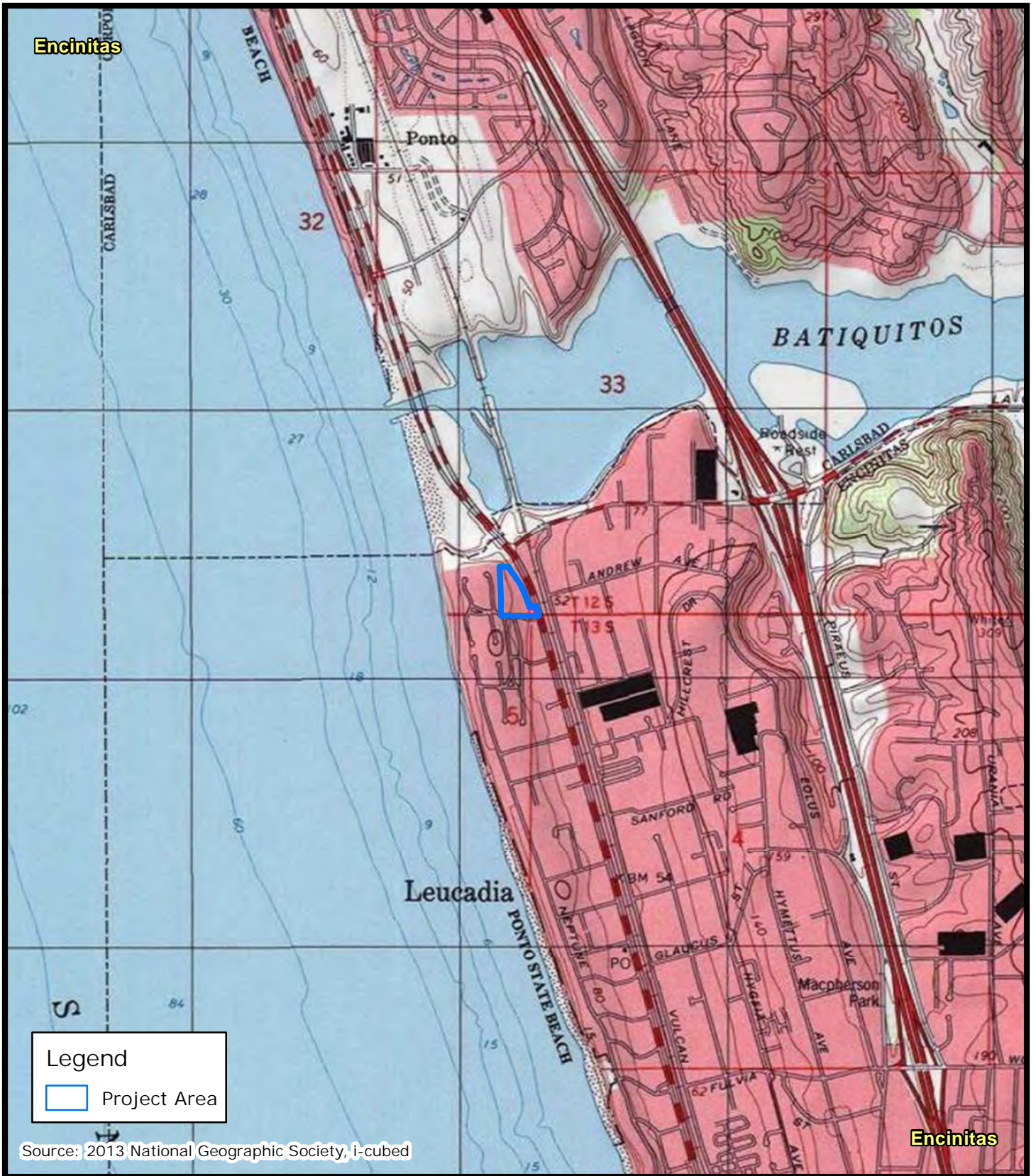
Scott VurbEFF
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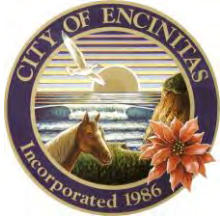
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Virgil Perez, Chairperson
Iipay Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, CA, 92070

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Perez,

Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village project, a mixed-use development located at 1900 and 1950 North Coast Highway 101 in the city of Encinitas. The project site consists of three parcels; the Assessor Parcel Numbers (APNs) associated with the project are 216-041-20, 216-041-21, and 216-041-06. The project site is currently occupied by an operating restaurant, a commercial center, and an abandoned building formerly operated as a restaurant. The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area. The project requires California Environmental Quality Act (CEQA) review and approval of a coastal development permit. The city of Encinitas (City) is the CEQA Lead Agency.

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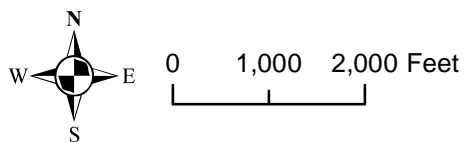
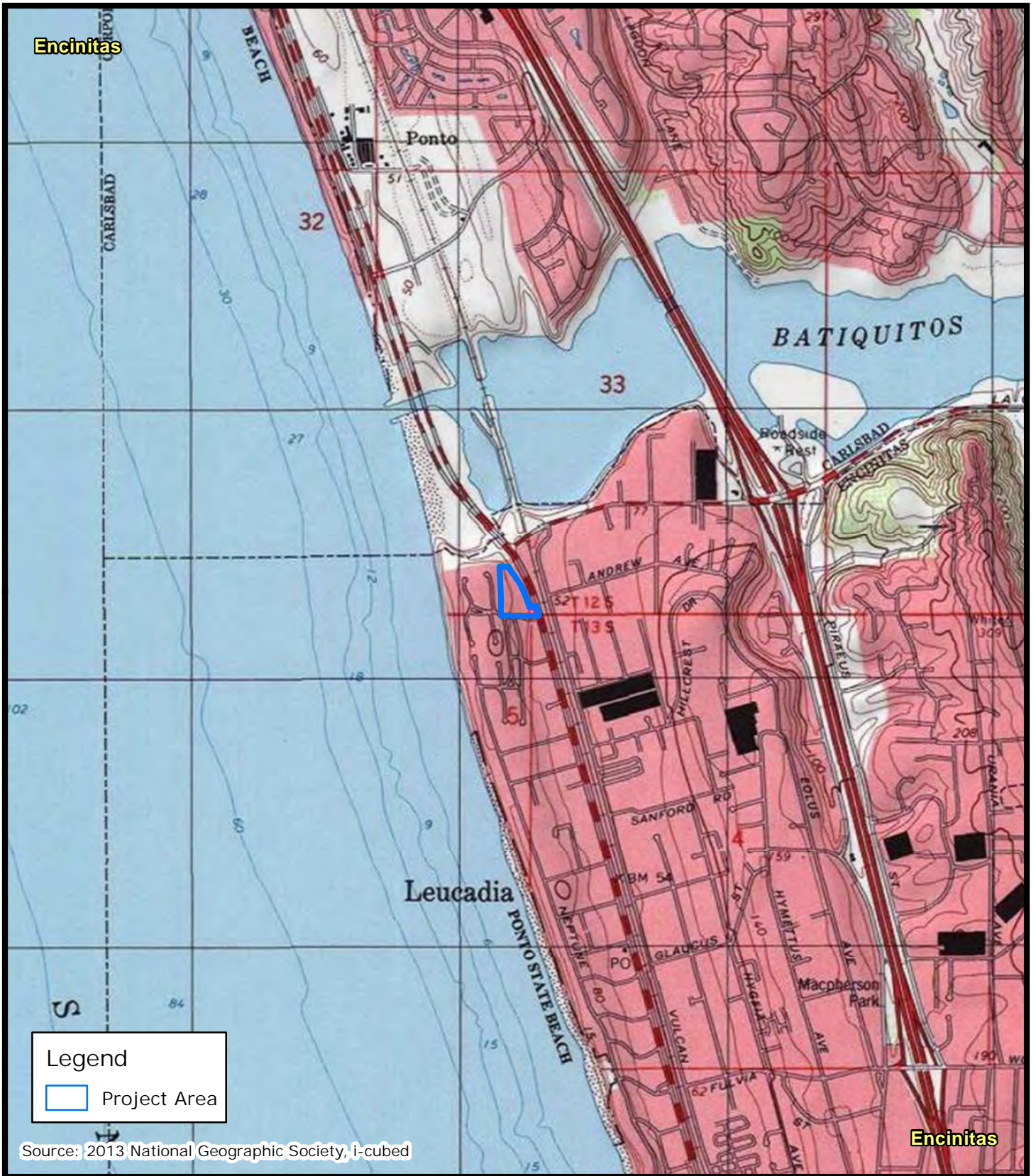
Scott VurbEFF
Environmental Project Manager
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Encinitas, CA 92024
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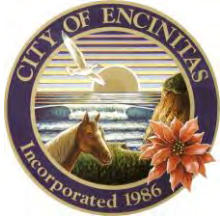
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Ernest Pingleton, Tribal Historic Officer, Resource Management
Viejas Band of Kumeyaay Indians
1 Viejas Grade Road
Alpine, CA, 91901

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Pingleton,

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During a pedestrian survey of the project site by Michael Baker International Senior Archaeologist Nicholas F. Hearth M.A., RPA, a previously unrecorded prehistoric site consisting of four flaked stone and fire affected rock artifacts was discovered. In addition, there are four historic-age buildings located at 1900 North Coast Highway 101. These potential resources have not been evaluated for inclusion on the CRHR, but will be as part of CEQA review.

The City is requesting any information that you may have regarding traditional cultural properties, heritage sites or the presence of sensitive Native American cultural resources within the project area. Early identification of heritage sites or other concerns will ensure their consideration during project planning.

If you know of any cultural resources that could be impacted by the proposed project, or if you would like additional information, please do not hesitate to contact Nicholas Hearth at nicholas.hearth@mbakerintl.com or by phone at (909) 974-4924. Also, please do not hesitate to contact me.

My contact information is:

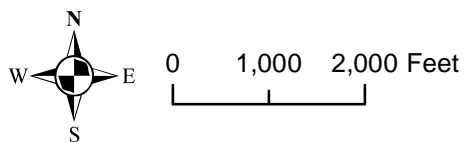
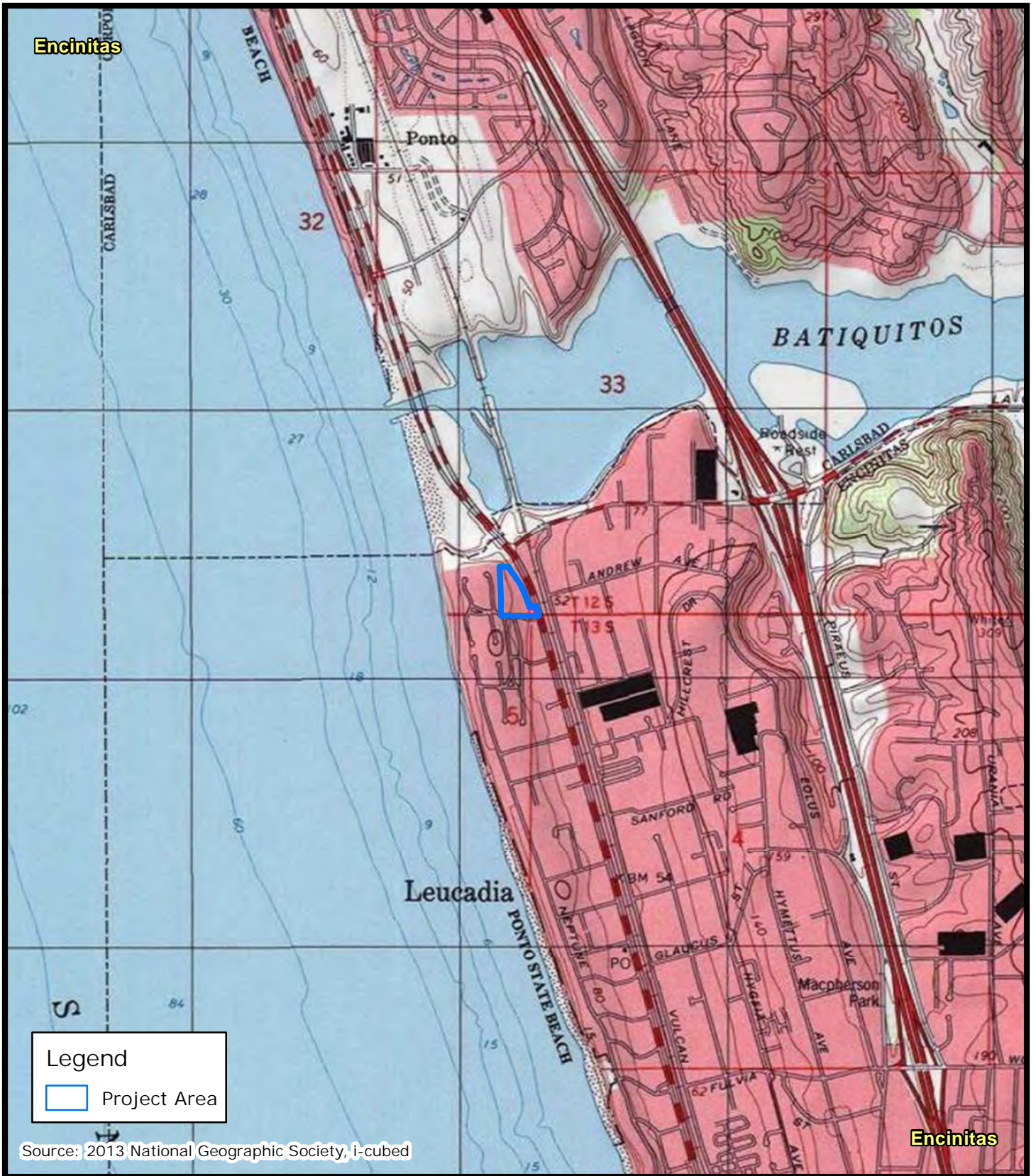
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



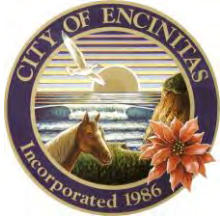
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Robert Pinto, Chairperson
Ewiiapaayp Band of Kumeyaay Indians
4054 Willows Road
Alpine, CA, 91901

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Pinto,

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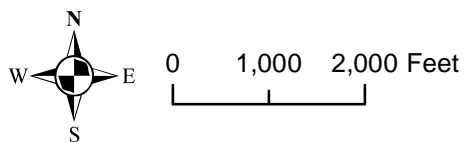
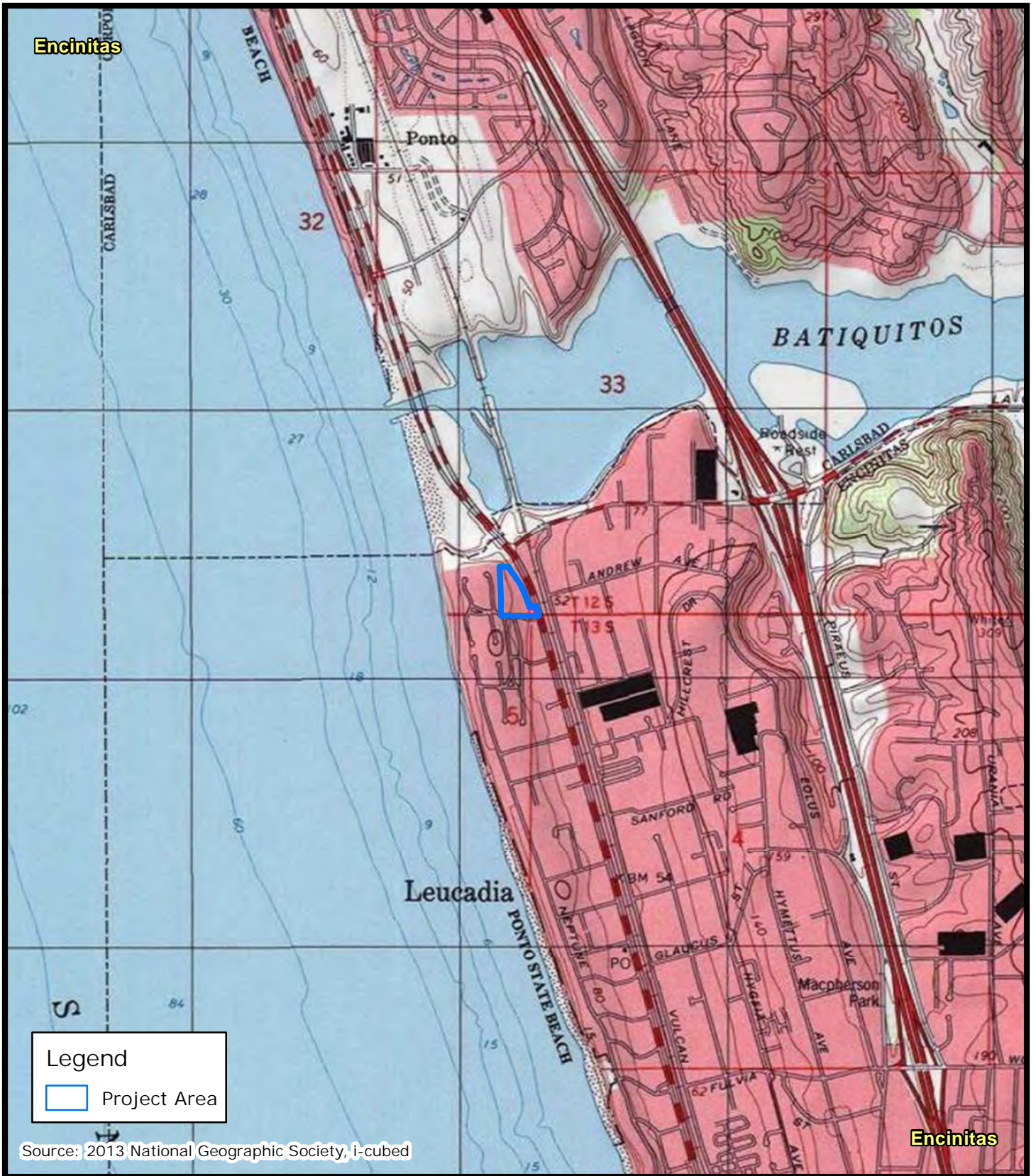
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
Email: svurbEFF@encinitasca.gov

Sincerely,



Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Edwin Romero, Chairperson
Barona Group of the Capitan Grande
1095 Barona Road
Lakeside, CA 92040

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

Dear Mr. Romero,

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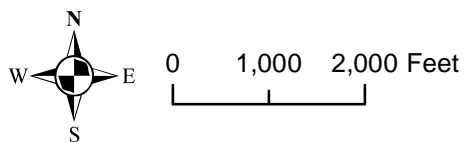
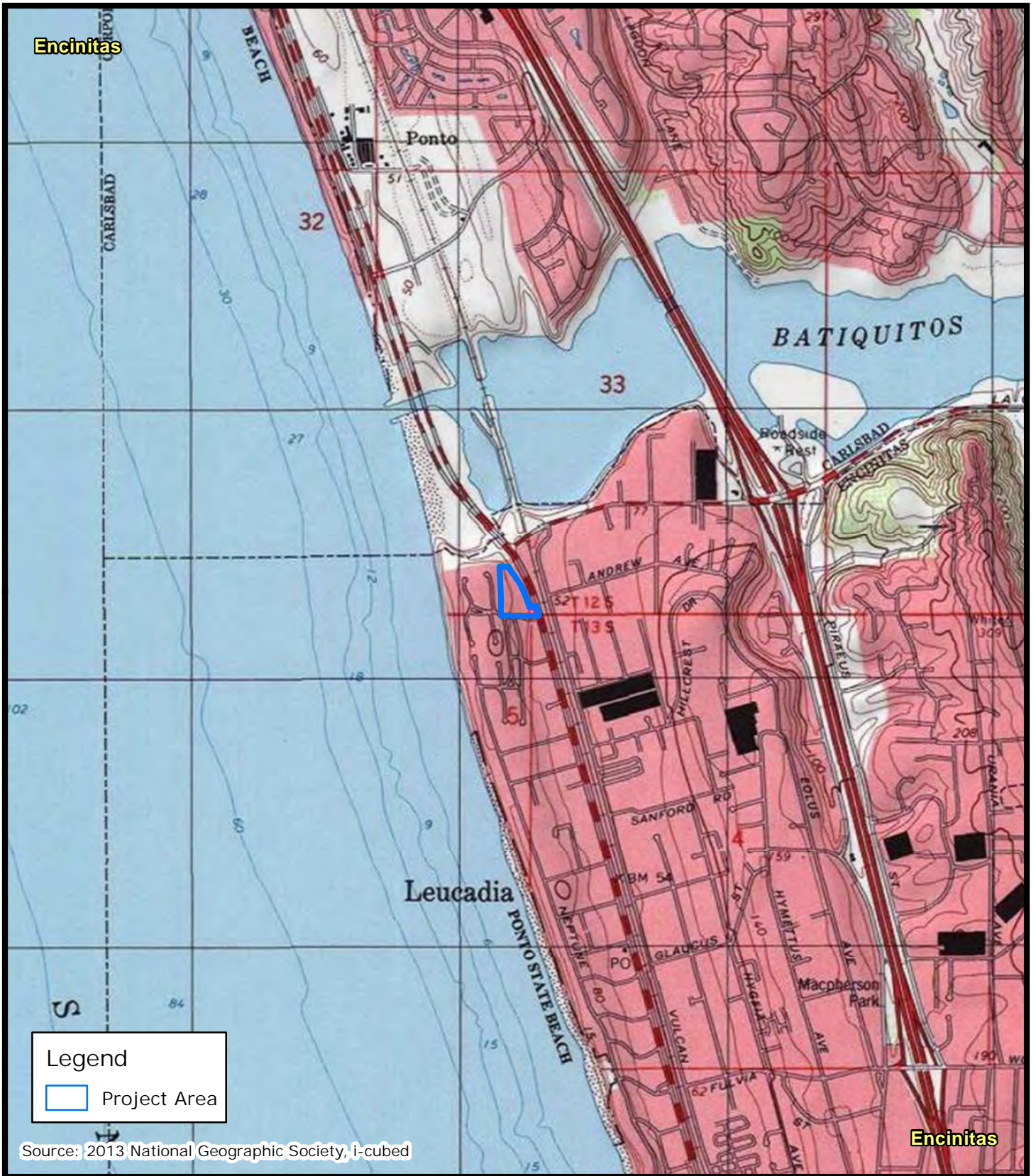
Scott VurbEFF
Environmental Project Manager
Encinitas Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024
Ph. 760-633-2692
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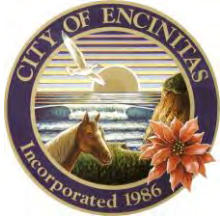
Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL



City of Encinitas

Development Services Department

505 S. Vulcan Avenue, Encinitas, California 92024-3633

December 16, 2020

VIA ELECTRONIC MAIL
AND CERTIFIED U.S. MAIL

Angela Elliott Santos, Chairperson
Manzanita Band of Kumeyaay Nation
P.O. Box 1302
Boulevard, CA, 91905

SUBJECT: Cultural Resources Study for the Marea Village Environmental Impact Report (APNs 216-041-20, 216-041-21 and 216-041-06)

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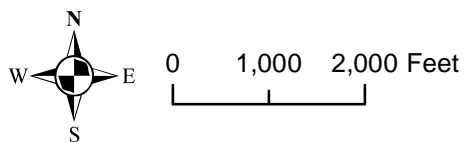
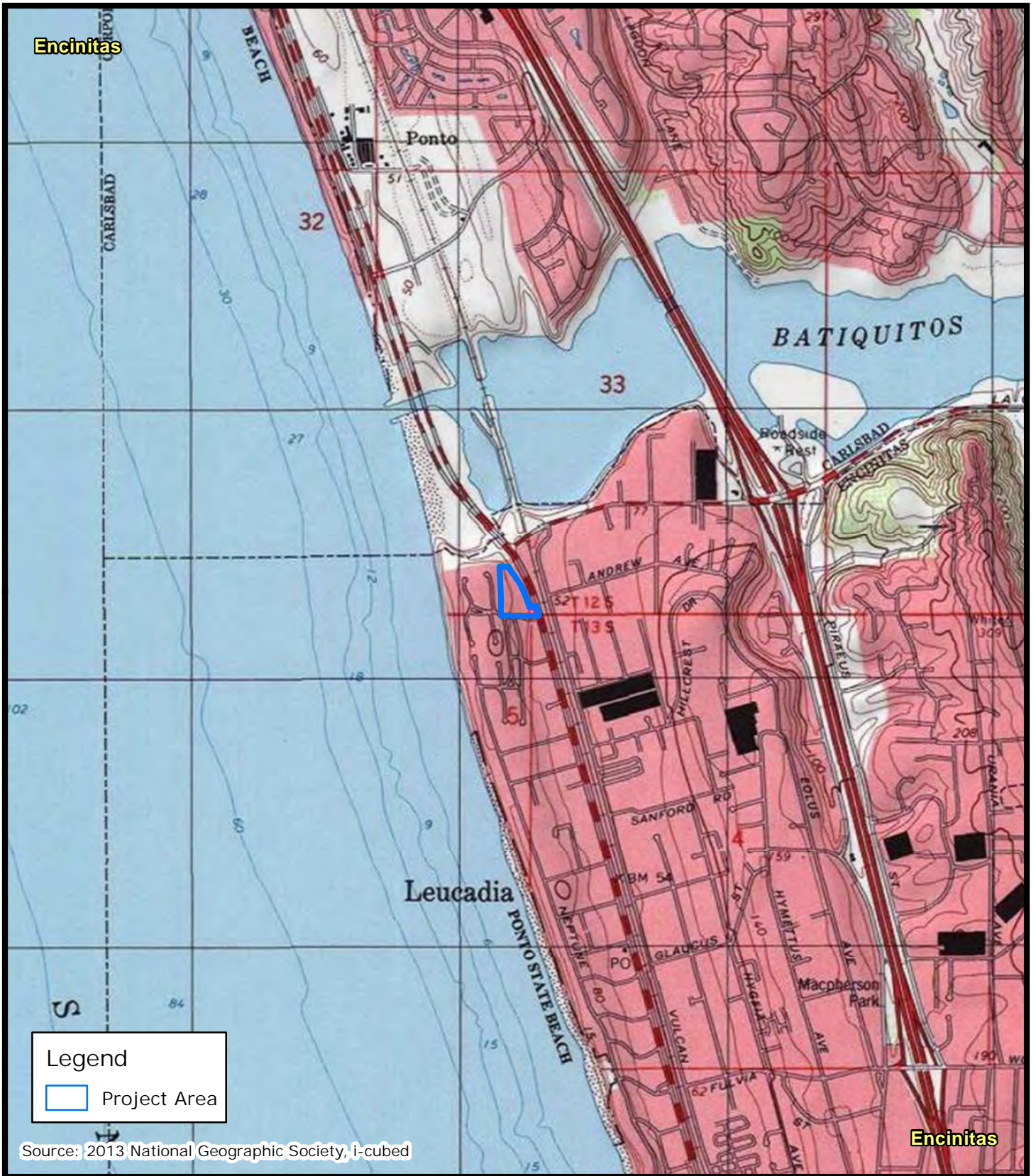
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Environmental Project Manager
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Sincerely,



Scott VurbEFF
Environmental Project Manager

Enclosure: Project Location Map



Project Location Map

Michael Baker
INTERNATIONAL

Michael Baker
INTERNATIONAL

Attachment 5

Historical Society Consultation

September 8, 2020

ENCINITAS HISTORICAL SOCIETY

390 West F Street
Encinitas, CA 92024

**RE: CULTURAL RESOURCES IDENTIFICATION REPORT FOR THE FENWAY HIGHWAY 101 PROJECT,
ENCINITAS, SAN DIEGO COUNTY, CALIFORNIA**

To Whom It May Concern:

Michael Baker International is conducting a cultural resources investigation for the above-referenced project. The project is located along the North Coast Highway 101 directly north of Moorgate Road at 1900 Highway 101 North, as depicted on the accompanying figures (see **Attachment 1**).

The project proposes the demolition of three buildings, an operating restaurant, a commercial center, and an abandoned building formerly occupied by a restaurant located at 1900 Highway 101 North (Assessor Parcel Number [APN]: 216-041-06, 216-041-20, 216-041-21). Subsequently, a mixed-use development consisting of 94 apartments, 30 hotel rooms, 16,177 square feet retail uses will be developed on the site. The proposed project includes a subterranean parking garage, walking paseo, pedestrian plaza, and outdoor seating area. Of the 94 proposed residential units, 75 would be rented at market rate and 19 would be affordable units dedicated to low-income qualifying residents.

Please notify us if your organization has any information or concerns about historical resources on the project site. This is not a request for research; it is solely a request for public input related to any concerns that the Encinitas Historical Society may have. If you have any questions, please contact me at your earliest convenience at chris.wendt@mbakerintl.com or (707) 787-7488.

Sincerely,

Chris Wendt

Chris Wendt
Architectural Historian

Attachments:
Attachment 1 - Figures



FIGURE 2
Project Location Map

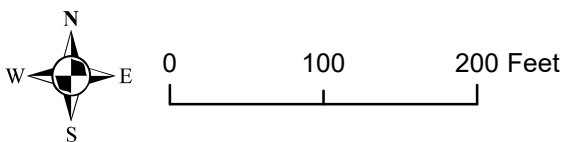


FIGURE 3
Area of Potential Effects

Michael Baker
INTERNATIONAL

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