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April 3, 2018
Project No: 18-05528

Chad Williams
NLA Oceanside, LLC
105 Tallapoosa Street, Suite 307
Montgomery, Alabama 36104
Via email: CWilliams@netleasealliance.com

Subject: Cultural Resources Desktop Analysis for the Oceanside East Shopping Center Project, Oceanside, San Diego County, California

Dear Mr. Williams:

Rincon Consultants, Inc. (Rincon) was retained by NLA Oceanside, LLC to provide cultural resources desktop analysis for the Oceanside East Shopping Center Project (project). The project proposes the development of approximately 3.7 acre vacant lot located at the northwest corner of Mission Avenue and Foussat Road, south of Highway 76 in the City of Oceanside in San Diego County, California (Figure 1). The project would consist of approximately 20,000 square feet of commercial space for a gas station with convenience store, two drive-thru restaurants, and four (4) stand-alone buildings for a mix of retail, restaurant, and office space. The proposed site plan also includes a car wash and fueling canopy of unknown size, associated with a proposed gas station. The commercial development would be accessed from three (3) points: from an extension of Via de la Valle on the west, from a right-in, right-out driveway along Mission Avenue to the south, and from an ingress-only driveway along Foussat Road.

This study has been prepared by Rincon for use by the City of Oceanside in support of environmental documentation being prepared for the project pursuant to the California Environmental Quality Act (CEQA). For this project, Rincon conducted a cultural resources records search and prepared this technical memorandum summarizing the records search results.

Cultural Resources Records Search

On March 27, 2018, Rincon conducted a records search of the California Historical Resources Information System (CHRIS) at the South Coastal Information Center (SCIC) located at San Diego State University. The search was conducted to identify previous cultural resources studies and previously recorded cultural resources within a 0.5-mile radius of the project site. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list.

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The SCIC records search identified 13 previously conducted studies within 0.5-mile radius of the project site (Table 1). Seven studies involved projects for highway 76 which constrains the northern border of the project site.

Table 1. Previously Conducted Studies within 0.5-mile of the Project Site

Report Number	Author	Year	Title	Relationship to Project Site
00032	Dominici, D.A.	1989	Archaeological Survey Report for the Highway 76 Widening and New Alignment Project San Diego County, 11-SD-76, P.M. R2.41R4.7, 11223-910054, P.M. R4.5/R6.2, 11222-010010, P.M. R6.4/R7.2, 11222-10030, P.M. 3.6/4.2, 11222-18403G	Within
00335	Carrico, R. and P. Ezell	1974	An Archaeological Survey of Proposed New Alignment of Route 76 Near Oceanside, California	Within
00577	Carillo, C.	1982	Map for Highway Alternatives Study 11-SD-76 0.012.9 11821-159021	Within
02464	Corum, J.	1990	Extended Phase I Investigation at Sites CA-SDI-1272, 5445, 5508, and 7787 11-SD-76	Within
04903	Martin, R. and J. D. Tordoff	1991	Extended Phase I Investigations at CA-SDI-5422, City of Oceanside, California	Within
04905	Corum, J.	1990	Extended Phase I Investigation at Sites CA-SDI-1272, 5445,5508, and 7787	Within
04935	Rosen, M.	1990	Phase II, Archaeological Test Excavation Reports, "The Jones Site", CA-SDI-11,687, City of Oceanside, CA	Within
04936	Corum, J.	1991	Phase II Archaeological Test Excavation at Site CA-SDI-5445, City of Oceanside, CA 11-SD-76 P.M. R2.4/R7.2	Within
05305	Scott, G.	1990	Historical Architectural Survey for Highway 76 Widening and New Alignment Project Oceanside, San Diego County	Within
06779	CALTRANS	1989	Archaeological Survey Report for the Highway 76 and New Alignment Project	Within
09380	Robbins-Wade, M.	2005	Archaeological Resources Survey, Oceanside Fire Station No. 7, Oceanside, San Diego County, California	Within
14069	Ghabhlain, S.	2011	Cultural and Historical Resource Study for the City of Oceanside General Plan – Circulation Element Update Program Environmental Impact Report	Within
14160	Robbins-Wade, M. and K. Davis	2013	Oceanside Hotel Site Cultural Resources Survey (Affinis Job No. 2582)	Within

Source: SCIC March 2018

The SCIC records search identified five cultural resources within a 0.5-mile radius of the project site that have subsequently been subsumed to two localities (Table 2). None of these resources are located within the project site.

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Table 2. Previously Recorded Resources within 0.5-mile of the Project Site

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
37-005130	SDI-5130	Multi-component	Stratified occupational horizons and building materials	C. E. Drover 1977; E. C. Gibson, D. Sandler, M. Colombo 1990		Outside
37-005133	SDI-5133; Subsumed to SDI-5130	Multi-component	Stratified occupational horizons, building materials, human remains	C. E. Drover 1977; M. Colombo 1990	Assumed eligible	Outside
37-006015	SDI-6015; Subsumed to SDI-5130	Prehistoric	Shell midden, artifacts	R. Franklin et al 1977; E. C. Gibson, D. Sandler, M. Colombo 1990		Outside
37-012562	SDI-12562	Prehistoric	Shell midden	I. Strudwick & D. McIntosh 1992; M. Sivba, K. Knabb, and M. Robbins-Wade 2005		Outside
37-012563	SDI-12563; Subsumed to SDI-12562	Prehistoric	Shell midden	I. Strudwick & D. McIntosh 1992; M. Sivba, K. Knabb, and M. Robbins-Wade 2005		Outside

Source: SCIC March 2018

Pedestrian Survey

On April 2, 2018, Rincon archaeologist Daphne Douglas performed a pedestrian survey of the project site. The majority of the site is paved over with asphalt and the survey was concentrated on areas of available exposed ground, examining the surface for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected.

No resources were identified as a result of the pedestrian survey.

Discussion and Recommendations

No cultural resources are known to exist within the boundaries of the project site. However, the property is located along the floodplain/terrace of the San Luis River and is subsequently prone to

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prehistoric cultural deposits. Riparian geography and proximity to water enhance the probability of prehistoric occupation. Previously documented excavations within the half-mile vicinity of the project site have identified continual prehistoric-to-historic occupational deposits consisting of middens, faunal remains, ground and flaked stone artifacts, pottery, beads, shell deposits, historic building materials and homewares, and human remains. For this reason, a pedestrian survey of the project site was performed by a Rincon archaeologist on April 2, 2018. The results of the pedestrian survey were negative and no resources were identified on the project site.

In the event that unanticipated cultural resources are identified during construction, they should be treated in accordance with CEQA Guidelines section 15064.5(f), requiring halting ground disturbance in the immediate area of the find until it can be evaluated by a qualified archaeologist.

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Please do not hesitate to contact Rincon Consultants if you have any questions regarding these findings.

Sincerely,

Rincon Consultants, Inc.



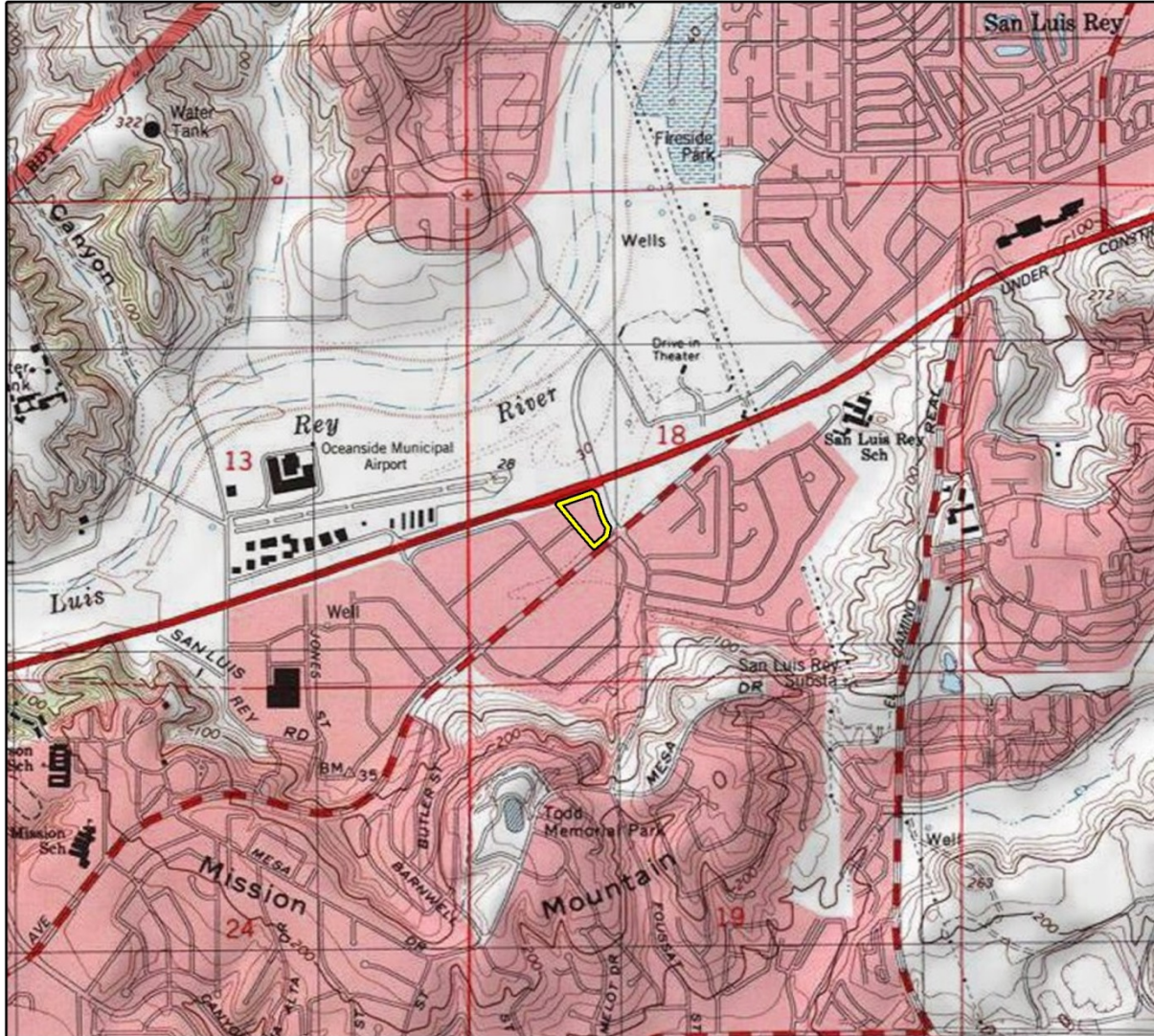
Breana K. Campbell, M.A., RPA
Archaeologist & Project Manager



Christopher Duran, M.A., RPA
Cultural Resources Principal Investigator



Joe Power, AICP CEP
Vice President/Principal



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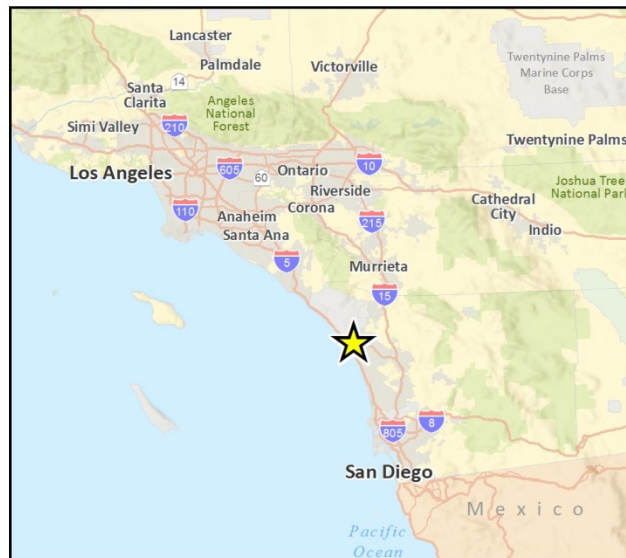
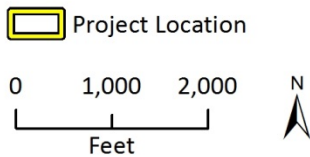


Figure 1. Project Location

