
Cultural Resources Technical Study for Hope Apartments, Carlsbad, San Diego County, California

Prepared for:

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EXECUTIVE SUMMARY

This Cultural Resources Technical Report is an identification of historical resources and assessment of potential impacts from the Hope Apartments Project in Carlsbad, California (Project). The Project is located in the Carlsbad Village area of Carlsbad, west of Interstate 5, in northern San Diego County. This report was prepared in compliance with California Environmental Quality Act (CEQA). The City of Carlsbad (City) is the lead agency and this technical report supports the environmental documentation for CEQA compliance.

ASM Affiliates, Inc. (ASM) was contracted by Carlsbad Village II, LLC to prepare this cultural resources technical report. ASM conducted an archaeological and architectural history survey to identify any historic properties and assess effects. No historic properties are located within the Area of Potential Effects (APE), which is defined by the parcel boundaries of the Project area. As defined by CEQA, no historical resources will be affected by the proposed undertaking. However, archaeological monitoring of ground-disturbing activities during Project construction is recommended due to the low but existing potential for unidentified cultural resources within the APE. This recommendation is based on the poor ground surface visibility in the majority of the APE on both Project parcels and the potential for surficial or buried cultural material that may not have been identified during the archaeological survey. Once construction excavation has exposed soil to a sufficient depth that precludes the potential for cultural resources, typically >1 meter, or depths at which paleontological resources may be present, ASM recommends cessation of the recommended cultural monitoring.

1.0 INTRODUCTION

The Hope Apartments Project (Project) will redevelop a group of previously developed properties in the City of Carlsbad, San Diego County, California (Figure 1). The Project proposes to construct 156 housing units (apartments) on a 2.95-acre site at the intersection of Carlsbad Village Drive and Hope Avenue, on the west side of Interstate 5 (I-5). The property is situated within Township 12 South, Range 4 West, Section 6, on the USGS San Luis Rey, CA 7.5-minute topographic quadrangle (Figure 2). The study was performed to determine the presence or absence of potentially significant prehistoric and historic resources within the area of potential effects (APE) and vicinity of the project boundaries. It consisted of a review of all relevant site records and reports on file with the South Coastal Information Center (SCIC) at San Diego State University addressing the APE and the area within a one-quarter (0.25)-mile records search radius. *No historical resources have been previously recorded within the Project APE or the records search radius. Five historic addresses were identified within the records search radius.* An archaeological cultural resources survey was also performed, the results of which were negative.

This Cultural Resources Technical Report was prepared to identify any known cultural and historical resources within the Project area in compliance with the California Environmental Quality Act (CEQA) and the *Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines* (2017).

1.1 PROJECT DESCRIPTION

The Project site is bounded by Grand Avenue to the north, Hope Avenue to the west, Carlsbad Village Drive to the south, and a private shared driveway at its eastern boundary in Carlsbad, California. It is located at the eastern edge of the Village area and north of the Barrio area.

Carlsbad Village II, LLC proposes to construct 156 multifamily housing units on a site currently occupied by two single family homes and a dwelling unit above a garage on Grand Avenue, and the Motel 6/Carlsbad Village Inn property located at 1006 Carlsbad Village Drive. The four-story apartment complex would include an open pool courtyard at the center of the development, and an open courtyard at the west façade on Hope Avenue. Its entry plaza and Leasing Office will be set back between the existing Carl's Jr. restaurant and the Carlsbad Village Lofts mixed-use development, and it will utilize the shared vehicular access on its east side with the Carlsbad Village Lofts.

1.2 PROJECT APE

A project's direct APE is defined as the geographic area or areas, regardless of land ownership, within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is limited to the parcel boundaries of APNs 203-320-02 and 203-320-20 in Carlsbad, California (Figure 3).



Figure 1. Project vicinity map.

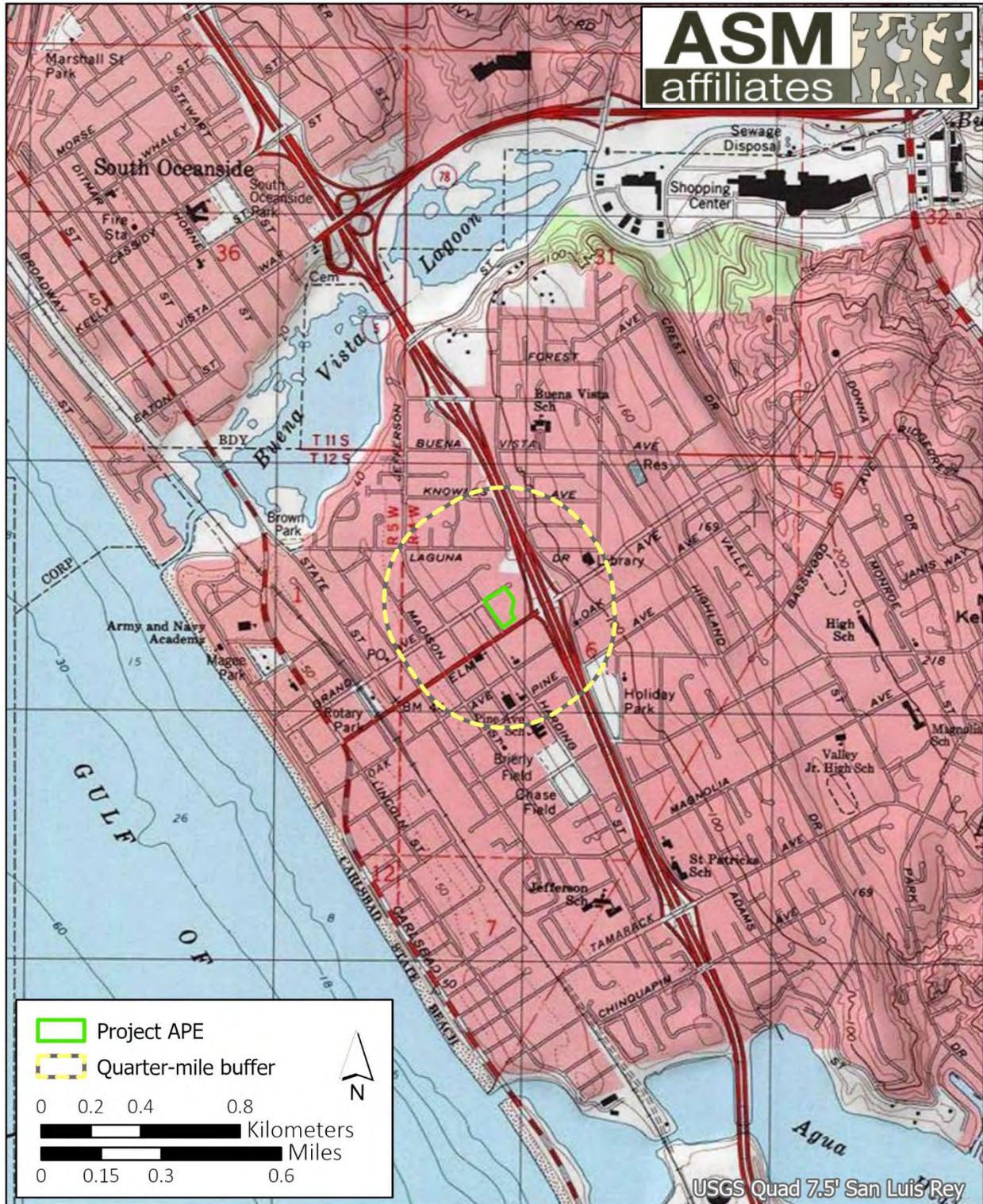


Figure 2. Hope Apartments Project location map.

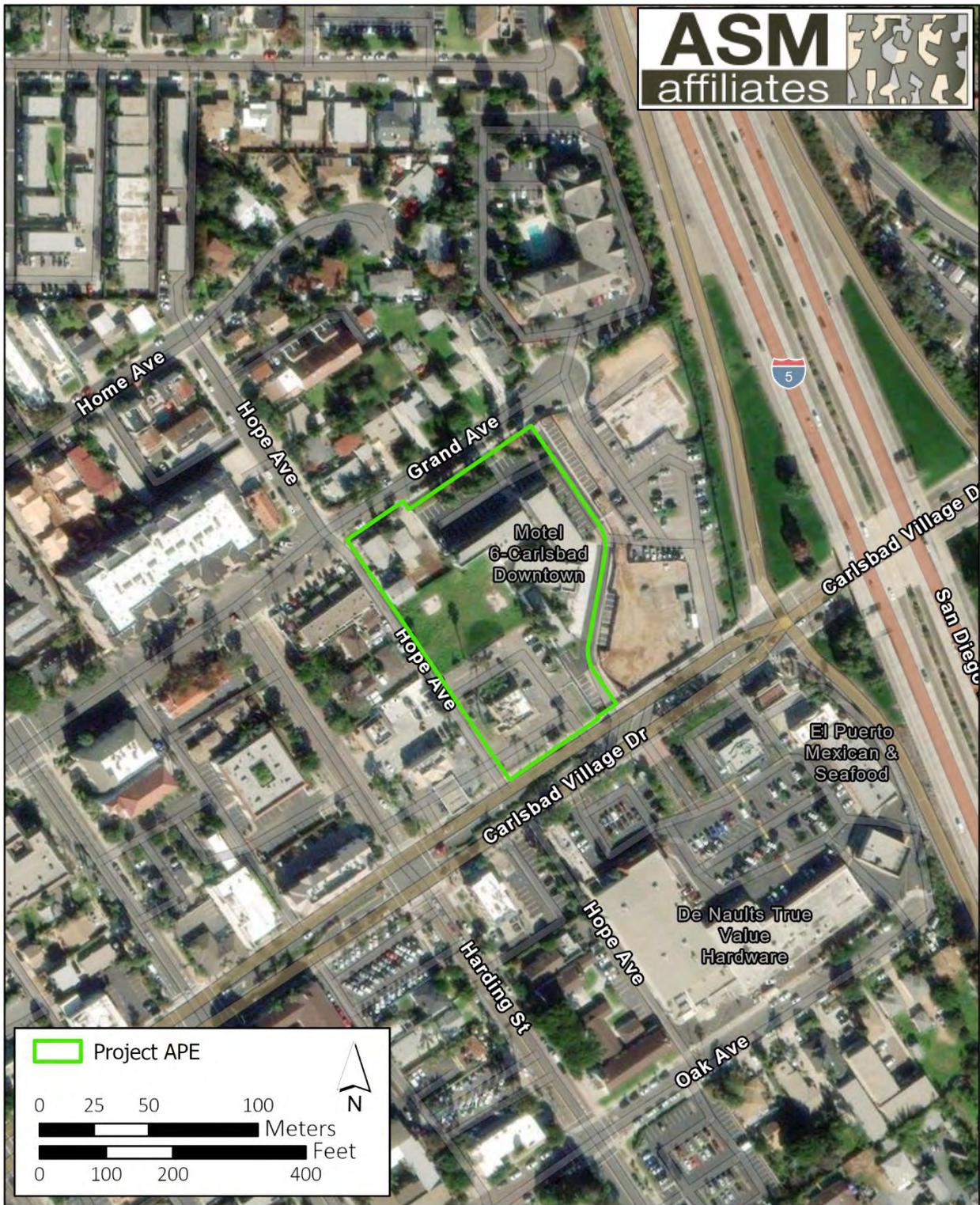


Figure 3. Project APE for Hope Apartments.

1.3 REGULATORY FRAMEWORK

1.3.1 California Environmental Quality Act Significance Criteria

CEQA requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment.

Historical resources are considered part of the environment, and a project that may cause a substantial adverse effect to the significance of a historical resource is a project that may have a significant effect on the environment. “Historical resource” applies to a building and/or structure that:

- 1) is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.); or
- 2) is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or
- 3) is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Lead agencies have a responsibility to evaluate historical resources prior to making a finding as to a proposed project’s impacts. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) is considered to materially impair the resource’s significance.

1.3.2 California Register of Historical Resources Significance Criteria

The CRHR program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the National Register of Historic Places (NRHP).

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

It is associated with the lives of persons important to local, California, or national history.

It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources achieving significance within the past 50 years are considered for eligibility for the CRHR only if they meet special consideration. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance. The NRHP has a comparable special consideration for resources less than 50 years old and requires those resources to be of “exceptional importance.” In 2012, the California Office of Historic Preservation clarified that the guidance regarding resources less than 50 years old is the same for both the CRHR and NRHP, and that the intent of the CRHR regulations is to be the same as the NRHP (California Department of Transportation 2012).

Not only must historical resources eligible for listing in the CRHR meet one of the criteria of significance described above, eligible resources must also retain integrity, or enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001). This general definition is strengthened by the more specific definition offered by the NRHP—the criteria and guidelines upon which the CRHR criteria and guidelines are based.

1.3.3 Integrity

In order to be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, NRHP Bulletin 15, establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance” (National Register of Historic Places 1997). The evaluation of integrity must be grounded in an understanding of a property’s physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

1.4 CARLSBAD HISTORIC LANDMARK

Ordinance NS-433 § 3 (part), 1997; Ord. NS-141 § 5, 1991; Ord. 9776 § 1 (part), 1985) of the City of Carlsbad's Municipal Code established the criteria for which a property is eligible as a Carlsbad Historic Landmark. The criteria established for eligibility for the Carlsbad Historic Landmark are directly comparable to the CRHR and NRHP criteria:

A historic resource may be considered and approved by council for inclusion in the historic resources inventory based on one or more of the following:

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural history; or
- b) It is identified with persons or events significant in local, state or national history; or
- c) It embodies distinctive characteristics of a style, type, period or method of construction, is a valuable example of the use of indigenous materials or craftsmanship or is representative of a notable work of an acclaimed builder, designer or architect; or
- d) It is an archaeological, paleontological, botanical, geological, topographical, ecological or geographical site which has the potential of yielding information of scientific value; or
- e) It is a geographically definable area with a concentration of buildings, structures, improvements, or objects linked historically through location, design, setting, materials, workmanship, feeling and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

1.5 KEY PERSONNEL

All individuals that worked on this project did so under the direction of personnel who meet or exceed the Secretary of the Interior's *Professional Qualification Standards* for Archaeology and Architectural History (48 FR 44716). Given these criteria, Ms. Shannon Davis, M.A., RPH, served as Lead Architectural Historian, Ms. Laura Voisin George, M.A., served as Project Architectural Historian, and Mr. Stephen Harvey, M.A., RPA, served as the Lead Archeologist. Ms. Davis and Ms. Voisin George meet or exceed the *Professional Qualification Standard* for Architectural Historian, and Ms. Davis additionally meets the *Professional Qualification Standard* for Historian. Both have extensive experience evaluating residential properties in southern California. Mr. Harvey exceeds the *Professional Qualification Standard* for Archeology and has extensive experience in San Diego County.

1.6 REPORT ORGANIZATION

This report is divided into five chapters. Following this introduction, Chapter 2 provides an historical context for the project area, related to the specific resources within the APE. Methodology and the records search summary are included in Chapter 3. Chapter 4 identifies the resources surveyed. Chapter 5 provides the evaluation of historical significance for all properties surveyed. Chapter 6 provides an assessment of effects. Appendix A contains the SCIC records search results. Appendix B contains the correspondence with the NAHC. Appendix C contains the Department of Parks and Recreation (DPR) 523 forms. San Diego County Building Records can be found in Appendix D and relevant Building Permits on file with the City of Carlsbad are located in Appendix E.

2.0 HISTORIC CONTEXT AND OVERVIEW

2.1 PREHISTORIC AND ETHNOHISTORIC CONTEXT

Archaeological fieldwork along the southern California coast has documented a diverse range of human occupations extending from the early Holocene into the Ethnohistoric period (Erlandson and Colten 1991; Jones 1992; Moratto 1984). A variety of different regional chronologies, often with overlapping terminology, have been used in coastal southern California, and they vary from region to region (Moratto 1984). Today, the prehistory of San Diego County is generally divided into three major temporal periods: Paleo-Indian, Archaic, and Late Prehistoric. These time periods are characterized by patterns in material culture that are thought to represent distinct regional trends in the economic and social organization of prehistoric groups. In addition, particular scholars referring to specific areas utilize a number of cultural terms synonymously with these temporal labels: San Dieguito for Paleo-Indian, La Jolla for Archaic, and San Luis Rey for Late Prehistoric (Meighan 1959; Moriarty 1966; Rogers 1939, 1945; True 1966, 1970; Wallace 1978; Warren 1964).

2.1.1 Paleoindian Period (ca. 12,000–8000 B.P.)

The antiquity of human occupation in the New World has been the subject of considerable debate over the last few decades. The most commonly accepted model currently is that humans first entered the western hemisphere between 15,000 and 12,000 years before the present (B.P.). While there is no firm evidence of human occupation in coastal southern California prior to 12,000 B.P., dates as early as 23,000 B.P. and even 48,000 B.P. have been reported (Bada et al. 1974; Carter 1980; Rogers 1974). However, the amino acid racemization technique used to date these sites has been largely discredited by more recent accelerator radiocarbon dating of early human remains along the California coast (Taylor et al. 1985). Despite intense interest and a long history of research, no widely accepted evidence of human occupation of North America dating prior to 15,000 B.P. has emerged.

As in most of North America, the earliest recognized period of California prehistory is termed Paleo-Indian. In southern California, this period is usually considered to date from at least 10,000 B.P. until 8500 to 7200 B.P. (Moratto 1984; Warren et al. 2008), and is represented by what is known as the San Dieguito complex (Rogers 1966). Within the local classificatory system, San Dieguito assemblages are composed almost entirely of flaked stone tools, including scrapers, choppers, and large projectile points (Warren 1987; Warren et al. 2008). Until recently, the near absence of milling tools in San Dieguito sites was viewed as the major difference between Paleo-Indian economies and the lifeways which characterized the subsequent Archaic period.

Based upon rather scant evidence from a small number of sites in San Diego County, it has been hypothesized that the people linked to the San Dieguito complex lived within a generalized hunter-gatherer society with band-level organization. This portrayal is essentially an extension to the inland and coastal areas of San Diego County of what has long been considered a continent-wide Paleo-Indian tradition. This immediate post-Pleistocene adaptation occurred within a climatic period of somewhat cooler and moister conditions than exists presently. The range of possible economic adaptations of San Dieguito bands to this environment is poorly understood at present, but it is typically assumed that these groups followed lifeways similar to other Paleo-Indian groups in North America.

This interpretation of the San Dieguito complex as the local extension of a post-Clovis big game hunting tradition is based primarily on materials from the C. W. Harris Site (Ezell 1983, 1987; Warren 1966, 1967). An unusually high percentage of large bifaces in the Harris assemblage seems indicative of a retooling station, a pattern not found at any other purported San Dieguito sites. Still, there does appear to be some evidence that large biface technology was typical of the earliest occupations of San Diego County, and that

this pattern is shared by other complexes in the greater Southwest. What is less clear is how large a role these objects played in the day-to-day subsistence activities of their creators.

2.1.2 Archaic Period (8000–2000 B.P.)

The Archaic period (also referred to as the Early Milling period) extends back at least 7,200 years, possibly as early as 9000 B.P. (Moratto 1984; Rogers 1966; Warren et al. 2008). Archaic subsistence is generally considered to have differed from Paleo-Indian subsistence in two major ways. First, gathering activities were emphasized over hunting, with shellfish and seed collecting being of particular importance. Second, milling technology, frequently employing portable ground stone slabs, was developed. The shift to littoral exploitation from a land-based focus is traditionally held to mark the transition from the Paleo-Indian period to the Archaic period. In reality, the implications of this transition are poorly understood from both an economic and cultural standpoint (see Warren et al. 2008 for an excellent review).

Early Archaic occupations in San Diego County are most apparent along the coast and the major drainage systems that extend inland from the coastal plains (Moratto 1984). Coastal Archaic sites are characterized by cobble tools, basin milling stones, hand stones, discoidals (disk-shaped ground stones), a small number of “Pinto” and “Elko” series dart points, and flexed burials. Together, these elements typify what is termed the La Jolla complex in San Diego County, which appears as the early coastal manifestation of a more diversified way of life.

For many years, the common model has included something that D. L. True (1958) termed the Pauma complex, an archaeological construct based upon a number of inland Archaic-period sites in northern San Diego County that appeared to exhibit assemblage attributes different from coastal Archaic sites. Pauma complex sites were typically located on small saddles and hills overlooking stream drainages, and were characterized by artifact scatters of basin and slab milling stones, hand stones, some scraper planes, debitage, and occasional ground stone discoidals. Further analysis suggests that the Pauma complex is simply an inland counterpart to the coastal La Jolla complex (Cardenas and Van Wormer 1984; Gallegos 1987; True and Beemer 1982). Given that the distance between the two environments (coastal and inland) is relatively small, and that sites attributed to each complex appear to be contemporaneous, it seems more parsimonious to consider the differences in materials as seasonal manifestations of a mobile residence strategy using both coastal and inland resources. When similar environmental variability exists within Archaic complexes in other regions, such sites are usually considered to represent different aspects of the annual positioning strategies of a single hunter-gatherer culture complex (Bayham and Morris 1986; Sayles 1983; Sayles and Antevs 1941).

In recent years, local archaeologists have questioned the traditional definition of the Paleo-Indian San Dieguito complex as consisting solely of flaked lithic tools and lacking milling technology. There is speculation that differences between artifact assemblages of “San Dieguito” and “La Jolla” sites may reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987; Wade 1986). Gallegos (1987) has proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, that is, different site types are the result of differences in site locations and resources exploitation (Gallegos 1987:30). This hypothesis, however, has been strongly challenged by Warren and others (2008). In short, our understanding of the interplay between human land use, social organization, and material culture for the first several millennia of San Diego prehistory is poorly developed, although some progress has been made. Recent data collection has accelerated in the areas of paleoenvironmental analysis, paleoethnobotany, faunal analysis, and lithic technology studies. More importantly, efforts are being made to reexamine the assumptions surrounding existing artifact typologies and climatic reconstructions that form the basis of the standard systematics.

2.1.3 Late Prehistoric/Protohistoric Period (1500–250 B.P.)

In his later overviews of San Diego prehistory, Malcolm Rogers (1945) hypothesized that Yuman-speaking people from the Colorado River region migrated into southern California. This hypothesis was based primarily on patterns of material culture in archaeological contexts and his reading of linguistic evidence. This “Yuman invasion” is still commonly cited in the literature, but some later linguistic studies suggest that the movement may have actually been northward from Baja California.

Assemblages derived from Late Prehistoric sites in San Diego County differ in many ways from those in the Archaic tradition. The occurrence of small, pressure-flaked projectile points, the replacement of flexed inhumations with cremations, the introduction of ceramics, and an emphasis on inland plant food collection, processing, and storage (especially acorns) are only a few of the cultural patterns that were well established by the start of the second millennium A.D. The centralized and seasonally permanent residential patterns that had begun to emerge during the Archaic period became well established in most areas. Inland semisedentary villages appeared along major watercourses in the foothills and in montane valleys where seasonal exploitation of acorns and piñon nuts was common, resulting in permanent milling stations on bedrock outcrops. Mortars for acorn processing increased in frequency relative to seed-grinding basins.

The Late Prehistoric period is represented in the northern part of San Diego County by the San Luis Rey complex (Meighan 1954; True et al. 1974), and by the Cuyamaca complex in the southern portion of the county (True 1970). The San Luis Rey complex is the archaeological manifestation of the Uto-Aztecan (Takic) predecessors of the ethnohistoric Luiseño, while the Cuyamaca complex reflects the material culture of the Yuman ancestors of the Kumeyaay (also known as Diegueño or Ipai and Tipai).

2.1.4 Ethnohistoric Period

In ethnohistoric times, two main cultural groups occupied coastal San Diego County: the Luiseño in the north, and the Kumeyaay or Diegueño in the south. Traditionally, Luiseño territory encompassed an area bounded roughly from Agua Hedionda on the coast, east to Lake Henshaw, north into Riverside County, and west to San Juan Capistrano on the coast (Bean and Shipek 1978; Kroeber 1925). The region inhabited by the Kumeyaay was much larger and probably extended from Agua Hedionda Lagoon eastward into the Imperial Valley and southward through much of northern Baja California (Almstedt 1982; Gifford 1931; Hedges 1975; Luomala 1978; Shipek 1982; Spier 1923).

The Project is located within northwestern San Diego County, which was occupied by the Luiseño before European contact. The San Diego region became increasingly multiethnic in its cultural traditions after the arrival of a permanent Spanish settlement in A.D. 1769. Written records from the historic period also shed considerable light on prehistoric lifeways in the region. Relevant documents from the Spanish and Mexican periods are very limited (Boscana 2005; Fages 1937; Geiger and Meighan 1976; Laylander 2000). However, the ethnographic record became much richer in the early decades of the twentieth century, with the rise of academic anthropology (Drucker 1937, 1941; Gifford 1918, 1931; Hicks 1963; Hohenthal 2001; Kroeber 1925; Laylander 2004; Luomala 1978; Sparkman 1908; Spier 1923; Waterman 1910; White 1963). Ethnographic information concerning the Luiseño is generalized, rather than referring specifically to the Project area.

Luiseño groups, speaking a language within the Takic branch and Cupan subgroup of Uto-Aztecan, occupied the northern San Diego, southern Orange, and southeastern Riverside counties through the ethnohistoric period into the twenty-first century. They are linguistically and culturally related to the Cahuilla, Cupeño, Serrano, and Gabrielino. The Luiseño referred to their homeland, including the area encompassing the San Luis Rey River as Quechla (Bean and Vane 1991:139; NPS 2004).

Settlement patterns of hunter-gatherers such as the Luiseño were influenced by subsistence factors. The effective exploitation of any particular resource used for food, medicine, or manufacture was tied to the seasonal availability of primary resources. The flora and fauna exploited by Native American populations of this area of southern California were diverse. The Luiseño divided the year into eight seasons (10 months) according to when certain seeds and fruit were available. The season or month was named for the environmental characteristics that manifested themselves in that season or month (Boscana 2005:66; DuBois 1908:165).

Both plant and animal foods played a major part in Luiseño subsistence. The plant foods were high in fat, carbohydrates, and protein, and thus provided a high-energy diet. Some of the plants exploited for food included acorns, annual grass seeds, yucca, manzanita, sage, sunflowers, lemonade berry, chia, and various wild greens and fruits. These plants were available seasonally: elderberries are available during July and August, chia is available mainly in June, acorns are available in the fall, and many grasses are available in the spring, summer, and fall. Storage allowed these resources to be consumed throughout the year. Most ethnohistoric accounts emphasize that acorns, gathered in the highlands, were the most important food source for the Luiseño.

Exploited animal resources included deer, pronghorns, bears, rabbits, jackrabbits, woodrats, mice, ground squirrels, valley and mountain quail, doves, ducks and other birds, fish, and marine shellfish. The Luiseño avoided hunting all predator animals, as well as tree squirrels and most reptiles (Bean and Shipek 1978). Hunting in recent times employed a bow and arrow and was carried out individually or in groups. As in many other areas of California, deer were tracked and stalked, while smaller game, including rabbits, was caught with curved throwing sticks, nets, slings, traps, or deadfalls, or through game drives. Bones of rabbits and other small animals were dried and pounded into a powder to mix into other foods as seasoning and additional nourishment (Waugh 1986).

Coastal marine animals utilized as food included sea mammals, crustaceans, fish, and mollusks. Some fish were only available seasonally, while other fish were available throughout the year. Trout and other freshwater fish, when available in inland drainages and in mountain streams, were captured with traps, nets, or poison.

Settlement in the coastal region of southern California followed a pattern of permanent villages and temporary hunting and gathering camps. Houses were conical structures of willow frames covered with brush, with subterranean floors and central hearths. Other structures included sweatshouses, ceremonial enclosures, ramadas, and acorn granaries. Domestic implements included wooden utensils, baskets, ceramic cooking and storage vessels, and stone milling equipment.

Seasonality and scheduling of resource exploitation were critical elements of the cultural adaptive system interwoven with the settlement patterns. Storage of both plants and animals was practiced regularly among the Luiseño and was often considered a necessity. The seasonal availability of acorns, yucca, and grasses dictated long-term planning of resource exploitation. Ethnohistoric accounts emphasize the dearth of winter resources and how people were forced to depend on stored foods including acorns, dried fish, and other plant foods. Some fish species were available in the winter, but they were mainly bottom-dwelling species, small sardine schools, and mackerels (Tartaglia 1976:46). Some accounts indicate that coastal communities exploited local shellfish in the winter (Sparkman 1908). During times of scarce resources, the interior Luiseño traveled to the coast to obtain shellfish, fish, and even some land mammals (White 1963). Bean and Shipek (1978) note that most inland groups had fishing and gathering locations on the coast that they visited annually when the tides were low or when the inland resources were scarce, typically during the months of January through March.

All accounts emphasize that populations were concentrated within the highlands during the acorn harvest in October and November. Adaptations included management of resources, food storage, and migration in response to changing availabilities of resources. Fire was employed as a crop-management technique and for community game drives. The annual produce return from various plant resources such as grass seeds, some greens, and yucca was maintained by burning the landscape at least every third year (Bean and Shipek 1978). These techniques prevailed throughout southern California.

The settlement pattern and subsistence systems of the Luiseño, like those of other California groups, were tailored to exploit the seasonal fluctuations in resources and employed movements of populations from mountain slopes and highlands to valley floors and coastal strips. The duration and location of settlement areas were dependent on the availability of plant and animal resources. The settlement pattern was characterized by aggregation and segregation of people around plant and animal resources.

2.2 HISTORIC CONTEXT

2.2.1 Spanish Period

Spanish explorer Juan Rodríguez Cabrillo first landed in California in 1542, claiming it for the King of Spain. More than two centuries later, Christian missionaries and soldiers arrived both by sea and overland from Baja California and founded Mission San Diego de Alcalá in 1769, the first of 21 Spanish and Mexican missions (1769-1823). Charged with converting pagan Indians to Christianity, the mission system and its soldiers would protect Spain's interest in California. Soldiers protected the mission from Presidio Hill, and the Franciscans first served the new mission by overseeing its operations and assumed control over the land as trustees for the Indians. The mission system operated under the expectation that once the Indians had been Christianized and "civilized," the land would become a pueblo. In 1774, the presidio became a Royal Presidio, and the mission was relocated 10 km up the San Diego River. Some Indians had already been baptized, but others revolted in 1775 by burning the mission and killing a friar. The attack did not prompt any long-term changes to the mission system, but it heightened insecurities.

On July 20, 1769, Father Juan Crespí arrived in the San Luis Rey River valley with the Portolá expedition to Monterey. His report back to his superiors declaring it an ideal location for a mission led to the eventual founding of Mission San Luis Rey de Francia, the eighteenth California mission (Pourade 1961:115). The mission was formally dedicated June 13, 1798. Named for King Louis IX of France, this mission became known as the "King of Missions" due to its size and success. At the time of European contact, the San Luis Rey Valley was occupied by Takic-speaking Indians, who were later named Luiseño after the mission. In 1824, Mission San Luis Rey had an Indian neophyte population of 3,000, and the extensive mission lands supported 1,500 horses, 2,800 sheep, and 22,000 cattle (Pourade 1961:139). Approximately 20 mi. northeast the Mission San Luis Rey, Pala was founded in 1810, as an *asistencia*, or outpost, of Mission San Luis Rey (Pourade 1961:122). An *asistencia* is defined as a mission on a small scale that offers religious services on days of obligation but lacks a resident priest (Weber 1988:v). By 1818, Mission San Luis Rey had become the richest and most populous of Spain's missions in California (Heilbron 1936).

2.2.2 Mexican Period

After a long struggle in Mexico, the Mexican War of Independence ended in 1821, severing the Spanish hold on the Californias. The San Diego area began transitioning from a religious and military outpost to a town. The mission movement was dwindling as 17 of the oldest missions no longer had resident priests and the native population had drastically declined from the impact of Spanish occupation (Engstrand 2005:56-57; MacPhail 1971; Mills 1968; Padilla-Corona 1997; Pourade 1960; Robinson 1948:23-72).

Land grants or ranchos largely characterized the Mexican period (1821-1848). Although some land had been granted to Indians, most of the land went to military men or merchants. A majority of ranchos were

demarcated after secularization of mission land beginning in 1833, which prompted a rush for land grants. Land granted to Mexicans between 1833 and 1846 amounted to 500 ranchos, primarily granted near the coast from San Francisco to San Diego. Hand-drawn maps or *diseños* indicated the often-vague boundaries of the grants where *dons* and *doñas* constructed adobe houses on their vast lands, cultivating the land and grazing cattle, often with the aid of Indian *vaqueros*. Mexican Governor Pío Pico granted a great number of those ranchos, quickly carving up Alta California to ensure Mexican land titles survived a U.S. victory in the Mexican-American War (1846-1848) (Christenson and Sweet 2008:7; Engstrand 2005:64-66; Robinson 1948:23-72).

The lands formerly held by Mission San Luis Rey were parceled into six ranchos: Santa Margarita, Las Flores, Buena Vista, Agua Hedionda, Monserrate, and Guajome. Rancho Buena Vista and Rancho Agua Hedionda were closest to the Project. The remaining lands of San Luis Rey were sold in 1846 to José Cota and José A. Pico by Pío Pico, Governor of California, and the Luiseño converts who had lived around the mission were removed to nearby Pala (Hawthorne 2000).

2.2.3 American Period

After the Mexican-American War, land ownership in California became hotly contentious despite protection under the Treaty of Guadalupe Hidalgo of February 1848. Proof of rancho land ownership with the new government often meant years of effort to obtain a federal patent, and many rancheros had difficulty maneuvering through the process. Capitalizing on the uncertainty of those transitional years, Anglo settlers increasingly squatted on land that belonged to Californios and began challenging the validity of Spanish-Mexican claims through the Board of Land Commissioners (1851) (Garcia 1975:15-16, 22-24). Meanwhile, William Heath Davis' 1850 experiment to restart San Diego as a coastal New Town failed after a short period of time. Alonzo E. Horton's second attempt at New Town in 1867 became the successful foundation for present-day downtown San Diego (MacPhail 1971; Mills 1968; Padilla-Corona 1997). An influx of Anglo squatters outside of New Town and new government taxes severely hindered Californio rancho owners, and by 1860, most did not retain their original land holdings. Unimproved farmland and substantial, often unconfirmed, ranchos characterized the largely uninhabited San Diego County (Garcia 1975:15-16, 22-24).

The confirmation of ranchos' boundaries in the late 1860s and early 1870s drew additional settlers as land became officially conveyable. Small farming communities were quickly established throughout San Diego County. In San Luis Rey Valley, settlers began arriving in the late 1860s and 1870s. These settlers, who came from eastern states and a wide variety of European countries, raised dairy cattle, sheep, and horses, grew barley and alfalfa, and maintained bee colonies. A small town site began to grow adjacent to the San Luis Rey mission.

In 1880, the California Southern Railroad was formed to construct a rail line between San Diego and San Bernardino. By 1882, 211 mi. of track had been constructed from National City to Fallbrook Junction, just north of Oceanside, and inland through Temecula Canyon to Colton and San Bernardino. The completion of a transcontinental railroad link in November 1885 initiated an unprecedented real estate boom for New Town that spilled over into the county. Settlers poured into San Diego, lured by real estate promotions offering a temperate climate, cheap land, and the potential to realize great profits in agriculture and real estate. Speculators formed land companies and subdivided town sites throughout the county, and settlers took up homestead claims on government land for both speculation and permanent settlement (Pourade 1964:167-191). For the San Luis Rey Valley and outlying areas, the transcontinental railroad created more economic opportunities that would increasingly develop in the early twentieth century.

The first two decades of the twentieth century brought continuity and change to San Diego County, with a continued U.S. Navy and Army presence, and the trend of populating the burgeoning New Town continued

(Heilbron 1936:370, 431; U.S. Census Bureau 1920:82). Automobiles became increasingly popular as they became affordable, prompting road grading to open up the backcountry (Etulain and Malone 1989:40; Kyvig 2004:27). Glenn H. Curtiss flew the first seaplane from North Island (1911), initiating a growing interest in aviation technologies in San Diego that would later be heightened by Charles Lindbergh's historic flight on the Spirit of St. Louis from Rockwell Field in San Diego to St. Louis, Missouri (1927). Balboa Park and the San Diego Zoo remained after the Panama-California Exposition in 1915, leaving San Diegans with city-defining legacies. In 1917, the U.S. Army established Camp Kearney as part of the nationwide defense campaign for World War I (Engstrand 2005). On the outset of the war, agricultural communities flourished across the county with the aid of railroad infrastructure and early road grading that facilitated farmers moving their crops to markets. San Diego agriculture centered on avocado and other subtropical fruits primarily grown in more coastal areas and Escondido. Winter vegetables were mostly grown in the southern part of the county from La Mesa to Flinn Springs and Chula Vista. Egg and poultry farms during the heyday of chicken production (1908-1935) were found in Lemon Grove, La Mesa Heights, Spring Valley, Sunnyside, Chula Vista, El Cajon, Lakeside, Escondido, and Ramona (California Development Board 1918:70; Heilbron 1936:207-210, 422-442; LeMenager 1989:207).

New railroad ventures and consolidations characterize the end of the nineteenth century and first few decades of the twentieth century. John D. Spreckels formed the San Diego and Arizona Railway in 1901, a line that connected San Diego with Mexico and the backcountry of San Diego County at Jacumba. In 1912, the San Diego and Cuyamaca Railway and the San Diego Southern railroads merged and became the San Diego and Southeastern (SD&SE) Railway. Five years later, Spreckels' San Diego and Arizona (SD&A)¹ Railway purchased the SD&SE, leaving only the Santa Fe and the SD&A railroads as the surviving railroad lines (Hanft 1984:21, 27; Price 1988). In the next and successive decades, automobile challenged railroads as the primary mode of transportation.

Automobiles revolutionized transportation in the U.S. and gave Americans an alternative to rail travel. Wealthier Americans bought Henry Ford's factory-produced Model Ts beginning in 1908, and by 1915, two million vehicles were on the roads. Fourteen years later, 10 million automobiles traveled American roadways (Etulain and Malone 1989:40; Kyvig 2004:27). Roadside businesses, such as gas stations, garages, motels, roadside restaurants, diners, and service stations, emerged, providing services to the automobile traveler (Kygiv 2004:27). As more commuters, tourists, and heavy truck drivers utilized San Diego County roadways in the 1920s, it became necessary to widen and pave routes, and smooth or eliminate curves for safer, more direct travel (California Highways 1927a, 1927b; Kyvig 2004:41, 48-49). While many used the roadways for family vacations and day trips during the 1920s, the Great Depression prompted those from the Dust Bowl states to increasingly use interstate highways to make their way toward California and other agricultural areas in the west as migrant workers (Roland et al. 2011).

In San Diego County, federal and state water development projects, harbor improvements, and high levels of construction curbed some of the effects of the Great Depression. Construction projects for the Navy and Army also helped sustain the area. Social changes such as the construction of San Diego State College (1931), the transition from coal-derived gas to natural gas, and the planning and hosting of the World's Fair (1935) also aided in sustaining the San Diego area (Engstrand 2005:147-155). A significant economic impact during the financial crisis was Reuben H. Fleet's decision to move Consolidated Aircraft from Buffalo, New York to San Diego, a more suitable climate for testing planes. The company brought 800 employees and \$9 million in orders, which was a significant boost to the economy and population (Consolidated Aircraft 2004; Engstrand 2005:151). San Diego County's greatest numerical growth period in the first half of the twentieth century was between 1940 and 1950 when the county grew to 556,808 inhabitants (U.S. Census Bureau 1940, 1950). It is also a period characterized by more people moving to rural areas instead of the city, as the rural population increase by 170.8 percent (U.S. Census Bureau 1950:5-

¹ In 1933, the SD&A would become San Diego and Arizona Eastern.

12, 5-16, 5-21). At more than half a million people, San Diego had become a metropolis with attractive rural areas transitioning into new suburban communities and new, if smaller, cities around the county.

As more people moved to the county, infrastructure improvements to both roadways and railroads in San Diego County became necessary, which was largely focused near defense centers such as Oceanside (Oceanside Daily Blade-Tribune, 25 February 1941:1, 20 August 1941:1). When President Eisenhower authorized an interstate system in 1956 with the Federal-Aid Highway Act, it provided the additional funding necessary to further interconnect multiple state routes for increased interstate traffic flow (Engstrand 2005:165-166). From that funding, three new transportation arteries were constructed in San Diego County between the late 1950s and the early 1970s that replaced the previous U.S. Highway system's principal routes: I-5 replaced U.S. 101; I-15 replaced U.S. 395; and I-8 replaced U.S. 80. All three were constructed as high-speed, multi-lane divided freeways to facilitate better traffic flow (Krintz et al. 2012). By 1960, over a million people lived in the county, and between 1950 and 1970, bedroom communities such as El Cajon, Escondido, Chula Vista, and Oceanside experienced a tremendous growth rate (Engstrand 2005:166).

2.2.4 Brief History of Carlsbad

The city of Carlsbad was incorporated in 1952, and its zigzagged boundaries extended from the Buena Vista Lagoon to present-day Palomar Airport Road. Today, the boundaries extend south from State Route 78 to the southern edge of Batiquitos Lagoon at La Costa Avenue and southeast beyond Rancho Santa Fe Road (City of Carlsbad 2004; Gutierrez 2002:79-80). The La Costa community in the southeastern portion of the city was annexed in 1972 but had developed years earlier as a result of the La Costa golf resort (1965) (Brafford 1980).

The community that became the city of Carlsbad aligned with county-wide trends of the American Period (1850-present) when the northern part of Carlsbad and portions of Oceanside and Vista were part of the 13,311-acre land grant known as Rancho Agua Hedionda. Mexican Governor Juan Bautista Alvarado had carved the property out of Mission San Luis Rey's sheep land and granted the medium-sized rancho to a prominent San Diegan, Juan María Romoulo Marrón, in 1842 (Christenson and Sweet 2008:53; Howard-Jones 1982:13-15). Following the Mexican-American War (1846-1848), new government's taxes together with challenges to their land holdings and difficulty obtaining federal land patents severely hindered Californios, and by 1860, most did not retain their original landholdings (Garcia 1975). Although Rancho Agua Hedionda was not officially recognized by the United States until 1872, the Marrón family returned to the property after Juan's death in 1853 as their part-time residence. Similar to many other Californio families, their debts forced them to secure mortgages from neighbors and agree to land leases in the late 1850s and early 1860s. They leased the entire rancho to Francis J. Hinton. He hired an old friend, Robert Kelly, whom he had known from his steamship days in Yuma, Arizona, as his *mayordomo*. When the Marrón family failed to pay on a trust deed, Hinton foreclosed on the mortgage and assumed ownership. Hinton continued to amass significant wealth in real estate and mining ventures and trusted Kelly to run the rancho during his frequent absences (Howard-Jones 1982:18-22). After Hinton unexpectedly died in 1870, Kelly eventually acquired the rancho following court battles with the Hinton and Marrón families. The Kelly family inherited a majority of the rancho upon Robert Kelly's death in 1890 with a small section of land that remained in the Marrón family (Christenson and Sweet 2008:53; Howard-Jones 1982:22, 34-37). A decade before his death, Kelly donated 40 acres to the California Southern Railroad.

The California Southern Railroad connecting to the transcontinental line was completed in 1885 but the section through the Carlsbad area had been constructed in 1881 and was realigned as part of the "Surf Line" in 1888. The community of Carlsbad grew from John A. Frazier's purchase of over 100 acres in present-day downtown Carlsbad from a disenfranchised homesteader in 1883. Frazier unexpectedly tapped an

artesian well that, when he dug deeper, produced mineral water.² He constructed a well tower at present-day Carlsbad Boulevard and Cedar Street that became known as “Frazier’s Station,” near the present-day Carlsbad Santa Fe Depot (Howard-Jones 1982:39-40). By 1886, Frazier’s well and its medicinal qualities had become well known, and it drew people from far and wide. Santa Fe promoters capitalized on his success and used it to entice entrepreneurs Gerhard Schutte and Samuel Church Smith to the area. Together with their associates Schutte and Smith formed the Carlsbad Land and Mineral Company. They purchased Frasier’s property and an additional 275 acres for a combined 400-acre plot. In the midst of the land boom in San Diego, they began promoting the mineral water to attract potential buyers by using testimonials for its medicinal qualities and scientific evidence that the mineral water matched that of famous Well Number Nine in Karlsbad, Bohemia. In an effort to bind their fate with that of a famed European spa, they named the newly subdivided town Carlsbad (Howard-Jones 1982:41-42). The following year the Carlsbad Depot³ was constructed.

The depot was the only commercial building and the center of town at the time, and so it served as a Wells Fargo Express station, Post Office, telegraph station, and general store. A school,⁴ newspaper, and hotel also served the small community (Howard-Jones 1982:43, 56). The first church was not constructed until 1896.⁵ The land boom and railroad brought excitement to the small community, but it was short-lived largely due to the real estate collapse that led to the 1890s depression (Brill 1973; Crawford 1992; *San Diego Union* 1934). When the Carlsbad Hotel burned down in 1896, land sales crumbled (Davis n.d.). Yet hardy settlers remained in the fledging community.

The town was revived in 1914 when the South Coast Land Company purchased the remaining properties of the Carlsbad Land and Mineral Water Company. Ed Fletcher operated the Carlsbad office and negotiated water delivery from the San Luis Rey River via the city of Oceanside. All residents interested in obtaining water through the newly formed Carlsbad Mutual Water Company had to buy a share per single lot. Wells and barrels of water continued to be the water source for those living outside the boundaries of the water company. The newly secured water line prompted a burgeoning agricultural industry (Howard-Jones 1982:73). Much of the area had been reclaimed for agricultural production of hay, winter vegetables, poultry, grains, peas, beans, and lettuce (Davis n.d.). Agricultural workers included Japanese vegetable growers and Mexican immigrants who lived in an area now known as Barrio Carlos⁶ (Howard-Jones 1982:87, 92-93, 122-123). Farmers in the area used Chester Craig’s packing shed, north of the depot on First Street, where flowers were prepared and produce was iced for shipment to Los Angeles and other large cities. Those living in the east and south used Farr’s Station, located south of Agua Hedionda Lagoon (Howard-Jones 1982:73).

Following the first avocado grove planting in 1916, avocados became a significant local industry (*Carlsbad Journal* 1959; Howard-Jones 1982:82). The Carlsbad Avocado Club (1923) organized local growers, and “Avocados Days” were celebrated with great enthusiasm as the events of the days showcased the many ways to eat the fruit that was relatively new to Southern California (Howard-Jones 1982:82). By 1928, the

² The site of Frasier’s original well remains today as a state historical monument, designated as such in 1955 (Howard-Jones 1982:53).

³ In 1907, the Carlsbad Depot was changed to Carl in an effort to avoid confusion of it with the Carlsbad, New Mexico station, but that only lasted for a decade (Howard-Jones 1982:57).

⁴ A new two-story schoolhouse was constructed at Pine Avenue near Fourth Street with bonds secured in 1902 (Howard-Jones 1982:64).

⁵ St. Michael’s Episcopal Church remained the only church in town until at least 1918. It was constructed at Oak Street between Carlsbad Boulevard and Lincoln Street but was moved to Carlsbad Boulevard and Cedar Street in 1959. St. Patrick’s Church was constructed in 1926 and moved in 1952, where it was utilized as the first administrative office and police station for the newly formed City of Carlsbad. Carlsbad Union Church was also constructed in 1926 at Pine Avenue and Fourth Street (*Carlsbad Library* 1959; Howard-Jones 1982:54, 56, 104).

⁶ The heart of Barrio Carlos was at Second Street and Walnut (Howard-Jones 1982:122-123).

avocado industry had grown to more than 28,000 trees valued at over \$2 million, and additional ranchers were looking into growing them (*San Diego Union* 1928).

However, some large farms were broken up and sold during the 1920s as some film stars from Hollywood made their homes in Carlsbad. One of the largest ranches purchased by a film star had belonged to Matthew Kelly but became known as the Leo Carrillo ranch (Howard-Jones 1982:113-114). Despite those changes, Carlsbad remained a small town with an economy centered on flowers (including Paul Ecke's poinsettias), bulbs, and avocados that was supplemented by about a dozen businesses located in the business district on First Street (Davis n.d.; Howard-Jones 1982:86).

The commercial district developed along First Street (now State Street) as part of Highway 101. In the 1920s, the increasing popularity of automobiles opened up new opportunities for travel and Carlsbad again became a destination as it had been in early days of the 1880s land boom (Howard-Jones 1982:109). As the main road, First Street was the only paved road in Carlsbad until 1923, and many of the community services developed along it, such as Hotel Los Diego at Grand and First, as well as bakeries, restaurants, Carlsbad Theater (1927), Carlsbad National Bank, and other services (Howard-Jones 1982:58, 107-108). Some motorists on their way to Tijuana's newly opened racetrack stopped at the Twin Inns⁷ (Howard-Jones 1982:76).

As part of state-wide and county-wide improvements, the northern portion of Lincoln Street was realigned, paved, and renamed Carlsbad Boulevard as the new coastal route. A new road overpass was constructed as part of this realignment just south of Buena Vista Lagoon where the new route rejoined the old road to Oceanside. The realignment diverted business away from some places like the Los Diego Hotel and prompted new development along Carlsbad Boulevard (Howard-Jones 1982:100, 111). Auto courts and campgrounds along the new road provided simple places for overnight visitors and aided in the expanding tourism economy of Carlsbad, with businesses such as Shade A Sea Auto Inn and Apex Campground on the north and south ends of Carlsbad Boulevard. Roy's Service Station across the street from the campground not only provided automobile services but a few bungalows, a place to eat, and flower and fruits stands that sold local produce (*Carlsbad Journal* n.d.a; Howard-Jones 1982:110). Several new hotels were constructed to serve a growing tourism industry. One of those constructed along the new highway was the Red Apple Inn⁸ (1927), and it served travelers and locals hearty meals (*Carlsbad Journal* n.d.b; Howard-Jones 1982:101). Construction of the Carlsbad Mineral Springs Hotel (1930) on the west side of Carlsbad Boulevard between Grand and Cedar avenues revived Carlsbad's association with the mineral springs. An entire wing was used as a sanitarium with a clinic and baths that offered guest various types of relaxation treatments. Celebrities such as Greta Garbo and the Barrymore family often stayed at the new hotel (Brill 1973; Crawford 1992; Howard-Jones 1982:116-117; *San Diego Union* 1934). Despite the financial impacts of the Great Depression, Carlsbad's primary economies remained: tourism and agricultural production, especially avocados.

The Army and Navy Academy moved to Carlsbad in 1936, and in 1942, the U.S. Marine Corps moved to Rancho Santa Margarita and established Camp Pendleton. The arrival of the military in the area provided a wealth of opportunity for Carlsbad residents and helped turn the local economy around. Additionally, civilian workers were needed on base to fill a variety of jobs. Work on base provided income for Carlsbad residents, money that was spent in town bolstering the local economy. The need for civilian workers on base and for off-base housing and recreational facilities for military families all created new employment opportunities for Carlsbad residents (Gutierrez 2002:40).

⁷ The Twin Inns were originally constructed in 1887 as the Schutte family home directly west of the depot but were established as a hotel in 1914 (Howard-Jones 1982:52).

⁸ In 1936, the Army and Navy Academy left Pacific Beach for its current location in Carlsbad, and Red Apple Inn was absorbed into the academy as Fegan Hall (Howard-Jones 1982:101).

By war's end, Carlsbad was thriving economically. GIs settling in town created an environment that was different from the pre-war years. The influx of military families had revived the real estate market and the business community, but the arrival of so many military personnel and their families at Camp Pendleton and Camp Elliott in La Jolla precipitated a housing shortage in the area (Gutierrez 2002:40, 45). Subdivisions developed during the postwar years on the outskirts of town, with the first being Buena Vista Gardens northeast of Jefferson Street and Laguna Drive in 1948. The commercial businesses boomed in response to a growing population with the first professional center established in 1947 on Elm Avenue (now Carlsbad Village Drive), and a new post office and the first supermarket were constructed on Madison north of Grand Avenue in 1951 (Howard-Jones 1982:139, 142).

The postwar population increase placed a strain on the local school system causing overcrowding. The water system was also overtaxed (Gutierrez 2002:45). New residential communities and commercial properties meant the community needed more than the Marron Canyon Dam (1941) and the existing water arrangement with the City of Oceanside to meet its growing needs (Howard-Jones 1982:130). The need for more water became the essential issue in the debate on whether Carlsbad should be annexed into Oceanside or incorporated as a separate city. In 1948, the San Diego Gas and Electric Company bought 110 acres along the Agua Hedionda Lagoon to construct a power plant. In addition to generating electricity, development of the power plant would produce a tremendous amount of tax money, funds that could be used to establish and maintain a city government (Gutierrez 2002:47). Those in favor of Carlsbad's incorporation won the debate in June 1952 (Howard-Jones 1982:144-163).

Another significant transition in the community was the construction of Interstate 5. In 1953 the first 10.7 miles of I-5 connecting Carlsbad to Oceanside was dedicated. The freeway bisected the city and diverted traffic from the Coast Highway, drawing customers away from the downtown business district. It also made travel within Carlsbad from one side of the freeway to the other more difficult. The only roads that connected east to west through Carlsbad were Tamarack and Elm (Gutierrez 2002:62). Much of the traffic was now diverted away from the main thoroughfare of Carlsbad Boulevard, contributing to the decline of businesses such as the Carlsbad Hotel and the Royal Palms Hotel (Howard-Jones 1982:112, 118). Although the railroad depot had played a significant role in the growth of Carlsbad, farming in the area had declined significantly in favor of residential development and commercial growth, and as a result the depot ceased to function as such in 1966. Thereafter it was reused as the Carlsbad Chamber of Commerce building (Howard-Jones 1982:56).

2.2.5 Redevelopment of Carlsbad Village

The construction of Interstate 5 and the ending of train service contributed to the overall decline in Carlsbad's downtown business district. Additionally, the Plaza Camino Real Mall opened in 1968, becoming a multi-million-dollar regional shopping center whose revenue greatly enhanced Carlsbad's budget but contributed to the downtown business district's financial downturn (Gutierrez 2002:76). Between 1969 and 1979, the city's population increased to 32,000, prompting new residential and commercial construction, a new unified school district, and other changes necessary for a growing city (Howard-Jones 1979). Recognizing that Carlsbad's climate was perfect for tourism and the freeway would provide easy access, an urban development consultant suggested a switch from general retail to more specialized shops in Carlsbad's downtown, and recommended that it should be cleaned up and renovated to entice shoppers to the area (Gutierrez 2002:77). Additionally, in 1976 the Chamber of Commerce suggested that the city change the name of Elm Avenue to Carlsbad Village Drive as a way to encourage tourism in the downtown area. The Carlsbad City Planning Department pointed out two potential problems with changing the name: confusion with the already existing Carlsbad Boulevard and the cost of changing the I-5 signs. As a result, it was not until 1987 that the City Council endorsed the name change (Gutierrez 2002:116).

Also in 1976, the Carlsbad City Council created a redevelopment agency, and an Interim Village Area Advisory Committee was formed the following year. As part of converting the business district into a tourist-friendly area, the redevelopment plan adopted in 1981 directed the closing of disreputable bars, moving auto repair shops from key commercial areas to less visible sites, remodeling storefronts, and improving traffic circulation and parking (Gutierrez 2002:88). Its goals included encouraging a variety of residential accommodation and amenities in the village to increase the advantage of living and shopping in the core area, and encouraging a diversity of age, income, and ethnicities among its residents. The redevelopment plan included a series of maps with recommended zoning for different parts of the designated Carlsbad Village Area. The highest residential densities were planned in areas in or near the Village area, and it provided an organized system of commercial land uses grouped in a village setting, rather than in a strip or sprawled commercial manner (City of Carlsbad Planning Commission 1978: Section III, n.p.).

These redevelopment measures succeeded in attracting upscale motels, vacation resorts, retail shops, and restaurants to the downtown area. By 1985, tourism was booming and the Carlsbad Convention and Visitors Bureau was established. The first of the redevelopment agency bonds in 1988 raised \$12 million for downtown projects including a senior citizens complex, parking lots, a pedestrian promenade along the sea, streetscapes that would widen the streets, and new sidewalks, gutters, and traffic lights (Gutierrez 2002:88-89). In 2010, the redevelopment plan for the Village area expired. A new master plan that included both the Village area and the Barrio area, the *Carlsbad Village & Barrio Master Plan*, was produced in 2019 (City of Carlsbad 2019).

3.0 METHODOLOGY

To interpret a resource's importance, a comprehensive assessment must be conducted, including measuring the resource against the guidelines and criteria established by the CRHR and CEQA, as identified in Section 1.3, as well as assessing the integrity of the resource. To minimize the subjectivity of the interpretive process, it is important to utilize a standard assessment approach for that evaluation. ASM's approach to determining the historic significance of the resources in the APE was also based on guidance in the California Office of Historic Preservation's *Technical Assistance Series #6: California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*, and the *Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines* (2017). ASM also referred to guidance from the NRHP—specifically to *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (National Park Service, National Register of Historic Places 1991). Bulletin 15 establishes the nationally accepted professional protocols to be followed in determining eligibility for nomination/listing:

1. Categorize the property. Determine whether the property is a district, site, building, structure, or object.
2. Determine which prehistoric or historic context(s) the property represents. A property must possess significance in American history, architecture, archaeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the NRHP criteria. This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.
4. Determine if the property represents a type usually excluded from the NRHP. If so, determine if it meets any of the Criteria Considerations.
5. Determine whether the property retains integrity. Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

3.1 FIELD METHODS

A pedestrian survey within the APE was completed on April 13, 2020, by Laura Voisin George, Architectural Historian, M.A., and Stephen Harvey, M.A., RPA, who served as the Project Archaeologist for this study. During the survey, multiple photographs were taken of the property and buildings on the two parcels. Architectural and landscape features and their condition were noted. The archaeologist intensively inspected all areas of exposed ground surface.

3.2 RESEARCH METHODS

ASM conducted archival research to develop a general historic context for San Diego County, the Carlsbad area, and site-specific information. Prior surveys, including the City of Carlsbad Cultural Resources Survey and supplemental Historic Resources Inventory (1990) were reviewed online through the Carlsbad Public Library for mention of the properties or surrounding neighborhood. Although most of the original building permits were not located, the City of Carlsbad had permits for new construction and alterations dating after 1984 (Appendix E). ASM obtained all available building records for the properties from the San Diego County Assessor's office (Appendix D). Property records after 1999 were available online through the Assessor's office as well. A chain of title for 945 and 955 Grand Avenue was conducted to determine the chain of ownership of those buildings and online resources such as census records and city directories were consulted to create a list of known occupants. Local newspapers and ancestry sources were used to search for any possible significant individuals associated with the properties. ASM also consulted historic maps

and aerial photos to further understand the development of the area over time (Historicaerials.com; aerial images for 1938, 1947, 1953, 1964, 1967, 1980, 1990, 1994, 1997, 2005, 2009, 2010, 2012, 2014, 2018).

3.3 RECORDS SEARCH RESULTS

ASM requested a records search from the SCIC at San Diego State University on April 15, 2022, for the proposed Project location and a 0.25-mile radius surrounding the proposed Project APE (Appendix A). No previously recorded historic or prehistoric archaeological sites intersect the Project APE or the records search radius. The SCIC Historic Address Database lists one historic address within the 0.25-mile search radius (Table 1). This resource (P-37-029985), a historic residence located at 1166 Carlsbad Village Drive, is currently used as an administration center by the City of Carlsbad Department of Parks. It appears to have been built in the 1950s or earlier and was likely moved to its present location during construction of the I-5 freeway. The structure was evaluated by Caltrans in 2005 and is not eligible for listing in the NRHP and is not considered an historical resource under CEQA (Calpo and Hope 2005). Documentation of the SCIC records search is contained in Appendix A.

Table 1. Historic Resources Located within the One-Quarter Mile Records Search Radius

Address	Primary Number P-37	Construction Date	Resource Attributes	NRHP Status	Relationship to APE
1166 Carlsbad Village Drive	029985	1952	HP14: Govt. Building	Not Eligible	Outside

The records search results also revealed that 11 previous cultural resource studies have been conducted within a 0.25-mile radius of the Project area. One of the previous studies intersects but does not encompass the proposed Project APE. Table 2 provides a list of the reports from previous cultural resources studies that have been conducted within the records search radius.

ASM requested a search of the Sacred Lands File (SLF) and a list of Native American contacts that may have knowledge of cultural resources in the Project area from the Native American Heritage Commission (NAHC) on April 15, 2022. The NAHC responded on May 20, 2022, indicating that the search of the SLF was positive. The NAHC provided a list of 31 Native American individuals and organizations who may have knowledge of cultural resources in the Project area. Correspondence associated with the NAHC SLF search request is contained in Appendix B.

Table 2. Cultural Resource Reports Addressing Areas within the One-Quarter Mile Records Search Radius

NADB No.	Authors	Date	Title	Citation Publisher
1124111	Seeman, Larry	1982	<i>Draft Environmental Impact Report Revised Parks and Recreation Element, Carlsbad, California</i>	Larry Seeman
1124483	Van Wormer, Steve	1987	<i>Historical Survey for the Carlsbad Union Church and the Gaus House, Carlsbad, California</i>	WESTEC
1129361	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>	ASM Affiliates, Inc.
1129571	Gallegos, Dennis	2003	<i>City of Carlsbad Water and Sewer Master Plans, Cultural Resource Background Study, City of Carlsbad, California</i>	Gallegos and Associates
1131761	Dominici, Deb	2007	<i>Historic Property Survey Report, I-5 North Coast Widening Project</i>	Caltrans

NADB No.	Authors	Date	Title	Citation Publisher
1133916	Caltrans	2012	<i>Interstate 5 North Coast Corridor Project Supplemental Draft Environmental Impact Report / Environmental Impact Statement</i>	Caltrans
1134495	Caltrans	2013	<i>Interstate 5 North Coast Corridor Project Supplemental Draft Environmental Impact Report / Environmental Impact Statement and Section 4(F) Evaluation</i>	Caltrans
1134615	Caltrans	2013	<i>I-5 North Corridor Project Supplementals</i>	Caltrans
1136127	Dominici, Deb, and Don Laylander	2008	<i>2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor</i>	Caltrans
1136131	Blake, Michelle	2013	<i>Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area of Potential Effects (APE) I-5 North Coast Corridor</i>	Caltrans
1137196	Gunderman Castells, Shelby	2015	<i>Cultural Resources Study for the Carlsbad Village Drive Mixed Use Development Project, Carlsbad, San Diego County, California</i>	ASM Affiliates, Inc.

4.0 SURVEY FINDINGS

4.1 ARCHAEOLOGICAL SURVEY RESULTS

A cultural resources survey inventory of the entire Project area was conducted by ASM Senior Archaeologist Stephen Harvey on April 20, 2022. Pedestrian visual inspection of the entirety of open space within the Project area indicated that there is very little visible ground surface within the parcels comprising the APE (Figures 4 and 5). The majority of the Project area has been developed and landscaped, with the exception of the vacant lot in the central southwestern portion of the Project area and the small yard behind the residences in the northwestern corner of the Project area. The remainder of the Project area is made up of the structures, parking areas, and landscaped areas associated with the Carlsbad Inn, Carl's Jr., and the three private residences. Ground surface visibility in the small yard area behind the residences is approximately 50 percent. Decayed organic material, invasive weeds, and modern debris partially obscure the ground surface in this area. Ground surface visibility in the vacant lot area is a bit lower, at approximately 50 percent. The ground surface in this area is partially obscured by decayed organic material and invasive weeds. This area also contains imported gravel and sand, concrete and asphalt rubble fragments, and a sparse scatter of modern debris. A concrete slab is located in the northwestern corner of the vacant lot. The slab is approximately 6 inches thick and is approximately 25 by 30 feet in size. All areas of exposed ground surface within the yard and vacant lot area were intensively inspected. Soils in these areas are previously disturbed sandy silts. No cultural resources were identified as a result of the survey.



Figure 4. Overview of partially vegetated ground surface behind residence at 955 Grand Avenue, view to south.



Figure 5. Overview of vacant lot in the southwestern portion of the Project area, view to west.

4.2 ARCHITECTURAL HISTORY SURVEY RESULTS

Per direction from the City, ASM evaluated 945 and 955 Grand Avenue as they meet the age threshold for evaluation established by CEQA and the City. The Carl's Jr. building is old enough to typically require evaluation; however, it has been so extensively remodeled recently that the City determined that it did not need to be considered as a potential historical resource. The Motel 6 building is not old enough to require consideration.

In 1978, the parcels in the Project area were included in the Carlsbad Village Area Boundary map for the Village Area Redevelopment Project #1, with its land use category as Travel Services Commercial (City of Carlsbad Planning Commission 1978a, n.p.; 1978b, Section V, Exhibit 2, n.p.). The Carl's Jr. restaurant on Elm Avenue (now Carlsbad Village Drive) and a Denny's Restaurant on the west side of I-5 were built by 1978, with the Motel 6 between them built in 1983. In 2019, the parcels were included in the Village area of the Carlsbad Village & Barrio Master Plan with its use category as Freeway Commercial (and adjacent to the Village Center district on their west side). This category is defined as traveler services normally associated with urban freeway interchanges, such as lodging, restaurants, retail and gas stations, as well as residential uses (City of Carlsbad 2019:1-3, 2-2, 2-3). In 2021, the Carlsbad Village Lofts were built on the site formerly occupied by Denny's.

4.2.1 Site-Specific History for 945 Grand Avenue and 955 Grand Avenue

Prior to the 1940s construction of the residences at 945 and 955 Grand Avenue, the area surrounding these parcels was sparsely developed, with open fields below what appears to be orchards flanking Laguna Drive in a 1938 aerial image. A small structure is visible in 1938 on the 945 Grand Avenue property, but its footprint is not the same as the residence which was completed on the parcel in 1940. The initial form of the 955 Grand Avenue residence was built in 1947, and houses were built on neighboring properties by the 1950s when I-5 was constructed to the east of the subject parcels.

4.2.2 Chain of Ownership for 945 Grand Avenue

The Chain of Ownership tables for 945 and 955 Grand Avenue show that the two properties were held by the same owners for almost all of the documented 82 years. The discussion of each property will recognize commonalities between them where appropriate.

Table 3. 945 Grand Avenue Chain of Ownership

Date	Grantor	Grantee
1940	Herman H. Niemann	Oceanside Federal Savings and Loan Assoc.
1944	Oceanside Federal Savings and Loan Assoc.	Stella H. Brown
1946	Stella H. Brown	John and Natalia Ortega
1977	John and Natalia Ortega	Donaldine Goodman
1977	Donaldine Goodman	Donaldine Goodman Trust
1979	Donaldine Goodman Trust	Dionicio and Gloria Diaz
1983	Dionicio and Gloria Diaz	Seta Boyadjian
1990	Seta Boyadjian	Marengo Family Trust
1992	Marengo Family Trust	Seta Boyadjian
1998	Seta Boyadjian	Robert and Ann Farrell
2000	Robert Farrell	Ann Farrell
2000	Ann Farrell	Ann Maria Baert
2000	Ann Maria Baert	Gail M. and Steven Ryan
2002	Gail M. Ryan	Steven Ryan
2002	Steven Ryan	Badger Co.
2005	Badger Co.	Geneva Dustin
2006	Geneva Dustin	Badger Co.
2007	Badger Co.	Leslie Ann Salvagio
2013	Leslie Ann Salvagio	Michael G. and Laura R. Robinson
2013	Robinson et ux.	Lilimarc Properties LLC
2022	Lilimarc Properties LLC	Carlsbad Village II LLC

Herman H. Niemann

Herman Niemann was born in Germany in 1871, and emigrated to the United States in 1885. In 1892, he married Daisy R. North, whose father had immigrated from England and her mother from Australia, and who grew up in the Pala area of San Diego County (1880 census). In 1900, they and their 5-year-old son Frank were living in San Diego, where Herman worked as a butcher (1900 census). By 1910, they were living in Elsinore Township, where their son became a musician in its Opera House by 1920, and Herman was working on his own farm, as well as serving as an undersheriff (1920 census; *Pomona Daily Review* 1915).

In 1930, Herman and Daisy were living on North Freeman Street in Oceanside, with Herman's occupation shown in the census as a stockman raising beef calves (1930 census). He may have purchased the agricultural Grand Avenue property in Carlsbad as part of this business, and began the construction of the 945 Grand Avenue residence in 1938. However, following his wife Daisy's death in Riverside in 1939, he was again living in San Diego in 1940 and working as the manager of a butcher store (1940 census). Herman Niemann died in 1946 and was buried with Daisy in Elsinore (FindAGrave n.d.).

Oceanside Federal Savings and Loan Association

Oceanside Federal Savings and Loan Association was established in Oceanside in 1920 as a savings association. It was active through the 1980s (including making commercial loans in Oceanside's downtown development area in 1981), before being acquired by Pacific Savings Bank, which was subsequently acquired by Washington Mutual Bank (*L.A. Times* 1981; BankEncyclopedia.com n.d.). No specific information has been identified about the property's purchase by Oceanside Federal Savings and Loan Association; however, the Niemanns had been living in Oceanside in 1930.

Stella H. Brown

Information was not located for Stella Hay Brown. The names Stella and Brown are relatively common, and a number of women named Stella Brown appear in California city directories and voter registrations in the first half of the twentieth century. One of them, Stella H. Brown who was born in Texas about 1880 and whose occupation was listed in the 1930 census as a cosmetician, was living on 10th Street in San Diego with her husband Charles H. Brown, whose occupation was listed as a mining man (1930 census). Voter registration for the couple indicate that she was a Republican while he voted Democrat in 1932 and 1934, but they do not appear in city directories or the 1940 census. Charles and Brown are also relatively common names, and no definitive information was located to determine whether he was the husband of the Stella Hay Brown who owned both the 945 and 955 Grand Avenue properties between 1944 and 1946.

John and Natalia Ortega

In 1946, both properties were sold to John B. and Natalia Ortega. John B. Ortega (Senior) was born in San Marcos, and Natalia in Santa Ana, and they were married in 1904. In 1940, they were living in Oceanside with five of their children and one grandchild. John Sr. was shown in the 1940 as a teamster with his own team, while son John B. Ortega (Junior) was listed as a professional baseball player (1940 census). In 1950, John Jr. was living in Escondido with his wife Norma and 6-year-old son John B. Ortega (III), and working as a plastering contractor (1950 census). John Sr. died in 1948, and Natalia conveyed 955 Grand Avenue to John Jr. and Norma Ortega in 1952, while she retained the residence at 945 Grand Avenue. John III would later become well-known in the community as the owner of Ortega's Sail and Canvas Repair (*North County Times* 2009).

In 1947, the Ortegas obtained a building permit and began construction on the 955 Grand Avenue residence, which was completed in 1950. County assessor records show three additions and remodels on this parcel in the next five years, including the construction of a garage with attached guest room at the southeast corner of the parcel and an enclosed patio at the southwest corner of the property (neither of which are extant). Two more additions are listed in the 1960s, and the tax assessor noted that the owner was continually adding to the property. The Ortegas are noted to have had a large extended family, and the assessor's records refer to a cabaña and/or barbecue in the center of the shared property (which is no longer extant). Additionally, a garage with a residential unit above it (945B Grand Avenue) was built south of the 945 Grand Avenue residence in 1966-1967, and both the residence and the unit appear to have been used as rental properties (discussed below).

Although Natalia died in Carlsbad in 1967, the sale of the 945 and 955 Grand Avenue parcels to Donaldine Goodman in 1977 was entered in her and John Sr.'s names.

Donaldine Goodman

No definitive information was located on Donaldine Goodman, who owned both 945 Grand Avenue and 955 Grand Avenue between 1977 and 1979, and for whom they may have been income properties.

Dionicio and Gloria Diaz

The names Dionicio, Gloria, and Diaz are relatively common and no specific information was located for the owners of both properties between 1979 and 1983.

Owners of the properties in the past 45 years are included in Table 3 but were not researched as they would not have the potential to be historically significant individuals. The current owner, Lilimarc Properties, LLC, purchased the properties in 2013 and were recently renamed Carlsbad Village II, LCC.

4.2.3 Tenants of 945B Grand Avenue

As noted above, by 1967 an additional residential unit was built above the garage at the south end of the 945 Grand Avenue parcel. Given the address of 945B Grand Avenue, it appears to have been used as a rental. Additionally, the 945 Grand Avenue residence – now designated 945A Grand Avenue – was used as a rental after the death of Natalia Ortega.

Carlsbad city directories in the collection of the Georgina Cole Library’s History Services and Genealogy Department include listings of residents by address between 1964 and 1973, which provide the names of the tenants for 945A and 945B Grand Avenue in these years.

Laurence and Mary McCall

The Carlsbad city directories show Laurence and Mary McCall lived in the 945B Grand Avenue unit between 1967 and 1973. Laurence McCall was born in Leavenworth, Kansas in 1918. He joined the U.S. Navy during World War II and served in Italy and in the South Pacific. His subsequent naval career included to expeditions to Antarctica. He attained the rank of Lieutenant Commander before retiring in 1963. In 1941, he married Mary Ortega, daughter of John B. Ortega (Sr.) and Natalia Ortega.

John and Evelyn May

Carlsbad city directories indicate John and Evelyn May were tenants in 945A Grand Avenue in 1970. John, Evelyn, and May are relatively common names and no specific information about them was located.

4.2.4 Chain of Ownership for 955 Grand Avenue

As noted above, 945 and 955 Grand Avenue were held by the same owners for almost all of the documented 82 years, and the information from the previous section is not duplicated here (Table 4). The single owner unique to 955 Grand Avenue, Phil Salvagio, is discussed below.

Table 4. 955 Grand Avenue Chain of Ownership

Date	Grantor	Grantee
1940	Herman H. Niemann	Oceanside Federal Savings and Loan Assoc.
1944	Oceanside Federal Savings and Loan Assoc.	Stella H. Brown
1946	Stella H. Brown	John and Natalia Ortega
1950	Natalia Ortega (Notice of Compilation)	-
1952	John and Natalia Ortega	DVA
1952	DVA	John and Norma C. Ortega
1977	John and Natalia Ortega	Donaldine Goodman
1977	Donaldine Goodman	Donaldine Goodman Trust
1979	Donaldine Goodman Trust	Dionicio and Gloria Diaz
1983	Dionicio and Gloria Diaz	Seta Boyadjian
1997	Seta Boyadjian	Gail M. and Steven Ryan
2002	Gail M. Ryan	Steven Ryan
2002	Steven Ryan	Leslie Ann Salvagio
2002	Phil Salvagio	Leslie Ann Salvagio
2013	Leslie Ann Salvagio	Michael G. and Laura R. Robinson
2013	Robinson et ux.	Lilimarc Properties LLC
2022	Lilimarc Properties LLC	Carlsbad Village II LLC

Phil Salvagio

Phil Salvagio’s name appears on a deed on the same day that Leslie Ann Salvagio purchased 955 Grand Avenue from Steven Ryan. No information was location for Phil Salvagio, who is presumed to be related to Leslie Ann Salvagio, and his involvement was the property appears to have existed only in the transfer of the property to her.

4.2.5 Physical Description: 945A Grand Avenue and 945B Grand Avenue

945A Grand Avenue is a single-family residence located at the southeast corner of Grand Avenue and Hope Avenue. The initial building permit for this structure was issued in 1938, and the County Assessor's records indicate it was completed in 1940 (Appendices D and E). It is sited at the north end of the parcel, adjacent to Grand Avenue. A detached garage with a residential unit above it was built in 1966, and is located at the south end of the parcel; this unit is 945B Grand Avenue. The paved area between the two structures is used for vehicular access from Hope Avenue (Figure 6).

945A Grand Avenue is a one-story, side-gabled vernacular residence with rectangular plan, a raised foundation, and louvered vents at its gable ends (Figure 7). The main entrance at the east façade faces the Hope Avenue alley and this entrance is accessed by two poured concrete steps; there is no railing at the steps. A concrete walkway extends from the entrance toward the alley; however, the property is fenced at the north and west sides, separating the building from the alley (Figure 8). The area west of the building within the fence is paved on the south side of the walkway. The building's exterior is clad in an updated stucco finish (Figure 9). Its windows include aluminum casement and sliding units, and vinyl replacement units including the tripartite windows at the north and west façades. At the south façade, a secondary entrance is also accessed by two poured concrete steps and opens to the shared paved area between 945A and 945B Grand Avenue (Figure 10). Square wood posts and lintel support a gabled roof above this entrance, and concrete masonry atop a brick base forms a decorative screen on the west side, which is characteristic of the 1960s and may be a later addition (Figure 11). Both entrances have updated wood doors. The interior of this residence was not accessible at the time of the site visit.

945B Grand Avenue is a two-story, side-gabled vernacular structure with a residential unit above a garage/storage area (Figure 12). The building has exterior stucco, with a textured finish at the first floor of the east and west façades, and at the entire north façade. Two garage doors at the north façade provide access to the building's first floor, which appear to be tilt-up garage doors (Figure 13). There is also an opening for a personnel door to the garage area at the west side of the first floor, but this opening appears to have been filled in (Figure 14). A window opening at the south side of the first floor has also been filled in (Figure 15). A small one-story, flat-roofed addition at the east side of the building has a personnel door; the County Assessor's records note a laundry room at this location but show that it was removed (Figure 16). The access to the second-floor residential unit is via an exterior open metal stair with metal railing panels and concrete treads. A concrete landing is located at the stair's lower end, with one concrete step on its east and west side; a 1984 demolition permit includes a cabaña or barbecue, which may have been located adjacent to the landing (see Appendix F). At its upper end, the stair opens to a partial, cantilevered concrete balcony, surrounded by a metal railing. An updated door is located near the center of the façade, and it is flanked by a pair of tripartite aluminum windows with fixed center glazing and operable side windows. Aluminum sliding windows are located at the upper level of the south façade (Figure 17). The interior of this building was not accessible at the time of the site visit.



Figure 6. 945A and 945B Grand Avenue at Hope Avenue, view to southeast.



Figure 7. Oblique view of 945A Grand Avenue, north and west façades, view to southeast.



Figure 8. Walkway and paved area at west side of residence, view to south (with 945B Grand Avenue partially visible beyond the hedge).



Figure 9. East façade, view to south.

4.0 Survey Findings



Figure 10. South façade, view to north-northeast t.



Figure 11. Porch and concrete screen at south entrance, view to northwest.



Figure 12. Oblique view of 945B Grand Avenue, north and west façades, view to east.



Figure 13. North façade, view to south-southeast.



Figure 14. Personnel door to garage at west façade, view to east-southeast.

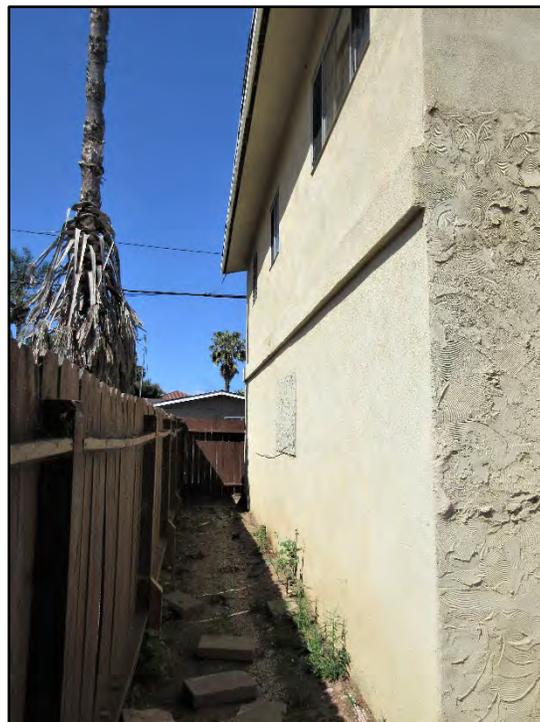


Figure 15. Filled-in window at south façade, view to west-southwest.



Figure 16. Addition at east side, view to southwest.



Figure 17. South façade, view to northwest.

4.2.3 Physical Description: 955 Grand Avenue

The one-story residence has a rectangular footprint. Its form is irregular, reflecting multiple additions and alterations (Figure 18). The County Tax Assessor's Residential Building Record indicates that the original building permit was obtained in 1947 and was completed in 1950. Three additions and remodels are showed in the next five years, including the construction of a garage with attached guest room at the southeast corner of the parcel and an enclosed patio at the southwest corner of the property, neither of which are extant. Two more additions are shown in the 1960s, and the tax assessor noted that the owner was continually adding to the property (Appendix E).

Aerial images suggest that the rear portion of the residence may be the earliest section, and the application of stucco over earlier wood siding at the building's west side also indicates it is one of the older parts of the structure (Figure 19). The majority of the building's exterior's finish is textured stucco. The residence's main entrance is in the northernmost section, where an updated door faces Grand Avenue (Figure 20). The western end of the north façade has a tripartite wood-framed window, with a pair of wood-framed casement windows at the north end of the west façade (Figure 21). A brick chimney is also located in the west façade of the northernmost section. Additions at the east and south façades contribute to the building's complex roofline (Figures 22, 23, and 24). Most of the windows in the additions are vinyl sliding units. The interior of this building was not accessible at the time of the site visit.



Figure 18. 955 Grand Avenue, oblique view of north and east façades - note the multiple rooflines, view to south.



Figure 19. Textured stucco over wood siding beside window, with smooth stucco adjacent to chimney, view to north-northwest.



Figure 20. North façade, view to south.



Figure 21. Window and chimney at north end of west façade, view to east-southeast.



Figure 22. Addition at east façade, view to west.



Figure 23. Addition to south side, east façade, view to southwest.



Figure 24. South façade, view to north-northwest.

5.0 EVALUATION OF ELIGIBILITY

5.1 CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

5.1.1 945A and 945B Grand Avenue

ASM carefully considered whether the residential buildings at 945A and 945B Grand Avenue are individually eligible under any CRHR criteria.

Criterion 1: The residence at 945A Grand Avenue was built immediately prior to World War II and the demand for housing in the Carlsbad that resulted from the arrival of the military in the area. The additional residential unit above the garage at 945B Grand Avenue was constructed during the postwar population increase and development of housing options to meet the demand. However, they are not excellent examples of these residential development themes associated with the history of Carlsbad in this era. The property was not associated with any events that have made a significant contribution to the broad patterns of history, on the local, state, or national level. As such, the residences at 945A and 945B Grand Avenue are recommended not eligible under Criterion 1.

Criterion 2: None of the known occupants or owners of 945A and 945B Grand Avenue appear to be historically significant individuals. A number of the owners and occupants discovered through online research are still living and their contributions to their respective fields have not ended and/or cannot yet be evaluated through a historical perspective. As such, the houses at 945A and 945B Grand Avenue are recommended not eligible under Criterion 2.

Criterion 3: To evaluate the property under Criterion 3, ASM carefully considered whether 945A and 945B Grand Avenue embody distinctive characteristics of a type, period, or method of construction, whether they represent the work of a master, or whether they possess high artistic values. Both are vernacular in their design and construction, and do not represent a distinct style, method of construction, or exceptional materials or workmanship, nor are they associated with a significant architect or builder. Therefore, the residences at the property at 945A and 945B Grand Avenue are recommended not eligible under Criterion 3.

Criterion 4: 945A and 945B Grand Avenue are also recommended not eligible under Criterion 4. The buildings are common property types that do not have the potential to provide information about history or prehistory that is not available through historic research.

5.1.2 955 Grand Avenue

Criterion 1: Built in the postwar period of rapid growth and housing development, due to its many subsequent alterations and remodels the building does not exemplify this period and its major themes. The property was not associated with any events that have made a significant contribution to the broad patterns of history, on the local, state, or national level. As such, the house at 955 Grand Avenue is recommended not eligible under Criterion 1.

Criterion 2: None of the known occupants or owners of 955 Grand Avenue appear to be historically significant individuals. A number of the owners and occupants discovered through online research are still living and their contributions to their respective fields have not ended and/or cannot yet be evaluated through a historical perspective. As such, the house at 955 Grand Avenue is recommended not eligible under Criterion 2.

Criterion 3: To evaluate the property under Criterion C, ASM carefully considered whether 955 Grand Avenue embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. In its original form, the house was vernacular and did not incorporate strong character-defining features of any style, and its subsequent alterations and remodels also do not conform to any notable architectural style or trend. It is a common style in the city with many better examples of houses with more character-defining features. It does not represent a distinct style, method of construction, or exceptional materials or workmanship, and as the house is not associated with a significant architect or builder, the property at 955 Grand Avenue is recommended not eligible under Criterion 3.

Criterion 4: 955 Grand Avenue is recommended not eligible under Criterion 4. The house is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

5.2 CARLSBAD HISTORIC LANDMARK EVALUATION

Both 945 and 955 Grand Avenue are recommended not eligible for the Local Register under Criteria a-d, following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria. Under Criterion E, 945 and 955 Grand Avenue do not constitute a historic district, or more specifically, are not a geographically definable area with a concentration of buildings, structures, improvements, or objects linked historically.

5.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT SIGNIFICANCE CRITERIA EVALUATION

The residences at 945 and 955 Grand Avenue do not qualify as historical resources under the terms of CEQA, as they do not meet any of the definitions set forth by CEQA. The residences at 945 and 955 Grand Avenue are not listed, or determined to be eligible for listing, in the CRHR; are not included in a local register or identified as significant in a historical resource; nor are they determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

6.0 ASSESSMENT OF IMPACTS

ASM performed an architectural history and archaeological survey, evaluation, and analysis of impacts as part of the Hope Apartments Project to identify and document historical resources as defined by CEQA. No resources were identified in the Project area that are eligible for listing in the CRHR or the Local Register. As such, no historical resources are present in the Project area as defined by CEQA and the Project will result in *no significant adverse impacts*.

7.0 MANAGEMENT SUMMARY AND RECOMMENDATIONS

ASM recommends that there are *no significant adverse impacts* on the built environment resources addressed in this report.

Archaeological monitoring of ground-disturbing activities during Project construction is recommended due to the low but existing potential for unidentified cultural resources within the APE. This recommendation is based on the poor ground surface visibility in the majority of the APE on both Project parcels and the potential for surficial or buried cultural material within the APE that may not have been identified during the archaeological survey. Once construction excavation has exposed soil to a sufficient depth that precludes the potential for cultural resources, typically greater than one meter, or depths at which paleontological resources may be present, ASM recommends cessation of the recommended cultural monitoring.

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APPENDICES

APPENDIX A
Records Search Results



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

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM CLIENT IN-HOUSE RECORDS SEARCH

Company: ASM Affiliates

Company Representative: Nick Doose

Date: 4/25/2021

Project Identification: Hope Apartments #39800

Search Radius: 1/4 mile

Historical Resources: SELF

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

Previous Survey Report Boundaries: SELF

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

Historic Addresses: SELF

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

Historic Maps: SELF

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

Copies: 0

Hours: 1



Project APE
Quarter-mile buffer

0 0.2 0.4 0.8
Kilometers
0 0.15 0.3 0.6
Miles

APPENDIX B
NAHC Correspondence



April 15, 2022

Andrew Green
California Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

Re: Hope Apartments Project in the City of Carlsbad, San Diego County, California

Dear Mr. Green,

ASM Affiliates, Inc. (ASM) is conducting a cultural resources survey for the preparation of a Cultural Resources Technical Report for the Hope Apartments Project. The Project is located on an approximately 2.95-acre parcel (APN 203-320-02, -20, -40, -41, -48, and -51) located in the City of Carlsbad in San Diego County, California. The investigation will be conducted in compliance with the cultural resource management requirements of the City of Carlsbad (City) and the California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act (NHPA). The proposed Project involves the construction of a four-story, multi-family residential building containing 156 apartment units and 315 parking spaces in a 2-level underground parking garage. ASM has requested a records search from the South Coastal Information Center for the Project area and a 0.25-mile buffer, and the results of the records search are pending. I am writing to request a search of the Sacred Lands File and to inquire if you have registered any cultural resources, traditional cultural properties, or areas of Native American heritage sensitivity within the proposed Project area.

I would also like to request a list of Native American tribes that may have knowledge of cultural resources in the Project area. Please submit your response to me via email at sharvey@asmaffiliates.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Harvey', written in a cursive style.

Stephen Harvey, M.A., RPA
Senior Archaeologist

Attachments:

Figure 1. Project Location Map
Figure 2. Project APE Map
Sacred Lands File & Native American Contacts List Request

Requested Information:

County – San Diego
USGS Quad – San Luis Rey
Township – 12 South
Range – 4 West
Section – 6

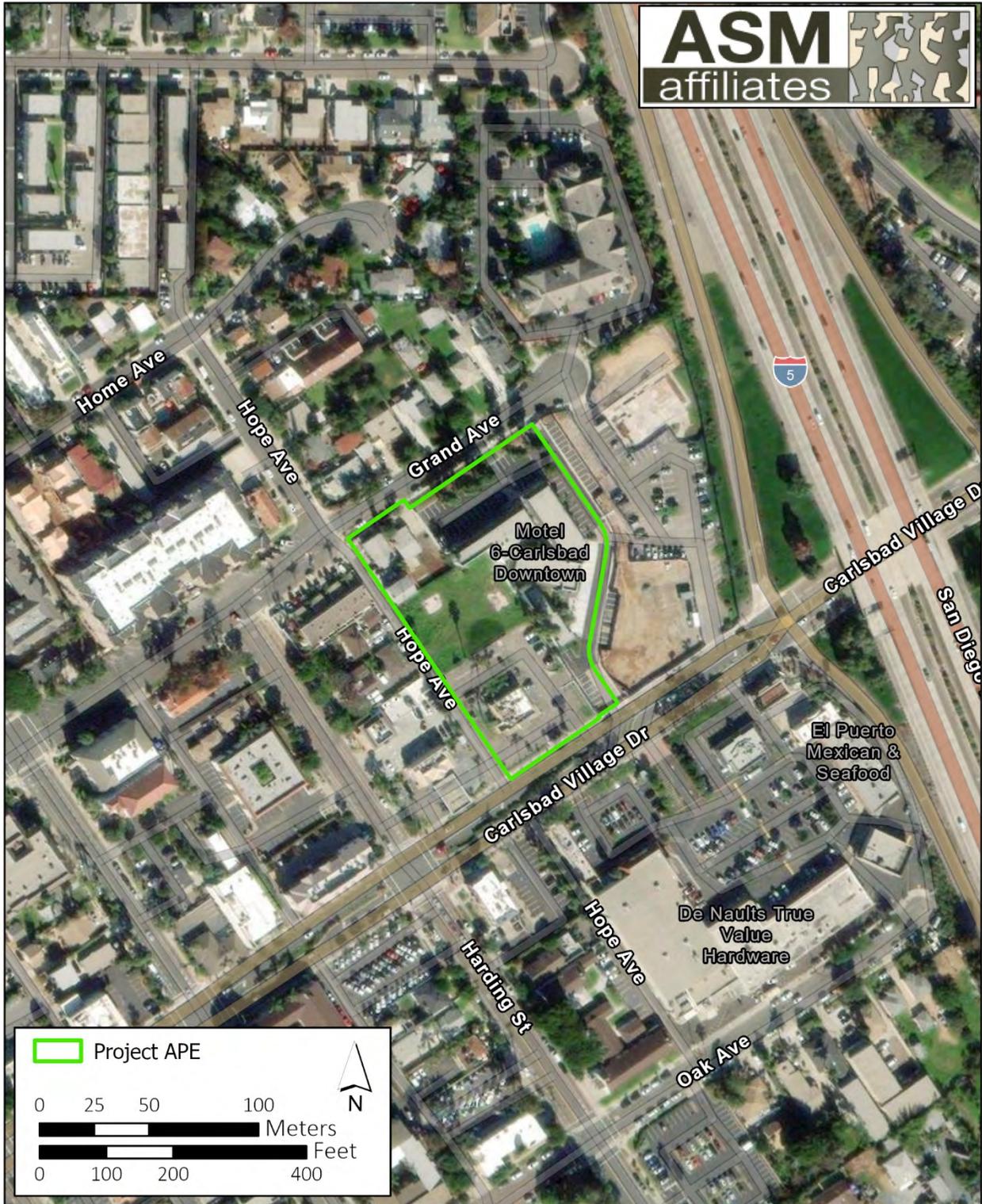


Figure 2. Project APE on current satellite imagery.

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: _____

County: _____

USGS Quadrangle Name: _____

Township: _____ **Range:** _____ **Section(s):** _____

Company/Firm/Agency: _____

Street Address: _____

City: _____ **Zip:** _____

Phone: _____

Fax: _____

Email: _____

Project Description:

NATIVE AMERICAN HERITAGE COMMISSION

May 20, 2022

Stephen Harvey
ASM Affiliates, Inc.Via Email to: sharvey@asmaffiliates.com

Re: Hope Apartments Project, San Diego County

Dear Mr. Harvey:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the La Jolla Band of Luiseno Indians and the San Luis Rey Band of Mission Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological 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. Please contact all of those listed; if they cannot supply information, they may 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 the NAHC. 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: Cody.Campagne@nahc.ca.gov.

Sincerely,


Cody Campagne
Cultural Resources Analyst

Attachment

CHAIRPERSON
Laura Miranda
LuiseñoVICE CHAIRPERSON
Reginald Pagaling
ChumashPARLIAMENTARIAN
Russell Attebery
KarukSECRETARY
Sara Dutschke
MiwokCOMMISSIONER
William Mungary
Paiute/White Mountain
ApacheCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiCOMMISSIONER
Wayne Nelson
LuiseñoCOMMISSIONER
Stanley Rodriguez
KumeyaayEXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/NisenanNAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
San Diego County
5/20/2022**

Barona Group of the Capitan Grande

Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside, CA, 92040
Phone: (619) 443 - 6612
Fax: (619) 443-0681
cloyd@barona-nsn.gov

Campo Band of Diegueno Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Ewiiapaayp Band of Kumeyaay Indians

Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 933 - 2200
Fax: (619) 445-9126
michaelg@leaningrock.net

Ewiiapaayp Band of Kumeyaay Indians

Robert Pinto, Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 368 - 4382
Fax: (619) 445-9126
ceo@ebki-nsn.gov

Iipay Nation of Santa Ysabel

Virgil Perez, Chairperson
P.O. Box 130 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

Iipay Nation of Santa Ysabel

Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5694
cjlinton73@aol.com

Inaja-Cosmit Band of Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. Diegueno
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817
epinto@jiv-nsn.gov

Jamul Indian Village

Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775 Kwaaymii
Pine Valley, CA, 91962 Diegueno
Phone: (619) 709 - 4207

La Jolla Band of Luiseno Indians

Norma Contreras, Chairperson
22000 Highway 76 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

La Posta Band of Diegueno Mission Indians

Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

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 Hope Apartments Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
5/20/2022**

**La Posta Band of Diegueno
Mission Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**Mesa Grande Band of Diegueno
Mission Indians**

Michael Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula Cupeno
Rd. Luiseno
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

Pauma Band of Luiseno Indians

Temet Aguilar, Chairperson
P.O. Box 369 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422
bennaecalac@aol.com

Pechanga Band of Indians

Paul Macarro, Cultural Resources
Coordinator
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6306
Fax: (951) 506-9491
pmacarro@pechanga-nsn.gov

Pechanga Band of Indians

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 297 - 2635
crd@rincon-nsn.gov

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

**San Luis Rey Band of Mission
Indians**

San Luis Rey, Tribal Council
1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

**San Luis Rey Band of Mission
Indians**

1889 Sunset Drive Luiseno
Vista, CA, 92081
Phone: (760) 724 - 8505
Fax: (760) 724-2172
cjmojado@slrmissionindians.org

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 Hope Apartments Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
5/20/2022**

**San Pasqual Band of Diegueno
Mission Indians**

Allen Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

**Sycuan Band of the Kumeyaay
Nation**

Cody Martinez, Chairperson
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

**San Pasqual Band of Diegueno
Mission Indians**

John Flores, Environmental
Coordinator
P. O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
johnf@sanpasqualtribe.org

**Viejas Band of Kumeyaay
Indians**

Ernest Pingleton, Tribal Historic
Officer, Resource Management
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 659 - 2314
epingleton@viejas-nsn.gov

**Soboba Band of Luiseno
Indians**

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

**Viejas Band of Kumeyaay
Indians**

John Christman, Chairperson
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337

**Soboba Band of Luiseno
Indians**

Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

**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 Hope Apartments Project, San Diego County.

APPENDIX C
DPR 523 Forms

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 1 of 5

*Resource Name or #: 945 Grand Avenue

P1. Other Identifier: 945A Grand Avenue and 945B Grand Avenue

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Luis Rey Date 2022 S.B. _____ B.M. _____

c. Address 945 Grand Avenue City Carlsbad Zip 92008

d. UTM: (give more than one for large and/or linear resources) _____ mE/ _____ mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN 203-320-20

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located at the southeast corner of the intersection of Grand Avenue and Hope Avenue in Carlsbad. The one-story single-family residence built in 1940 and sited at the north end of the parcel adjacent to Grand Avenue, is designated as 945A Grand Avenue. A detached garage with a residential unit above it was built in 1966; it is located at the south end of the parcel and designated 945B Grand Avenue. The paved area between the two structures is used for vehicular access from the Hope Avenue alley.

945A Grand Avenue is a one-story side-gabled vernacular residence with rectangular plan, a raised foundation, and louvered vents at its gable ends. The building's exterior is clad in an updated stucco finish. Its windows include aluminum casement and sliding units, and vinyl replacement units including the tripartite windows at the north and west facades. At the south façade a secondary entrance is also accessed by two poured concrete steps and opens to the shared paved area between 945A and 945B Grand Avenue). Square wood

(continued on pg. 3)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession#)

945A Grand Ave on left, 945B Grand Ave
in center, view to southeast down Hope Ave

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1940; 1967 - San Diego County Assessor

*P7. Owner and Address:

Carlsbad Village II LLC
3444 Camino Del Rio North #202
San Diego, CA 92108

*P8. Recorded by: (Name, affiliation, and address)

Laura Voisin George
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

*P9. Date Recorded: April 20, 2022

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (cite survey report and sources or enter "none.")

Cultural Resources Technical Study for Hope Apartments, Carlsbad, San Diego County, California (2022), ASM Affiliates, Inc.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 945 Grand Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence with accessory unit

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) Residence built by 1940, garage and accessory unit constructed in 1967. Date of exterior stucco update and residence's window replacements unknown.

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: Unknown

*B10. Significance: Theme N/A Area: City of Carlsbad

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 945 Grand Avenue property, located at the eastern edge of the Carlsbad Village area in Carlsbad, is one block west of Interstate 5. The property is also one block north of Carlsbad Village Drive, and just north of the city's Barrio neighborhood; the ongoing development of both neighborhoods is addressed in the City's 2019 Carlsbad Village & Barrio Master Plan. The area's general pattern of development and residential subdivision after World War II was spurred by the 1942 establishment of Camp Pendleton and other military facilities nearby. The eastern Carlsbad Village area was designated for Travel Services Commercial in the City's 1970s redevelopment plan, and a family restaurant, fast-food restaurant, and a motel were built in the same block as the subject property. The surrounding area gradually densified with visitor amenities and accommodations, as well as the infill of multi-family residences.

The subject property and the neighboring property at 955 Grand Avenue were owned by the same family between 1946 and 1977, and were occupied by family members; it was this family that built the 945B garage and residential unit. The property's subsequent ownership suggests it was used as income property, and not at the owners' primary residence. Research did not reveal anything to indicate the owners or occupants of 945A Grand Avenue or 945B Grand Avenue were historically significant.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See report

B13. Remarks: None

*B14. Evaluator: Laura Voisin George and Shannon Davis
ASM Affiliates, Inc.

*Date of Evaluation: May 25, 2022

(This space is reserved for official comments)

Sketch Map with north arrow required.



P3a. Description (continued from page 1)

posts and lintel support a gabled roof above this entrance, and concrete masonry atop a brick base forms a decorative screen on the west side, which is characteristic of the of the 1960s and may be a later addition. Both entrances have updated wood doors. The interior of this residence was not accessible at the time of the site visit.

945B Grand Avenue is a two-story side-gabled vernacular structure with a residential unit above a garage/storage area. The building has a stucco exterior, with a textured finish at the first floor of the east and west facades, and at the entire north façade. Two garage doors at the north façade provide access to the building's first floor, which appear to be tilt-up garage doors. There is also an opening for a personnel door to the garage area at the west side of the first floor, but this opening appears to have been filled in. A window opening at the south side of the first floor has also been filled in. A small one-story, flat-roofed addition at the east side of the building has a personnel door; the County Assessor's records note a laundry room at this location but show that it was removed. The access to the second-floor residential unit is via an exterior open metal stair with metal railing panels and concrete treads. A concrete landing is located at the stair's lower end, with one concrete step on its east and west side. At its upper end, the stair opens to a partial, cantilevered concrete balcony, surrounded by a metal railing. An updated door is located near the center of the façade, and it is flanked by a pair of tripartite aluminum windows with fixed center glazing and operable side windows. Aluminum sliding windows are located at the upper level of the south façade. The interior of this building was not accessible at the time of the site visit.

National Register of Historic Places Evaluation

ASM carefully considered whether the residential buildings at 945A and 945B Grand Avenue are individually eligible under any NRHP criteria.

Criterion A: The residence at 945A Grand Avenue was built immediately prior to World War II and the demand for housing in the Carlsbad that resulted from the arrival of the military in the area. The additional residential unit above the garage at 945B Grand Avenue was constructed during the postwar population increase and development of housing options to meet the demand. However they are not excellent examples of these themes associated with the history of Carlsbad in this era. The property was not associated with any events that have made a significant contribution to the broad patterns of history, on the local, state, or national level. As such, the residences at 945A and 945B Grand Avenue are recommended not eligible under NRHP Criterion A.

Criterion B: None of the known occupants or owners of 945A and 945B Grand Avenue appear to be historically significant individuals. A number of the owners and occupants discovered through online research are still living and not likely to be historically significant. As such, the houses at 945 and 945B Grand Avenue are recommended not eligible under NRHP Criterion B.

Criterion C: To evaluate the property under Criterion C, ASM carefully considered whether 945A and 945B Grand Avenue embody distinctive characteristics of a type, period, or method of construction, whether they represent the work of a master, or whether they possess high artistic values. Both are vernacular in their design and construction, and do not represent a distinct style, method of construction, or exceptional materials or workmanship. Neither are they associated with a significant architect or builder. Therefore the residences at the property at 945A and 945B Grand Avenue are recommended not eligible under Criterion C.

Criterion D: 945A and 945B Grand Avenue are also recommended not eligible under NRHP Criterion D. The buildings are common property types that do not have the potential to provide information about history or prehistory that is not available through historic research.



Image 1. Oblique view of 945A Grand Ave, north and west facades



Image 2. Walkway and paved area at west facade, view to south



Image 3. East facade, view to south.



Image 4. South façade, view to north-northeast.



Image 5. Porch and concrete screen at south entrance, view to northwest.



Image 6. Oblique view of 945B Grand Avenue, north and west facades, view to east



Image 7. North facade, view to south-southeast.



Image 8. Personnel door to garage at west facade, view to east-southeast.

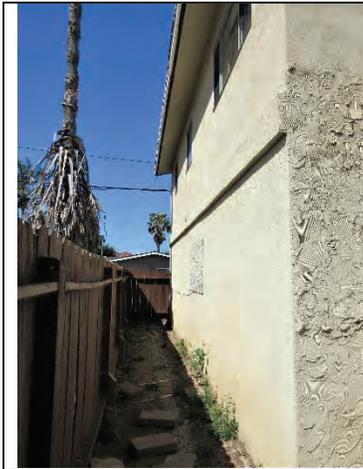


Image 9. Filled-in window at south facade, view to west-southwest.



Image 10. Addition at east side, view to southwest.



Image 9. South facade, view to northwest.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: 955 Grand Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Luis Rey Date 2022 S.B. _____ B.M. _____

c. Address 955 Grand Avenue City Carlsbad Zip 92008

d. UTM: (give more than one for large and/or linear resources) _____ mE/ _____ mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN 203-320-02

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located on the south side of Grand Avenue east of its intersection Hope Avenue in Carlsbad. The one-story residence has a rectangular footprint. Its vernacular form is irregular, reflecting multiple additions and alterations. Aerial images suggest that the rear portion of the residence may be the earliest section, and the application of stucco over earlier wood siding at the building's west side also indicates it is one of the older parts of the structure.

The majority of the building's exterior's finish is textured stucco. The residence's main entrance is in the northernmost section, where an updated door faces Grand Avenue. The western end of the north façade has a tripartite wood-framed window, with a pair of wood-framed casement windows at the north end of the west façade. A brick chimney is also located in the west façade of the northernmost section. Additions at the east and south facades contribute to the building's complex roofline. Most of the windows in the additions are vinyl sliding units. The interior of this building was not accessible at the time of the site visit.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession#)

955 Grand Avenue, north and east facades with multiple rooflines, view to south

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
1950 - San Diego County Assessor

*P7. Owner and Address:

Carlsbad Village II LLC
3444 Camino Del Rio North #202
San Diego, CA 92108

*P8. Recorded by: (Name, affiliation, and address)

Laura Voisin George
ASM Affiliates, Inc.
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103

*P9. Date Recorded: April 20, 2022

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (cite survey report and sources or enter "none.") Cultural Resources Technical Study for Hope Apartments, Carlsbad, San Diego County, California (2022), ASM Affiliates, Inc.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 955 Grand Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) Residence built by 1950. Date of additions, exterior stucco update, and residence's window replacements unknown.

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: Unknown

*B10. Significance: Theme N/A Area: City of Carlsbad

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 955 Grand Avenue property, located at the eastern edge of the Carlsbad Village area in Carlsbad, is one block west of Interstate 5. The property is also one block north of Carlsbad Village Drive, and just north of the city's Barrio neighborhood; the ongoing development of both neighborhoods is addressed in the City's 2019 Carlsbad Village & Barrio Master Plan. The area's general pattern of development and residential subdivision after World War II was spurred by the 1942 establishment of Camp Pendleton and other military facilities nearby. The eastern Carlsbad Village area was designated for Travel Services Commercial in the City's 1970s redevelopment plan, and a family restaurant, fast-food restaurant, and a motel were built in the same block as the subject property. The surrounding area gradually densified with visitor amenities and accommodations, as well as the infill of multi-family residences.

The subject property and the neighboring property at 945 Grand Avenue were owned by the same family between 1946 and 1977, and were occupied by family members. The property's subsequent ownership suggests it was used as income property, and not at the owners' primary residence. Research did not reveal anything to indicate the owners of 955 Grand Avenue were historically significant.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See report

B13. Remarks: None

*B14. Evaluator: Laura Voisin George and Shannon Davis
ASM Affiliates, Inc.

*Date of Evaluation: May 25, 2022

(This space is reserved for official comments)

Sketch Map with north arrow required.



National Register of Historic Places Evaluation

ASM carefully considered whether the single-family residence at 955 Grand Avenue is individually eligible under any NRHP criteria.

Criterion A: Built in the postwar period of rapid growth and housing development, due to its many subsequent alterations and remodels the building does not exemplify this period and its major themes. The property was not associated with any events that have made a significant contribution to the broad patterns of history, on the local, state, or national level. As such, the house at 955 Grand Avenue is recommended not eligible under NRHP Criterion A.

Criterion B: None of the known occupants or owners of 955 Grand Avenue appear to be historically significant individuals. A number of the owners and occupants discovered through online research are still living and not likely to be historically significant. As such, the house at 955 Grand Avenue is recommended not eligible under NRHP Criterion B.

Criterion C: To evaluate the property under Criterion C, ASM carefully considered whether 955 Grand Avenue embodies distinctive characteristics of a type, period, or method of construction, whether it represents the work of a master, or whether it possesses high artistic values. In its original form, the house was vernacular and did not incorporate strong character-defining features of any style, and its subsequent alterations and remodels also do not conform to any notable architectural style or trend. It is a common style in the city with many better examples of houses with more character-defining features. It does not represent a distinct style, method of construction, or exceptional materials or workmanship, and as the house is not associated with a significant architect or builder, the property at 955 Grand Avenue is recommended not eligible under Criterion C.

Criterion D: 955 Grand Avenue is recommended not eligible under NRHP Criterion D. The house is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

*Resource Name or # (Assigned by recorder)

955 Grand Avenue

Recorded by: Laura Voisin George

Date: May 2022

Continuation Update



Image 1. Textured stucco over wood siding beside window, with smooth stucco adjacent to chimney, south end of west facade.



Image 2. North facade, view to south.



Image 3. North end of west facade, view to east-southeast.



Image 4. Addition at north end of east facade, view to west..



Image 5. Addition to south end of east facade, view to southwest.



Image 6. South facade, view to north-northwest.

APPENDIX D
Assessor Building Records

6881531

DESCRIPTION OF BUILDING														
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR		ROOF		LIGHTING		AIR CONDITION					
			Stucco on	Siding	Flat	Pitch	Wiring	Heating	Cooling	Forced	Humid			
D50A D45	Light Sub Standard	X Frame	X Stucco on	X Gable 4/12	X Hip	X Gable 4/12	X Hip	KT	Conduit	Grav	W.U.	Y Heating	Y Forced	Y Humid
ARCHITECTURE	Y Standard	Sheathing	Siding	Shed 4/12	Cut Up	Conduits	Fixtures	Few	Cheap	Floor Unit	D.U.H.	Ent Hall	Living	Dining
/ Stories	Above Standard	Concrete Block	Shingle	Dormers	Roofs	Special	PLUMBING	Peer	Oil Burner	Central		Bed	Bed	
TYPE	Special	Brick	Shingle	Roofs	Gutters	PLUMBING	Peer	Sink						
Use Design	FOUNDATION	Adobe	Shake	B & B	7 & G	Windows	W.D.H.	Laundry	Water Htr	Auto	X Fireplace	Kitchen	Drain Bd	Material
X Single	X Concrete	Y Floor Joist	Insulated Ceilings	Insulated Walls	X Screens	Normal % Good	Age	Remainq Life	Appr Year	Effec Year	Construction Record	Permit	Amount	Date
Double	Reinforced	1st "	Brick	Stone	Windows	Table	18	38	1960	1940	1938	1938	1084	5.50
Duplex	Brick	2nd "	Brick	Stone	Windows	%	25	36	1965	1940	1447	1447	180	1.80
Apartment	Wood	Sub Floor	Brick	Stone	Windows	Table	27	25	1967	1940	1940	1940	200	2.00
Flab-Court	Piers	Concrete Floor	Brick	Stone	Windows	%	28	20	1968	1940	1940	1940	1080	2.50
Hotel		Insulated Ceilings	Brick	Stone	Windows	%	32	30	1972	1940	1940	1940	100	1.00
		Insulated Walls	Brick	Stone	Windows	%	78	78	78	78	78	78		

RATING (E, G, A, F, P)										
No	Permit	Far	Amount	Date	EFFECT YEAR	APPR YEAR	NORMAL % GOOD		RATING (E, G, A, F, P)	
							Age <th>Remainq Life <th>Arch Func Plan <th>Con- Storage Space </th></th></th>	Remainq Life <th>Arch Func Plan <th>Con- Storage Space </th></th>	Arch Func Plan <th>Con- Storage Space </th>	Con- Storage Space
							Table	%	Cond	Work- Cupbd/Coset/Inshp
							76	76	FA	A
							73	73	A	A
							70	70	A	A
							60	60	A	A
							62	62	E	

4-25-57 COMPUTATION										
Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost					
D	1084	5.50	730	7767	7767	7767	7767	7767	7767	7767
AC				140	140	140	140	140	140	140
Stairway										
C-C-P	25	2.00	200	50	50	50	50	50	50	50
C-UP	100	1.00	100	25	25	25	25	25	25	25
G-III	435	2.50	1080	1123	1123	1123	1123	1123	1123	1123
Fence			100	100	100	100	100	100	100	100
TOTAL			1111	4205	4205	4205	4205	4205	4205	4205
NORMAL % GOOD			71	70	70	70	70	70	70	70
RCLND			6999	6720	6720	6720	6720	6720	6720	6720
A-11 8-56			490	5233	5233	5233	5233	5233	5233	5233

FIXTURES: Wc, La, Tub, Type, Grade, Shower, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th

IP 7000

MISCELLANEOUS STRUCTURES

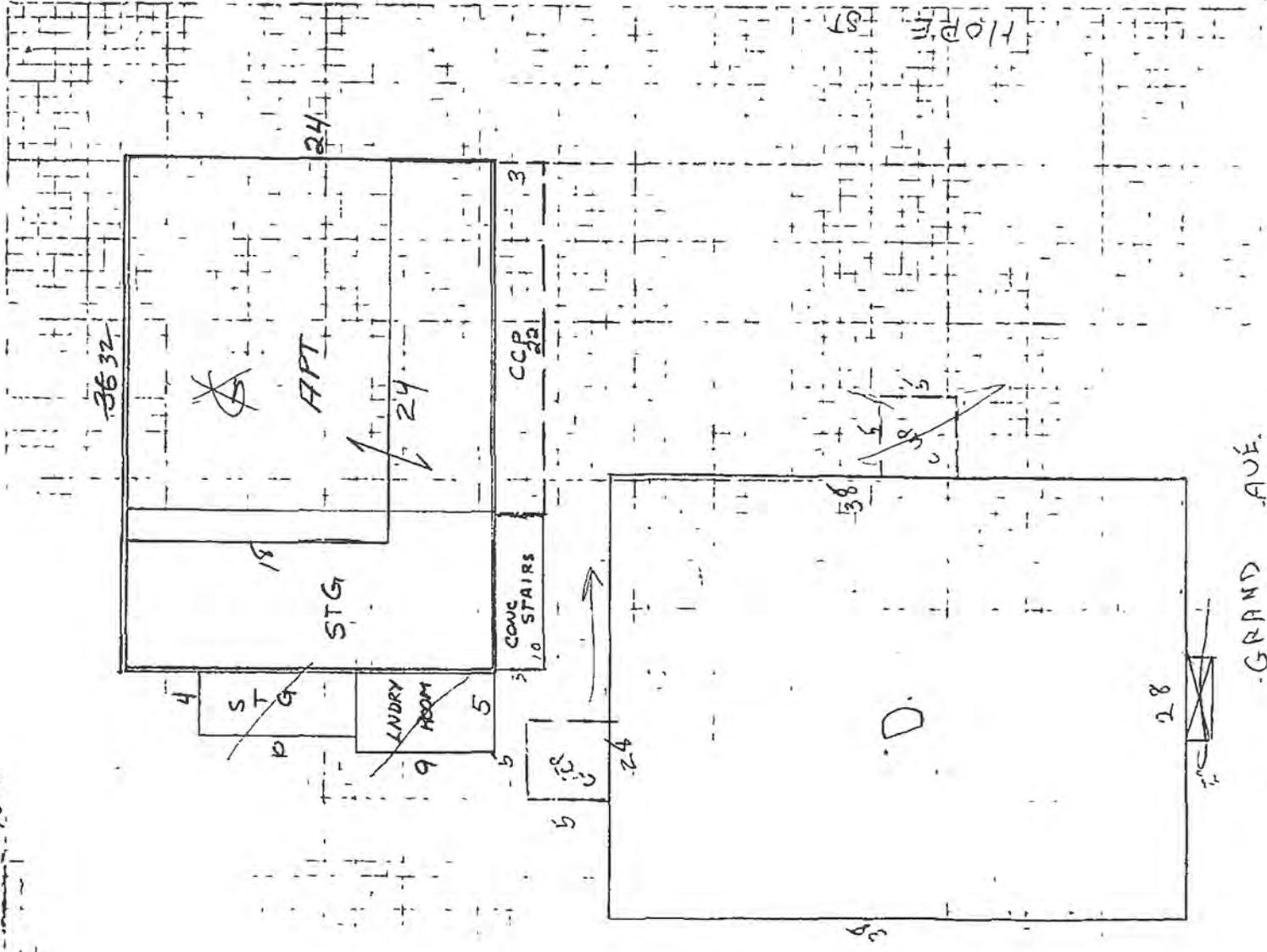
Structure	Found	Cons	Ext.	Roof	Floor	Int.	Size, etc.
G+STG	CONC	FR	STUCCO	APT	CONC	UNF	24x36

38128 - 1064 / COMPUTATIONS 132.6 sq

B.F. = 730

Remarks:

No entry fireplace blocked chimney only
 IN VALUE RDA 6-26-59
 Keep good BATH & KITCHEN - RAISED CLASS due
 to KID & BATH. P. GELKER 12/64



GRAND AVE.

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL										
				Stucco on	Flat	Pitch	Wiring	Forced	Heating	Cooling	Floors	Floor Finish	Trim	Interior Finish						
2500C 2507H 06	Light Sub-Standard	Frame " x "	X Stucco on	Gable	4/4	X Heating	X Cooling													
ARCHITECTURE	Standard	Concrete Block	Siding " x "	Hip	4/4	Conduit	Gravity	Humid.												
1 Stories	Above-Standard	Concrete Block	Shingle	Shed	4/4	FIXTURES	Wall Unit													
TYPE	Special	B.B.B. T.&G.	Cut Up	Derms	" "	Few	Cheap													
Use	FOUNDATION	Brick	Shake	Roft. " x "	" "	X Avg. X Med.	1 Floor Unit	Zone Unit												
X Single	Concrete	Adobe	B.B.B. T.&G.	Gutters		Many	Special	Central "												
Double	Reinforced	1st " x "	Brick	Shingle		PLUMBING	Oil Burner													
Duplex	Brick	2nd " x "	Stone	Shake		Pool X Sw. Spec														
Apartment	Wood	Sub-Floor	WINDOWS	Tile		Sink														
Flat-Court	Piers	Concrete Floor	X D.H. X Casement	Tile Trim		Laundry	M-B.T.U.													
Motel	Insulated Ceilings	Insulated Walls	Metal Sash	X Compo. S.R.X		Water Htr-Auto	X Fireplace													
1 Units	Light	Heavy	X Screens	Water-Softener		Water-Softener														



BR

CONSTRUCTION RECORD			EFFECT. YEAR			APPR. YEAR			NORMAL % GOOD			RATING (E,G,A,F,P)			BATH DETAIL									
Permit No.	For	Amount	Date	Year	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-Storage	Space	Work-Cupb'd	Close	Minshp	FI. No.	Floors	Walls	Wc. La. Tub	Type	Grade	St. Q.T.G.O.	Finish
47080	ADD REINFB	2,000	1947	1950	8	47	RTT	9	A-G	A	A	A	A	A	A	A	1	1 1/4	AT	1	MOD	A-G	1	1 1/4
8671	G	275	1950	1950	15	46	R60	89	F	A	A	A	A	A	A	A	6	6	6	1	1	1	1	1
1320	ADD-EMP	200	1950	1950	18	38	R55	76	A	A	A	A	A	A	A	A	1	1	1	1	1	1	1	1
?	ADD	-	1956	1956	22	39	R60	79	A+	A	A	A	A	A	A	A	1	1	1	1	1	1	1	1
1644	ADD	1,500	1956	1956	77	77	G	A	A	A	A	A	A	A	A	A	6	6	6	6	6	6	6	6
49	DEMOL GAE	6	1-20-84	1-20-84	77	77	G	A	A	A	A	A	A	A	A	A	6	6	6	6	6	6	6	6

Appraiser & Date		Unit	Area	Date	Unit Cost	Cost														
RDA 6-26-59		770	770	770	770	770	770	770	770	770	770	770	770	770	770	770	770	770	770	770
D	1764	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
AC	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180
FP	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
C-CP	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
C-EP	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141
46	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276
86	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192	192
96	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
96	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300
96	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
96	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
TOTAL	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403
NORMAL % GOOD	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06	98.06
R.C.L.N.D	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403
A-11 8-56	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403	1403

COMPUTATION

APPENDIX E
Building Permits

**CITY OF CARLSBAD
BUILDING DEPARTMENT**

729-1181 - Ext. 36.

Application for BUILDING Permit

8861

Building Permit Fee 1800

For Applicant to Fill In

JAN 12-66 ^{5 PAID} _{CC} 1892*****18.00

BP

Owner's Name Ortega, John

Mail Address P.O. Box 324

Contractor Owner

Contr. Address _____

To Const. To Add To Alter Convert

To Move From _____

Type of Const. Frame & Stucco
Frame, Masonry, etc.

To Be Used For Garage & Storage

Kind of Foundation conc. No. of Stories 1

Floor Space (Sq. Ft.) 704

Garage Floor Space (Sq. Ft.) Attached _____ Detached ✓

Legal Description _____ Lot _____ Block _____

Subdivision _____ or _____

Section _____ Township _____ Range _____

No. of Existing Building 1

Will this construction include any plumbing installation or alteration? Yes No

Signature of Applicant _____

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY AND STATE LAWS REGULATING BUILDING.

I CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF CARLSBAD AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE John Ortega

Building Dept. Use Only

Building Address 945 Grand

St. Near Harding & Hope

Set Back		Bldg. Valuation <u>2816⁰⁰</u>
Front P.L.		Main Bldg.
Side P.L.	<u>5' MIN on alley</u>	Garage
Rear P.L.		Other
Group	<u>Zone R-2</u>	Approved by <u>R.S.O.</u>

Contractor City Bus. Lic. No. _____

Water Meter _____ Sewage Disposal System _____

Inspection Record

Utility Company Notified — Date _____ By _____
Final

If a check is tendered for payment for the above fee and the check is not honored when presented for payment, your building permit will be immediately revoked.

City of Carlsbad Building Dept.

Permit void if work is not commenced within 60 days of issuance.

USE BALL POINT PEN ONLY & PRESS HARD

APPLICANT TO FILL IN INFORMATION WITHIN SHADED AREA AND DECLARATIONS.

CARLSBAD BUILDING DEPARTMENT

1200 Elm, Carlsbad, California 92008-1989, (619) 438-5525

APPLICATION & PERMIT

JOB ADDRESS 9445 GRAND CARLSBAD		AV. ST. RD	NEAREST CROSS ST	DATE OF APPLICATION	BUSINESS LICENSE #	VALUATION 0	PERMIT NUMBER 49	
LOT	BLOCK	SUBDIVISION	ASSESSOR PARCEL NO.	CONTRACTOR Self	CONTRACTORS PHONE #	ZONE		
OWNER'S NAME J.R. NARENG O				OWNER'S PHONE				
OWNER'S MAILING ADDRESS 4850 PARK DR. CARLSBAD				CONTRACTOR'S ADDRESS				LICENSE NO.
DESCRIPTION OF WORK Demolish garage and Cabana (BARBER UE)				DESIGNER				PLAN I.D. #
				DESIGNER'S ADDRESS				BLOG USE CODE
				DESIGNER'S PHONE				BUILDING SQ. FOOTAGE
F/P		FLR ELEV.		NO STORIES		OCC GP	EDU	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

CENSUS TRACT	GP LAND USE	PARKING SPACE	RES UNITS	GRADING PERMIT ISSUED	REDEVELOPMENT AREA	TYPE CONST	OCC LOAD	FIRE SPR
				<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>

QTY	PLUMBING PERMIT - ISSUE	QTY	MECHANICAL PERMIT - ISSUE	SUMMARY/ACCOUNT NUMBER	
	EACH FIXTURE TRAP	750	INSTALL FURN. DUCTS UP TO 100,000 BTU	BUILDING PERMIT	DEMO 01-00-00-8220
	EACH BUILDING SEWER		OVER 100,000 BTU	SIGN PERMIT	01-00-00-8221
	EACH WATER HEATER AND/OR VENT		BOILER/COMPRESSOR UP TO 3 HP.	PLAN CHECK	01-00-00-8806
	EACH GAS SYSTEM 1 TO 4 OUTLETS		BOILER/COMPRESSOR 3-15 HP.	TOTAL PLUMBING	01-00-00-8222
	EACH GAS SYSTEM 5 OR MORE		METAL FIREPLACE	ELECTRICAL	01-00-00-8223
	EACH INSTAL. ALTER. REPAIR WATER PIPE		VENT FAN SINGLE DUCT	MECHANICAL	01-00-00-8224
	EACH VACUUM-BREAKER		MECH EXHAUST - HOOD/DUCTS	MOBILEHOME	01-00-00-8225
	WATER SOFTNER		RELOCATION OF EA FURNACE/HEATER	MOBILEHOME PARK INSP	
	EACH ROOF DRAIN (INSIDE)			SOLAR	01-00-00-8226
			TOTAL MECHANICAL	STRONG MOTION	80-92-33-0519
	TOTAL PLUMBING			FIRE SPRINKLERS	01-00-00-8227
				PUBLIC FACILITIES FEE	32-00-00-8933
				BRIDGE FEE	
				SCHOOL FEE - DISTRICT	
				Carlsbad	80-92-21-0519
				Encinitas	80-92-22-0519
				San Dieguito	80-92-23-0519
				San Marcos	80-92-24-0519
				LICENSE TAX	01-00-00-8162
				OFF	
				CREDIT DEPOSIT	
	TOTAL ELECTRICAL		TOTAL SOLAR	TOTAL FEES PAYABLE	10

I HAVE CAREFULLY EXAMINED THE COMPLETED "APPLICATION AND PERMIT" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED: TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

* AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5' 0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT

APPLICANT'S SIGNATURE: *[Signature]* OWNER CONTRACTOR APPROVED BY: *[Signature]* DATE: **1/20/84**

BY PHONE

CONTRACTOR

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. No. _____ Class _____

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for each project with a contractor(s) license pursuant to the Contractor's License Law.

As a homeowner I am improving my home, and the following conditions exist:

- The work is being performed prior to sale.
- I have lived in my home for twelve months prior to completion of this work.
- I have not claimed this exemption during the last three years.

I am exempt under Sec. _____ B & P.C. for this reason _____

OWNER/BUILDER

I hereby affirm that I have a certificate of consent to sell, insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3000, Labor Code).

POLICY NO. _____

COMPANY _____

Copy is filed with the city.

Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must, forthwith comply with such provisions or this permit shall be deemed revoked.

LENDER

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

White - Inspector
Green - (1) Finance (2) Data Process
Yellow - Assessor
Gold - Applicant
Temporary File

DEVELOPMENTAL
SERVICES
BUILDING DEPARTMENT



1200 ELM AVENUE
CARLSBAD, CA 92008-1989
(619) 438-5525

City of Carlsbad

February 3, 1984

CERTIFIED - RETURN RECEIPT

Jean Claude Marengo
4850 Park Drive
Carlsbad, Calif. 92008

945 GRAND, CARLSBAD

On January 20, 1984, a demolition permit was issued to you for the removal of a garage and cabana at 945 Grand.

An inspection conducted on February 3 indicates that minor demolition work has commenced. However, the bulk of the work in progress is that of remodeling and renovation. This is being done without any required plans or approvals by this department.

This work must cease immediately or we will not recommend approval of any subsequent plans you may have for the property:

Your application will not be scheduled for any public hearing until you satisfy all requirements of the Building Inspection Department.

MARTIN ORENYAK
DIRECTOR OF BUILDING AND PLANNING

xc: City Attorney
Mike Holzmilller
Chris Salomone
Tony Mata

Hilke 1/4/85
Seal holding in
our files. - Check
with Marty if something
more should be done
with this?
Hilke

1/7/85

CHECKED THIS A.M.

PLACE IS UP FOR RENT

NEW DOOR THAT WAS CUT
IN FOR NEW ENTRY IS NOW
SEALED UP AGAIN AND BACK
TO NORMAL STATE.

NO IMPROVEMENTS EVIDENT
OK HOUSE

1/7/85

Malo

Aebe
Just File

m

TOWY

OFFICE OF THE CITY MANAGER

NO 964

TO: BUILDING DEPARTMENT

DATE: December 12 19 83

NATURE AND LOCATION: At the end of the alley where Jefferson and Hope Streets come together, directly north of Carls Jr., a man is remodeling a building with the intention of building a restaurant and has not obtained building permits. Please check out. This is the same man who built Tio Pepe's and he did not obtain proper permits at that time either. Resident indicated improper electrical wiring should be checked out at Tio Pepe's.

REPORTED BY: Resident - would not leave name and number

ACTION TAKEN: [Signature] 945 GRAND AVE [Signature]

SPOKE WITH WORKERS AND ADVISED THEM TO STOP WORK + GET OFF THE JOB, POSTED RED TAG + TOOK PICTURES

DATE NOTIFIED: 12/12/83 OWNER TO CONTACT OUR OFFICE BY:

(Return pink copy to Manager)

Note 2nd time job HAS been posted

USE BALL POINT PEN ONLY & PRESS HARD

APPLICANT TO FILL IN INFORMATION WITHIN SHADED AREA AND DECLARATIONS.

CARLSBAD BUILDING DEPARTMENT

2075 Las Palmas Dr., Carlsbad, CA 92009-4859 (619) 438-1161

APPLICATION & PERMIT

JOB ADDRESS 945A 955 GRAND AV. CARLSBAD		AV. ST. RD.	NEAREST CROSS ST.	DATE OF APPLICATION 10/21/86	BUSINESS LICENSE #	VALUATION	PERMIT NUMBER 86-1121
LOT	BLOCK	SUBDIVISION	ASSESSOR PARCEL NO.	CONTRACTOR	CONTRACTORS PHONE #	ZONE	
OWNER'S NAME SETA BOYADISIAN				OWNER'S PHONE 729-3031		CONTRACTOR'S ADDRESS	
OWNER'S MAILING ADDRESS 955 GRAND AV. CARLSBAD 92008				DESIGNER		DESIGNER'S PHONE	
DESCRIPTION OF WORK PUT IN WATER AND GAS LINES FOR A KITCHEN, FOR RESIDENCE				DESIGNER'S ADDRESS		STATE LICENSE NO.	
F/P		FLR ELEV.		NO STORIES		OCC GP	
Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>	
PARKING SPACE		RES UNITS		GRADING PERMIT ISSUED		REDEVELOPMENT AREA	
Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>	

QTY.	PLUMBING PERMIT - ISSUE	QTY.	MECHANICAL PERMIT - ISSUE	SUMMARY/ACCOUNT NUMBER	
1	EACH FIXTURE TRAP	750	INSTALL FURN. DUCTS UP TO 100,000 BTU	BUILDING PERMIT	001-810-00-00-8220
	EACH BUILDING SEWER	250	OVER 100,000 BTU	SIGN PERMIT	001-810-00-00-8221
	EACH WATER HEATER AND/OR VENT		BOILER/COMPRESSOR UP TO 3 HP	PLAN CHECK	001-810-00-00-8220 / 23/86 PERMIT
1	EACH GAS SYSTEM 1 TO 4 OUTLETS	250	BOILER/COMPRESSOR 3.15 HP	TOTAL PLUMBING	001-810-00-00-8222
	EACH GAS SYSTEM 5 OR MORE		METAL FIREPLACE	ELECTRICAL	001-810-00-00-8223
2	EACH INSTAL. ALTER, REPAIR WATER PIPE	500	VENT FAN SINGLE DUCT	MECHANICAL	001-810-00-00-8224
	EACH VACUUM BREAKER		MECH EXHAUST - HOOD DUCTS	MOBILEHOME	001-810-00-00-8225
	WATER SOFTNER		RELOCATION OF EA FURNACE HEATER	SOLAR	001-810-00-00-8226
	EACH ROOF DRAIN, (INSIDE)		DRYER VENT	STRONG MOTION	880-519-92-33
	TOTAL PLUMBING	1750	TOTAL MECHANICAL	FIRE SPRINKLERS	001-810-00-00-8227
QTY.	ELECTRICAL PERMIT - ISSUE	QTY.	MOBILE HOME SETUP	PUBLIC FACILITIES FEE	320-810-00-00-8740
	NEW CONST EA AMP/SWT/BKR		CAR PORT	BRIDGE FEE	360-810-00-00-8740
	1 PH 3 PH		AWNING	PARK-IN-LIEU (AREA)	
	EXIST. BLOC EA AMP/SWT/BKR		GARAGE	TIF	104-810-00-00-8835
	1 PH 3 PH			LA COSTA TIF	133-810-00-00-8885
	REMODEL/ALTER PER CIRCUIT	107		FMF	
	TEMP POLE 200 AMPS			LICENSE TAX	001-810-00-00-8162
	OVER 200 AMPS			MFF	001-810-00-00-8237
	TEMP OCCUPANCY (30 DAYS)				
	TOTAL ELECTRICAL	15-	TOTAL	CREDIT DEPOSIT	
				TOTAL FEES PAYABLE	322.50 / 17.50

I HAVE CAREFULLY EXAMINED THE COMPLETED "APPLICATION AND PERMIT" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED: TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended, abandoned at any time after the work is commenced for a period of 180 days.

AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5' 0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT

APPLICANT'S SIGNATURE: *George D. Stark* OWNER: _____ CONTRACTOR: _____ BY PHONE: _____

APPROVED BY: *[Signature]* DATE: **10/22/86**

DECLARATIONS

CONTRACTOR

OWNER/BUILDER

WORKER'S COMPENSATION

LENDER

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for each project with a contractor(s) license pursuant to the Contractor's License Law).

As a homeowner I am improving my home, and the following conditions exist:
1. The work is being performed prior to sale.
2. I have lived in my home for twelve months prior to completion of this work.
3. I have not claimed this exemption during the last three years.

I am exempt under Sec. 8.6 P.C. for this reason _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code)

POLICY NO. _____
COMPANY _____
 Copy is filed with the city
 Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____
Lender's Address _____

White - Inspector
Green - (1) Finance
Yellow - Assessor
Pink - Applicant
Gold - Temporary File

CASH

BUILDING PERMIT

Permit No: CB921156

10/28/92 11:13

Project No: A9202364

Page 1 of 1

Development No:

Job Address: 945 GRAND AV

Suite:

Permit Type: PLUMBING

9889 10/27/92 0001 01 02

Parcel No: 203-320-20-00*

Lot#:

C-FRMT 27:00

Valuation: 0

Construction Type: NEW

Reference#:

Status: ISSUED

Occupancy Group:

Applied:

Description: REPAIR GAS LINE

Apr/Issue: 10/28/92

Validated By: CD

Appl/Ownr : MARENGO, JEAN CLAUDE

551 0505

945 GRAND AV

CARLSBAD, CA 92008

*** Fees Required ***

*** Fees Collected & Credits ***

Fees: 27.00

Adjustments: 0.00

Total Fees: 27.00

Total Credits: 0.00

Total Payments: 0.00

Balance Due: 27.00

Fee description

Units

Fee/Unit

Ext fee

Data

Enter "Y" for Plumbing Issue Fee 0 20.00 Y

Gas Piping System 1 7.00

* PLUMBING TOTAL 27.00



FINAL APPROVAL
INSP. [Signature] DATE 12-13-95
CLEARANCE _____

PERMIT APPLICATION

City of Carlsbad Building Department
2075 Las Palmas Dr., Carlsbad, CA 92009 (619) 438-1161



PLAN CHECK NO. 92 1156

EST. VAL.
PLAN CK DEPOSIT
VALID. BY
DATE

TAP 1/2 INCH GAS line

- 1. PERMIT TYPE
A - Commercial New Building Tenant Improvement
B - Industrial New Building Tenant Improvement
C - Residential Apartment Condo Single Family Dwelling Addition/Alteration
Duplex Demolition Relocation Mobile Home Electrical Plumbing
Mechanical Pool Spa Retaining Wall Solar Other

FOR OFFICE USE ONLY

2. PROJECT INFORMATION
Address 945 GRAND AVE Building or Suite No. CARLSBAD
Nearest Cross Street
LEGAL DESCRIPTION Lot No. Subdivision Name/Number Unit No. Phase No.

CHECK BELOW IF SUBMITTED:
2 Energy Calcs 2 Structural Calcs 2 Soils Report 1 Addressed Envelope

ASSESSOR'S PARCEL EXISTING USE PROPOSED USE
DESCRIPTION OF WORK
SQ. FT. TAP 1/2 INCH GAS LINE # OF STORIES

3. CONTACT PERSON (if different from applicant)
NAME J.C. MARENCO ADDRESS 619 551-0505
CITY STATE ZIP CODE DAY TELEPHONE

4. APPLICANT CONTRACTOR AGENT FOR CONTRACTOR OWNER AGENT FOR OWNER
NAME ADDRESS
CITY STATE ZIP CODE DAY TELEPHONE

5. PROPERTY OWNER
NAME J.C. MARENCO ADDRESS
CITY STATE ZIP CODE DAY TELEPHONE

6. CONTRACTOR
NAME SELF ADDRESS
CITY STATE ZIP CODE DAY TELEPHONE

DESIGNER NAME ADDRESS
CITY STATE ZIP CODE DAY TELEPHONE STATE LIC. # LICENSE CLASS CITY BUSINESS LIC. #

7. WORKERS' COMPENSATION
Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure issued by the Director of Industrial Relations, or a certificate of Workers' Compensation Insurance by an admitted insurer, or an exact copy or duplicate thereof certified by the Director of the insurer thereof filed with the Building Inspection Department (Section 3800, Lab. C).

INSURANCE COMPANY POLICY NO. EXPIRATION DATE
Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
SIGNATURE M. MUMFORD DATE Oct 28 1992

8. OWNER-BUILDER DECLARATION
Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
I, as owner of the property or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
I am exempt under Section Business and Professions Code for this reason:
(Sec. 7031.5 Business and Professions Code: Any City or County which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars [\$500]).
SIGNATURE DATE

COMPLETE THIS SECTION FOR NON-RESIDENTIAL BUILDING PERMITS ONLY:
Is the applicant or future building occupant required to submit a business plan, acutely hazardous materials registration form or risk management and prevention program under Sections 25505, 25533 or 25534 of the Presley-Tanner Hazardous Substance Account Act?
Is the applicant or future building occupant required to obtain a permit from the air pollution control district or air quality management district?
Is the facility to be constructed within 1,000 feet of the outer boundary of a school site?
IF ANY OF THE ANSWERS ARE YES, A FINAL CERTIFICATE OF OCCUPANCY MAY NOT BE ISSUED AFTER JULY 1, 1989 UNLESS THE APPLICANT HAS MET OR IS MEETING THE REQUIREMENTS OF THE OFFICE OF EMERGENCY SERVICES AND THE AIR POLLUTION CONTROL DISTRICT.

9. CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097(1) Civil Code).

LENDER'S NAME LENDER'S ADDRESS

10. APPLICANT CERTIFICATION
I certify that I have read the application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction. I hereby authorize representatives of the City of Carlsbad to enter upon the above mentioned property for inspection purposes. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

OSHA: An OSHA permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.
Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 365 days from the date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days (Section 303(d) Uniform Building Code).

APPLICANT'S SIGNATURE DATE:

CITY OF CARLSBAD
INSPECTION REQUEST

PERMIT# CB930568
DESCRIPTION: R/R DRYWALL IN BATH/FLOOR DUE
TO WATER DAMAGE - INSPECTOR'S DISCRETION

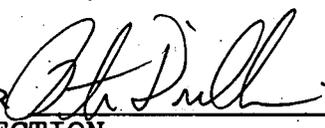
INSPECTOR AREA PD
PLANCK# CB930568
OCC GRP
CONSTR. TYPE NEW

TYPE: MISC
JOB ADDRESS: 945 GRAND AV
APPLICANT: MARENGO, J. P.
CONTRACTOR:
OWNER:

STE:
PHONE: 619 459-3768
PHONE:
PHONE:

LOT:

REMARKS: RS/MARANGO?/989-3151
SPECIAL INSTRUCT: DID NOT INDICATE WHAT KIND OF INSPECTION

INSPECTOR 

TOTAL TIME: _____

--RELATED PERMITS--		PERMIT#	TYPE	STATUS
		CB921156	PLUM	ISSUED

CD	LVL DESCRIPTION	ACT	COMMENTS
17	ST Interior Lath/Drywall	CO	11:30 - Locked up

***** INSPECTION HISTORY *****

DATE	DESCRIPTION	ACT	INSP	COMMENTS
092393	Final Combo	CO	PK	SEE NOTICE/REINSPECT FEE REQ
092193	Final Structural	CO	PD	8:45 AM/NO ACCESS
091793	Final Combo	NR	PK	SEE NOTICE 9-17-93
091593	Interior Lath/Drywall	CO	PD	
090793	Frame/Steel/Bolting/Welding	CO	PD	
090793	Gas/Test/Repairs	CO	PD	
081793	Interior Lath/Drywall	CO	PD	
081793	Frame/Steel/Bolting/Welding	AP	PD	
081293	Frame/Steel/Bolting/Welding	CO	PD	
081193	Frame/Steel/Bolting/Welding	CO	PD	
080593	Interior Lath/Drywall	CO	PD	
070293	Frame/Steel/Bolting/Welding	CO	PD	
063093	Frame/Steel/Bolting/Welding	PA	PD	FLR FRAMING
063093	Rough/Topout	PA	PD	
062893	Interior Lath/Drywall	CO	PD	

Cash

BUILDING PERMIT

Permit No: CB930568

12/12/94 09:52

Project No: A9300836

Page 1 of 1

Development No:

Job Address: 945 GRAND AV

Suite:

Permit Type: MISCELLANEOUS

Parcel No: 203-320-20-00

Lot#:

Valuation: 0

Construction Type: NEW

Occupancy Group:

Reference#:

Status: EXPIRED

Description: R/R DRYWALL IN BATH/FLOOR DUE

Applied: 06/11/93

: TO WATER DAMAGE - INSPECTOR'S DISCRETION

Apr/Issue: 06/11/93

Entered By: DC

Appl/Ownr : MARENGO, J. P.

619 459-3768

1246 ROSYLN LANE

CARLSBAD, CA 92008

*** Fees Required ***

Fees Collected & Credits

9917 12/12/94 0001 01 02 ***

Fees: 80.00
Adjustments: 0.00
Total Fees: 80.00

Total Credits: 0.00
Total Payments: 55.00
Balance Due: 25.00

C-PRMT 25.00

Fee description

Units Fee/Unit

Ext fee Data

Miscellaneous Fee #1
Miscellaneous Fee #2
Miscellaneous Fee #3
* MISCELLANEOUS TOTAL

25.00
30.00
25.00

25.00 R/R DRYWL
30.00 REINSPECT
25.00 RENEWAL
80.00



FINAL APPROVAL
INSP. [Signature] DATE 12-13-95
CLEARANCE NOT REQUIRED

CITY OF CARLSBAD

2075 Las Palmas Dr., Carlsbad, CA 92009 (619) 438-1161

PERMIT APPLICATION

City of Carlsbad Building Department
2075 Las Palmas Dr., Carlsbad, CA 92009 (619) 438-1161



PLAN CHECK NO. 93-568

EST. VAL.
PLAN CK DEPOSIT
VALID. BY
DATE

1. PERMIT TYPE

- A - Commercial New Building Tenant Improvement
B - Industrial New Building Tenant Improvement
C - Residential Apartment Condo Single Family Dwelling Addition/Alteration
Duplex Demolition Relocation Mobile Home Electrical Plumbing
Mechanical Pool Spa Retaining Wall Solar Other

2. PROJECT INFORMATION

Address: 945 GRAND AVE Building or Suite No. CARLSBAD
Nearest Cross Street
LEGAL DESCRIPTION Lot No. Subdivision Name/Number Unit No. Phase No.

FOR OFFICE USE ONLY

CHECK BELOW IF SUBMITTED:

- 2 Energy Calcs 2 Structural Calcs 2 Soils Report 1 Addressed Envelope

ASSESSOR'S PARCEL DESCRIPTION OF WORK: Change the Floor of Kitchen & Bathrooms & Drywall Bathroom
EXISTING USE PROPOSED USE
SQ. FT. # OF STORIES

3. CONTACT PERSON (if different from applicant)

NAME ADDRESS
CITY STATE ZIP CODE DAY TELEPHONE

4. APPLICANT CONTRACTOR AGENT FOR CONTRACTOR OWNER AGENT FOR OWNER

CITY STATE ZIP CODE DAY TELEPHONE

5. PROPERTY OWNER

NAME: J.P. MARENCO 1246 BURLYN LANE
CITY STATE ZIP CODE DAY TELEPHONE: 459 3768

6. CONTRACTOR

NAME ADDRESS
CITY STATE ZIP CODE DAY TELEPHONE

DESIGNER NAME STATE LIC. # LICENSE CLASS CITY BUSINESS LIC. #

CITY STATE ZIP CODE DAY TELEPHONE STATE LIC. #

7. WORKERS' COMPENSATION

Workers' Compensation Declaration: I hereby affirm that I have a certificate of consent to self-insure issued by the Director of Industrial Relations, or a certificate of Workers' Compensation Insurance by an admitted insurer, or an exact copy or duplicate thereof certified by the Director of the insurer thereof filed with the Building Inspection Department (Section 3800, Lab. C).

INSURANCE COMPANY POLICY NO. EXPIRATION DATE
Certificate of Exemption: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

SIGNATURE DATE

8. OWNER-BUILDER DECLARATION

Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

- I, as owner of the property or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale.
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
I am exempt under Section Business and Professions Code for this reason:

(Sec. 7031.5 Business and Professions Code: Any City or County which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars [\$500]).

SIGNATURE DATE

COMPLETE THIS SECTION FOR NON-RESIDENTIAL BUILDING PERMITS ONLY:

Is the applicant or future building occupant required to submit a business plan, acutely hazardous materials registration form or risk management and prevention program under Sections 25505, 25533 or 25534 of the Presley-Tanner Hazardous Substance Account Act?
YES NO

Is the applicant or future building occupant required to obtain a permit from the air pollution control district or air quality management district?
YES NO

Is the facility to be constructed within 1,000 feet of the outer boundary of a school site?
YES NO

IF ANY OF THE ANSWERS ARE YES, A FINAL CERTIFICATE OF OCCUPANCY MAY NOT BE ISSUED AFTER JULY 1, 1989 UNLESS THE APPLICANT HAS MET OR IS MEETING THE REQUIREMENTS OF THE OFFICE OF EMERGENCY SERVICES AND THE AIR POLLUTION CONTROL DISTRICT.

9. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097(i) Civil Code).

LENDER'S NAME LENDER'S ADDRESS

10. APPLICANT CERTIFICATION

I certify that I have read the application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to building construction. I hereby authorize representatives of the City of Carlsbad to enter upon the above mentioned property for inspection purposes. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

OSHA: An OSHA permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.

Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 365 days from the date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days (Section 303(d) Uniform Building Code)

APPLICANT'S SIGNATURE DATE: June 11 1993

12/11/95

INSPECTION HISTORY LISTING
FOR PERMIT# CB930568

DATE	INSPECTION TYPE	INSP	ACT	COMMENTS
12/14/94	Final Combo	PK	NR	LEFT NOTICE/RE-INSP FEE
12/14/94	Final Combo	PD	NR	LEFT NOTICE/RE-INSP FEE
12/13/94	Final Plumbing	RI	RI	MW/MARENGO/989-3151 PAGER
11/22/93	Final Combo	RI	RI	RS/MARINGO/989-3151
11/22/93	Final Combo	PD	CO	TEMPERED WNDW IN SHWR REQUIRED
10/05/93	Interior Lath/Drywall	RI	RI	MH/MARENGO/989-3151
10/05/93	Interior Lath/Drywall	PD	AP	
10/05/93	Exterior Lath/Drywall	PD	AP	
09/30/93	Interior Lath/Drywall	RI	RI	RS/MARANGO?/989-3151
09/30/93	Interior Lath/Drywall	PD	CO	11:30 LOCKED UP
09/23/93	Final Combo	RI	RI	MH/MARENGO/989-3151
09/23/93	Final Combo	PK	CO	SEE NOTICE/REINSPECT FEE REQ
09/21/93	Final Structural	RI	RI	MH/MARENGO/989-3151
09/21/93	Final Structural	PD	CO	8:45 AM/NO ACCESS
09/17/93	Final Combo	RI	RI	MH/MARENGO/989-3151
09/17/93	Final Combo	PK	NR	SEE NOTICE 9-17-93
09/15/93	Interior Lath/Drywall	RI	RI	MH/MARENGO/989-3151
09/15/93	Interior Lath/Drywall	PD	CO	
09/07/93	Frame/Steel/Bolting/Wel	RI	RI	MH/MARENGO/989-3151
09/07/93	Frame/Steel/Bolting/Wel	PD	CO	
09/07/93	Gas/Test/Repairs	RI	RI	MH/MARENGO/989-3151
09/07/93	Gas/Test/Repairs	PD	CO	
08/17/93	Frame/Steel/Bolting/Wel	PD	AP	
08/17/93	Interior Lath/Drywall	RI	RI	MH/MARENGO/989-3151
08/17/93	Interior Lath/Drywall	PD	CO	
08/12/93	Frame/Steel/Bolting/Wel	RI	RI	RS/MARENGO/989-3151
08/12/93	Frame/Steel/Bolting/Wel	PD	CO	
08/11/93	Frame/Steel/Bolting/Wel	RI	RI	RS/MARINGO/989-3151
08/11/93	Frame/Steel/Bolting/Wel	PD	CO	
08/05/93	Interior Lath/Drywall	PD	CO	
08/05/93	Interior Lath/Drywall	RI	RI	MH/MARENGO
07/02/93	Frame/Steel/Bolting/Wel	RI	RI	RS/BOB/966-8908
07/02/93	Frame/Steel/Bolting/Wel	PD	CO	
06/30/93	Frame/Steel/Bolting/Wel	RI	RI	MH/BOB/966-8908
06/30/93	Frame/Steel/Bolting/Wel	PD	PA	FLR FRAMING
06/30/93	Rough/Topout	RI	RI	MH/BOB/966-8908
06/30/93	Rough/Topout	PD	PA	
06/28/93	Interior Lath/Drywall	RI	RI	MH/BOB/966-8988
06/28/93	Interior Lath/Drywall	PD	CO	

945 GRAND

DEVELOPMENTAL
SERVICES
BUILDING DEPARTMENT



1200 ELM AVENUE
CARLSBAD, CA 92008-1989
(619) 438-5525

City of Carlsbad

December 15, 1983

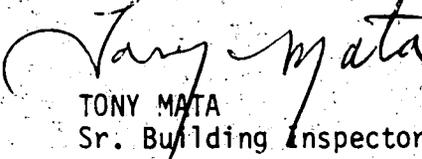
Jean Claude Marengo
945 Grand Avenue
Carlsbad, Ca. 92008

This office duly serves you notice to cease any construction or altering of any building on said premises.

Approvals and conditions shall be obtained from all city departments pertaining to your desire of changing of occupancy to the existing use of buildings.

Submittance of plans and specifications shall be reviewed by all city entities and only with approval of such plans can the Building department issue any permits to proceed with alteration of project site.

For further information, please contact this office.


TONY MATA
Sr. Building Inspector

TM:gl

DEVELOPMENTAL
SERVICES
BUILDING DEPARTMENT



1200 ELM AVENUE
CARLSBAD, CA 92008-1989
(619) 438-5525

City of Carlsbad

February 3, 1984

CERTIFIED - RETURN RECEIPT

Jean Claude Marengo
4850 Park Drive
Carlsbad, Calif 92008

*your LTR RETURNED BY P.O.
you MAILED REGULAR MAIL*

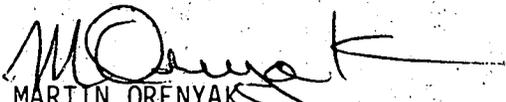
945 GRAND, CARLSBAD

On January 20, 1984, a demolition permit was issued to you for the removal of a garage and cabana at 945 Grand.

An inspection conducted on February 3 indicates that minor demolition work has commenced. However, the bulk of the work in progress is that of remodeling and renovation. This is being done without any required plans or approvals by this department.

This work must cease immediately or we will not recommend approval of any subsequent plans you may have for the property.

Your application will not be scheduled for any public hearing until you satisfy all requirements of the Building Inspection Department.


MARTIN ORENYAK
DIRECTOR OF BUILDING AND PLANNING

xc: City Attorney
Mike Holzmilller
Chris Salomone
Tony Mata

City of Carlsbad

1635 Faraday Av Carlsbad, CA 92008

Plumbing Permit

Permit No: CB013532

Building Inspection Request Line (760) 602-2725

11-13-2001

Job Address: 945 GRAND AV CBAD St: B
 Permit Type: PLUM
 Parcel No: 2033202000 Lot #: 0
 Construction Type: NEW

Status: ISSUED
 Applied: 11/13/2001
 Entered By: MDP
 Plan Approved: 11/13/2001
 Issued: 11/13/2001
 Inspect Area:

Reference #:

Project Title: GAS LEAK REPAIR
 GAS LEAK REPAIR

4271 11/13/01 0002 01 02
 CGP

Applicant:
 RYAN STEVEN C&GAIL M

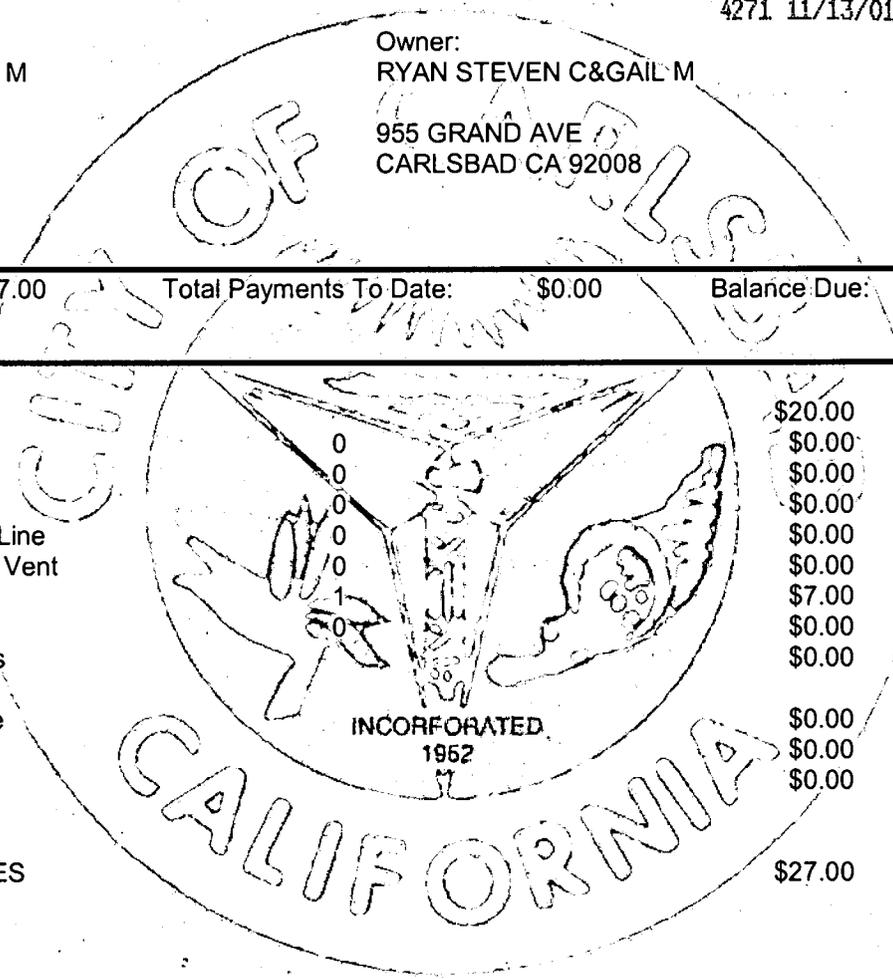
Owner:
 RYAN STEVEN C&GAIL M

955 GRAND AVE
 CARLSBAD CA 92008

955 GRAND AVE
 CARLSBAD CA 92008

Total Fees: \$27.00 Total Payments To Date: \$0.00 Balance Due: \$27.00

Plumbing Issue Fee	\$20.00
Fixture or Trap	\$0.00
Building Sewer	\$0.00
Roof Drain	\$0.00
Install/Repair Water Line	\$0.00
Water Heater and/or Vent	\$0.00
Gas Piping System	\$7.00
Vacuum Breaker	\$0.00
Other Plumbing Fees	\$0.00
Master Drainage Fee	\$0.00
Sewer Fee	\$0.00
Additional Fees	\$0.00
TOTAL PERMIT FEES	\$27.00



Inspector: [Signature] FINAL APPROVAL Date: 11/16/01 Clearance: _____

NOTICE: Please take NOTICE that approval of your project includes the "Imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to as "fees/exactions." You have 90 days from the date this permit was issued to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedures set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity changes, nor planning, zoning, grading or other similar application processing or service fees in connection with this project. NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PERMIT APPLICATION

CITY OF CARLSBAD BUILDING DEPARTMENT.
1635 Faraday Ave., Carlsbad, CA 92008



FOR OFFICE USE ONLY

PLAN CHECK NO. 61-3532

EST. VAL.
Plan Ck. Deposit
Validated By
Date

1. PROJECT INFORMATION

Address (include Bldg/Suite #) 945 B GRAND AVE CARLSBAD, CA 92008
Business Name (at this address)
Legal Description
Lot No. Subdivision Name/Number
Unit No. Phase No. Total # of units
Assessor's Parcel #
Existing Use
Proposed Use
Description of Work SQ. FT. # of Stories # of Bedrooms # of Bathrooms

REPLACE/REPAIR GAS LEAK

2. CONTACT PERSON (If different from applicant)

Name Address City State/Zip Telephone # Fax #
3. APPLICANT [] Contractor [] Agent for Contractor [] Owner [] Agent for Owner

4. PROPERTY OWNER
Name Address City State/Zip Telephone #
STEVE RYAN 955 GRAND AVE CARLSBAD CA 92008 760-434-9124 RUS

5. CONTRACTOR COMPANY NAME

(Sec. 7031.5 Business and Professions Code: Any City or County which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law [Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code] or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)).

Name Address City State/Zip Telephone #
State License # License Class City Business License #

Designer Name Address City State/Zip Telephone #
State License #

6. WORKERS' COMPENSATION

Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:
[] I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
[] I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Insurance Company Policy No. Expiration Date

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS)

[] CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California:

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor code, interest and attorney's fees.

SIGNATURE DATE

7. OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
[] I, as owner of the property or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
[X] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
[] I am exempt under Section Business and Professions Code for this reason:
1. I personally plan to provide the major labor and materials for construction of the proposed property improvement. [] YES [] NO
2. I (have / have not) signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction (include name / address / phone number / contractor's license number):
4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise and provide the major work (include name / address / phone number / contractor's license number):
5. I will provide some of the work, but I have contracted (hired) the following persons to provide the work indicated (include name / address / phone number / type of work):

PROPERTY OWNER SIGNATURE Steve Ryan DATE 11/13/01

COMPLETE THIS SECTION FOR NON-RESIDENTIAL BUILDING PERMITS ONLY

Is the applicant or future building occupant required to submit a business plan, acutely hazardous materials registration form or risk management and prevention program under Sections 25505, 25533 or 25534 of the Presley-Tanner Hazardous Substance Account Act? [] YES [] NO
Is the applicant or future building occupant required to obtain a permit from the air pollution control district or air quality management district? [] YES [] NO
Is the facility to be constructed within 1,000 feet of the outer boundary of a school site? [] YES [] NO

IF ANY OF THE ANSWERS ARE YES, A FINAL CERTIFICATE OF OCCUPANCY MAY NOT BE ISSUED UNLESS THE APPLICANT HAS MET OR IS MEETING THE REQUIREMENTS OF THE OFFICE OF EMERGENCY SERVICES AND THE AIR POLLUTION CONTROL DISTRICT.

8. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097(ii) Civil Code).

LENDER'S NAME LENDER'S ADDRESS

9. APPLICANT CERTIFICATION

I certify that I have read the application and state that the above information is correct and that the information on the plans is accurate. I agree to comply with all City ordinances and State laws relating to building construction. I hereby authorize representatives of the City of Carlsbad to enter upon the above mentioned property for inspection purposes. I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

OSHA: An OSHA permit is required for excavations over 5'0" deep and demolition or construction of structures over 3 stories in height.
EXPIRATION: Every permit issued by the building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days (Section 106.4.4 Uniform Building Code).

APPLICANT'S SIGNATURE Steve Ryan DATE 11/13/01



City of Carlsbad Bldg Inspection Request

For: 11/15/2001

Permit# **CB013532**

Inspector Assignment: 

Title: **GAS LEAK REPAIR**

Description: **GAS LEAK REPAIR**

Type: **PLUM**

Sub Type:

Phone: **7604349124**

Job Address: **945 GRAND AV**

Suite: **B** Lot **0**

Location:

Inspector: _____

APPLICANT **RYAN STEVEN C&GAIL M**

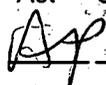
Owner: **RYAN STEVEN C&GAIL M**

Remarks: **AM PLEASE**

Total Time: _____

Requested By: **STEVE**

Entered By: **CHRISTINE**

CD	Description	Act	Comments
23	Gas/Test/Repairs		

Associated PCRs

Inspection History

Date	Description	Act	Insp	Comments
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City of Carlsbad

1635 Faraday Av Carlsbad, CA 92008

04-16-2008

Commercial/Industrial Permit Permit No: CB071004
 Building Inspection Request Line (760) 602-2725

Job Address:	955 GRAND AV CBAD		
Permit Type:	COMMIND	Sub Type:	COMM
Parcel No:	2033200200	Lot #:	0
Valuation:	\$438,801.00	Construction Type:	VN
Occupancy Group:		Reference #:	
Project Title:	DEMO EX 1050SF OFF.BLDG/BUILD		Status: EXPIRED
	NEW OFF=3326SF OFF/859SF BALC/4131SF COV. PARK.		Applied: 04/16/2007
			Entered By: JMA
			Plan Approved:
			Issued:
			Inspect Area:
			Plan Check#:

Applicant:
BART SMITH

Owner:
SALVAGIO LESLIE A

955 GRAND AVE
CARLSBAD CA 92008

760-753-2464

Building Permit	\$1,590.68	Meter Size	
Add'l Building Permit Fee	\$0.00	Add'l Recl. Water Con. Fee	\$0.00
Plan Check	\$1,033.94	Meter Fee	\$0.00
Add'l Plan Check Fee	\$0.00	SDCWA Fee	\$0.00
Plan Check Discount	\$0.00	CFD Payoff Fee	\$0.00
Strong Motion Fee	\$92.15	PFF (3105540)	\$0.00
Park Fee	\$0.00	PFF (4305540)	\$0.00
LFM Fee	\$0.00	License Tax (3104193)	\$0.00
Bridge Fee	\$0.00	License Tax (4304193)	\$0.00
BTD #2 Fee	\$0.00	Traffic Impact Fee (3105541)	\$1,100.32
BTD #3 Fee	\$0.00	Traffic Impact Fee (4305541)	\$1,015.68
Renewal Fee	\$0.00	PLUMBING TOTAL	\$0.00
Add'l Renewal Fee	\$0.00	ELECTRICAL TOTAL	\$0.00
Other Building Fee	\$0.00	MECHANICAL TOTAL	\$0.00
Pot. Water Con. Fee	\$0.00	Master Drainage Fee	\$0.00
Meter Size		Sewer Fee	\$1,343.66
Add'l Pot. Water Con. Fee	\$0.00	Redev Parking Fee	\$0.00
Recl. Water Con. Fee	\$0.00	Additional Fees	\$0.00
		HMP Fee	\$0.00
		TOTAL PERMIT FEES	\$6,176.43

Total Fees:	\$6,176.43	Total Payments To Date:	\$683.59	Balance Due:	\$5,492.84
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FINAL APPROVAL

Inspector: _____ Date: _____ Clearance: _____

NOTICE: Please take NOTICE that approval of your project includes the "Imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to as "fees/exactions." You have 90 days from the date this permit was issued to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedures set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity changes, nor planning, zoning, grading or other similar application processing or service fees in connection with this project. NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PERMIT APPLICATION

CITY OF CARLSBAD BUILDING DEPARTMENT
1635 Faraday Ave., Carlsbad CA 92008



FOR OFFICE USE ONLY

PLAN CHECK NO. CB078004
EST. VAL. 438,801
Plan Ck. Deposit 683.59
Validated By JMA
Date 4/16/07

1. PROJECT INFORMATION

Address (include Bldg/Suite #) 955 GRAND AVENUE Business Name (at this address) SALMEN INSURANCE ((RP-04-26))
2. PORTION TCT 117 CARLSBAD LANDS MAP # 1661
Legal Description 203-320-02-00 Lot No. OFFICE IN SFR Unit No. OFFICE BUILDING Phase No. OFFICE BUILDING Total # of units 2
Assessor's Parcel # NEW OFFICE BUILDING Existing Use 3326 OFFICE Proposed Use 2
Description of Work A/c sprinklered SQ. FT. 4131 # of Stories COVERED PARKING # of Bedrooms DEMO EXIST: 1050 SF
859 BALCONIES

2. CONTACT PERSON (if different from applicant)

Name DZN PARTNERS Address 682 2ND ST ENCINITAS, CA 92024 City ENCINITAS State/Zip CA 92024 Telephone # (760) 753-2464 Fax # (760) 753-6600

3. APPLICANT Contractor Agent for Contractor Owner Agent for Owner

Name BART SMITH dba DZN PARTNERS Address 682 2ND ST ENCINITAS, CA 92024 City ENCINITAS State/Zip CA 92024 Telephone # (760) 753-2464

4. PROPERTY OWNER

Name PHIL & LESLIE SALVADIO Address 955 GRAND AVE CARLSBAD, CA 92008 City CARLSBAD State/Zip CA 92008 Telephone # (760) 720-7433

5. CONTRACTOR - COMPANY NAME

(Sec. 7031.5 Business and Professions Code: Any City or County which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law [Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code] or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars [\$500]).

Name _____ Address _____ City _____ State/Zip _____ Telephone # _____
State License # _____ License Class _____ City Business License # _____

Designer Name _____ Address _____ City _____ State/Zip _____ Telephone # _____
State License # _____

6. WORKER'S COMPENSATION

Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 I have and will maintain worker's compensation, as required by Section 3700 of the labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Insurance Company _____ Policy No. _____ Expiration Date _____

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS [\$100] OR LESS)

CERTIFICATE OF EXEMPTION: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages are provided for in Section 3708 of the Labor Code, interest and attorney's fees.

SIGNATURE _____ DATE _____

7. OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
 I, as owner of the property or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Section _____ Business and Professions Code for this reason:
1. I personally plan to provide the major labor and materials for construction of the proposed property improvement. YES NO
2. I (have/have not) signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction (include name / address / phone number / contractor's license number):

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise and provide the major work (include name / address / phone number / contractor's license number):

5. I will provide some of the work, but I have contracted (hired) the following persons to provide the work indicated (include name / address / phone number / type of work):

PROPERTY OWNER SIGNATURE _____ DATE _____

PERMIT APPLICATION

CITY OF CARLSBAD BUILDING DEPARTMENT
1635 Faraday Ave., Carlsbad CA 92008

Page 2 of 2

COMPLETE THIS SECTION FOR NON-RESIDENTIAL BUILDING PERMITS ONLY

Is the applicant or future building occupant required to submit a business plan, acutely hazardous materials registration for or risk management and prevention program under Sections 25505, 25533 or 25534 of the Presley-Tanner Hazardous Substance Account Act? YES NO

Is the applicant or future building occupant required to obtain a permit from the air pollution control district or air quality management district? YES NO

Is the facility to be constructed within 1,000 feet of the outer boundary of a school site? YES NO

IF ANY OF THE ANSWERS ARE YES, A FINAL CERTIFICATE OF OCCUPANCY MAY NOT BE ISSUED UNLESS THE APPLICANT HAS MET OR IS MEETING THE REQUIREMENTS OF THE OFFICE OF EMERGENCY SERVICES AND THE AIR POLLUTION CONTROL DISTRICT.

8. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097(l) Civil Code).

LENDER'S NAME _____

LENDER'S ADDRESS _____

9. APPLICANT CERTIFICATION

I certify that I have read the application and state that the above information is correct and that the information on the plans is accurate. I agree to comply with all City ordinances and State laws relating to building construction. I hereby authorize representatives of the City of Carlsbad to enter upon the above mentioned property for inspection purposes. **I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.**

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APPLICANT'S SIGNATURE _____

Barth Smith

DATE _____

4/16/2007

Off - 75.38
Bal. - 15.00
Cov. Park -



City of Carlsbad

Building Department

FEBRUARY 1, 2008

PHIL & LESLIE SALVAGIO
955 GRAND AVE
CARLSBAD CA 92008

RE:
APPLICATION DATE: 04/16/2008
PLAN CHECK #: CB071004
ADDRESS: 955 GRAND AVE
EXPIRATION DATE: ~~04/15/2008~~
PERMIT TYPE: COMM/IND
DESCRIPTION: DEMO EXIST OFF BLD. NEW 3,326 OFF/4,131 COV.PARK.....

You applied to have your plans checked on the date noted above. To date, the related building permit has not been obtained. The original plan review application will expire as no building permit has been issued.

Plans submitted and not retrieved from the building department *prior* to the plan check expiration date noted above will be destroyed.

The provisions of sections 304 (d) of the Uniform Building Code state:

“Section 304 9d) Expiration of Plan Review

Applications for which no permit is issued within one year following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official.

In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.”

In order to provide better service, please indicate your handling choice for the plans originally submitted and return this letter to the Building Department.

- Project Abandoned – I will pick up the plans within 10 days
- Project Abandoned – Plans may be destroyed

If you have any questions, please contact the Building Department at (760) 602-2719.

Building Department

Cc: DZN PARTNERS



City of Carlsbad

Building Department

FEBRUARY 1, 2008

DZN PARTNERS
682 2ND ST
ENCINITAS CA 92024

RE:

APPLICATION DATE: 04/16/2008
PLAN CHECK #: CB071004
ADDRESS: 955 GRAND AVE
EXPIRATION DATE: ~~04/15/2008~~
PERMIT TYPE: COMM/IND
DESCRIPTION: DEMO EXIST OFF BLD. NEW 3,326 OFF/4,131 COV.PARK.....

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- Project Abandoned – Plans may be destroyed

If you have any questions, please contact the Building Department at (760) 602-2719.

Building Department

Cc: PHIL & LESLIE SALVGIO

ELECTRICAL PERMIT APPLICATION

3

PERMIT # 70-1009 City of CARLSBAD, CALIFORNIA OCT 16-70 ^{5 PAID} _{CC} 586***** 50
 Applicant to complete numbered spaces only.

JOHN B. ORTEGA
 955 GRAND AVE
 CARLSBAD, CALIF 92008
 70-1009

JOB ADDRESS
955 GRAND AVE CARLSBAD, CALIF

1 LEGAL DESCR. LOT NO. BLK TRACT (SEE ATTACHED SHEET)

2 OWNER MAIL ADDRESS ZIP PHONE
John B. ORTEGA, 955 GRAND AVE, CARLSBAD, 92008 729 3470

3 CONTRACTOR MAIL ADDRESS PHONE LICENSE NO.
OWNER

4 ARCHITECT OR DESIGNER MAIL ADDRESS PHONE LICENSE NO.
None

5 ENGINEER MAIL ADDRESS PHONE LICENSE NO.
None

6 LENDER MAIL ADDRESS BRANCH
None

7 USE OF BUILDING
Residence

8 Class of work: NEW ADDITION ALTERATION REPAIR

9 Describe work: change electrical service from 60 AMP to 100 AMP - Add 1 30 AMP DRYER CIRCUIT

SPECIAL CONDITIONS:
Change over of 60 amp service to 100 AMP and add dryer outlet.

APPLICATION ACCEPTED BY: R.S.O. PLANS CHECKED BY: R.S.O. APPROVED FOR ISSUANCE BY: R.S.O.

NOTICE
 THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 60 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.
 I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

James J. Melall 10-6-70
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

 SIGNATURE OF OWNER (IF OWNER BUILDER) (DATE)

PERMIT FEES			
	No.	Each	Fee
RECEPTACLE	Total Outlets		
LIGHT			
SWITCH			
LIGHTING FIXTURES	Total Fixtures		
RANGES	<u>(CLO. DRYER)</u>	WTR. HTR.	1
GARBAGE DISP. STA. COOK TOP			
DISH. WASH. CLOTHES WASH.			
SPACE HTR. STA. APPL. 1/2 H.P. MAX.			
MOTORS:	H.P.		
SIGNS	NO. TRANS.		
	NO. LAMPS		
TEMP. POWER	<input type="checkbox"/> POLE <input type="checkbox"/> UNDGD.		
SERVICE	0-200A		1
	201-400A		
<input type="checkbox"/> NEW	401-600A		
<input checked="" type="checkbox"/> CHANGE	OVER 600A		
PERMIT ISSUING FEE		\$	2.50
TOTAL FEE		\$	3.50

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

INSPECTOR

INSPECTION REPORTS

DATE	ITEM	REMARKS	INSPECTOR

USE SPACE BELOW FOR NOTES, FOLLOW-UP, ETC.

CITY OF CARLSBAD-BUILDING DEPARTMENT

USE BALL POINT PEN ONLY

APPLICATION & PERMIT

1200 ELM AVENUE (714) 438-5525

APPLICANT TO FILL IN INFORMATION WITHIN RED LINES.

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

As owner of the property, or my employees who wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

As owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the contractor's License Law).

I am exempt under Sec. _____, B. & P.C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

POLICY NO. _____
COMPANY _____

Copy is filed with the city.
 Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

NO. <u>955 Grand</u>		JOB ADDRESS		AV. ST. RD.	DATE OF APPLICATION	BUS. LICENSE	PERMIT NUMBER
OWNER <u>O. M. Diaz</u>		OWNER'S PHONE		PRIME CONTRACTOR		STATE LICENSE	
OWNER'S MAILING ADDRESS <u>3603 Portia Drive</u>				CONTRACTOR'S ADDRESS		CONTRACTOR'S PHONE	
LOT	BLOCK	SUBDIVISION	ASSESSOR'S PARCEL NO.		DESIGNER	STATE LICENSE	
DESCRIPTION OF WORK <u>Gas Leak</u>				DESIGNER'S ADDRESS		DESIGNER'S PHONE	
CENSUS TRACT		GP LAND USE	ZONING	RES. UNITS	PARKING SPACE #	NUMBER OF STORIES	
BLDG SQ. FT.		BLDG USE	OCC. GP	STANDARD PLAN #	PLAN ID #	TYPE CONST	OCC. LOAD
QTY.	PLUMBING PERMIT		AMT.	QTY.	MECHANICAL PERMIT		AMT.
	EACH FIXTURE TRAP				INSTALL FURN. DUCTS UP TO 100,000 BTU		
	EACH BUILDING SEWER				OVER 100,000 BTU		
	EACH WATER HEATER AND/OR VENT				BOILER/COMPRESSOR UP TO 3 HP		
<u>1</u>	EACH GAS SYSTEM 1 TO 4 OUTLETS		<u>200</u>		BOILER/COMPRESSOR 3-15 HP		
	EACH GAS SYSTEM 5 OR MORE				BOILER/COMPRESSOR 16-30 HP		
	EACH INSTAL., ALTER, REPAIR WATER PIPE				VENT FAN SINGLE DUCT		
	EACH LAWN SPRINKLER SYSTEM				MECH EXHAUST - HOOD/DUCTS		
	WATER SOFTNER				RELOCATION OF EA FURNACE/HEATER		
	Issue		3.00		Issue		3.00
TOTAL PLUMBING				TOTAL MECHANICAL			
CONTRACTOR				CONTRACTOR			
QTY.	ELECTRICAL PERMIT		AMT.	QTY.	MOBILE HOME PERMIT		AMT.
	NEW CONST EA AMP/SWT/BKR				AWNING		
	1 PH .25				PORCH		
	EXIST BLDG EA AMP/SWT/BKR				SET-UP		
	1 PH .25				RAMADA, CABANA		
	REMODEL/ALTER PER CIRCUIT				FENCE OVER 6'		
	TEMP POLE 200 AMPS				TOTAL MOBILE HOME		
	OVER 200 AMPS						
	TEMP OCCUPANCY (30 DAYS)						
	Issue		2.00				
TOTAL ELECTRICAL							
CONTRACTOR							
I HAVE CAREFULLY EXAMINED THE COMPLETED APPLICATION AND PERMIT, AND DO HEREBY CERTIFY THAT ALL INFORMATION HEREON IS TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED, TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.				*AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5'-0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT			
APPLICANT'S SIGNATURE <u>O. M. Diaz</u>				OWNER <input checked="" type="checkbox"/> CONTRACTOR <input type="checkbox"/>		APPROVED BY <u>[Signature]</u>	
				AGENT <input type="checkbox"/> BY PHONE <input type="checkbox"/>		DATE <u>4-25</u>	

4/25/80 7042
00017042 4725/80

Not Valid Unless Machine Certified

INSPECTION VALIDATED

5.00

5.00

SCHOOL FEES:

SITE ADDRESS: _____ OWNER: _____ PERMIT NO: _____

FIELD INSPECTION RECORD

INSPECTION	DATE	INSPECTOR	INSPECTOR'S NOTES
WOOD FLOOR			
FOUNDATION • FORMS • SET BACK • TOILET			
UNDER FLOOR PLUMBING			
UNDER FLOOR HEATING			
OK TO INSTALL SUB FLOOR			
SLAB FLOOR			
UNDER SLAB PLUMBING			
FOOTING • FORMS • SETBACK • TOILET			
OK TO POUR CONCRETE			
FRAME			
ROUGH ELECTRICAL			
ROUGH PLUMBING			
ROUGH HEATING/VENTILATING			
FRAME OK • PLACE INSULATION			
INSULATION OK • PLACE WALLBOARD			
WALLBOARD OK • PLACE TAPE			
EXTERIOR LATH, OK • PLACE STUCCO			
FIREPLACE			
DAMPER & STEEL			
PLATE TIES/HEIGHT OF CHIMNEY			
OTHER			
TEMP POWER (POLE)			
SEWER			
GAS TEST			
SWIM POOL • STEEL BONDING			
• PRE DECK			
• FENCE PREPLASTER			
SHOWN • FRAME			
• PAN			
FINAL INSP BY BLDG DEPT			
OTHER DEPT'S REQ COMPLETED			
ELEC METER—PERM—TEMP			
GAS METER—PERM—TEMP			
CERT OF OCCUPANCY ISSUED			

USE BALL POINT PEN ONLY & PRESS HARD

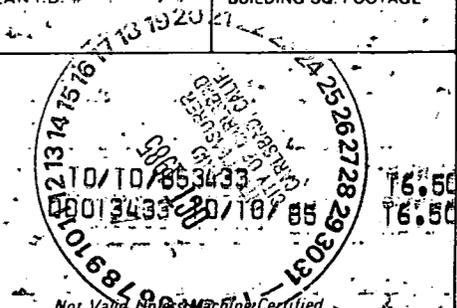
APPLICANT TO FILL IN INFORMATION WITHIN SHADED AREA AND DECLARATIONS.

CARLSBAD BUILDING DEPARTMENT

Carlsbad, California 92008-1989 (619) 438-5525

APPLICATION & PERMIT

JOB ADDRESS 9558 Grand		AV. ST. RD.	NEAREST CROSS ST.	DATE OF APPLICATION 10-10-85	BUSINESS LICENSE #	VALUATION 100	PERMIT NUMBER 85-749
LOT 20	BLOCK	SUBDIVISION	ASSESSOR PARCEL NO.	CONTRACTOR OWNER	CONTRACTORS PHONE #	ZONE	
OWNER'S NAME Claude Muenzo				OWNER'S PHONE		LICENSE NO.	PLAN I.D. #
OWNER'S MAILING ADDRESS 8690 ROBIN HOOD LANE LA JOLLA 92037				DESIGNER		DESIGNER'S PHONE	BUILDING SQ. FOOTAGE
DESCRIPTION OF WORK Sign				DESIGNER'S ADDRESS		LICENSE NO.	
CENSUS TRACT		GP. LAND USE	PARKING SPACE	RES UNITS	GRADING PERMIT ISSUED	REDEVELOPMENT AREA	TYPE CONST.
					<input type="checkbox"/> Y <input type="checkbox"/> N		



QTY.	PLUMBING PERMIT - ISSUE	QTY.	MECHANICAL PERMIT - ISSUE	SUMMARY/ACCOUNT NUMBER	
	EACH FIXTURE TRAP	750	INSTALL FURN. DUCTS UP TO 100,000 BTU	BUILDING PERMIT	001-810-00-00-8220
	EACH BUILDING SEWER		OVER 100,000 BTU	SIGN PERMIT	001-810-00-00-8221
	EACH WATER HEATER AND/OR VENT		BOILER/COMPRESSOR UP TO 3 HP	PLAN CHECK	001-810-00-00-8806
	EACH GAS SYSTEM 1 TO 4 OUTLETS		BOILER/COMPRESSOR 3-15 HP	TOTAL PLUMBING	001-810-00-00-8222
	EACH GAS SYSTEM 5 OR MORE		METAL FIREPLACE	ELECTRICAL	001-810-00-00-8223
	EACH INSTAL. ALTER, REPAIR WATER PIPE		VENT FAN SINGLE DUCT	MECHANICAL	001-810-00-00-8224
	EACH VACUUM BREAKER		MECH EXHAUST - HOOD/DUCTS	MOBILEHOME	001-810-00-00-8225
	WATER SOFTNER		RELOCATION OF EA FURNACE/HEATER	MOBILEHOME PARK INSP	
	EACH ROOF DRAIN (INSIDE)			SOLAR	001-810-00-00-8226
			TOTAL MECHANICAL	STRONG MOTION	880-519-92-33
	TOTAL PLUMBING			FIRE SPRINKLERS	001-810-00-00-8227
				PUBLIC FACILITIES FEE	332-810-00-00-8930
QTY.	ELECTRICAL PERMIT - ISSUE	QTY.	SOLAR - ISSUE		
	NEW CONST EA AMP/SWT/BKR	5	COLLECTORS	SCHOOL FEE - DISTRICT	
	1 PH 3 PH		STORAGE TANKS	Carlsbad	
	EXIST BLOG EA AMP/SWT/BKR		ROCK STORAGE	Encinitas	
	1 PH 3 PH		PUMP	San Dieguito	
	REMODEL/ALTER PER CIRCUIT		PLAN CHECK FEE	San Marcos	
	TEMP POLE 200 AMPS			LICENSE TAX	
	OVER 200 AMPS			001-810-00-00-8162	
	TEMP OCCUPANCY (30 DAYS)			MFF	
				880-519-92-57	
	TOTAL ELECTRICAL		TOTAL SOLAR	CREDIT DEPOSIT	
				TOTAL FEES PAYABLE	
				16.50	

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Lic. No. _____ Class _____

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars, (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for each project with a contractor(s) license pursuant to the Contractor's License Law).

As a homeowner I am improving my home, and the following conditions exist:
1. The work is being performed prior to sale.
2. I have lived in my home for twelve months prior to completion of this work.
3. I have not claimed this exemption during the last three years.

I am exempt under Sec. _____ B & P.C. for this reason _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code)

POLICY NO. _____
COMPANY _____
 Copy is filed with the city
 Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____
Lender's Address _____

I HAVE CAREFULLY EXAMINED THE COMPLETED "APPLICATION AND PERMIT" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED: TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF CARLSBAD AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

Expiration. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

* AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5' 0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT

APPLICANT'S SIGNATURE * **[Signature]** OWNER CONTRACTOR
BY PHONE

APPROVED BY **[Signature]** DATE **10-10-85**

CONTRACTOR
OWNER/BUILDER
DECLARATIONS
WORKER'S COMPENSATION
LENDER

Temporary File
Applicant
Gold
Assessor
Yellow
Data Process
Green
Inspector
White

