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December 3, 2021
Project Number 21-11684

Bobby Latino, Associate Planner
City of Salinas
Community Development Department
159 Main Street
Salinas, California 93901
Via email: robertl@ci.salinas.ca.us

Subject: Cultural Resource Assessment for the John-Abbott Mixed-Use Project, Salinas, Monterey County, California

Dear Mr. Latino:

This report presents the findings of a cultural resources assessment that was prepared in support of the John-Abbott Mixed-Use Project (project). Totalling approximately 19.7 acres, the project site is currently developed with commercial and warehouse buildings, including a produce wholesaler, packing supply store, parking lots, vehicle storage, and other light industrial uses (Figure 1). The proposed project would entail construction of 20 new buildings, a remodel of the existing Butler building, new parking, new pedestrian plazas and walking paths, and new streets and internal drive accesses. Other site improvements include landscaping with drip irrigation, widening of a portion of Abbott Street, installation of a new signal at the intersection of Abbott Street and Maple Street. The proposed redevelopment of the site would be conducted in phases and require approval of a Conceptual Master Site Plan, a Conditional Use Permit for Phase 1, and lot line adjustments.

The current cultural resource study was conducted to determine whether the project would impact cultural resources and included a records search, a Sacred Lands File search, background and archival research, and a pedestrian survey of the project site. All work was completed in compliance with the California Environmental Quality Act (CEQA) and other applicable state and local guidelines and regulations.

Rincon Architectural Historian JulieAnn Murphy, MHP, provided management oversight for this cultural resources assessment. Ms. Murphy meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history (National Park Service 1983). Architectural Historian Ashley Losco, MSHP, is the primary author of this report. Archaeologist Elaine Foster, MA, Registered Professional Archaeologist (RPA), conducted the field survey, performed the cultural resource records search, and is a contributing author of this report. Archaeologist Leanna Flaherty, MA, completed the Native American outreach for this project. Geographic Information Systems Analyst Allysen Valencia prepared the figures found in this report. Principal Andrew Pulcheon, MA, RPA, reviewed this assessment for quality control.



Cultural Resources Records Search

On September 28, 2021, Rincon conducted a records search of the California Historical Resources Information System (CHRIS) at the Northwest Information Center (NWIC) located at Sonoma State University. The records search identified previous cultural resources studies and previously recorded cultural resources within the project site and a 0.5-mile radius. The CHRIS records search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the Built Environment Resources Directory, and the California State Historic Resources Inventory list. A summary of the results of the CHRIS records search is included in Attachment 2.

The NWIC records search identified seven previous studies within a 0.5-mile radius of the project site (Table 1). Of these, two are located within the project site (S-024139 and S-027128), detailed below. The NWIC records search also identified four previously recorded cultural resources (Table 2), within the 0.5-mile radius but not within the project site.

Table 1 Previously Conducted Cultural Resources Studies within 0.5 mile of Project Site

SCCIC Report No.	Author	Year	Study	Relationship to Project Site
S-007317	R. Paul Hampson, Gary Breschini, Trudy Haversat, and Micki Ryan	1985	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Numbers 002-214-31 and 33, Salinas, Monterey County, California	Outside
S-007317a	R. Paul Hampson and Gary Breschini	1985	Secondary Archaeological Testing of Assessor's Parcel Numbers 002-214-31 and 33 in Salinas, Monterey County, California	Outside
S-020573	Barry Price	1998	Cultural Resources Assessment, Pacific Bell Mobile Services Facility SF-724-07, Salinas, Monterey County, California (letter report)	Outside
S-022657	Izaak Sawer, Laurie Pfeiffer, Karen Rasmussen, and Judy Berryman	2000	Phase 1 Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project	Outside
S-024139	Robert Cartier	2000	Cultural Resource Evaluation of Lands for the Regional Solid Waste Facilities Project in the County of Monterey	Within
S-027128	Terry Joslin	2003	Negative Historic Property Survey Report for the Salinas Highway 68 Rehabilitation Project, Monterey County, 05-MON-68, PM 16.8/21.9 (KP 27.0/35.2), 05-169-491500	Within
S-027128a	Terry Joslin	2001	Negative Archaeological Survey Report for the Salinas Highway 68 Rehabilitation Project, Monterey County, 05-MON-68, PM 16.8/21.9 (KP 27.0/35.2), 05-169-491500	Outside
S-029275	None	2004	Archaeological and Historical Investigations for the Tynan Mixed Use Development Project in the City of Salinas, Monterey County	Outside



SCCIC Report No.	Author	Year	Study	Relationship to Project Site
S-033061	Nancy Sikes, Cindy Arrington, Bryon Bass, Chris Corey, Kevin Hunt, Steve O'Neil, Catherine Pruet, Tony Sawyer, Michael Tuma, Leslie Wagner, and Alex Wesson	2006	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	Outside
S-033061a	None	2006	Cultural Resources Final Report on Monitoring and Findings for the Qwest Network Construction Project, State of California	Outside
S-033061b	Nancy Sikes	2007	Final Report of Monitoring and Findings for the Qwest Network Construction Project (letter report)	Outside
S-039600	Cher Paterson and Kathleen Crawford	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SF05724A (SF724 Salinas), 340 Pajaro Street, Salinas, Monterey County, California	Outside
S-039600a	Kathleen Crawford	2012	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SF05724A (SF724 Salinas), 340 Pajaro Street, Salinas, Monterey County, California. (letter report)	Outside
S-041437	Mary Doane and Gary Breschini	2013	Preliminary Archaeological Reconnaissance for the Sanborn Road/US 101 Interchange and Elvee Drive Project in Salinas, Monterey County, California	Outside
S-046966	Wendy Nelson, Mike Darcangelo, Ed Mike, and Amanda Cannon	2003	Historic Property Survey Report: Airport Boulevard Interchange, U.S. Route 101, Monterey County	Outside
S-046966a	Wendy Nelson	2002	Negative Archaeological Survey Report	Outside
S-046966b	Wendy Nelson	2003	Negative Archaeological Survey Report (Supplemental)	Outside
S-046966c	Kelli Brasket	2003	Second Supplemental Negative Archaeological Survey Report for the Airport Interchange Project in Monterey County, California	Outside
S-046966d	Stephen Wee	2003	Historic Architectural Survey Report: With attached Historic Resources Evaluation Report and Bridge Evaluation: Airport Boulevard Interchange, City of Salinas, Monterey County, California	Outside
S-046966e	Stephen Wee and Jessica Herrick	2003	Historic Resources Evaluation Report, Reclamation Ditch No. 1665: Airport Boulevard Interchange Project, City of Salinas, Monterey County, California	Outside



SCCIC Report No.	Author	Year	Study	Relationship to Project Site
S-046966f	Christopher McMorris and Theresa Saputo Rogers	2003	Bridge Evaluation: Bride 44-120, Highway 101, at Sanborn Road, Bridge 44-121, State Route 68 (John Street), at Highway 101, Bridge 44-124, Highway 101 at Airport Boulevard, Airport Boulevard Interchange, City of Salinas, Monterey County, California	Outside
S-046966g	Knox Mellon and Gary Hamby	2003	FHWA030618A; HAD-CA, File No. 05-MON-101 KP 136.79/1.9.36, Airport Boulevard Interchange Project, 05-349500, Document No. P 45213 [Section 106 Consultation on the Reconstruction of the Airport Boulevard Interchange, City of Salinas, Monterey County]	Outside

Source: NWIC 2021

Table 2 Previously Recorded Cultural Resources within 0.5 mile of Project Site

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
P-27-002322	Historic Structure	El Camino Real (Highway 101)	1999 (John Berg, Steven Mikesell, Far Western & JRP Historical Consulting Services); 2002 (Theresa Rogers, JRP Historical Consulting Services)	Recommended ineligible for CRHR	Outside
P-27-002780	Historic Structure	Tynan Lumber Yard	2004 (Kurt Lambert, Pacific Municipal Consultants)	Recommended ineligible for NRHP and CRHR	Outside
P-27-003192	Historic Building	Pacific Bell	2012 (K.A. Crawford, Crawford Historic Services)	Recommended ineligible for NRHP	Outside
P-27-003551	Historic Structure	John Street Overcrossing	2003 (Theresa Rogers, JRP Historical Consulting Services)	Recommended eligible for NRHP	Outside

Sources: NWIC 2021

Native American Heritage Commission Outreach

As part of the process of identifying cultural resources for this project, Rincon contacted the NAHC on September 13, 2021, and requested an SLF search. On October 20, 2021, Rincon received a response from the NAHC stating the SLF search results were negative for site-specific information; the response also included a list of 14 Native American contacts who may have knowledge of cultural resources in the project site and vicinity.



Archival and Background Research

Archival research was completed between September and October 2021 and focused on the review of a variety of primary and secondary source materials relating to the history and development of the project site and its surroundings. Sources included, but were not limited to, historic-period maps and photographs, contemporary newspaper articles, and written histories of the area. The following is a list of sources consulted in order to conduct research pertaining to the project site.

- Historic-period aerial photographs accessed digitally via Nationwide Environmental Title Research Online, Inc. and the University of California, Santa Barbara Map & Imagery Lab
- Historic-period topographic maps accessed digitally via United States Geologic Survey
- Historic-period newspaper articles accessed digitally via ancestry.com, newspapers.com, and genealogybank.com
- City of Salinas local register criteria for designation the city's Municipal Code, "Article 2. Historic Resources Board"
- Other sources as identified in the References section

Field Survey

Rincon Cultural Resource Specialist Elaine Foster, MA, Register of Professional Archaeologists (RPA), conducted a cultural resources field survey of the project site on October 12, 2021. Ms. Foster visually inspected all accessible portions of the project site. Ms. Foster examined exposed ground surface for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock) and ecofacts (marine shell and bone). Ms. Foster also looked for soil discoloration that may indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances, such as burrows and drainages, were also inspected visually. Under the direction of Architectural Historian JulieAnn Murphy, MHP, the survey also consisted of a visual inspection of all built environment features on the property to assess their overall condition and integrity, and to identify and document any potential character-defining features. Observations were recorded using detailed notes and digital photographs. Resources were recorded and evaluated on California Department Parks and Recreation (DPR) 523 series forms, which are included as an attachment.

The project site is entirely developed with few areas of exposed ground surface in landscape islands and on the edges of the property. The southeast corner of the project site was inaccessible to survey. No archaeological resources were identified during the survey. Three extant buildings and four building foundations were identified during the survey, further discussed below.



Findings

Archaeological Resources

The following section summarizes the results of all background research and fieldwork as they pertain to archaeological resources that may qualify as historical resources and/or unique archaeological resources.

The field survey did not identify any archaeological resources in the project site. Ground visibility was poor (approximately 0 percent) due to previous development and non-native ornamental vegetation, with less than 5 percent exposure. More than 95 percent of the project site has been paved and is partially overlain by existing buildings related to the former Monterey County Ice and Development Company (see Figures 1-7). Additionally, parts of the project site were inaccessible, as they were fenced off and covered in storage containers, making survey impossible. The areas of exposed ground located along the sides of and in front of the buildings appear to be disturbed from signage, road development, and landscaping. The soils within these areas generally consist of compacted gray loam with gravel inclusions. Vegetation consisted of ornamental trees or non-landscaped dry grasses. Figure 2 and Figure 3 are representative of the exposed ground surface observed within the project site.

The entire project site has been heavily disturbed from construction of the buildings, the paving around the buildings, and the landscaping. Moreover, the project site is situated within an area designated as a “Low Archaeological Sensitivity Zone” on the Archeological Sensitivity Map maintained by the Monterey County, Resource Management Agency, Planning Division (Monterey County 2021). Given the previous disturbance and its location within a low archaeological sensitivity zone, the project site is not considered sensitive for archaeological resources.

Historical Resources

As a result of the survey, one property containing built environment features 45 or more years of age (the Monterey County Ice and Development Company (MCIDC)) was identified, recorded, and evaluated for historical resources eligibility pursuant to Section 15064.5(a) of the CEQA Guidelines. A summary of the property’s existing conditions, developmental history, and significance evaluation is presented below and in the attached DPR 523 series forms.

Physical Description

The former MCIDC property is located within the boundaries of the proposed project site. The property sits south of John Street in a north-south orientation and is bound by Abbott Street to the west, John Street to the north, the Union Pacific Railroad to the east, and Spicer Street to the south. The approximately 19-acre property is in fair condition and appears to not be in use. As detailed below it contains three industrial buildings, four foundations of former buildings, and expansive surface parking lots and paved areas in between.

Building 1

Building 1 is an industrial building sited at the western property line adjacent to Abbott Street (Figure 4). The approximately 21,182-square-foot precast concrete tilt-up rectangular building sits diagonally,

northwest to southeast, and was constructed in 1954 (*The Californian*, May 13, 1954). The exterior is painted beige, and the front-gable roofline is clad in rolled-composition sheets with no eave overhang.

The front (west) elevation faces Abbott Street and has a flat roof office extension which extends out from the front-gable warehouse portion. The building's primary public entrance, which consists of a single white wood door with a window covered by security bars, is centered along the facade. On each side of the entrance are wood frame vertical sliding sash windows all covered with metal security bars. An overhang extends out from the front elevation with square can lights, and lining the front office are terra cotta block flowerboxes.

The north elevation is dominated by equipment for interior packing equipment or cooling devices. Towards the western end within the front office are two wood frame vertical sliding sash windows, similar to those on the facade. Only one of the windows has metal bars. Adjacent to the windows is an entrance with a flush metal door painted beige. Towards the center of the elevation is a large loading opening with a garage style metal roll-up door, and another entrance with a flush metal door sits directly adjacent. A fenced off area with HVAC equipment sits at the eastern end near the east elevation which features electrical equipment and no fenestration.

The west end of the south elevation of Building 1 is punctuated with four wood vertical sliding sash windows, similar to those on the north and west elevations (Figure 5). The south elevation has a rectangular, flat roof addition constructed of metal siding and a poured concrete foundation featuring a large loading opening with an orange metal roll-up door and an industrial fan above. The east elevation of the addition sits above grade as a ramp goes below grade for unloading supplies from large semi-trucks. At the east elevation, a large loading opening has a metal roll-up door with padding along the edges for unloading trucks. Towards the east end of the south elevation is a former loading opening now enclosed with corrugated metal sheets adjacent to an entrance with a slightly recessed flush metal door.

Building 2

Building 2 is sited east of Building 1 also in a northwest to southeast angle and was added to the property by 1941 (UC Santa Barbara FrameFinder, 1941). The approximately 21,300-square-foot warehouse building is constructed of steel framing and corrugated metal, sitting on a poured concrete foundation. The gable roofline is clad in corrugated metal sheets and has five turbine vents along the ridge. The west elevation is open, but the interior is closed off by a chain link fence (Figure 6).

The east elevation from left (south) to right (north) has a metal piece of equipment two stories tall which is connected to the warehouse by a downward shoot or conveyor belt. The machine was possibly used as a silo for unloading produce which was then transferred inside for cleaning and packing. Next to the piece of equipment is a flush metal door and a large opening with a metal roll-up door both accessible by a concrete ramp. At the far north end of the elevation is a fan built into the wall, and a louvered vent is located along the roofline within the gable. The south elevation has no fenestration.

The north elevation of Building 2 faces Building 3 and has a large loading opening with a metal roll-up door and a smaller entrance with a flush metal door (Figure 7). Above the doors at the roofline are remnants of a piece of packing equipment. At the center of the north elevation is a small wood frame addition with clapboard siding and a separate shed roof. The addition has an entrance on its east elevation with a wood paneled door and a single pane window. Adjacent to the door is an aluminum-framed vertical sliding sash unit. The north elevation of the addition has two fixed pane windows and a recessed section, possibly a former entrance, now enclosed with clapboard siding, fixed pane windows,

and a louvered window. The west elevation has plywood siding, a fixed pane window, and a vertical sliding sash window. West of the addition along the north elevation is a flush metal door entrance with one concrete step and a metal roll-up door loading entrance.

Building 3

The last building on the property is Building 3, an approximately 19,151-square-foot industrial building sited northeast of Building 2 adjacent to the eastern property line and the neighboring Union Pacific Railroad (Figure 8). Added to the property between 1962 and 1968, the rectilinear building is slightly elevated off the ground on a poured concrete foundation and completely sheathed in corrugated metal (NETRonline, 1968). The building is capped with a corrugated metal side-gable roofline; however, the southern portion has a higher roofline with a lower pitch than the northern portion.

The south and east elevations are lined with electrical and plumbing equipment; however, the east elevation was not fully accessible during field survey. The south elevation has an entrance with a flush metal door. The west elevation of Building 3 has three large loading openings all with metal roll-up doors; two of the openings are elevated off the ground for unloading large semi-trucks. Three entrances are also located on the west elevation each with a flush metal door. the northern end is open at the first floor with steel posts on poured concrete footings supporting the second floor.

The north elevation has a second-floor addition supported by steel posts on concrete footings at the first floor which is completely open (Figure 9). A set of metal stairs lead up to the second floor to an entrance with a flush metal door. at the second floor left (east) of the entrance is a large opening with a metal roll-up door. This addition has an asymmetrical roofline.

Site Development

The property at the corner of Abbot and John Streets was used for agricultural purposes prior to its development. Historic newspaper articles and deed reports indicate that the property was used as an orchard. In 1918 it was purchased by Danish immigrant and farmer Antone Gottfriedsen who made improvements to the property and continued to operate it as an orchard (*Salinas Morning Post*, 12 February 1942). In 1927, Gottfriedsen sold the subject property at the corner of Abbott and John Streets to MCIDC, one of the largest producers and sellers of ice and packaged produce for long distance shipments in Monterey County (*Santa Cruz News*, 14 October 1927). Farmers brought their produce to the property where it was packaged for shipment with MCIDC ice, a more efficient way of packaging and shipping produce for long distance travel. The company used a no longer extant railroad spur from the neighboring Union Pacific Railroad (formally the Southern Pacific Railroad) to ship and move supplies.

The MCIDC was part of the larger lettuce and ice packing development in Monterey County and Salinas in the late 1910s into the 1940s. In the 1910s, lettuce was becoming a popular agricultural product; however, it did not survive the long shipments outside of California. Farmers had to create innovative ways to refrigerate lettuce and ship it to further markets, including the first refrigerated shipment of lettuce by Moses S. Hutchings in north Monterey County (Past Consultants, LLC, 62). Hutchings packed a wagon of wooden crates of lettuce using ice as the refrigerant. However, the use of ice had its limitations, and a number of companies began exploring new methods of cooling and transportation.

The MCIDC was one of these companies, forming in 1928 with the construction of four lettuce packing sheds on the property (*Burbank Daily Evening Review*, 12 March 1928). Before this point, the concept of packaging and shipping produce in one warehouse was not widely utilized. Before, farmers would



package the produce in the fields as they picked the crops. The MCIDC was one of the first companies in the area to combine the process in one facility with ice packaging. Throughout the site's history, the MCIDC expanded the property with construction of new buildings and warehouses. By 1941, an aerial photograph of the surrounding area showed the property with eight warehouses (four of which were constructed diagonally), five smaller buildings, and a railroad spur running north diagonally through the property from the Southern Pacific Railroad (UC Santa Barbara FrameFinder, 1941). During World War II, the company also supplied produce to local army battalions and men serving overseas (*The Californian*, 12 April 1941). By the 1950s, the MCIDC was one of the first companies using vacuum sealed technology to cool and ship produce so it stays fresher over longer trips (*The Californian*, March 29, 1952)

In 1956, a smaller warehouse at the center of the parcel adjacent to John Street was demolished and replaced by a one-story office building. Also, by 1956, two of the four diagonal buildings were demolished and replaced by two diagonal buildings more south on the property and four smaller buildings were constructed at the southern end of the property (NETRonline, 1956).

By 1962, the site had further developed along its northern portion with demolition of one of the warehouses (1962 Sanborn Fire Insurance Map) (Figure 10). In a 1968 aerial photograph of the property, a lettuce packing building at the northeast corner was removed and replaced with one large warehouse, which is still extant, and small dwelling was constructed, which is no longer extant (NETRonline, 1968).

The MCIDC operated out of the subject property until 1969 when it was purchased by United Fruit Company, which subsequently merged with Inter-Harvest in 1970 and occupied the property until 1979 (*The San Francisco Examiner*, 20 February 1969). From 1979 to 1983, the Sun Harvest Inc. occupied the site. During their occupancy, the L-shaped building at the southeast corner of the property was constructed by 1981. The railroad spur was removed between 1982 and 1998, and in the 1990s and 2000s several businesses were renting space in the warehouses and offices on the property.

In recent years, the warehouse at the northwest corner was demolished by 2005, and by 2009 a small building on the western property line south of the diagonal warehouses and a building northwest of the L-shaped building were demolished and replaced with a parking lot. Between 2016 and 2018, one of the southern diagonal buildings was demolished, between 2017 and 2018 a small dwelling at northeast corner of the property was demolished, between 2018 and 2019 one of the middle diagonal buildings was demolished, and between 2018 and 2019 a one-story office building along John Street was demolished.

Historical Resources Evaluation

The MCIDC property at the corner of Abbott and John Streets in Salinas, California does not appear to be eligible for listing under Criterion A/1/1 of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Salinas Local Historic Register. The subject property is noted for its association with the produce and ice packaging development in Salinas and Monterey County in the late 1920s into the 1940s. The property was historically a produce packing facility owned by the Monterey County Ice and Development Company (MCIDC) starting in 1928 with the construction of four lettuce packing facilities, which are no longer extant. The MCIDC was part of the larger lettuce and ice packing development in Monterey County and Salinas in the late 1910s into the 1940s, as one of the first companies to utilize one site for packaging and shipping refrigerated produce. The MCIDC played a role in agricultural and packing history as one of the largest facilities in the area and one of the largest producers of ice for shipment.

Despite these associations, in order for a property to be eligible for listing it must not only be significant, but also must retain sufficient integrity to convey that significance. The subject property has undergone several changes since its period of significance beginning in 1928 and continuing through the 1940s. Most of the buildings from that period have been removed. Only three buildings remain on that site, of those two date to later periods in the site's history, after MCIDC's period of significance as an important company in produce and ice packing development in Salinas and Monterey County. Because of the loss of the buildings, the subject property no longer retains integrity of design, materials, or workmanship. As a result, the subject property also no longer retains integrity of feeling or association with MCIDC's historic importance as a produce and packing facility in Salinas and no longer conveys the property's historic use for packing and shipping refrigerated produce. The property is, therefore, recommended ineligible for listing under NRHP/CRHR/Local Criterion A/1/1.

The individual most closely associated with the subject property was Peter A. Stolich, founder and president of the MCIDC which owned the property until 1969. Archival research failed to uncover that Neither Mr. Stolich nor any other individual associated with the MCIDC made singular historical contributions to local, regional, state or national history. The property is therefore recommended ineligible for listing under NRHP/CRHR/Local Criterion B/2/2.

The subject property was originally constructed in 1928 with the addition of four lettuce packing facilities by the MCIDC. Over time, more buildings were constructed on the property including the three remaining buildings by 1941, 1954, and 1968; however, in recent years several of the original buildings have been demolished. The three remaining buildings are of simple industrial design and do not reflect a distinctive architectural style, method of construction, and do not represent the work of a master or possess high artistic value. Building 1, constructed in 1954, is an example of poured concrete tilt-up construction; however, it is a simple example of the construction technique and is not noteworthy enough for designation. Buildings 2 and 3 are steel frame buildings sheathed in corrugated metal siding constructed by 1941 and 1968, respectively. The two buildings retain a common design seen in most industrial buildings. Alongside lack of architectural significance, the property has been heavily altered with the demolition of several original buildings, diminishing the integrity of the site and its original feeling as a 1920s produce and ice packing facility. Therefore, the property is recommended ineligible for listing in the NRHP/CRHR/Local under Criterion C/3/3.

A review of available evidence and records search request through the Northwest Information Center did not identify any historic resources or archaeological sites within or directly adjacent to the project area. The subject property at the corner of Abbott and John Streets in Salinas, California has not yielded and is unlikely to yield information important in prehistory or history. The property was found ineligible for listing in the NRHP/CRHR/Local under Criterion D/4/4.

Additionally, the property is not recommended eligible for listing as a contributor to any known existing or potential historic district. Based on the analysis above, there is also no information to suggest the property would be eligible for local designation pursuant to Section 3-02 of the Salinas Municipal Code.

Conclusions

As detailed above, the John-Abbott Mixed-Use Project property is recommended ineligible for listing in the NRHP, CRHR, or for local designation; it therefore is not considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. Based on these findings, Rincon recommends a finding of ***no impact to historical resources***. Further, the CHRIS records search and a review of City of Salinas Historic



Register failed to identify any other cultural resources, including historic districts, within close proximity to the project site. No archaeological resources are known to exist in the vicinity of the project site and Rincon did not identify any information to suggest that the project area may be sensitive for archaeological resources. Additionally, the project site has been heavily disturbed due to the construction of the existing buildings, paving around the buildings, and landscaping. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the project site and its location with a Monterey County “Low Archaeological Sensitivity Zone”, suggests there is a low potential for encountering intact subsurface archaeological deposits. Rincon recommends the standard unanticipated discoveries mitigation measure in the event cultural resources are found during project construction. With adherence to the mitigation measure provided below, Rincon recommends a finding of ***less than significant impact to archaeological resources with mitigation***. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the Alameda County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.



Should you have any questions concerning this study, please do not hesitate to contact any of the undersigned.

Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink that reads "Elaine F." in a cursive script.

Elaine Foster, MA, RPA
Archaeologist

A handwritten signature in black ink that reads "JulieAnn" in a cursive script.

JulieAnn Murphy, MHP
Architectural Historian

Attachments

- Attachment 1 Figures
- Attachment 2 CHRIS Records Search Summary
- Attachment 3 SLF Search Summary and Native American Outreach
- Attachment 4 California DPR 523 Series Forms



References

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- 1927 "Articles of Incorporation," 14 October. Page 2. Accessed October 1, 2021, through newspapers.com.

United States Geological Survey (USGS)

- 2021 Topo View. [online map database]. <https://ngmdb.usgs.gov/topoview/> Accessed November 2021.

University of California, Santa Barbara (UCSB)

- 1941 *FrameFinder*. Flight C_7254, Frame 153. 5 22 November. Accessed October 7, 2021 through https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.



Rincon Consultants, Inc.

2511 Garden Road, Suite C-250
Monterey, California 93940

831 333 0310 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

Attachment 1

Figures

Figure 1 Project Location Map



Imagery provided by Microsoft Bing and its licensors © 2021.

Fig 1 Project Location, 20210930

Figure 2 Representative exposed ground surface with dry grass



Figure 3 Representative exposed ground surface with landscaping



Figure 4 View southeast of the west and north elevations of Building 1



Figure 5 View northeast of the south and east elevations of Building 1



Figure 6 View southeast of the west and south elevations of Building 2



Figure 7 View northwest of the north elevation of Building 2



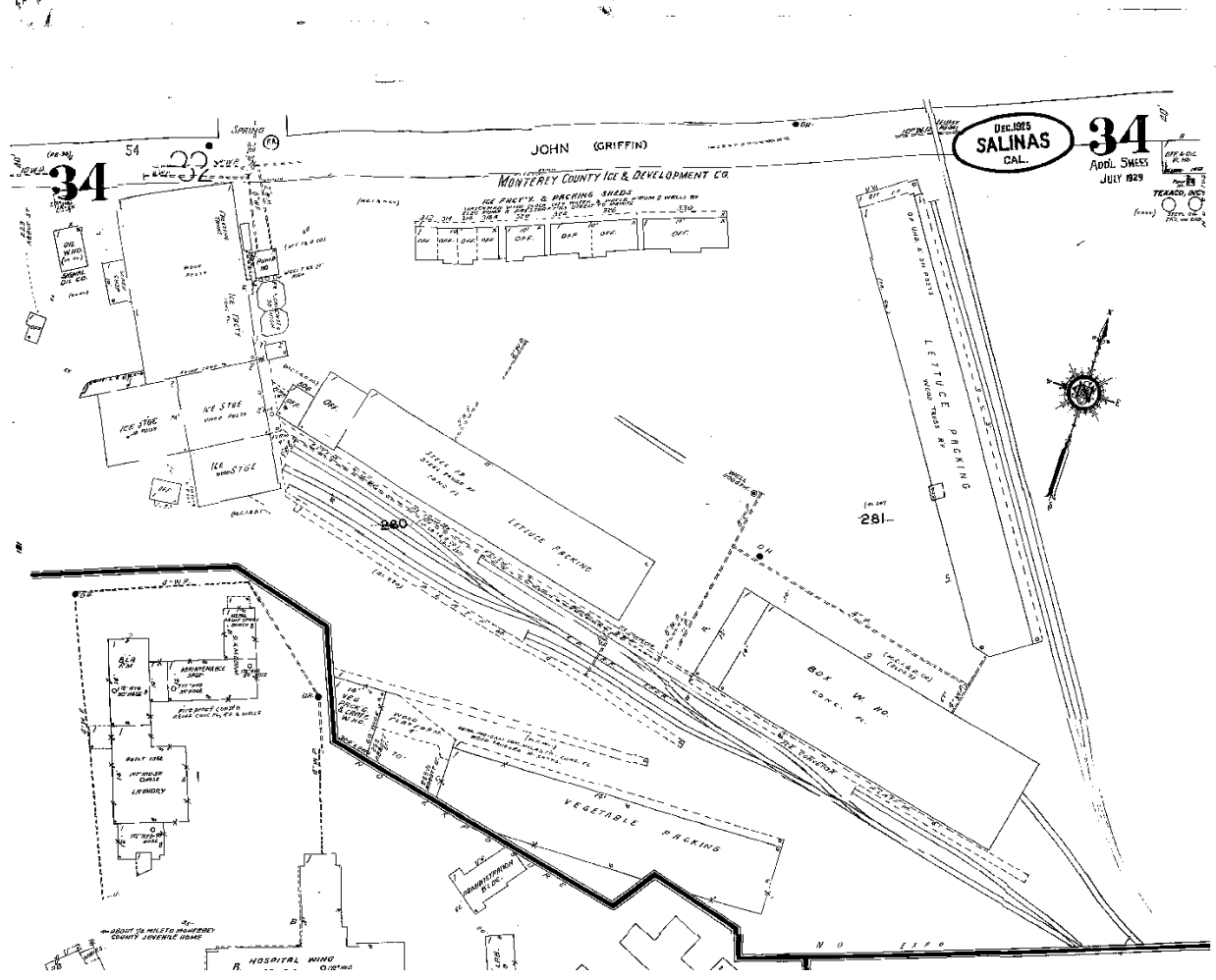
Figure 8 View north of the south elevation of Building 3



Figure 9 View southeast of the north and west elevations of Building 3



Figure 10 Sanborn Fire Insurance Map 1925 (1962 addition)



Attachment 2

CHRIS Records Search Summary

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-007317	Submitter - AC Project 668; Submitter - AC Project 668B; Voided - S-7699	1985	R. Paul Hampson, Gary S. Breschini, Trudy Haversat, and Micki Ryan	Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Numbers 002-214-31 and 33, Salinas, Monterey County, California.	Archaeological Consulting	
S-007317a		1985	R. Paul Hampson and Gary S. Breschini	Secondary Archaeological Testing of Assessors Parcel Numbers 0021-214-31 and 33 in Salinas, Monterey County, California	Archaeological Consulting	
S-020573		1998	Barry A. Price	Cultural Resources Assessment, Pacific Bell Mobile Services Facility SF-724-07, Salinas, Monterey County, California (letter report)	Applied EarthWorks	27-003192
S-022657		2000	Izaak Sawyer, Laurie Pfeiffer, Karen Rasmussen, and Judy Berryman	Phase 1 Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project	Science Applications International Corporation	27-000334, 27-000335, 27-000349, 27-000706, 27-000806, 27-000888, 27-001207, 27-001227, 27-001228, 27-001393, 27-001408, 27-001482, 41-000410, 43-000449, 44-000047, 44-000155, 44-000156, 44-000157, 44-000174, 44-000270
S-024139		2000	Robert Cartier	Cultural Resource Evaluation of Lands for the Regional Solid Waste Facilities Project in the County of Monterey	Archaeological Resource Management	
S-027128	Caltrans - 05-169-491500; Voided - S-24837	2003	Terry L. Joslin	Negative Historic Property Survey Report for the Salinas Highway 68 Rehabilitation Project, Monterey County, 05-MON-68, PM 16.8/21.9 (KP 27.0/35.2), 05-169-491500	California Department of Transportation, District 5	
S-027128a		2001	Terry L. Joslin	Negative Archaeological Survey Report for the Salinas Highway 68 Rehabilitation Project, Monterey County, 05-MON-68, PM 16.8/21.9 (KP 27.0/35.2) EA 05-169-491500	Caltrans	
S-029275		2004		Archaeological and Historical Investigations for the Tynan Mixed Use Development Project in the City of Salinas, Monterey County	Pacific Municipal Consultants	27-002780

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-033061	Submitter - SWCA Cultural Resources Report Database No. 06-507; Submitter - SWCA Report No. 10715-	2006	Nancy Sikes, Cindy Arrington, Bryon Bass, Chris Corey, Kevin Hunt, Steve O'Neil, Catherine Pruet, Tony Sawyer, Michael Tuma, Leslie Wagner, and Alex Wesson	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	SWCA Environmental Consultants	01-000027, 01-000040, 01-000087, 01-000088, 01-000089, 01-000090, 07-000138, 27-000802, 27-001191, 27-001207, 28-000467, 43-000106, 43-000141, 43-000449, 43-000573, 43-000575, 43-000754, 43-000928, 43-001071, 48-000208, 48-000211, 48-000214, 48-000441, 48-000549, 49-001583, 57-000194, 57-000198, 57-000297, 57-000301, 57-000307
S-033061a		2006		Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	SWCA Environmental Consultants	
S-033061b		2007	Nancy E. Sikes	Final Report of Monitoring and Findings for the Qwest Network Construction Project (letter report)	SWCA Environmental Consultants	
S-039600	Voided - S-39707	2012	Cher L. Paterson and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SFO5724A (SF724 Salinas), 340 Pajaro Street, Salinas, Monterey County, California	Michael Brandman Associates	27-003192
S-039600A		2012	Kathleen A. Crawford	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SF05724A (SF724 Salinas), 340 Pajaro Street, Salinas, Monterey County, California. (letter report)	Michael Brandman Associates	
S-041437	Submitter - Project 4768	2013	Mary Doane and Gary S. Breschini	Preliminary Archaeological Reconnaissance for the Sanborn Road/US 101 Interchange and Elvee Drive Project in Salinas, Monterey County, California	Archaeological Consulting	
S-046966	Caltrans - EA 05-349500; OHP PRN - FHWA030618A	2003	Wendy Nelson, Mike Darcangelo, Ed Mike, and Amanda Cannon	Historic Property Survey Report: Airport Boulevard Interchange, U.S. Route 101, Monterey County	Far Western Anthropological Research Group, Inc.	27-003517, 27-003518, 27-003519, 27-003520, 27-003521, 27-003522, 27-003523, 27-003524, 27-003525, 27-003526, 27-003527, 27-003528, 27-003529, 27-003530, 27-003531, 27-003532, 27-003533, 27-003534, 27-003535, 27-003536, 27-003537, 27-003538, 27-003539, 27-003540, 27-003541, 27-003542, 27-003543, 27-003549, 27-003550, 27-003551, 27-003552

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
S-046966a		2002	Wendy J. Nelson	Negative Archaeological Survey Report	Far Western Anthropological Research Group, Inc.	
S-046966b		2003	Wendy J. Nelson	Negative Archaeological Survey Report (Supplemental Report)	Far Western Anthropological Research Group	
S-046966c		2003	Kelli Brasket	Second Supplemental Negative Archaeological Survey Report for the Airport Interchange Project in Monterey County, California	California Department of Transportation	
S-046966d		2003	Stephen R. Wee	Historic Architectural Survey Report: With Attached Historic Resources Evaluation Report and Bridge Evaluation: Airport Boulevard Interchange, City of Salinas, Monterey County, California	JRP Historical Consulting Services; Far Western Anthropological Research Group, Inc.	
S-046966e		2003	Stephen R. Wee and Jessica Herrick	Historic Resources Evaluation Report, Reclamation Ditch No. 1665: Airport Boulevard Interchange Project, City of Salinas, Monterey County, California	JRP Historical Consulting Services	
S-046966f		2003	Christopher McMorris and Theresa Saputo Rogers	Bridge Evaluation: Bridge 44-120, Highway 101, at Sanborn Road, Bridge 44-121, State Route 68 (John Street), at Highway 101, Bridge 44-124, Highway 101 at Airport Boulevard, Airport Boulevard Interchange, City of Salinas, Monterey County, California	JRP Historical Consulting Services	
S-046966g		2003	Knox Mellon, Gary N. Hamby	FHWA030618A; HAD-CA, File No. 05-MON-101 KP 136.79/1.9.36, Airport Boulevard Interchange Project, 05-349500, Document No. P 45213 [Section 106 Consultation on the Reconstruction of the Airport Boulevard Interchange, City of Salinas, Monterey County]	Office of Historic Preservation; Federal Highway Administration	

Attachment 3

SLF Search Summary and Native American Outreach

CHAIRPERSON
Laura Miranda
Luiseno

NATIVE AMERICAN HERITAGE COMMISSION

VICE CHAIRPERSON
Reginald Pagaling
Chumash

October 20, 2021

SECRETARY
Merri Lopez-Keifer
Luiseno

Leanna Flaherty
Rincon Consultants, Inc.

PARLIAMENTARIAN
Russell Attebery
Karuk

Via Email: lflaherty@rinconconsultants.com

Re: Salinas Mixed Use Master Plan Project, Monterey County

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

Dear Ms. Flaherty:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

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

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

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

EXECUTIVE SECRETARY
Christina Snider
Pomo

If you have any questions, please contact me at my email address:
Katy.Sanchez@nahc.ca.gov.

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Sincerely,

Katy Sanchez
Associate Environmental Planner

Attachment

**Native American Heritage Commission
Native American Contacts List
October 19, 2021**

<p>Amah Mutsun Tribal Band Valentin Lopez, Chairperson P.O. Box 5272 Galt CA 95632 vlopez@amahmutsun.org (916) 743-5833</p>	<p>Ohlone/Costanoan North Valley Yokuts</p>	<p>Indian Canyon Mutsun Band of Costanoan Kanyon Sayers-Roods 1615 Pearson Court San Jose CA 95122 408-673-0626</p>
<p>Amah Mutsun Tribal Band of Mission San Juan Bautista Irene Zwierlein, Chairperson 3030 Soda Bay Road Lakeport CA 95453 amahmutsuntribal@gmail.com (650) 851-7489 Cell (650) 332-1526 Fax</p>	<p>Ohlone/Costanoan</p>	<p>Indian Canyon Mutsun Band of Costanoan Ann Marie Sayers, Chairperson P.O. Box 28 Hollister CA 95024 ams@indiancanyons.org (831) 637-4238</p>
<p>Costanoan Rumsen Carmel Tribe Tony Cerda, Chairman 244 E. 1st Street Pomona CA 91766 rumsen@aol.com (909) 629-6081 (909) 524-8041 Fax</p>	<p>Ohlone/Costanoan</p>	<p>KaKoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria Isaac Bojorquez, Chairperson P.O. Box 541 Esparto CA 95627 ohlone_1@yahoo.com (530) 723-2380</p>
<p>Esselen Tribe of Monterey County Tom Little Bear Nason, Chairperson PO Box 95 Carmel Valley CA 93924 TribalChairman@EsselenTribe.org (831) 659-2153</p>	<p>Esselen Ohlone</p>	<p>Ohlone/Costanoan-Esselen Nation Louise Miranda-Ramirez, Chairperson P.O. Box 1301 Monterey CA 93942 ramirez.louise@yahoo.com (408) 629-5189 408-661-2486 Cell</p>
<p>Esselen Tribe of Monterey County Susan Morley 3059 Bostick Avenue Marina CA 93933 Cultural-Resources@EsselenTribe.org (831) 262-2300</p>	<p>Esselen Ohlone</p>	<p>Rumsen Am:a Tur:ataj Ohlone Dee Dee Manzanares Ybarra, Chairperson 14671 Farmington Street Herperia CA 92345 rumsenama@gmail.com (760) 403-1756</p>

**Native American Heritage Commission
Native American Contacts List
October 19, 2021**

Salinan Tribe of Monterey, San Luis Obispo Counties
Patti Dutton, Tribal Administrator
7070 Morro Road, Suite A Salinan
Atascadero CA 93422
info@salinantribe.com
805-464-2650

Santa Rosa Rancheria Tachi Yokut Tribe
Leo Sisco, Chairperson
P.O. Box 8 Tache
Lemoore CA 93245 Tachi
(559) 924-1278 Yokut
(559) 924-3583 Fax

Wuksache Indian Tribe/Eshom Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct. Foothill Yokuts
Salinas CA 93906 Mono
kwood8934@aol.com Wuksache
(831) 443-9702

Xolon-Salinan Tribe
Karen White, Chairperson
P.O. Box 7045 Salinan
Spreckels CA 93962
xolon.salinan.heritage@gmail.com
831-238-1488

Xolon-Salinan Tribe
Donna Haro, Tribal Headwoman
P.O. Box 7045 Salinan
Spreckels CA 93962
dhxolonaakletse@gmail.com
(925) 470-5019

Attachment 4

California DPR 523 Series Forms

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: John-Abbott Mixed Use Project Site

P1. Other Identifier: N/A

***P2. Location:** Not for Publication Unrestricted ***a. County:** Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Salinas

Date: 1993 T 14S; R 03E; ¼ of ¼ of Sec 33

; B.M.

c. Address:

City: Salinas

Zip: 93901

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number 002481022, 002481025, 002481026, 002481027, 002481028, 002481029, 002481030, 002481031, 002481032, 002481033, 002481034, 002481035, 002371039, and 002371044.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The former Monterey County Ice and Development Company (MCIDC) property is located within the boundaries of the proposed project site. The property sits south of John Street in a north-south orientation and is bound by Abbott Street to the west, John Street to the north, the Union Pacific Railroad to the east, and Spicer Street to the south. The approximately 23-acre property is in fair condition and appears to not be in use. As detailed below it contains three industrial buildings, four foundations of former buildings, and expansive surface parking lots and paved areas in-between. Description continued on page 4 of the Continuation Sheet.

***P3b. Resource Attributes:** HP8. Industrial building

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

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



P5b. Description of Photo: (View, date, accession #)
View southeast of the west and north elevations of Building 1.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1928-1968 (Monterey County Assessor)

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Ashley Losco, MSHP
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

***P9. Date Recorded:** 11/23/2021

***P10. Survey Type:** (Describe)
Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Cultural Resources Assessment for the

John-Abbott Mixed-Use Master Plan Project, Salinas, Monterey County, California. Rincon Consultants, Inc., 2021, Project No. 21-11684.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) John-Abbott Mixed Use Project Site

- B1. Historic Name: Monterey County Ice and Development Company
- B2. Common Name: N/A
- B3. Original Use: Industrial
- B4. Present Use: Industrial

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)

In 1928 the Monterey County Ice and Development Co. filed for a permit to construct four lettuce packing sheds on the property (*Burbank Daily Evening Review*, 12 March 1928). By 1941 the property had 8 warehouses, four of which were constructed diagonally, 5 smaller buildings, and a railroad spur running north diagonally through the property from the Southern Pacific Railroad (UC Santa Barbara FrameFinder, 1941). In 1956, a smaller warehouse at the center of the parcel adjacent to John Street was torn down and replaced by a one-story office building. Also, by 1956, two of the four diagonal buildings were torn down and replaced by two diagonal buildings more south on the property and four smaller buildings were constructed at the southern end of the property (NETRonline, 1956). The northern section of the site appears in the 1962 edition of the 1925 Sanborn Fire Insurance Map of Salinas, California. The buildings were labeled "Monterey County Ice and Development Co. Ice Factory and Packing Sheds" (1962 Sanborn Fire Insurance Map). In 1968, the Lettuce Packing building at the northeast corner was removed and replaced with one large warehouse, which is still extant (NETRonline, 1968). The L-shaped building at the southeast corner of the property was constructed by 1981. The railroad spur was removed between 1982 and 1998. In recent years, the warehouse at the northwest corner was demolished by 2005, and by 2009 a small building on the western property line south of the diagonal warehouses and a building northwest of the L-shaped building were demolished and replaced with a parking lot. Between 2016 and 2018, one of the southern diagonal buildings was torn down, between 2017 and 2018 a small dwelling at northeast corner of the property was torn down, between 2018 and 2019 one of the middle diagonal buildings was demolished, and between 2018 and 2019 a one-story office building along John Street was torn down.

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

*B8. Related Features:

- B9a. Architect: Not Identified
- b. Builder: Not Identified

*B10. Significance: Theme: N/A

Area: N/A

Period of Significance: N/A

Property Type: N/A

Applicable Criteria: N/A

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

From 1927 to 1969, the subject property was owned by the Monterey County Ice and Development Company which utilized the site for produce and ice packing. The site was part of the larger development of produce packing facilities in Salinas and Monterey County, California; however, the John Abbott Mixed-Use property at the corner of Abbott and John Streets is recommended ineligible for listing on the NRHP or CRHR, or for local designation to the City of Salinas Historic Register. See Continuation Sheet pages 5 to 6 for a detailed historical evaluation and stie development history.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

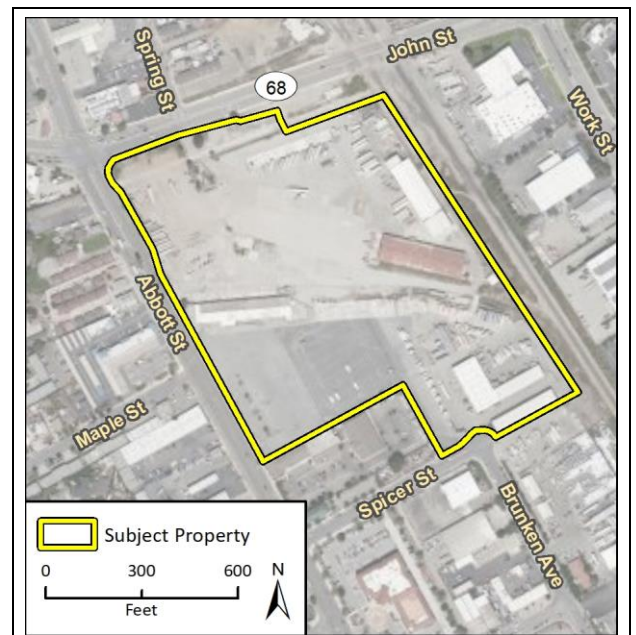
See Continuation Sheet page 4.

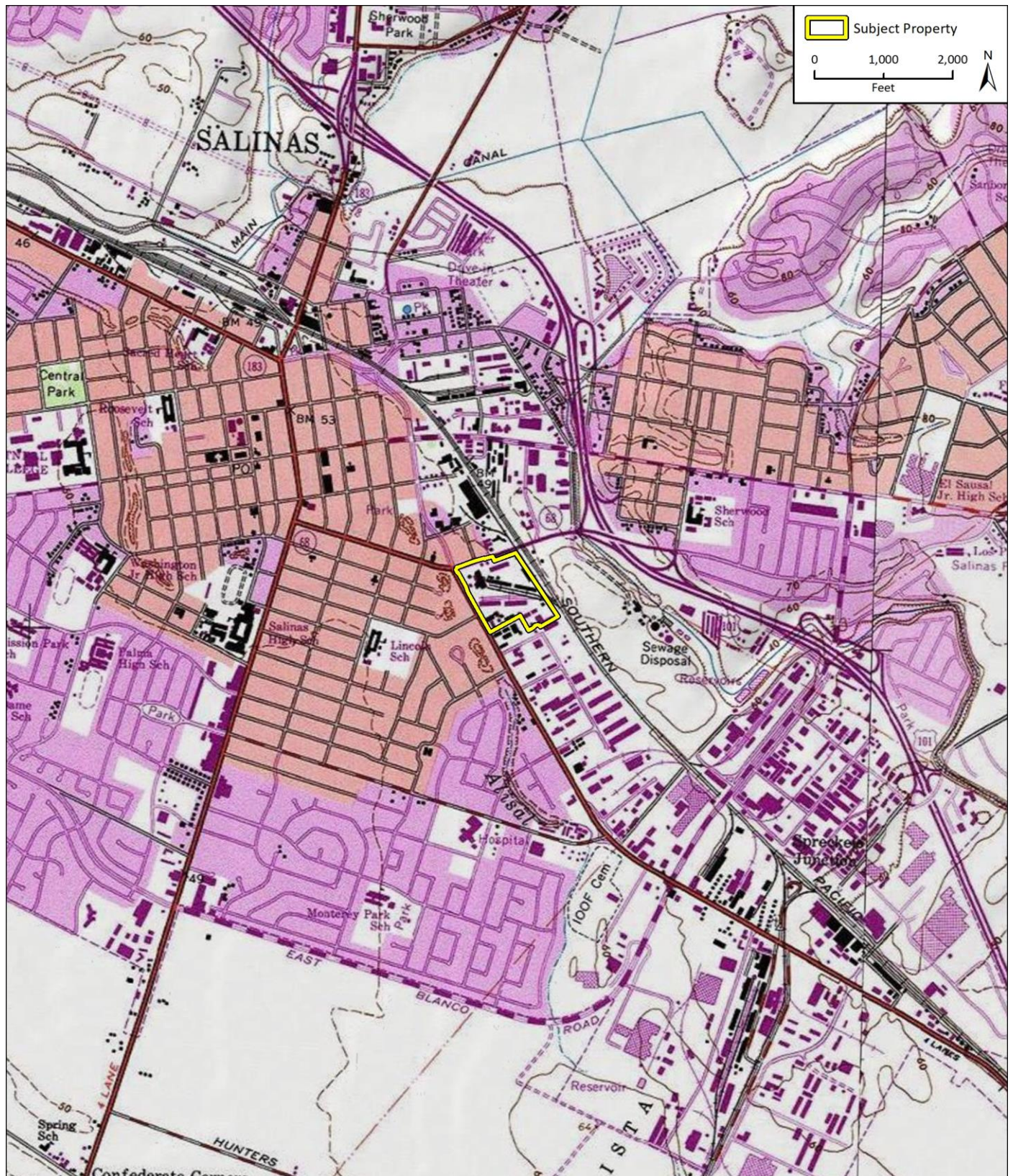
B13. Remarks:

*B14. Evaluator: Ashley Losco, Rincon Consultants, Inc.

*Date of Evaluation: November 23, 2021

(This space reserved for official comments.)





***P3a. Description (Continued from Page 1):**

Building 1

Building 1 is an industrial building sited at the western property line adjacent to Abbott Street. The approximately 21,182 square foot precast concrete tilt-up rectangular building sits diagonally, northwest to southeast, and was constructed in 1954 (*The Californian*, May 13, 1954). The exterior is painted beige, and the front-gable roofline is clad in rolled-composition sheets with no eave overhang.

The front (west) elevation faces Abbott Street and has a flat roof office extension which extends out from the front-gable warehouse portion. The building's primary public entrance, which consists of a single white wood door with a window covered by security bars, is centered along the facade. On each side of the entrance are wood frame vertical sliding sash windows all covered with metal security bars. An overhang extends out from the front elevation with square can lights, and lining the front office are terra cotta block flowerboxes.

The north elevation is dominated by equipment for interior packing equipment or cooling devices. Towards the western end within the front office are two wood frame vertical sliding sash windows, similar to those on the facade. Only one of the windows has metal bars. Adjacent to the windows is an entrance with a flush metal door painted beige. Towards the center of the elevation is a large loading opening with a garage style metal roll-up door, and another entrance with a flush metal door sits directly adjacent. A fenced off area with HVAC equipment sits at the eastern end near the east elevation which features electrical equipment and no fenestration.

The west end of the south elevation of Building 1 is punctuated with four wood vertical sliding sash windows, similar to those on the north and west elevations. The south elevation has a rectangular, flat roof addition constructed of metal siding and a poured concrete foundation featuring a large loading opening with an orange metal roll-up door and an industrial fan above. The east elevation of the addition sits above grade as a ramp goes below grade for unloading supplies from large semi-trucks. At the east elevation, a large loading opening has a metal roll-up door with padding along the edges for unloading trucks. Towards the east end of the south elevation is a former loading opening now enclosed with corrugated metal sheets adjacent to an entrance with a slightly recessed flush metal door.

Building 2

Building 2 is sited east of Building 1 also in a northwest to southeast angle and was added to the property by 1941 (UC Santa Barbara FrameFinder, 1941). The approximately 21,300 square foot warehouse building is constructed of steel framing and corrugated metal, sitting on a poured concrete foundation. The gable roofline is clad in corrugated metal sheets and has five turbine vents along the ridge. The west elevation is open, but the interior is closed off by a chain link fence.

The east elevation from left (south) to right (north) has a metal piece of equipment two stories tall which is connected to the warehouse by a downward shoot or conveyor belt. The machine was possibly used as a silo for unloading produce which was then transferred inside for cleaning and packing. Next to the piece of equipment is a flush metal door and a large opening with a metal roll-up door both accessible by a concrete ramp. At the far north end of the elevation is a fan built into the wall, and a louvered vent is located along the roofline within the gable. The south elevation has no fenestration.

The north elevation of Building 2 faces Building 3 and has a large loading opening with a metal roll-up door and a smaller entrance with a flush metal door. Above the doors at the roofline are remnants of a piece of packing equipment. At the center of the north elevation is a small wood frame addition with clapboard siding and a separate shed roof. The addition has an entrance on its east elevation with a wood paneled door and a single pane window. Adjacent to the door is an aluminum-framed vertical sliding sash unit. The north elevation of the addition has two fixed pane windows and a recessed section, possibly a former entrance, now enclosed with clapboard siding, fixed pane windows, and a louvered window. The west elevation has plywood siding, a fixed pane window, and a vertical sliding sash window. West of the addition along the north elevation is a flush metal door entrance with one concrete step and a metal roll-up door loading entrance.

Building 3

The last building on the property is Building 3, an approximately 19,151 square foot industrial building sited northeast of Building 2 adjacent to the eastern property line and the neighboring Union Pacific Railroad. Added to the property between 1962 and 1968, the rectilinear building is slightly elevated off the ground on a poured concrete foundation and completely sheathed in corrugated metal (NETRonline, 1968). The building is capped with a corrugated metal side-gable roofline; however, the southern portion has a higher roofline with a lower pitch than the northern portion.

The south and east elevations are lined with electrical and plumbing equipment; however, the east elevation was not fully accessible during field survey. The south elevation has an entrance with a flush metal door. The west elevation of Building 3 has three large loading openings all with metal roll-up doors; two of the openings are elevated off the ground for unloading large semi-trucks. Three entrances are also located on the west elevation each with a flush metal door. The northern end is open at the first floor with steel posts on poured concrete footings supporting the second floor.

The north elevation has a second-floor addition supported by steel posts on concrete footings at the first floor which is completely open. A set of metal stairs lead up to the second floor to an entrance with a flush metal door. At the second floor left (east) of the entrance is a large opening with a metal roll-up door. This addition has an asymmetrical roofline.

***B10. Significance (Continued from Page 2):**

Site Development

In 1927, the subject property at the corner of Abbott and John Streets was purchased by MCIDC, one of the largest producers and sellers of ice and packaged produce for long distance shipments in Monterey County (*Santa Cruz News*, 14 October 1927). Farmers brought their produce to the property where it was packaged for shipment with the MCIDC's ice, a more efficient way of packaging and shipping produce for long distance travel. The company used a no longer extant railroad spur from the neighboring Union Pacific Railroad (formally the Southern Pacific Railroad) to ship and move supplies.

The MCIDC was part of the larger lettuce and ice packing development in Monterey County and Salinas in the late 1910s into the 1940s. In the 1910s, lettuce was becoming a popular agricultural product; however, it did not survive the long shipments outside of California. Farmers had to create innovative ways to refrigerate lettuce and ship it to further markets, including the first refrigerated shipment of lettuce by Moses S. Hutchings in North Monterey County (Past Consultants, LLC, 62). Hutchings packed a wagon of wooden crates of lettuce using ice as the refrigerant. However, the use of ice had its limitations and a number of companies began exploring new methods of cooling and transportation.

The MCIDC was one of these companies, forming in 1928 with the construction of four lettuce packing sheds on the property (*Burbank Daily Evening Review*, 12 March 1928). Before this point, the concept of packaging and shipping produce in one warehouse was not widely utilized. Before, farmers would package the produce in the fields as they picked the crops. The MCIDC was one of the first companies in the area to combine the process in one facility with ice packaging. Throughout the site's history, the MCIDC expanded the property with construction of new buildings and warehouses. By 1941 an aerial of the surrounding area showed the property with eight warehouses, four of which were constructed diagonally, five smaller buildings, and a railroad spur running north diagonally through the property from the Southern Pacific Railroad (UC Santa Barbara FrameFinder, 1941). During World War II the company also supplied produce to local army battalions and men serving overseas (*The Californian*, 12 April 1941). By the 1950s, the MCIDC was one of the first companies using vacuum sealed technology to cool and ship produce so it stays fresher over longer trips (*The Californian*, March 29, 1952).

In 1956, a smaller warehouse at the center of the parcel adjacent to John Street was demolished and replaced by a one-story office building. Also, by 1956, two of the four diagonal buildings were demolished and replaced by two diagonal buildings more south on the property and four smaller buildings were constructed at the southern end of the property (NETRonline, 1956).

By 1962, the site had further developed along its northern portion with demolition of one of the warehouses (1962 Sanborn Fire Insurance Map). In a 1968 aerial of the property, a lettuce packing building at the northeast corner was removed and replaced with one large warehouse, which is still extant, and small dwelling was constructed, which is no longer extant (NETRonline, 1968).

The MCIDC operated out of the subject property until 1969 when it was purchased by United Fruit Company, which subsequently merged with Inter-Harvest in 1970 and occupied the property until 1979 (*The San Francisco Examiner*, 20 February 1969). From 1979 to 1983 the Sun Harvest Inc. occupied the site. During their occupancy, the L-shaped building at the southeast corner of the property was constructed by 1981. The railroad spur was removed between 1982 and 1998, and in the 1990s and 2000s several businesses were renting space in the warehouses and offices on the property.

In recent years, the warehouse at the northwest corner was demolished by 2005, and by 2009 a small building on the western property line south of the diagonal warehouses and a building northwest of the L-shaped building were demolished and replaced with a parking lot. Between 2016 and 2018, one of the southern diagonal buildings was demolished, between 2017 and 2018 a small dwelling at northeast corner of the property was demolished, between 2018 and 2019 one of the middle diagonal buildings was demolished, and between 2018 and 2019 a one-story office building along John Street was demolished.

Evaluation

The MCIDC property at the corner of Abbott and John Streets in Salinas, California does not appear to be eligible for listing under Criterion A/1/1 of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Salinas Local Historic Register. The subject property is noted for its association with the produce and ice packaging development in Salinas and Monterey County in the late 1920s into the 1940s. The property was historically a produce packing facility owned by the Monterey County Ice and Development Company (MCIDC) starting in 1928 with the construction of four lettuce packing facilities, which are no longer extant. The MCIDC was part of the larger lettuce and ice packing development in Monterey County and Salinas in the late 1910s into the 1940s, as one of the first companies to utilize one site for packaging and shipping refrigerated produce. The MCIDC played a role in agricultural and packing history as one of the largest facilities in the area and one of the largest producers of ice for shipment.

Despite these associations, in order for a property to be eligible for listing it must not only be significant, but also must retain sufficient integrity to convey that significance. The subject property has undergone several changes since its period of significance beginning in 1928 and continuing through the 1940s. Most of the buildings from that period have been removed. Only three buildings remain on that site, of those two date to later periods in the site's history, after MCIDC's period of significance as an important company in produce and ice packing development in Salinas and Monterey County. Because of the loss of the buildings, the subject property no longer retains integrity of design, materials, or workmanship. As a result, the subject property also no longer retains integrity of feeling or association with MCIDC's historic importance as a produce and packing facility in Salinas and no longer conveys the property's historic use for packing and shipping refrigerated produce. The property is, therefore, recommended ineligible for listing under NRHP/CRHR/Local Criterion A/1/1.

The individual most closely associated with the subject property was Peter A. Stolich, founder and president of the MCIDC which owned the property until 1969. Archival research failed to uncover that Neither Mr. Stolich nor any other individual associated with the MCIDC made singular historical contributions to local, regional, state or national history. The property is therefore recommended ineligible for listing under NRHP/CRHR/Local Criterion B/2/2.

The subject property was originally constructed in 1928 with the addition of four lettuce packing facilities by the MCIDC. Over time, more buildings were constructed on the property including the three remaining buildings by 1941, 1954, and 1968; however, in recent years several of the original buildings have been demolished. The three remaining buildings are of simple industrial design and do not reflect a distinctive architectural style, method of construction, and do not represent the work of a master or possess high artistic value. Building 1, constructed in 1954, is an example of poured concrete tilt-up construction; however, it is a simple example of the construction technique and is not noteworthy enough for designation. Buildings 2 and 3 are steel frame buildings sheathed in corrugated metal siding constructed by 1941 and 1968, respectively. The two buildings retain a common design seen in most industrial buildings. Alongside lack of architectural significance, the property has been heavily altered with the demolition of several original buildings, diminishing the integrity of the site and its original feeling as a 1920s produce and ice packing facility. Therefore, the property is recommended ineligible for listing in the NRHP/CRHR/Local under Criterion C/3/3.

A review of available evidence and records search request through the Northwest Information Center did not identify any historic resources or archaeological sites within or directly adjacent to the project area. The subject property at the corner of Abbott and John Streets in Salinas, California has not yielded and is unlikely to yield information important in prehistory or history. The property was found ineligible for listing in the NRHP/CRHR/Local under Criterion D/4/4.

Additionally, the property is not recommended eligible for listing as a contributor to any known existing or potential historic district. Based on the analysis above, there is also no information to suggest the property would be eligible for local designation pursuant to Section 3-02 of the Salinas Municipal Code

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