

4.5 CULTURAL RESOURCES

The following section addresses paleontological and cultural resources. The information on cultural resources is based on the *Cultural and Historical Resources Survey for the Downtown Vista Specific Plan Update Program Environmental Impact Report* prepared by ASM Affiliates, Inc. (July 2009). This report assesses potential impacts to cultural and historical resources as a result of implementation of the DVSP Update. Appendix D of this PEIR contains the entire report, which is summarized in this section. For references to the discussions in this section, please refer to Appendix D.

4.5.1 EXISTING CONDITIONS

This section summarizes the paleontological and cultural setting of the project area. The summary is based on pertinent investigations in the general region which have contributed to the current constructions of past paleontological and cultural history; however, it is not intended to be an exhaustive account of all research conducted in the area. For a detailed discussion of the prehistoric and historic background of southern California and the City, including the SPA, refer to Appendix D.

4.5.1.1 Paleontological Resources

Paleontological resources are fossil evidence of past life on earth, such as fossilized remains of vertebrate and invertebrate organisms, fossil tracks, and plant fossils. The presence of paleontological resources depends upon the underlying rock formation(s) in an area. The City is primarily underlain by mid-Cretaceous tonalite of the Peninsular Ranges batholith. Gabbro, metasedimentary and metavolcanic rock, and the Santiago Formation are also found in the City, but not in the SPA. In addition, active streams and drainages contain recent alluvium. The SPA is underlain by tonalite and may contain recent alluvium along Buena Vista Creek or one of its tributaries. According to the County of San Diego (2007), igneous rocks such as tonalite have no potential to contain paleontological resources. Due to its relatively young age, recent alluvium has a low potential for paleontological resources.

4.5.1.2 Prehistoric Background

Archaeological investigations along the southern California coast have indicated that there was a diverse range of human occupation activities extending from the early Holocene (approximately 11,000 to 10,000 years ago) into the Ethnohistoric period 100 to 400 years ago. The basic cultural sequence for San Diego County was established by Rogers (1929, 1945), and subsequent scholars have generally refined it by subdividing cultures, combining cultures, or renaming the sequence. The most enduring local culture historical terminologies are those generated by Rogers (1945) and a later synthetic treatment by Wallace (1955) that integrates San Diego County with other portions of the southern California coast. In addition, True's (1966) terminology for late adaptations in the San Luis Rey River area has continued to have widespread acceptance. There are four general periods that are used to describe prehistory in the project area. These are Early Man [Human Occupation Prior to 11,500 Before Present (B.P.)], Paleoindian (11,500 B.P. - 8500/7500 B.P.), Archaic (8500 B.P. - 1300/800 B.P.), and Late Prehistoric (1300/800 B.P. - 200 B.P.). These four general periods are discussed in more detail in Appendix D.

4.5.1.3 Ethnohistoric Background

The City is located within the territory of the ethnohistoric Native American Luiseño cultural group. This group is a Shoshonean-speaking population that inhabited what is now northern San Diego, southern Orange, and southeastern Riverside counties through the Ethnohistoric period into the 21st century. Prior

to contact with the Spanish, the diet of the Luiseño included both plant and animal foods. There was considerable seasonality in the relative importance of plant versus animal food, and also the types of plant and animal foods. In California, Spanish explorers first encountered coastal villages of Native Americans in 1769 with the establishment of Mission San Diego de Alcalá. The missions “recruited” coastal Native Americans to use as laborers and convert them to Catholicism which had a dramatic affect on their traditional cultural practices.

4.5.1.4 History of Vista

Spanish Period (1769-1821)

On July 20, 1769, Father Juan Crespí arrived in the San Luis Rey River Valley. 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. At its height, San Luis Rey became one of the most populous and successful of the missions. In 1824, it had an Indian neophyte population of 3,000 and the extensive mission lands supported 1,500 horses, 2,800 sheep and 22,000 cattle.

Mexican Period (1822-1846)

Mexico won independence from Spain in 1821, and with it the process of dismantling of the mission system began to unfold. By 1835, the missions, including Mission San Luis Rey, were secularized. Mission San Luis Rey lands were parceled into six ranchos: Santa Margarita, Las Flores, Buena Vista, Agua Hedionda, Monserrate, and Guajome. The SPA is located on lands that were part of the Mexican land grant called Rancho Buena Vista. Rancho Buena Vista was originally part of the extensive grazing lands attached to the Mission San Luis Rey. In 1845, Governor Pío Pico granted the 1,184-acre rancho to Felipe Subria, Native American and former neophyte at San Luis Rey Mission, who had been living on the land following the secularization of the mission in 1834. Subria deeded the property to his married daughter Maria Gracia Dunn. The next owner of the ranch was Jesus Machado who married Lugarda Alvarado four years after her first husband Jose Maria Alvarado was killed in the Pauma Valley Massacre. During their ownership they built part of the present Buena Vista Adobe. The Vista Land Company purchased a sizeable portion of the original rancho lands to establish the town site of Vista in 1912 and by World War I there remained only 51 acres of the original land grant. The original Rancho Buena Vista Adobe, located within the SPA, is one of the best preserved of the original Mexican-period adobe ranch houses in San Diego County. The adobe and surrounding land was purchased by the City of Vista in 1989.

American Period (1846-Present)

In the early 1880s, a small community developed in the Vista area. Settlement was sparse, but continued to grow through the 1880s. The early homesteaders primarily grew wheat and raised cattle. The completion of the Santa Fe rail line between Oceanside and Escondido via Vista and San Marcos in December 1887 provided a major boon to the Vista area. This rail line provided both passenger and freight service to San Diego via Oceanside and to San Bernardino via Fallbrook. The railroad served to transport livestock, grain and produce from Vista to urban markets in San Diego, Los Angeles, and further. Vista played an important economic role locally in the packaging and shipping of goods produced by local farmers.

The provision of rail service also served to attract prospective investors and to boost land sales. Growth was slow until 1912 when the Vista Land Development Company purchased most of the Rancho Buena Vista land and laid out the town site of Vista in the vicinity of the current downtown area. The Vista Land Development Company also dug wells near Buena Vista Creek to provide a water supply, constructed some irrigation works and built the Vista Inn. The Vista Inn, located at the southeast corner

of E. Vista Way and S. Santa Fe Avenue, soon became the center of social and business life in Vista and the whole of North San Diego County.

The growth of the town was hampered by a lack of sufficient water for irrigation. In 1923, VID was formed and on October 10, 1924 a \$1.7 million bond measure was passed by Vista voters by a vote of 96-0 to extend the Escondido Canal and build a flume from Lake Wohlford to Pechstein Reservoir in Vista. Completion of the water project spurred a spike in land values. Several buildings constructed during the late 1920s boom are located within the SPA, including the former First National Bank building at 221 Main Street, a local landmark building. Vista continued to grow through the 1930s and the growing population necessitated the construction of several new schools. In 1930, a new two-story elementary school, Lincoln Elementary, was constructed in the SPA on Escondido Avenue where City Hall is now located. A high school at Escondido Avenue and E. Vista Way was completed in 1938. This high school is located within the SPA.

During the war years, San Diego County experienced a rapid growth in population as service men and their families and defense industry workers flooded into the County. The influx of new residents during and after the war also resulted in a boom in the construction industry. Key buildings constructed in 1948 include the Avo Theater, the Hanes building and the American Legion building.

The population of Vista continued to rise through the 1950s as young families were attracted to the pleasant climate and small-town atmosphere. Several new residential subdivisions were developed in Vista during the late 1940s and 1950s. In 1955, construction of a freeway from Vista to Oceanside was completed. The freeway, now the SR-78, ended at Broadway and Santa Fe Avenue. As residential and commercial construction continued at a rapid pace into the 1960s, land values in Vista rose. SR-78, a freeway linking the coastal I-5 and inland I-15 was completed in 1970 and the communities along the freeway's corridor experienced a further boom in population. By the end of the 1970s, more than 33,000 residents called Vista home and between 1980 and 1990, Vista doubled in size.

4.5.1.5 Previously Recorded Archaeological/Historical Resources

Records Search ASM Affiliates, Inc. conducted a historical resources study of the SPA between May and June 2009. This study included: 1) a records search to identify previously recorded resources; 2) a literature review and archival research to develop a historical context for the study area; 3) Native American consultation; 4) a pedestrian survey of the SPA; 5) photo-documentation of all buildings situated within the project area that were constructed prior to 1960; 6) data manipulation and analysis; and 7) preparation of this report summarizing the results of the study.

The records search was conducted at the South Coastal Information Center (SCIC), located at San Diego State University (SDSU) on May 12, 2009. The results of this search were analyzed to determine if any cultural or historical resources were previously recorded within a one-half-mile radius of the SPA. Archival research was conducted at the San Diego Historical Society archives, Vista Historical Society and Museum, San Diego County Department of Planning and Land Use, and the City.

A total of 37 previous cultural and historical resource studies have been completed within a one-half-mile radius of the project area. Refer to Appendix D for a list and brief description of each of these studies. These studies have identified 13 archaeological and historical resources within one-half mile of the SPA, three of which are located within the boundaries of the SPA. Table 4.5-1 identifies the 13 sites located within one-half mile of the SPA. The three cultural resources recorded within the SPA boundaries are described below.

Table 4.5-1. Previously Recorded Cultural and Historical Resources within One-Half Mile of the SPA

Designation		Approximate Distance from the SPA (in feet)	Contents ⁽¹⁾	Recorder, Date
Primary Number (P-37-)	Trinomial Number (CA-SDI-)			
025153		2,280 feet	Single family property (HP2) converted to Commercial Building (HP6 – 1-3)	Judith Marvin, LSA Associates, Inc., 2003
025154		2,280 feet	Single family property (HP2) converted to Commercial Building (HP6 – 1-3)	Judith Marvin, LSA Associates, Inc., 2003
028777		Inside SPA	Urban Open Space (Park) (HP31)	Marben-Laird Associates, 1987
	00646	1,033 feet	Bedrock Milling Feature (AP4)	Wallace, 1958
	00647	Inside SPA	HP44 – Adobe Building/Structure and prehistoric milling associated artifacts	Wallace, 1958
	00648	1,099 feet	Prehistoric artifacts including 4 manos, 2 hammerstones, and a metate fragment AP2 – Lithic Scatter and associated shell scatter	Wallace, 1958 Robbins-Wade, Jacobson, Nelson, Lucero and Hyde, 1991
	00649	1,575 feet	AP15 – Habitation Debris AP4 – Bedrock Milling Feature AP3 – Ceramic Scatter AP2 – Lithic Scatter AP11 – Hearth Feature	Robbins-Wade, Jacobson, Nelson, Lucero, and Hyde, 1991; Wallace, 1958
	00650	312 feet	AP4 – Bedrock Milling Feature AP3 – Ceramic Scatter, Shell also identified	Wallace, 1958
	00651	1,411 feet	AP15 – Habitation Debris	Wallace, 1958
	00652	2,051 feet	AP15 – Habitation Debris AP4 – Bedrock Milling Feature	Wallace, 1958
	00653	2,608 feet	AP15 – Habitation Debris	Wallace, 1958
	14323	869 feet	AH2 – Foundations/Structure Pads (2)	Delman and Bark, 1996; Gallegos and Guerro, 2007
	14324	Inside SPA	AH2 – Foundations/Structure Pads (2)	Delman and Bark, 1996; Gallegos and Guerro, 2007

⁽¹⁾ Corresponding Office of Historic Preservation Cultural Resource Code given in parenthesis
Source: ASM Affiliates, 2009

P-37-028777 - Wildwood Park

Marben-Laird recorded Wildwood Park as a historical resource during preparation of a 1987 historic resource inventory. This three-acre park was donated to the community of Vista in 1925 by F.J. and Helen Knight, owners of Rancho Buena Vista. It was noted that the park and creek “have remained primarily in a natural state” (Marben-Laird 1987:V-16).

CA-SDI-647 - Rancho Buena Vista Adobe

William Wallace recorded a number of manos, metates, mortars, and pestles in the vicinity of the Rancho Buena Vista Adobe in 1958. The ranch house was recorded separately by Marben-Laird in 1987 as a historical building (P-37-027667).

CA-SDI-14324H – Former Vista Depot

This site consists of two concrete foundations located adjacent to the Atchison, Topeka and Santa Fe (AT&SF) railroad tracks and Olive Avenue. One of the foundations marks the former location of the Vista Depot which was moved in 1981 to the corner of Washington and Indiana Streets. The foundations were recorded during a survey conducted by Ogden Environmental Inc. of the Oceanside-Escondido rail line in 1996. Both foundations were demolished during construction of the Sprinter light rail line.

Native American Consultation

Native American consultation was completed by ASM Affiliates, Inc. A letter dated May 13, 2009 was sent to David Singleton of the NAHC requesting a sacred lands search. Mr. Singleton replied on May 14, 2009 that no Native American cultural resources had been recorded in the SPA. He provided a list of nine Native American tribes and individuals who may have knowledge of resources in the area. On May 19, 2009, letters were sent to each of the Native American contacts provided by Mr. Singleton. As of November 2009, no responses have been received. Copies of the Native American consultation letters are provided in Appendix D.

4.5.1.6 Historical Building Inventory

Historic Building Database

The Geofinder database is maintained by the SCIC at SDSU. It includes records of all historical buildings and structures previously recorded within San Diego County, typically as a result of a historic resource survey. A small percentage of previously recorded buildings in the Geofinder database have been evaluated for eligibility to the California Register of Historic Resources (CRHR) and/or the National Register of Historic Places (NRHP). The use of term “historical” refers to the age of the building and does not infer that the building is eligible to either the CRHR or the NRHP.

The Geofinder database identified 31 historical buildings within one-half mile of the SPA. Of these, 18 are within the SPA boundaries. These 31 buildings are listed in Table 4.5-2. Only 13 of the historic buildings recorded in the Geofinder database have been formally documented and no further information other than an address is given for the remainder of the buildings. Additionally, some information in the Geofinder database is out of date. For example, at least one of the historic buildings still listed in the Geofinder database, the former Recreation Center, was demolished during construction of the Vista Village development.

Historic Literature Review

The literature review for the historic resources survey for the SPA included an examination of previous survey reports, books, journal articles and online sources relevant to the City and the SPA. One previous historic resources survey was completed for the City by Marben-Laird Associates called *Historic Resource Survey, Vista, California* (1987). This survey was completed in advance of the Vista Main Street downtown revitalization program. The boundaries of this study included the entire City and all resources built between 1854 and 1948 were evaluated at the reconnaissance level. Twenty-two properties were selected for additional research and documentation and were recommended eligible to the NRHP. Table 4.5-3 identifies these properties. Of these resources, eight are currently located within the SPA and are identified in bold.

Table 4.5-2. Previously Recorded Buildings Located Within One-Half Mile of the SPA⁽¹⁾

Address	Historic Name	City	Approximate Distance from SPA (in feet)	National Register Status Code
100 W Vista Way	--	Vista	148 feet	--
156 W Vista Way	--	Vista	148 feet	--
160 Recreation Drive	--	Vista	Inside SPA	--
200 E Broadway	--	Vista	Inside SPA	--
202 W Vista Way	--	Vista	164 feet	--
216 W Vista Way	--	Vista	197 feet	--
217 E Broadway	--	Vista	Inside SPA	--
220 W Vista Way	--	Vista	Inside SPA	--
240 N Santa Fe Avenue	--	Vista	Inside SPA	--
260 W Vista Way	--	Vista	246 feet	--
365 E Broadway	--	Vista	Inside SPA	--
404 N Citrus Avenue	--	Vista	476 feet	--
952 N Citrus Avenue	--	Vista	2,608 feet	--
1017 Torole Circle	--	Vista	1,181 feet	--
640 Alta Vista Drive	Rancho Buena Vista P-37-027667	Vista	705 feet	7 – Not evaluated for the NRHP
1367 Clarence Drive	P-37-027644	Vista	640 feet	--
1364 Clarence Drive	P-37-027643	Vista	640 feet	--
303 Main Street	--	Vista	Inside SPA	--
240 E Vista Way	--	Vista	Inside SPA	--
123 E Vista Way	--	Vista	Inside SPA	--
0 Santa Fe Avenue	--	Vista	Inside SPA	--
1030 Heather Drive	Smith / S.O.S. House P-028769	Vista	Inside SPA	--
128 S. Beaumont Lane	Clement, Neva House P-37-082781	Vista	1,181 feet	--
207 Washington Street	Santa Fe Railroad Depot P-37-028776	Vista	Inside SPA	--
224 E. Vista Way	Sheffields Department Store P-37-28778	Vista	Inside SPA	--
226 E Vista Way	Dutch Bakery P-37-28775	Vista	Inside SPA	--
2376 Alta Vista Drive	Spanish Colonial Home P-37-28783	Vista	558 feet	--
303 E. Vista Way	Avo Theater P-37-28772	Vista	Inside SPA	--
321 S. Santa Fe Avenue	American Legion Post #365 P-37-28773	Vista	Inside SPA	--
211 E. Vista Way	Vista First National Bank P-37-28764	Vista	Inside SPA	--
137 N. Santa Fe Avenue	Red Barn P-37-28766	Vista	Inside SPA	--

⁽¹⁾ Data derived from the Geofinder database of historic buildings and structures maintained at South Coastal Information Center, SDSU

Source: ASM Affiliates, 2009

Table 4.5-3. Historic Resources Recommended Eligible to the NRHP in 1987⁽¹⁾

Survey Number	Address	Historic Name
V.01	1155 Foothill Drive	Delpy House
V.02	640 Alta Vista Drive	Rancho Buena Vista
V.03	211 E. Vista Way (Main Street)	Vista First National Bank
V.04	2317 Foothill Drive	Rancho Minerva
V.05	790 Vale View Drive	Charles Braun House ⁽²⁾
V.06	2261 Edgehill	English Gentry House
V.07	2261 Edgehill	English Gentry Barn
V.08	1030 Heather Drive	Smith S.O.S. House
V.09	137 N. Santa Fe Avenue	Red Barn ⁽³⁾
V.10	1260 Alta Vista Drive	McCurdy/Morton House
V.11	303 E. Vista Way (Main Street)	AVO Theater
V.12	321 S. Santa Fe Avenue	American Legion Post #365
V.13	160 Recreation Way	Recreation Center ⁽⁴⁾
V.14	226 E. Vista Way (Main Street)	Dutch Bakery
V.15	207 Washington Street	Santa Fe Railroad Depot
V.16	W. Vista Way and Alta Vista Drive	Wildwood Park
V.17	224 E. Vista Way (Main Street)	Sheffields Department Store
V.18	2440 E. Vista Way	Mary Helen Ranch
V.19	1540 Alta Vista Drive	James Armstrong House
V.20	128 S. Beaumont Lane	Neva Clement House
V. 21	1624 San Luis Rey Avenue	Old Adobe Residence
V. 22	2376 Alta Vista Drive	Spanish Colonial Residence

⁽¹⁾ Buildings within the DVSP Update area are shown in **bold**

⁽²⁾ The Charles Braun House was already listed in the NRHP at the time of the 1987 survey.

⁽³⁾ The Red Barn, a Vista landmark for several decades, was later demolished.

⁽⁴⁾ The former Recreation Center was demolished during the construction of the Vista Village development in 2000.

Source: ASM Affiliates, 2009

4.5.1.7 Identification of Potentially Significant Properties

The results of the records research were used to develop a historic context statement for the SPA. The survey boundaries included the entire SPA. The age threshold for historic eligibility is 50 years. As a first step in identifying buildings constructed prior to 1960, the City provided a GIS database of 280 parcels containing buildings dating to 1960 or earlier. An intensive pedestrian survey of the entire project area was then completed using this database as a guide. During the survey, additional buildings were identified that appear to meet the age threshold for eligibility based on architectural style and date of construction of adjacent buildings. Both the buildings from the City's database and other buildings that appeared to meet the age threshold were photographed. Following the field survey, a database was created detailing the potentially eligible historic resources within the SPA. The database of all buildings included in this survey and photographs of the pre-1960 buildings are provided in Appendix D. A summary of architectural styles found in the SPA is provided in Table 4.5-4. A street by street summary of these buildings is provided below. Three properties were also evaluated for eligibility to the CRHR. These

properties are located at 321, 529-537, and 614 S. Santa Fe Avenue, respectively. The results of the evaluation are provided in the street by street summary below.

Table 4.5-4. Architectural Styles in the SPA

Style	Date	General Characteristics	Character Defining Features
False Front Commercial	Late 19 th – Early 20 th Century	Generally built of wood and had front-facing gables. They are defined by the presence of a tall parapet on the front façade that extends above the side walls and roof. The front parapet was often used for signage.	Front-gable roof; Façade parapet extending above the roofline; Wooden clapboarding; Large store-front windows; Symmetrical façade; and, One or two stories.
National Folk (Vernacular)	1850- 1950	Plain appearance, simple ground plan, and construction. Walls are frequently clad with wooden clapboard siding and windows are plain wooden and double hung. There are variations in the roof design including gable-front, gable-front-and-wing and pyramidal. Additions such as porches were frequently added to the basic house design as families became more prosperous.	Minimal ornamental; One or two stories; Wooden clapboard siding; Asymmetrical façade; and, Double-hung wooden windows.
Mission Revival	1890- 1920	Inspired by the architecture of Spanish missions. Distinguished by the use of a tall curvilinear roof parapet that extends above the roofline, or a decorative dormer in a red tile roof. Exterior has a smooth stucco finish, and windows are often paired or three-part and placed symmetrically on either side of the entry porch.	Curvilinear Mission-style roof parapet or dormer; Stucco exterior; Symmetrical and asymmetrical façades; One story in modest homes; Flat or hipped roof; Tile roof cantilevered from wall surface; Paired or three-part windows; and, Arcaded entry porch.
Spanish Eclectic	1915- 1940	The Spanish Eclectic or Spanish Revival style became popular in San Diego after the 1915 Panama-California Exposition due to the popularity of the Exposition buildings in Balboa Park. The Spanish Eclectic style in southern California is a simplified vernacular architectural style.	Asymmetrical façade; Red clay tile, low pitched roof of various types; Little or no eave overhang; Stucco exterior; One or two story; Arches used above windows, doors and porches; Balconies on second stories; and, Large three-part windows.
Craftsman Bungalow	1905- 1920	Emerged from the Arts and Crafts movement in and became the dominant style for smaller houses throughout the country between 1905 and the mid 1920s. The popularity of the style may be accounted for in part by the ready availability of Craftsman bungalows from kit house companies and pattern books.	Low-pitched gable roof (or occasionally hipped roof) with wide eave overhang and exposed rafters; Use of decorative beams or braces under gables; Prominent front porches with roof supported by tapered square columns; Columns frequently extend to ground level; Wooden clapboard siding is common; Use of a variety of materials to decorative effect, including, stone, cobblestone, brick, wood, shingles; and, Windows arranged in bands or singly; three-over-one and one-over-one.

Table 4.5-4. Continued

Style	Date	General Characteristics	Character Defining Features
Modernistic	1920-1940	Art Moderne buildings are distinguished by their smooth wall surface, are usually constructed of stucco, are flat roofed with coping at the roof line, have horizontal emphasis with horizontal balustrades and grooves in the building surface, an asymmetrical façade and presence of curved corners.	Character-defining features of Art Moderne: Smooth, stucco surfaces; Asymmetrical façade; Flat roof with coping; Horizontal accents; Curved corners and accent features; Windows that continue around corners; Use of glass blocks.
Modernistic	1920-1940	Art Deco buildings are distinguished by smooth stucco wall surfaces, use of stylized decorative motifs such as zig-zigs and chevrons on the façade; towers and vertical projections above the roofline.	Character-defining features of Art Deco: Smooth stucco wall surfaces; Flat roof; Vertical emphasis; Vertical towers and projections above the roof line; and, Use of stylized geometric decorative details.
Minimal Traditional	1935-50	Modest size, simplicity of construction and lack of decorative detailing.	Low-pitched roofs; Lack of eave overhang; At least one front-facing gable; Prominent chimney; and, Use of variety of materials in the facade
Ranch	1935-1975	Rambling design, size of the house is emphasized by the long façade and the presence of attached garages.	Asymmetrical façade; Low pitched roofs; Hipped, cross-gabled and side-gabled variants; Moderate to wide eave overhang; Both wooden and brick wall cladding often used in combination; Ribbon windows and large view windows; and, Rear patios.
Block	1920-1960	Plain exterior with no decorative elements, a flat roof, and a rectilinear ground plan. Large store-front windows are usually present in the façade. The exterior usually has a stucco finish, although wood siding is sometimes used.	Flat roof; Asymmetrical façade; Stucco exterior, with wood siding, masonry also occurring; Rectilinear ground plan; and, One or two stories.
Utilitarian Industrial		Designed primarily with function and cost in mind. May include features specific to their specialized function or may be simple prefabricated metal warehouse buildings. This category includes a wide variety of forms and materials.	Design is based on the function of the building; Corrugated metal and masonry are the most common materials used; and, Lack of ornamentation.
Contemporary	1950-1970	Angular massing, unusual roof forms, and use of a variety of materials. Signage for commercial buildings was often large with free-standing letters, often illuminated on building facades. Exterior finishes included vertical wood siding, concrete block, stucco, or plate glass.	Variety of roof forms – some unusual: flat, gabled, shed, butterfly, typically with wide overhangs; Large windows, usually with aluminum framing; and, Non-traditional finishes including vertical wood siding, concrete block, stucco, flagstone, and plate glass. Angular massing; Sun shades, screens; Attached garages and carports in residential buildings; Split-level design in residential buildings; Distinctive triangular, parabolic or arched forms; Integrated, stylized signage on commercial buildings.

Source: ASM Affiliates, 2009

Alta Calle

One Contemporary two-story apartment building constructed in 1955 is located on Alta Calle.

Alta Vista

One resource, the Ranch Buena Vista Adobe, is located at 640 Alta Vista Drive. As one of the finest examples of Mexican Period adobe ranch houses, this property is eligible to the NRHP and the CRHR.

Camino Corto

This street was developed as part of the Rabe Gardens subdivision. It features modest Minimal Traditional and Minimal Traditional/Ranch single-family homes and duplexes constructed between 1949 and 1960. Many are in poor condition and none appear eligible to the CRHR.

Camino Patricia

This neighborhood of Minimal Traditional and Ranch houses dating from 1949 to mid 1950s was developed as part of the Rabe Gardens subdivision. The neighborhood maintains good overall integrity. None of the buildings appears eligible to the CRHR.

Citrus Avenue

N. Citrus Avenue was part of the original Vista town site subdivision and some early single-family houses are located on this street. Eligibility of these buildings may relate to their association with the early residential development of the Vista town site. Potentially eligible buildings on Citrus include:

- 204 Citrus - A 1925 Pueblo-Revival residential building.
- 209 Citrus - A Vernacular bungalow constructed in 1939 but appears much earlier, possibly as early as the 1920s. It has excellent integrity.
- 212 Citrus - A Spanish Eclectic bungalow constructed in 1929. The integrity is good to fair as some windows were changed out in the front, but this is reversible.
- 218 Citrus - A Vernacular bungalow constructed in 1928.

E. Broadway

E. Broadway was developed as part of the Vista Heights subdivision and most of the buildings on this street were constructed between 1945 and 1960. This street maintains good overall integrity in the commercial center and a number of the buildings are potentially eligible to the CRHR as contributing properties to the proposed Downtown Vista Historic Commercial District.

One building at 353 E. Broadway, the former Carpenter's Hall, may be eligible for listing as an individual historical property. This building is a good example of a minimalist approach toward the Art Deco architectural style. The highly rhythmic façade is established vertically by the insertion of stylized fluted pilasters to establish bays, and horizontally by development of a sign marker established by stepping up of each bay toward the central entrance.

Escondido Avenue

There are few buildings on Escondido Avenue that pre-date 1960. One property on this street is potentially eligible to the CRHR: 151 Escondido Avenue. This is the original Vista High School, constructed in 1938 with a grant from the WPA. As with the Delaney Building (Spokane, WA., 1970),

this building exhibits the influence of Egyptian architecture on the Art Deco movement. A formal evaluation to the CRHR is recommended for this building.

Eucalyptus Avenue

The 300 and 400 blocks of Eucalyptus Avenue have a number of good examples of Minimal Traditional, Ranch and Tudor cottages constructed between 1940 and 1949. Notable buildings on the street, and their architectural style, include:

- 321 Eucalyptus - Minimal Traditional
- 342 Eucalyptus - Central Baptist Church
- 343 Eucalyptus - Tudor Revival Cottage

Goetting Way

Houses on Goetting Way, part of the Goettings Heights subdivision, were constructed between 1941 and 1954. Both single-family homes and duplexes are present. A range of styles are represented including Minimal Traditional and early Ranch houses that combine elements of Minimal Traditional, and Vernacular. The predominant style on this street is Contemporary, with flat or shed roofs and angular massing. These houses are modest in size and detailing. They were constructed during and after the war years using relatively inexpensive materials.

Hillside Terrace

The church located at 114 Hillside Terrace, at the corner of Hillside Terrace and Vista Village Drive, is a Tudor Revival with steep-pitched roof and false half timbering under the front gable. The date of construction is unknown.

Indiana Avenue

Indiana Avenue was part of the Vista town site subdivision. Currently, a mixture of small commercial buildings are situated on the 100 block and residential uses are located on the remaining blocks. The residential buildings date to the 1940s for the most part and include Minimal Traditional and Vernacular. Notable buildings on Indiana Avenue include:

- 121-127 S. Indiana - Small Block-style commercial building. Estimated date of construction is 1940s.
- 326 N. Indiana - Pueblo Revival house constructed in 1929
- 226 N. Indiana - Craftsman style bungalow constructed in 1930

Main Street

Main Street was the principal commercial district in Vista from the mid 1920s to the 1960s and later. The 1929 First National Building, a two-story Spanish Revival/Italian Renaissance building has been a Vista landmark since its construction. It serves as a focal point of the commercial strip on Main Street between the 100 block and the 400 block. Buildings on this four-block strip were constructed between the late 1920s and the 1950s. A surge in commercial building from the mid 1940s, in response to the growing population, extended Main Street eastward and shaped the appearance of Main Street for decades to come. Between the 1940s and the 1970s, Main Street was the heart of Vista, providing retail stores, entertainment and necessary services. The Avo Theater was a state-of-the-art facility when it was constructed in 1948 and put Vista on the map throughout north San Diego County as a venue for entertainment.

The four-block commercial strip along Main Street, together with Broadway and portions of Hanes, Indiana and Citrus Avenues, has the potential for designation as a Historic District. It retains good integrity as a commercial district with one-story storefronts, opening out directly onto the sidewalk. There has been little rebuilding on these blocks and most buildings date to between 1940 and late 1950s.

It is recommended that the area bordered by Main Street (100-400), Broadway (100-400), Santa Fe and Citrus be evaluated for eligibility to the CRHR and the NRHP as a Historic District (Downtown Vista Historic Commercial District). The period of significance for the historic district is 1926 and 1960. A total of 29 buildings may be contributing properties to the proposed historic district, as listed in Table 4.5-5.

Table 4.5-5. Contributing Buildings in the Proposed Historic Commercial District

APN	Street	Construction Date	Historic Name
1752740800	119 Broadway	1960	
1752740600	135-141 Broadway	1950	
1752740500	147 Broadway		
1752740400	197-201 Broadway	1952	
1752750400	202-236 Broadway	1952	
1752740100/ 1752740200	217-227 Broadway	1947-1952	W.F. Hanes Building
1752720200	315-319 Broadway	1947	
1752720300	323 Broadway	1947	Adobe Professional Building
1752710700	350 Broadway	1953	
1752721000	353 Broadway	1948/ 1950	Carpenter's Hall
1752762100	115 Main Street		
1752761200	123 Main Street	1954	
1752761400/ 1752761500	131-135 Main Street		
1751381400	202-204 Main Street	1940	
1752750100	203-209 Main Street	1940	Vista Theater/ McDougall's Pharmacy
1752750200	211-221 Main Street	1928	First National Bank
1751381300	212 Main Street	1940	
1751381200	218 Main Street	1948	
1751381100	224-226 Main Street	1941	Sheffield's Department Store/ Dutch Bakery
1751380900	230-236 Main Street	1941	Sheloup's
1751380800	240 Main Street	1947	
1752712200	245-253 Main Street	1942	
Unknown	248 Main Street		
1752711300	303-307 Main Street	1948	Avo Theater
1751390800	326-330 Main Street	1954	
1752711900	327-329 Main Street		
1752710900	331-347 Main Street	1950	Dina Paint
1751390600	344 Main Street	1950	
1752221300	406 Main Street	1950	Village Café

Source: ASM Affiliates, 2009

Mercantile Street

Mercantile Street is an industrial district in the Rancho Vista subdivision. Warehouses and shops on this street include metal workshops, and garages. Most of the buildings are nondescript utilitarian shops and corrugated metal warehouses. One building on this street is notable for its architecture and possible association with the avocado packing industry in Vista in the 1940s. The building at 611 Mercantile Street is a unique and highly stylized architectural expression drawing heavily on the Beaux Arts influence, in an almost Art Deco approach is employed. It is possible that this building has been heavily modified in the recent past. Formal evaluation of this building is recommended.

Michigan Avenue

Michigan Avenue between Main Street and Vista Village Drive features a number of office buildings of unknown date. These were likely constructed between the 1950s and 1970s. North of Vista Village Drive are a number of small vernacular bungalows constructed in the 1920s. While these bungalows may not meet the eligibility criteria for architecture, they are some of the earliest extant bungalows dating back to the original town site of Vista. As such, they may be eligible under criterion 1/A. Formal evaluation is recommended for the following buildings:

- 119 Michigan Avenue (1925)
- 215 Michigan Avenue (1920s)
- 217 Michigan Avenue (1928)
- 225 Michigan Avenue (1928)

Natal Way

Natal Way, in the Rancho Vista subdivision, contains a mixture of modest single family homes and duplexes dating from between 1930 and 1953. Vernacular bungalows, Minimal Traditional, Ranch and Contemporary styles are all represented. These buildings are not good examples of their individual styles and many have fair to poor integrity.

Oceanview Drive

Oceanview Drive is part of the Vista Heights subdivision and it features a range of residential buildings of a variety of styles including Ranch, Minimal Traditional and Split Level that were constructed between 1943 and the 1960s. A number of houses on this street were not included in the City's database of buildings constructed prior to 1960. However, the style of these houses is consistent with construction in the 1950s. The houses were comfortable single-family homes on large lots. Several of the houses have had additions and alterations over the years. These buildings are not good examples of their individual styles and many have fair to poor integrity.

Pala Vista Drive

Pala Vista Drive is located within the Rancho Vista subdivision. It contains a mixture of duplexes, single-family homes and apartment buildings. The buildings range in date between 1930 and the early 1960s with most constructed during the 1940s and 1950s. Formal evaluations are recommended for the following buildings on Pala Vista Drive.

153 Pala Vista Drive, constructed in 1930, is a Tudor cottage. It is one of the earliest houses in this subdivision and the style of architecture is unusual for this area.

137-139 and 143-147 Pala Vista Drive are identical duplexes designed in a Vernacular bungalow style.

184, 191, 207, 215 and 221 Pala Vista Drive were constructed between 1935 and 1940 in the Minimal Traditional and Early Ranch styles. They appear to maintain good integrity and are good examples of the pre-World War II housing in Vista.

Palm Avenue

The 100 to 300 block of Palm Avenue was part of Martin's Addition. The houses date from 1939 to 1959. These are modest Minimal Traditional and early Ranch single family homes for the most part. Four houses on this street (225, 246, 301 and 303 Palm Avenue) are good examples of early Ranch/Vernacular houses, representative of workers housing in the immediately pre-War years. Formal evaluation of these buildings for eligibility to the CRHR and the City Register is recommended.

Park Avenue

Park Avenue was part of the Vista Heights subdivision, developed in the late 1940s and 1950s. This area of Vista, surrounding the southern park, had larger lots. Two Ranch-style houses constructed in the early 1950s are notable: 321 and 324 Park Avenue. Formal evaluation of these buildings for eligibility to the CRHR and the City Register is recommended.

Plymouth Drive

Two blocks of Plymouth Drive, in the Richardson Addition, are situated within the project area. Single-family homes on this street range in date between 1935 and 1960. One notable building at 115 Plymouth Drive is a Minimal Traditional style house constructed in 1939. Formal evaluation of these buildings for eligibility to the CRHR and the City Register is recommended.

Postal Way

A strip mall at 912 Postal Way is the only building listed on the City's database of pre-1960s buildings. It does not appear eligible to the CRHR or the City Register.

Rincon Street

Rincon Street is in the Rancho Vista subdivision. It contains a mixture of industrial warehouses, a mobile home park, and modest single-family homes and apartments. Most of the homes appear to have been constructed in the late 1940s and 1950s. No notable buildings are present on this street that would warrant further evaluation.

S. Santa Fe Avenue

Santa Fe Avenue was the main thoroughfare through Vista on the road from Oceanside to Escondido. The AT&SF rail line also paralleled Santa Fe Avenue. Santa Fe was also one of the principal commercial strips in Vista from its earliest days. Hotels and restaurants catered to travelers. The landmark Vista Inn was located on the corner of Santa Fe and Main Street and smaller hotels also were located along the route. Auto-related businesses, gas stations and garages also lined the route.

The 100 and 200 blocks of S. Santa Fe Avenue were developed as part of the Vista Heights subdivision, while to 400 to 600 blocks were part of the Rancho Vista subdivision. South of Escondido Avenue portions of S. Santa Fe Avenue were part of the Orleavo Heights subdivision.

Formal evaluation is recommended for the following buildings on S. Santa Fe Avenue:

117 S. Santa Fe Avenue. Constructed in 1952, this was the Chamber of Commerce headquarters from 1952 to 1981.

123 S. Santa Fe Avenue. This Block-style commercial building has a recorded construction date of 1960. It is very similar in style to the adjacent building at 133 S. Santa Fe Avenue.

133-137 S. Santa Fe Avenue. Originally constructed in 1932, this building has an interesting history. In the 1930s it was a church and the train from Oceanside to Escondido would drop off passengers directly behind the building for services.

219 S. Santa Fe Avenue. This building is a small garage/workshop. Construction date is unknown.

267 S. Santa Fe Avenue. This is a small wood-framed false front building that, according to City records, was constructed in 1947.

285 S. Santa Fe Avenue. This commercial false front building was used as the Vista Post Office between 1949 and 1960.

306 S. Santa Fe Avenue. A Buy and Save Market was opened in this location in 1939. It became a Mayfair Market in 1962. The building was extensively remodeled in 1963. It currently houses Gil's Feed.

315-319 S. Santa Fe Avenue. This Block-style garage opened in 1946 as Delpy Motors.

321 S. Santa Fe Avenue. This building was constructed in 1948 for the American Legion. It has been in continuous use as the Alvin Myo Dunn Post 365 headquarters since it first opened. This three-part, two-story building is hard to pin down as to a particular architectural style. Its severe wall plans, punctuated by paired windows aligned above and below each other at each level, and central, recessed entrance would seem to look back to the German influence of the late nineteenth and early twentieth centuries. However, the unusual cornices and ziggurat roof over the central bay would seem more appropriate to an Art Deco building. This building was evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. A DPR form for detailing the building's evaluation is provided in Appendix D.

The American Legion Building is recommended eligible for listing in the CRHR under Criterion 1 for its association with the American Legion in San Diego County. Criterion 1 is an association 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 U.S. The American Legion was chartered by Congress in 1919 as a patriotic, war-time veteran's organization. It is a not-for-profit community-service organization which now numbers nearly three million members, men and women, in nearly 15,000 American Legion posts worldwide. The completion of this building in 1948, after several years of fund-raising efforts, represented a significant achievement for the community of Vista. It has been in continuous use as the Alvin Myo Dunn American Legion Post 365 headquarters since it first opened.

This building is also eligible for listing in the CRHR under Criterion 3 for its distinctive architecture. A building meets Criterion 3 if 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. While the style of this building is difficult to define, it contains several Art Deco-inspired features, including the central ziggurat. Art Deco buildings are rare in north San Diego County and this building represents a

unique use of Art Deco elements. In addition, the American Legion Building is also recommended eligible for listing in the City of Vista Historical Resources Register under criteria A and C.

437 S. Santa Fe Avenue. Geib Lumber has been at this location since 1928. The current building appears to date to the 1950s.

529-537 S. Santa Fe Avenue. This two-story hotel, the Rancho Vista Hotel, was constructed in 1929. An adjoining hotel, the Rose Villa, was demolished in the early 1980s. Architecturally, this building exhibits some suggestions of Spanish Eclectic style, most notably in its parapet coursing, which rises, falls and peaks in no relation to the fenestration of the building. The building appears to have been built in phases, with the left side of the primary façade stepping out slightly from the right, and otherwise bearing no relation to the overall design scheme. Indeed, it is difficult to attach any particular architectural design to this building: the peaked, centered parapets would seem to set up a symmetrical façade, but the fenestration pattern contradicts that. This building was evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. A DPR form for detailing the building's evaluation is provided in Appendix D. The Rancho Vista Hotel was one of the earliest hotels in Vista and is a good representative of the small roadside hotels and motels that catered to travelers in the 1920-1940s. However, it maintains poor integrity of design and materials. It is therefore recommended not eligible to the CRHR and the City of Vista Historical Resources Register.

611-613 S. Santa Fe Avenue. This Block-style commercial building has a recorded construction date of 1932. It is contemporary with the Rancho Vista Hotel and the Bungalow Court at 614 S. Santa Fe Avenue.

614 S. Santa Fe Avenue. This Spanish Eclectic Bungalow Court complex was constructed in 1931. This is the only known bungalow court in the DVSP Update area. These bungalows housed merchants and professionals early in their history. Over the last 40 years only commercial activities have been permitted. This building was evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. A DPR form for detailing the building's evaluation is provided in Appendix D. The Bungalow Court at 614 S. Santa Fe Avenue is recommended eligible the CRHR under Criterion 3 for architecture. A building meets Criterion 3 if 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. This building represents an good example of both the small Bungalow Court complex and Spanish Eclectic architecture as applied to multi-family housing in San Diego in the 1930s. This complex is unique in its design and architecture in Vista. While this complex has lost some integrity with the replacement of many of the original windows, the overall appearance and impression of the complex is maintained. The Bungalow Court is also recommended eligible for listing in the City of Vista Historical Resources Register.

Sinkler Way

Sinkler Way was part of the Rancho Vista subdivision. The 800 block contains a number of Ranch and Minimal Traditional style single-family homes and small two-story apartment buildings. There are no notable buildings on this street.

Stadden Way

There are a small number of 1950s single-family Ranch-style homes on Stadden Way in Martin's Addition. None are notable for their architecture.

Terracina Way

Most of Terracina Way is in the Richardson Addition. Buildings on this street range in age from 1926 to the mid 1950s. The earlier buildings were single-family homes and in the 1950s a number of duplexes were constructed. Some two-story apartment buildings were added, possibly as late as the 1970s. One notable building is located at 123 Terracina Way. It is a Tudor-Revival-style bungalow constructed in 1926.

Vista Village Drive

There have been major changes on Vista Village Drive, due to construction of the on-ramp to SR-78 and the construction of the Vista Village shopping center development. The commercial development along Vista Village Drive dates primarily to the late 1950s and later. There are large gaps between individual businesses and no cohesion in building design. Consequently, this commercial district does not have the potential for designation as a historical district. There are a small number of buildings that have some potential for individual eligibility. They are discussed below.

Vista Riviera Motel. The date of construction of the motel located at the corner of Vista Village Drive and Plymouth Drive is not know. The motel sign and architectural style of the building suggests late 1950s or 1960s construction.

356 Vista Village Drive. This two-story Block-style market, Rodeo's Meat Market, may date to the 1950s. It has a distinctive metal sign.

430-432 Vista Village Drive. This is a contemporary office building with butterfly roof.

734 Vista Village Drive. This is a small vernacular front-gabled cottage, possibly constructed in the 1920s or 1930s. The windows at the front of the building have been replaced, so the integrity is fair.

748 Vista Village Drive. This is a small Pueblo Revival cottage constructed possibly in the 1930s. The integrity is fair as some windows have been replaced, although the openings have not been modified.

Washington Street

The 1913 AT&SF railroad depot was relocated to 211 Washington Street in the 1980s. It now serves as the Chamber of Commerce headquarters. The exterior appears to maintain good integrity although moving the building from its original location has impacted the integrity of setting and location.

4.5.2 REGULATORY FRAMEWORK

4.5.2.1 Federal

National Register of Historic Places

Developed in 1981, the NRHP is an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment. Listing of private property on the NRHP does not prohibit under federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.

In order for a property to be listed in the NRHP, a property must meet at least one of the eligibility criteria described below in the discussion of state regulations, as well as retain sufficient integrity to convey its significance. Integrity is a quality that relates to the historic authenticity of a property. The seven aspects

of historic integrity, as recognized by the National Park Service (National Register Bulletin 15: How to Apply National Register Criteria for Evaluation) are: location, design, setting, workmanship, materials, feeling, and association. Location and setting relate to the relationship of a property to its environment. Design, materials, and workmanship relate to construction methods and stylistic details. Feeling and association relate to the ability of the property to convey a sense of historical time and place. A significant loss of integrity will render a property ineligible for the CRHR, regardless of its level of historical significance. Evaluation of a property to the CRHR requires consideration of both historical significance, as defined by the evaluation criteria, and integrity. The criteria under which a property is significant are relevant to the issue of integrity, because the property must retain sufficient integrity of those elements relevant to the qualifying criteria. In the case of a property important for its architecture, retention of design, workmanship and materials will usually be more important than location, setting, feeling and association, while a property important as a representative of the work of a Master architect must retain most of the physical features and design quality attributable to the Master.

4.5.2.2 State

California Environmental Quality Act (CEQA)

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, PRC, Section 5021.1[b].

Lead agencies have a responsibility to evaluate historical resources against CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources, described below. 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 an 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 State 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) can be considered to materially impair the resource’s significance.

The California Register of Historic Places (CRHR)

The CRHR is used in the consideration of historic resources relative to significance for purposes of CEQA.

The CRHR is an authoritative guide to the state’s historical resources, which is used in the consideration of historic resources relative to significance for purposes of CEQA. The California Register includes resources listed in, or formally determined eligible for listing in, the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR, cited as Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852, consisting of the following:

- A) 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 U.S.; or
- B) It is associated with the lives of persons important to local, California, or national history; or
- C) 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; or
- D) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Native American Historic Cultural Sites (PRC Section 5097 et. seq.)

State law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and establishes the NAHC to resolve disputes regarding the disposition of such remains. In addition, the Native American Historic Resource Protection Act makes it a misdemeanor punishable by up to a year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the California Register of Historic Resources.

In the fall of 2006, AB 2641 was signed into law by Governor Schwarzenegger. This bill amended PRC 5097.98 to revise the process for the discovery of Native American remains during land development. The purpose of the revisions are to encourage culturally sensitive treatment of Native American remains, and to require meaningful discussions and agreements concerning treatment of the remains at the earliest possible time. The intent is to foster the preservation and avoidance of human remains during development. The changes in the law allow additional time to notify, consult and confer with the MLD/Native American representatives on any given project. In addition, the new language provides more protection for re-interment sites.

California HSC 7050.5 - Human Remains

HSC Section 7050.5 requires that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlay adjacent remains, until the County Coroner has examined the remains. If the Coroner determines the remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall contact by telephone within 24 hours the NAHC. In addition, any person who mutilates or disinters, wantonly disturbs, or willfully removes any human remains in or from any location other than a dedicated cemetery without authority of law is guilty of a misdemeanor.

4.5.2.3 Local

City of Vista Historic Preservation Ordinance

The City is currently updating its Historic Preservation Ordinance, Chapter 32 of the City Code. This ordinance establishes the City of Vista Historical Resources Register. As of July, 2009, a historic resource may be considered for inclusion in the City of Vista Historical Resources Register based on one or more of the following criteria:

- A) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history;
- B) It is identified with persons or events significant in local, state, or national history;
- 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;
- D) It is an archaeological, paleontological, botanical, geological, topographical, ecological, or geographical site which has the potential of yielding information of scientific value;
- E) It is a geographically definable area possessing a concentration of sites, 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.

4.5.3 IMPACT SIGNIFICANCE CRITERIA

Implementation of the DVSP Update would result in a significant direct impact on cultural resources if it would:

1. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;
2. Cause a substantial adverse change in the significance of an archaeological resource;
3. Disturb any human remains, including those interred outside of formal cemeteries; and/or
4. Cause a substantial adverse change in the significance of a historical resource.

Regarding historical resources, Section 15064.5(b) of the State CEQA Guidelines identifies an adverse environmental impact to historical resources as a Substantial Adverse Environmental Impact: A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

4.5.4 METHOD OF ANALYSIS

The section below gives full consideration to the development of the SPA and acknowledges the physical changes to the existing setting that would occur from implementation of the DVSP Update. Impacts to paleontological resources were determined based on the potential for paleontological resources to be found in the rock formations that underlie the SPA. The cultural resources analysis is based on the *Cultural and Historical Resources Survey for the Downtown Vista Specific Plan Update Program Environmental Impact Report* prepared by ASM Affiliates, Inc. (July 2009). ASM Affiliates, Inc. conducted a records search to identify previously recorded cultural resources and a pedestrian survey to identify structures that would have the potential to be considered significant under the CRHR or the City's Historical Resources Register. The results of the records search and pedestrian survey were compared to the development that would be allowed under the DVSP Update to determine impacts to archaeological sites, human remains, and historical resources. Refer to Appendix D for additional details of the methodology of the report.

4.5.5 PROJECT IMPACTS AND MITIGATION

4.5.5.1 Issue 1 – Paleontological Resources

Would implementation of the DVSP Update directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

IMPACTS ANALYSIS

Paleontological resources would have the potential to be destroyed as a result of ground disturbing activities during construction. As discussed above in Section 4.5.1.1, Paleontological Resources, the SPA is underlain by mid-Cretaceous tonalite and may contain recent alluvium along Buena Vista Creek or one of its tributaries. According to the County of San Diego (2007), tonalite is an igneous rock having no potential to contain paleontological resources. In addition, recent alluvium has a low potential to contain paleontological resources, due to its relatively young age. Therefore, paleontological resources are not likely to be present in the SPA. Furthermore, no unique geologic features have been identified in the SPA. As such, the construction of projects allowed under the DVSP Update would not impact paleontological resources or a unique geologic feature. Impacts would be less than significant.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would not result in a significant impact associated with paleontological resources.

MITIGATION MEASURES

Implementation of the DVSP Update would not result in a significant impact associated with paleontological resources. Therefore, no mitigation is required.

4.5.5.2 Issues 2 and 3 – Archaeological Sites and Human Remains

Would implementation of the DVSP Update cause a substantial adverse change in the significance of an archaeological resource?

Would implementation of the DVSP Update disturb any human remains, including those interred outside of formal cemeteries?

IMPACTS ANALYSIS

Archaeological Resources

According to the cultural resources survey prepared by ASM Affiliates (2009), the majority of the SPA is currently developed and has a low potential for the presence prehistoric cultural resources. However, approximately 2.12 acres of currently undisturbed land would be impacted by future development under the DVSP Update. One prehistoric site, CA-SDI-647, has been recorded in the vicinity of Rancho Buena Vista in the SPA. Any undeveloped parcels, particularly in Wildwood Park, the grounds of Rancho Buena Vista, and along Buena Vista Creek and/or its tributaries have the potential to contain significant unknown cultural resources, including Native American resources. However, the DVSP Update proposes to maintain several open space areas, including Wildwood Park and Rancho Buena Vista and would not result in a disturbance to these areas. Section 4.2 of the DVSP Update identifies preservation of the existing Rancho Buena Vista Adobe and Wildwood Park as part of the overall vision for the planning area (Part B, Overall Vision). However, other previously undeveloped areas have the potential to contain unknown cultural resources that would be disturbed or destroyed during construction activities associated with future projects under the DVSP Update. Therefore, implementation of the DVSP Update would have the potential to cause a substantial adverse change in the significance of an archaeological resource. Impacts would be potentially significant.

Human Remains

No evidence of human remains was identified during the cultural resources survey of the SPA. Although unlikely, the discovery of human remains during grading and site development is always a possibility. If human remains were found on a site during development of future projects under the DVSP Update, these finds would be dealt with in accordance with State of California HSC Section 7050.5. This code section states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Compliance with State of California HSC Section 7050.5 would reduce the potential for significant impacts to occur in the unlikely event that human remains are found on the site.

SIGNIFICANCE OF IMPACT

The DVSP Update would result in a potentially significant impact to unknown archaeological and Native American resources. Impacts to human remains are not anticipated to occur.

MITIGATION MEASURES

Implementation of measures *Cul-1* and *Cul-2* would reduce impacts to archaeological resources to below a level of significance.

Cul-1 Prior to the issuance of a grading permit for any future development project in the SPA proposed on an undeveloped parcel, a pedestrian survey shall be conducted by a professional archaeologist approved by the City. Should the pedestrian survey identify cultural resources, the cultural resources shall be evaluated for eligibility to the CRHR prior to issuance of a grading permit. In addition, the NAHC and local tribes shall be consulted regarding the potential for impacts to cultural sites to occur on the SPA. Finally, the survey shall make a determination whether the potential presence of subsurface resources requires archaeological or Native American monitoring during site grading. If construction monitoring is required, mitigation measure **Cul-2** shall be implemented

Cul-2 Prior to the issuance of any grading permit for any future development project in the SPA that has been identified as having the potential to contain subsurface cultural resources, the project applicant shall provide written evidence to the City Planner that the applicant has retained a City-approved professional archaeologist and Native American monitor, if appropriate, to observe SPA grading and excavation activities for the presence of cultural materials. If any cultural materials are found, work in the area shall be halted so that the significance of the find can be evaluated. A significant discovery may require additional evaluation and mitigation; however, any such additional requirements would be site specific and would be determined at the time of discovery by the professional archaeologist and Native American monitor. A post-construction monitoring report shall be prepared and submitted to the City Planner at the completion of grading.

4.5.5.3 Issue 4 – Historical Resources

Would implementation of the DVSP Update cause a substantial adverse change in the significance of an historical resource?

IMPACTS ANALYSIS

The SPA contains buildings constructed prior to 1960 that may be eligible for listing in the NRHP, CRHR, and/or the City of Vista Historic Resources Register. Table 4.5-6 provides a list of eligible and potentially eligible buildings within the DVSP area, based on the pedestrian survey of the SPA completed by ASM Affiliates, Inc. ASM applied the California Historical Resources Status Codes to each building to determine its level of eligibility. Buildings which have been previously recommended as eligible for listing on the NRHP, CRHR and/or City Historic Resources Register were assigned a 5S1 status code. Properties identified as potentially significant historic resources as an individual property have been assigned a 5S3 or 3CS status code, while buildings that may be eligible as part of a historic district are assigned a 5D3 status code. Buildings with a low potential for eligibility due to poor integrity or because they lack architectural distinction received a 7R status code. Buildings that received a 7R status code are not included in Table 4.5-6, but are included in the list of buildings included in the survey in Appendix D. The buildings identified in Table 4.5-6 have the potential to be impacted by future development proposed in the SPA. Further research, analysis and documentation of the potentially eligible properties would be required at the project-specific level to fully evaluate their eligibility to the NRHP, CRHR and the City Historic Resources Register. In addition, it is possible that some buildings were missed in the ASM survey and that buildings with the status code 7R may be found to be eligible when additional research is undertaken. However, the California Historical Resources Status Codes are used for the purposes of this PEIR to identify buildings which have some potential for eligibility in the SPA.

Table 4.5-6. Significant and Potentially Significant Buildings

APN	Recorded Year ⁽¹⁾	Estimated Year ⁽²⁾	Address	Architectural Style	Integrity ⁽³⁾	Status Code
1760603600	1845		640 Alta Vista Drive	Spanish Adobe	Good	3CS, 5S1
1752740800	1960		119 Broadway	Storefront	Good	5S3, 5D3
1752740100			225-227 Broadway	Contemporary	Good	5S3, 5D3
1752740600	1950		137 (135-141) Broadway	Block	Good	5S3, 5D3
1752740500		1952	147 Broadway	Block	Good	5S3, 5D3
1752740400	1952		201 (197-203) Broadway	Block	Good	5S3, 5D3
1752750400	1952	(1947-1952)	202 (202-236) Broadway	Storefront	Good	5S3, 5D3
1752740200		1950s	(225-227) Broadway	Contemporary	Good	5S3, 5D3
1752720200	1947		315 (319) Broadway	Contemporary	Good	5S3, 5D3
1752720300	1947		323 Broadway	Spanish Eclectic	Good	5S3, 5D3
1752710700	1953		350 Broadway	Block	Fair	5S3, 5D3
1752721000	1948/ 1950		353 Broadway	Art Deco	Good	5S3, 5D3
1751340700	1925		204 Citrus Avenue	Pueblo Revival	Good	5S3
1752211200	1939	(1920s)	209 Citrus Avenue	Vernacular Bungalow	Good	5S3
1751340600	1929		212 Citrus Avenue	Spanish Eclectic	Good to Fair	5S3
1751340500	1928		218 Citrus Avenue	Vernacular Bungalow	Fair	5S3
1752211300	1945		235 Citrus Avenue	Minimal Traditional	Good	5S3
1752211400	1939		243 Citrus Avenue	Minimal Traditional	Good	5S3
1754300100 (Vista Magnet Middle School)	1938		151 Escondido Avenue	Art Deco	Good	5S3
1752930100	1940		321 Eucalyptus Avenue	Minimal Traditional	Good	5S3
1752730700 (Central Baptist Church)			342 Eucalyptus Avenue	Ecclesiastical	Good	5S3
1752930300	1942		343 Eucalyptus Avenue	Tudor Revival	Good	5S3
1752930500	1946		405 Eucalyptus Avenue	Minimal Traditional	Good	5S3
1752910600	1949		419 Eucalyptus Avenue	Ranch	Good	5S3
1751921300	1947		110 or 114 Hillside Terrace	Tudor Revival	Good	5S3
APN could not be verified	1950s		(Allen's Alley) Hanes Place	Vernacular	Fair	5S3
APN could not be verified			121-127 Hanes Place	Block	Good	5S3
1751360400	1930		226 Indiana Avenue	Craftsman Bungalow	Good	5S3
1751312100	1929		326 Indiana Avenue	Pueblo	Good	5S3
1752762100		1948	115 Main Street	Storefront	Fair	5S3, 5D3
1752761200	1954		123 Main Street	Storefront	Fair	5S3, 5D3
1752761400/ 1752761500		1920s-1960s	131-135 Main Street	Storefront	Fair	5S3, 5D3
1751381400	1940	~1936	202-204 Main Street	Storefront – Falsefront	Fair	5S3, 5D3
1752750100	1940	~1929	203-209 Main Street	Storefront	Fair	5S3, 5D3

Table 4.5-6. Continued

APN	Recorded Year ⁽¹⁾	Estimated Year ⁽²⁾	Address	Architectural Style	Integrity ⁽³⁾	Status Code
1752750200	1928		211-221 Main Street	Italian Renaissance	Good	5S3, 5D3
1751381300	1940		212 Main Street	Storefront	Fair	5S3, 5D3
1751381200	1948		218 Main Street	Storefront	Fair	5S3, 5D3
1751381100	1941		224-226 Main Street	Storefront – Falsefront	Good	5S3, 5D3
1751380900	1941		230-236 Main Street	Storefront	Fair	5S3, 5D3
1751380800	1947		240 Main Street	Storefront – Falsefront	Good	5S3, 5D3
1752712200	1942		245-253 Main Street	Storefront	Good	5S3, 5D3
APN could not be verified		1940s	248 Main Street	Storefront	Good	5S3, 5D3
1752711300	1948		303 Main Street	Art Deco	Good	5S3, 5D3
1752711300		1948	307 Main Street	Storefront	Good	5S3, 5D3
1751390800	1954		326-330 Main Street	Storefront	Good	5S3, 5D3
1752711900			327-329 Main Street	Storefront	Good	5S3, 5D3
1752710900	1950		331-347 Main Street	Storefront	Good	5S3, 5D3
1751390600	1950		344 Main Street	Storefront – Contemporary	Good	5S3, 5D3
1752221300	1950		406 Main Street	Storefront – Contemporary	Good	5S3, 5D3
1790230900		~1947	611 Mercantile Street	Art Deco	Good	5S3
1751390200	1925		119 Michigan Avenue	Vernacular	Fair	5S3
APN could not be verified		1920s	215 Michigan Avenue	Vernacular	Fair	5S3
1751340900	1928		217 Michigan Avenue	Vernacular	Fair	5S3
1751341000	1928		225 Michigan Avenue	Vernacular	Good	5S3
1790520400			137-139 Pala Vista Drive	Vernacular bungalow	Good	5S3
APN could not be verified			143-147 Pala Vista Drive	Vernacular bungalow	Good	5S3
1791211700	1930		153 Pala Vista Drive	Tudor Revival	Good	5S3
1791222400		1940s	184 Pala Vista Drive	Vernacular	Good	5S3
1791211000		1940	199 Pala Vista Drive	Minimal Traditional	Good	5S3
1791211100		1940	207 Pala Vista Drive	Minimal Traditional	Good	5S3
1791211200	1940		215 Pala Vista Drive	Minimal Traditional	Good	5S3
1791211300	1935		221 Pala Vista Drive	Ranch	Good	5S3
1752230900	1939		225 Palm Drive	Vernacular	Unknown	5S3
1752210800	1940		246 Palm Drive	Ranch	Good	5S3
1752230600	1942		301 Palm Drive	Ranch	Unknown	5S3
1752230500	1942		303 Palm Drive	Ranch	Unknown	5S3
1752931200		1950s	321 Park Avenue	Ranch	Good	5S3
1752931100	1953		324 Park Avenue	Ranch	Good	5S3
1643112400	1939		115 Plymouth Drive	Minimal Traditional	Good	5S3
APN could not be verified		1952	117 Santa Fe Avenue	Contemporary	Good	5S3
1752770100	1960		123 Santa Fe Avenue	Block	Good	5S3

Table 4.5-6. Continued

APN	Recorded Year ⁽¹⁾	Estimated Year ⁽²⁾	Address	Architectural Style	Integrity ⁽³⁾	Status Code
1752770200	1940	1932	133-137 Santa Fe Avenue	Storefront	Good	5S3
APN could not be verified			219 Santa Fe Avenue	Block	Good	5S3
1753022500	1947		267 Santa Fe Avenue	False front	Good	5S3
1753040100	1945	1962	306 Santa Fe Avenue	Contemporary	Good	5S3
1753021600			315-319 Santa Fe Avenue	Block	Good	5S3
1753020600	1948		321 Santa Fe Avenue	Art Deco styling	Good	5S3
1790210500		~1950s	437 Santa Fe Avenue	Utilitarian	Good	5S3
1790221000	1929		529-537 Santa Fe Avenue	Spanish Eclectic	Fair	5S3
1790221700	1932		611-613 Santa Fe Avenue	Block	Good	5S3
1790402700	1931		614 Santa Fe Avenue	Spanish Eclectic	Good	5S3
1633315100	1926		123 Terracina Way	Tudor	Good	5S3
1642904800			242 Vista Village Drive	Ranch	Good	5S3
1633121800		1950s	356 Vista Village Drive	Block	Fair	5S3
1633314200		1960	430 Vista Village Drive	Contemporary	Good	5S3
1751341300		~1920s	734 Vista Village Drive	Vernacular	Fair	5S3
1751341300		~1930s	748 Vista Village Drive	Pueblo Revival	Fair	5S3
APN could not be verified	1913		201 Washington Street	Railroad Depot	Good	5S3

⁽¹⁾ The term "Recorded Year" indicates a date of construction derived from City records or similar official source.

⁽²⁾ Estimated year of construction refers to buildings for which no recorded construction date was available from City records. The date of construction was estimated based on the style of construction, structural features of the building, and the known date of construction of adjacent buildings.

⁽³⁾ Integrity as used here refers to historical rather than structural integrity. The assessment of integrity is preliminary in nature and was based on evidence for physical alternations to the buildings. Buildings described as having good integrity retain most or all of their original design features while buildings with poor integrity have been significantly altered over time.

Source: ASM Affiliates, 2009

As shown in Table 4.5-6, over 80 buildings are located in the SPA that may be considered significant historical resources. Buildings that received a status code of 3CS, 5S3, or 5D3 in Table 4.5-6 are considered to have potential for eligibility to the NRHP, CRHR and/or the City of Vista Historical Resources Register as they may exemplify at least one criterion established by the NRHP, CRHR, or City of Vista Historic Preservation Ordinance, listed above in Section 4.5.2, Regulatory Framework. An evaluation of an individual building would be required to determine which criteria each building exemplifies.

As discussed in Section 4.5.1.7, three buildings identified in Table 4.5-6 have been evaluated for eligibility to the CRHR and the City's Historical Resources Register at the request of the City. The American Legion Building located at 321 S. Santa Fe Avenue is recommended eligible for listing in the CRHR under Criterion 1 for its association with the American Legion in San Diego County, as well Criterion 3 for its distinctive architecture. The Bungalow Court located at 614 S. Santa Fe Avenue is also recommended eligible the CRHR under Criterion 3 for architecture. The Rancho Vista Hotel located at 529-537 S. Santa Fe Avenue was evaluated and recommended not eligible to the CRHR or the City of Vista Historical Resources Register.

Additionally, several other buildings are specifically recommended to undergo evaluation for eligibility to the NRHP, CRHR and/or the City's Historical Resources Register. These buildings are located at the following addresses:

- 151 Escondido Avenue
- 611 Mercantile Street
- 119, 215, 217, and 225 Michigan Avenue
- 137-139, 143-147, 153, 184, 191, 207, 215 and 221 Pala Vista Drive
- 225, 246, 301 and 303 Palm Avenue
- 321 and 324 Park Avenue
- 115 Plymouth Drive
- 117, 123, 133-137, 219, 267, 285, 306, 315-319, 437, and 611-613 S. Santa Fe Avenue

Additionally, a four-block area in downtown Vista has been identified as a potential historic district. Buildings within the area, including Main Street (100-400 block), Broadway (100-400 block), and the contiguous blocks on Citrus Avenue, Michigan Avenue, Indiana Avenue, and Hanes Place, may be either individually eligible properties or may be eligible as contributing properties to the historic district. Some buildings within the proposed district boundaries may be non-contributing properties, which are properties that do not contribute to the historical significance of the district, particularly if they are not within the period of significance of the district (1926 to 1960), or if they have poor integrity. The contributing properties are listed above in Table 4.5-5.

The DVSP Update would guide the redevelopment and/or renovation of properties within the SPA, which would potentially result in the demolition, destruction, relocation, or alteration of a historical building such that the significance of an historical resource would be impaired. Future development projects that propose the removal or demolition of existing structures would have the potential to impact historical resources. Future development projects that propose the renovation of existing structures would have the potential to remove architectural features of a building that contribute to the historical significance of the building. Therefore, implementation of the DVSP Update would have the potential to result in a substantial adverse change in the significance of a historical resource.

SIGNIFICANCE OF IMPACT

Implementation of the DVSP Update would have the potential to result in a substantial adverse change in the significant of an historical resource. Therefore, impacts to historical resources are potentially significant.

MITIGATION MEASURES

Implementation of mitigation measures *Cul-3* through *Cul-6* would reduce impacts to historical resources to the extent feasible, but cannot guarantee that all potential impacts, such as demolition of historical resources, would be reduced to a level of less than significant. Therefore, impacts would remain significant and unavoidable.

Cul-3 Prior to issuance of a grading permit, any site in the SPA that includes a building that is recommended eligible for listing in the CRHR, located in the Character Overlay District or has been assigned a status code of 5S3 or 5D3, the project applicant shall hire a qualified archaeologist/historian to evaluate all potentially eligible buildings for eligibility to the NRHP, CRHR and City of Vista Historical Resources Register. The evaluation shall consist of additional research and more detailed documentation of buildings, as necessary to evaluate

eligibility for listing in the NRHP, CRHR and/or the City of Vista Historical Resources Register.

Cul-4 Prior to issuance of a grading permit for any future project located in the Character Overlay District on a site assigned a status code of 5D3, the City and/or project applicant shall hire a qualified archaeologist/historian to complete an evaluation of the proposed Downtown Vista Historic Commercial District for eligibility to the NRHP, CRHR and/or City of Vista Historical Resources Register. Evaluation of the historic district shall include evaluations of the individual buildings on the SPA for eligibility, and evaluation of the overall district.

Cul-5 If the Character Overlay District is determined to be eligible to the NRHP, CRHR and/or City of Vista Historical Resources Register, any future project located in the Character Overlay District and assigned a status code of 5S3 or 5D3 shall be evaluated by a qualified archaeologist/historian to determine its eligibility to the historic district. If determined to be eligible to the district, the project shall conform to the applicable building and architectural guidelines of the district.

Cul-6 For any future development project under the DVSP Update that would result in a substantial adverse change to a building eligible for listing on the NRHP, CRHR and City of Vista Historical Resources Register, impacts to the historic building(s) shall be determined during the environmental review process, and appropriate mitigation shall be implemented. Preservation in place shall be the preferred treatment for all properties that are evaluated and found eligible to the NRHP, CRHR, or the City's Historical Resources Register. Mitigation measures for the treatment of any buildings determined to be eligible properties shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (37 CFR 68) for undertaking Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings. If preservation is not possible, the following guidelines for relocation and demolition from the Secretary of the Interior's Guidelines for the Treatment of Historic Properties shall be implemented. The Secretary of the Interior's Standards for the Treatment of Historic Properties (37 CFR 68) provide a consistent framework for undertaking Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Buildings.

Relocation of Historic Buildings. Relocation preserves a building, yet severs its historic relationship with a site. Relocation of a building shall only be implemented when the only other alternative is demolition. When relocation is unavoidable, the following precautions shall be taken to protect important structural and architectural features and to ensure compatibility of the historic building in a new context:

- Detailed documentation through the preparation of a Historic American Building Survey (HABS) shall be conducted prior to relocation as partial mitigation of impacts to the building's integrity of setting and location. Detailed photo documentation of the interior, exterior, landscaping and setting of the building is recommended. The original design drawings should be located, if possible. If design drawings do not exist, a Level I HABS, including the preparation of architectural drawings, is recommended. Guidelines for the preparation of a HABS documentation is provided in the requirements for demolition below.
- If feasible, the building or structure shall be relocated to a lot within its original neighborhood.

- If feasible, the building shall be relocated to a lot similar in size and topography to the original.
- The building or structure to be relocated shall be similar in age, style, massing, and size to the existing historic structures in the area in which it will be relocated.
- The building or structure to be relocated shall be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
- A relocation plan shall be prepared prior to relocation to ensure that the least destructive method of relocation shall be used.
- Alterations or additions to the historic building or structure proposed to further the relocation process shall be evaluated in accordance with Secretary of the Interior's Standards.
- The appearance, including materials and height, of the new foundations for the relocated historic structure shall match those original to the building or structure as closely as possible, taking into account applicable codes.
- Licensed professional building movers shall be used to relocate a historic building.
- Whenever possible, buildings shall be moved in one piece. If problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections is acceptable. Total disassembly of building components shall be avoided except under extreme situations.
- Buildings or their components shall be protected from damage during the moving process by adding bracing, or strapping, or by temporarily infilling door and window openings for structural rigidity.

Demolition of Historic Buildings. Demolition shall only be considered after all other possible mitigation, such as rehabilitation, and relocation, have been determined to be infeasible. The negative effects of historic building removal may be reduced by carefully documenting the appearance of a building and its site and by salvaging historic materials for reuse. Documentation shall be conducted prior to demolition and shall include the preparation of Level I HABS. This document shall include:

- Drawings: a full set of measured drawings depicting existing or historic conditions.
- Photographs: photographs with large-format negatives of exterior and interior views; photocopies with large-format negatives of select existing drawings or historic views where available.
- Written data: History and description.

Important features and materials of a building and its site shall be salvaged to the extent feasible prior to demolition. These can be recycled for use in similar buildings undergoing repairs or rehabilitation. Suitable items may include:

- Hardware, light fixtures
- Columns, baseboards, cornices, and other decorative trim
- Paneling and other decorative wall or ceiling finishes
- Mantels, staircases, siding, trim, windows and doors
- Heavy timbers, logs, flooring, and other structural elements

- Tile, stone, and other masonry elements

Although the implementation of these measures would lessen the severity of impacts associated with relocation and demolition of historical resources, in many instances these impacts would remain potentially significant.

4.5.6 CUMULATIVE IMPACTS

4.5.6.1 Paleontological Resources

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts for paleontological resources is the entire paleontological record in the County of San Diego. As discussed in Section 4.5.1.1, Paleontological Resources, the City is primarily underlain by mid-Cretaceous tonalite of the Peninsular Ranges batholith. According to the County of San Diego, igneous rocks such as tonalite have no potential to contain paleontological resources. Therefore, similar to the proposed project, the cumulative projects listed in Table 4.0-2 of this PEIR would not be likely to directly or indirectly destroy a unique paleontological resource or site. Therefore, the baseline cumulative impact associated with paleontological resources is considered less than significant.

4.5.6.2 Archaeological Resources and Human Remains

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts for archaeological resources and human remains encompasses the entire archaeological record in the County of San Diego. There is always a possibility that unknown, buried archaeological materials could be uncovered with implementation of any project located in a previously undisturbed area during ground disturbing activities. The majority of cumulative projects listed in Table 4.0-2 are proposed on currently undeveloped sites which would have the potential to impact archaeological resources. However, the likelihood of cumulative projects to discover human remains outside of a cemetery or burial site is low. Therefore, the baseline cumulative impact associated with archaeological resources is considered significant; however, the baseline cumulative impact associated with human remains would be less than significant.

Future development under the DVSP Update would have the potential to result in ground disturbing activities on undeveloped sites. Compliance with State regulations would ensure that no significant impact to human remains would occur; however, implementation of the DVSP Update would have the potential to result in significant impacts to unknown archaeological resources in the SPA and its contribution to the significant cumulative baseline impact to archaeological remains is cumulatively considerable. This cumulative impact would be reduced to a less than significant level with implementation of mitigation measures *Cul-1* and *Cul-2*.

4.5.6.3 Historical Resources

As described in Table 4.0-1 of this PEIR, the geographic context for the analysis of cumulative impacts to historical resources is the City because the historic resources throughout the City would generally be part of the same cultural history, that of the City. The Geofinder database identified 31 historic properties within one-half mile of the SPA. Additionally, other buildings within one mile of the SPA and throughout the City that were constructed earlier than 1960 may be eligible for listing as a historic property. The cumulative projects listed in Table 4.0-2 would be developed in the City and, if the SPAs contain historic resources, these project would have the potential to result in impacts to historic resources from

construction activities. Similar to implementation of the DVSP Update, the cumulative projects would be required to evaluate potential impacts to historical resources, and avoid impacts where to the extent feasible. However, if avoidance is not feasible for all historic resources, a significant cumulative impact would occur. Therefore, the baseline cumulative impact to historical resources is significant.

Implementation of the DVSP Update would guide future development in the SPA which would have the potential to result in substantial adverse changes to historical resources that are potentially eligible for listing in the NRHP, CHRH, or City of Vista Historic Resources Register. Therefore, the DVSP Update would result in a cumulatively considerable contribution to a significant historical resources cumulative impact. The project's cumulative contribution would be reduced with implementation of mitigation measures *Cul-3* through *Cul-6*, but not to below a significant level. Impacts would remain cumulatively significant and unavoidable.

4.5.7 REFERENCES

- ASM Affiliates, Inc. 2009. *Cultural and Historical Resources Survey for the Downtown Vista Specific Plan Update Program Environmental Impact Report*. July.
- City of Vista. 1989. Vista City Code, Chapter 32, Historic Preservation Ordinance.
- County of San Diego, Department of Planning and Land Use. 2007. *County of San Diego Guidelines for Determining Significance – Paleontological Resources*. March 19.
- Kennedy, M. P., and S. S. Tan. 2005. *Geologic Map of the Oceanside 30' x 60' Quadrangle, California scale 1:100,000. (Regional Geologic Map Series)*. Accessed September 2007. ftp://ftp.consrv.ca.gov/pub/dmg/rgmp/Prelim_geo_pdf/oceanside_map2_ai9.pdf
- Marben-Laird Associates. 1987. *Historic Resource Survey, Vista, California*.
- Morton, D. M. (compiler). 2003. *Preliminary Digital Geologic Map of the Santa Ana 30' x 60' Quadrangle, southern California. Open File Report 99-172, Version 2.0—2004*. Accessed on October 25, 2007. <http://pubs.usgs.gov/of/1999/of99-172/sanana2dmu.doc>

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