

ATTACHMENT C1

Historic Built Environment Resources Inventory

July 21, 2018

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Philip Tunnell
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

Subject: Historic Built Environment Resources Inventory for Addendum No. 3 to the North San Diego Water Reuse Coalition Regional Recycled Water Project Program Environmental Impact Report (State Clearinghouse No. 2014081028)

Dear Mr. Tunnell:

The City of Oceanside (City) is expanding the production and conveyance of recycled water to reduce dependence on imported water supplies, improve water supply reliability, and allow the City to meet its strategy of developing a diverse portfolio of water resources. Part of the process involves identifying alternative alignments for the proposed project. This letter report highlights potential historical resources located within or adjacent to the proposed alignments and identifies resources that would require further documentation.

Survey of the alternative alignments and preparation of this report were performed by Dudek Senior Architectural Historian Kara R. Dotter, MSHP. Dudek Senior Architectural Historian Samantha Murray, MA, provided quality assurance/quality control of the report. Ms. Dotter and Ms. Murray exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.

PROJECT DESCRIPTION AND LOCATION

The City prepared a Recycled Water Master Plan (RWMP) in 2015 that proposes a series of projects to expand tertiary recycled water treatment capacity at the San Luis Rey Water Reclamation Facility (SLRWRF) and create two distribution systems, referred to as the Lower SLRWRF and Upper SLRWRF systems. Oceanside's RWMP is a component of the North San Diego Water Reuse Coalition Regional Recycled Water Project Final Program Environmental Impact Report (RWP PEIR). The RWP PEIR was certified by Olivenhain Municipal Water District (the CEQA Lead Agency) in October 2015. The City also adopted an addendum to the PEIR in February 2016 to address minor technical changes, a Mitigation and Monitoring Reporting Program (MMRP), and CEQA Findings of Fact and Statement of Overriding Considerations for its recycled water program. A second addendum was adopted by the City in

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April 2017 addressing proposed expansion to the SLRWRF. The City is now proposing another Addendum to the PEIR to address additional minor changes to the locations and sizes of the RWMP proposed pipelines and facilities (proposed modifications). The City contracted Dudek to prepare the current Addendum for the RWMP PEIR. As a requirement of mitigation measures in the RWMP PEIR, an historical resources inventory of the built environment was conducted for Addendum III to the RWMP PEIR Project's (Project) area of potential effect (APE).

The Project consists of seven facilities including the Morro Heights Reservoir, Morro Heights Pump Station, Fire Mountain Reservoir, Fire Mountain Pump Station, Mesa Pump Station, Old Grove Reservoir, and Old Grove Pump Station. The RWMP Addendum II Project also includes installation of 24 pipeline alignments: L1B, L2B, L3, L4B, L8, L9A, L10, L11A, L12, L15B, L17, L18, L19, U1, U2, U3, U5, U7, U8, U9, U12, U13, U14, and U15. The proposed Project components are spread throughout the City of Oceanside (see Figure 1-1 – 1-4, Project Location Map). The 627-acre APE is located on the Morro Hill and San Luis Rey, California U.S. Geological Survey quadrangles. The current APE includes the Project footprint of all proposed project facilities, temporary work areas, and all pipeline routes (Figures 2-1 – 2-10, APE Maps). Large portions of the APE are located within highly developed areas and preferential placement of the pipeline is within existing utility corridors and paved roadways. Where pipelines run within existing utility corridors and paved roadways, the built environment area of potential effect (APE) is limited to the corridor or roadway itself, unless the proposed project passes through an historic district, in which case the historic district would be included within the BE APE. No historic districts were identified within or adjacent to the proposed project alignment.

This report documents the results of the Project historical resources inventory of the built environment, including a records search, reconnaissance vehicle survey, and resource documentation.

REGULATORY SETTING

State

California Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (PRC Section 5020.1(j)). In 1992, the California

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legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated below, were developed to be in accordance with previously established criteria developed for listing in the NRHP.

According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (2) Is associated with the lives of persons important in our past;
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are CHLs and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”

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- PRC Section 21084.1 and 14 CCR 15064.5(a) defines “historical resources.” In addition, 14 CCR 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and 14 CCR 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and 14 CCR 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; 14 CCR 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; 14 CCR 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; 14 CCR 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA 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” (14 CCR 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a 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 California Register; or

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- (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 a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA (14 CCR 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a), (b), and (c)).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); 14 CCR 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (PRC Section 21074(c), 21083.2(h)), further consideration of significant impacts is required.

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Section 15064.5 of the CEQA Guidelines assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

Local

City of Oceanside Historic Preservation Ordinance

Chapter 14A of the City of Oceanside Municipal Code, referred to as the Historic Preservation Ordinance, identifies evaluation criteria under which a historical site or area may be designated in Section 14A.6:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state, or national history; or
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) It is found by the council to have significant characteristics which should come under the protection of this chapter.

(Ord. No. 82-14, § 1, 9-8-82)

HISTORICAL OVERVIEW OF THE CITY OF OCEANSIDE

Mission San Luis Rey was founded in 1798, in the northeastern area of what would become Oceanside. After Mexico's successful War for independence in 1821, Mexico passed the Secularization Act of 1833 to combat the potential Spanish influence of the missions, which remained loyal to the Roman Catholic Church in Spain after the war. The Mexican government confiscated mission properties between 1834 and 1836; they broke up the properties, and either sold them or gave them away to private citizens. This ushered in the Rancho Era, where large tracts of secularized land were held by private individuals and families until the Mexican-American War began in 1846. Part of the Mission property, approximately 2,260 acres to the west of Mission San Luis Rey, was granted in 1845 by Governor Pio Pico to Andrés and José Manuel, local Luiseño Indians, and became Rancho Guajome (Hoffman 1862). Another rancho,

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Rancho Santa Margarita, was located north of the subject property, and Rancho Agua Hedionda, was located east-southeast of and closer to the subject property (Alexander 1912).

During the 1870s, early pioneers moved into the region and founded the Township of San Luis Rey. In 1882, railroad construction began between Riverside and San Diego. One year later, Andrew Jackson Myers applied for a Homestead Grant in what would become downtown Oceanside. On July 3, 1888, the City of Oceanside was incorporated and the first train depot was built. Oceanside continued to grow, with expansion during the 1920s spurred on by construction of a highway through the town that connected Los Angeles and San Diego. In 1942, the U.S. Navy took control of Rancho Santa Margarita and renamed it Camp Joseph H. Pendleton. Construction of the camp led to a population boom in Oceanside, as military members and their families moved into the area; by 1950, the population had nearly tripled. The continued presence of Camp Pendleton and the growth of population in southern California as a whole led to Oceanside becoming the third largest city in San Diego County (Oceanside Historical Society 2018, City of Oceanside n.d.).

METHODS AND RESULTS

South Coastal Information Center Records Search

Dudek conducted a records search in January 2017 of data obtained from the South Coastal Information Center (SCIC) at San Diego State University. The search encompassed the APE and a 1 mile buffer around the APE. The purpose of the records search was to identify any previously recorded historical resources that may be located in or adjacent to the project area and to identify previous studies in the project vicinity. In addition to a review of previously prepared site records and reports, the records search also reviewed historical maps of the project area, ethnographies, the NRHP, the CRHR, the California Historic Property Data File, and the lists of California State Historical Landmarks, California Points of Historical Interest, and Archaeological Determinations of Eligibility.

The records search identified 41 historical resources within one mile of the APE. Of the 41 identified, no historical resources fall within the APE.

Reconnaissance-Level Survey and Historical Research

A reconnaissance survey and supporting historical research were conducted as part of this investigation. The reconnaissance survey, conducted June 29, 2018, entailed driving all portions of the proposed project alignment and identifying buildings that may be of historic age. Historic

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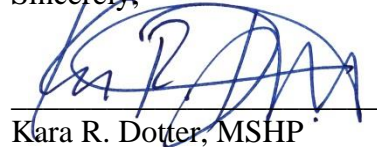
aerials from Nationwide Environmental Title Research, LLC (NETR) and the University of California Santa Barbara Special Research Collections were reviewed to assist in determining whether properties identified during the survey were of historic age, as was data from the San Diego County Assessor's Office.

The reconnaissance survey identified one building and one structure of historic age within the APE: the Fire Mountain Reservoir and Pump Station (2500 block of Fire Mountain Drive). The property was evaluated in April 2018, and recommended not eligible for listing in the NRHP, CRHR, or City register under any designation criteria. As such, the property does not qualify as an historical resource under CEQA.

FINDINGS AND CONCLUSIONS

One property of historic age was identified within the APE for the proposed alignment of the Oceanside RWMP project. That property, the Fire Mountain Reservoir and Pump Station, was previously recommended as not eligible for listing in the NRHP, CRHR, or City register under any designation criteria and is therefore not considered an historical resource under CEQA. Given the absence of historical resources within the APE, there are no management recommendations or additional study required.

Sincerely,



Kara R. Dotter, MSHP
Senior Historic Preservation Specialist
and Architectural Historian

cc: *Samantha Murray, Dudek*

REFERENCES

14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

Alexander, William E. 1912. *Plat Book of San Diego County, California*. Los Angeles: Pacific Plat Book Co.

California Public Resources Code, Sections 5020–5029.6. Article 2, Historical Resources.

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California Public Resources Code, Sections 21000–21177. California Environmental Quality Act (CEQA), as amended.

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<http://www.ci.oceanside.ca.us/about/history.asp>

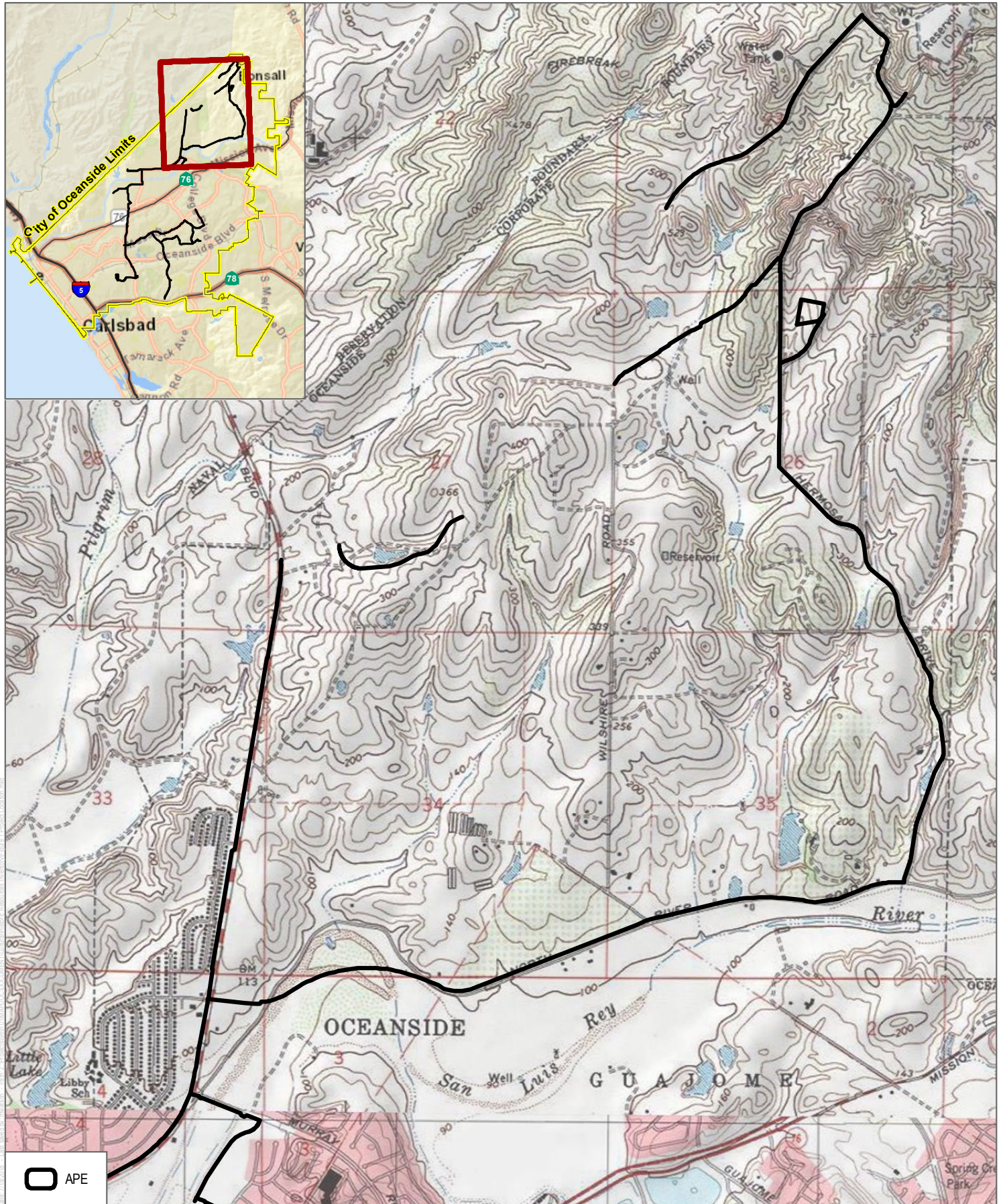
Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California*, Numa Hubert, San Francisco.

Nationwide Environmental Title Research, LLC. 2018. Historic aerial photographs of the proposed alignment dating between 1938 and 2014. Last accessed July 13, 2018.
<https://www.historicaerials.com/viewer>

Oceanside Historical Society. 2018. *Oceanside History Timeline*. Last accessed June 19, 2018.
<http://www.oceansidehistoricalsociety.org/oceanside-history-timeline/>

ParcelQuest. 2018. Property information from the County of San Diego Assessor’s Office. Last accessed July 13, 2018. <https://pqweb.parcelquest.com/#home>

University of California Santa Barbara. 2018. Historic aerial photographs of the proposed alignment dating between 1938 and 1990. Last accessed July 13, 2018.
http://mil.library.ucsb.edu/ap_indexes/FrameFinder/



SOURCE: USGS Topo 7.5 Minute Series San Luis Rey, Morro Hill Quadrangles

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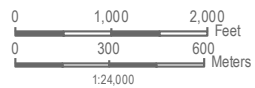
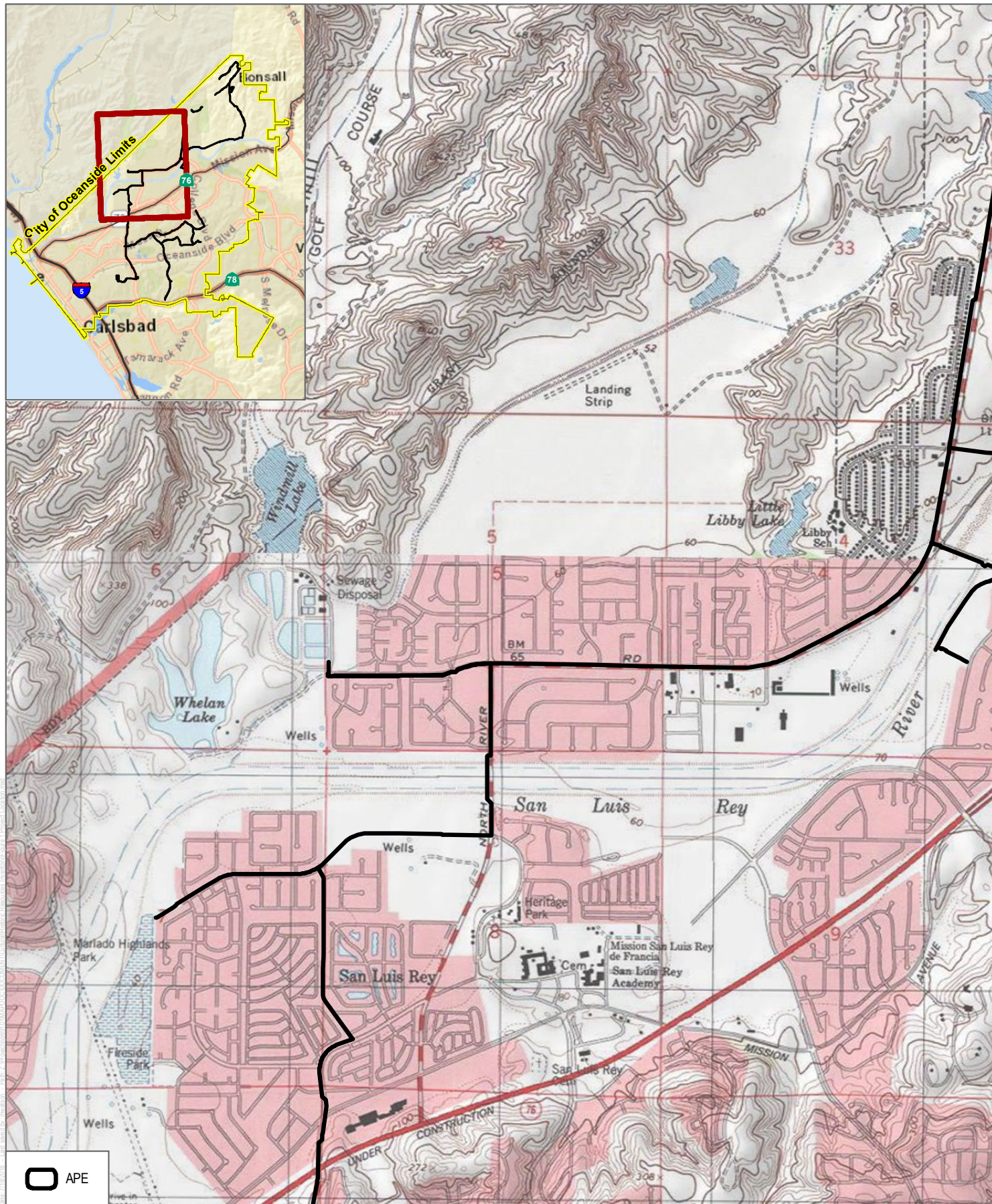


FIGURE 1-1

Project Location

Historic Built Environmental Resources Inventory



SOURCE: USGS Topo 7.5 Minute Series San Luis Rey, Morro Hill Quadrangles

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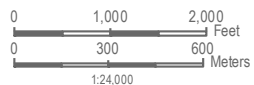
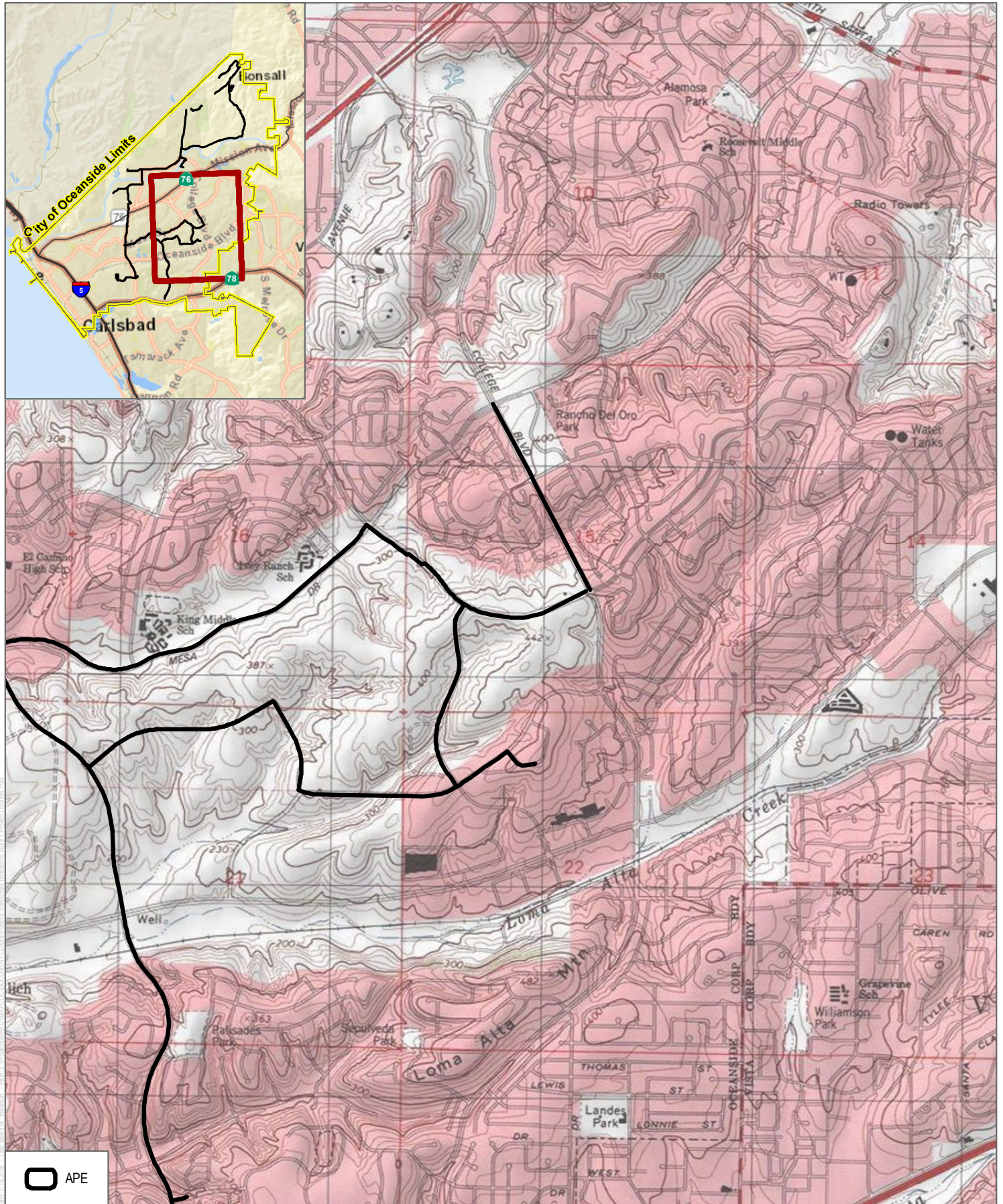


FIGURE 1-2

Project Location

Addendum No. 2 to the City of Oceanside Recycled Water Master Plan Final Program EIR



SOURCE: USGS Topo 7.5 Minute Series San Luis Rey Quadrangle

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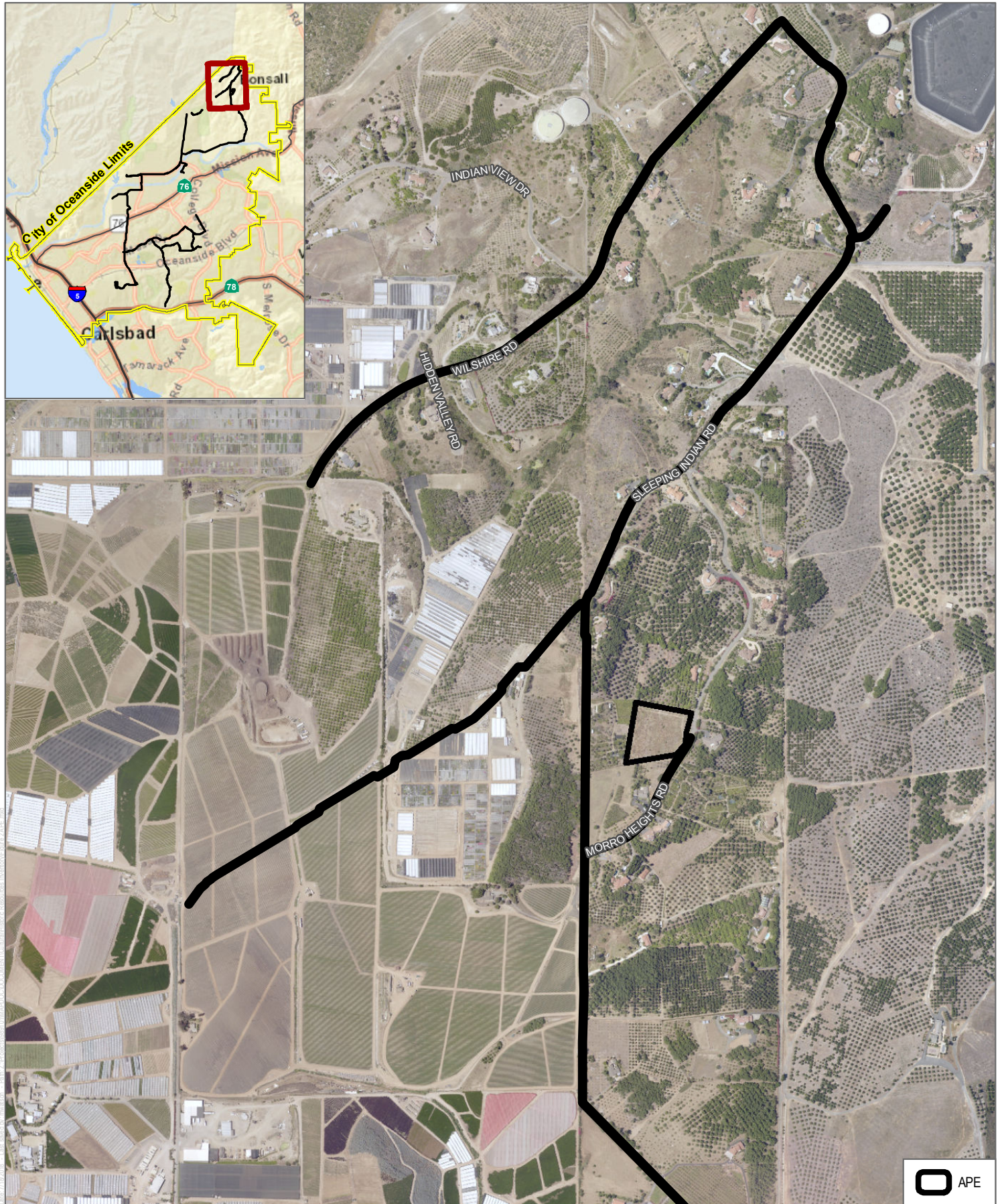


0 1,000 2,000 Feet
0 300 600 Meters
1:24,000

FIGURE 1-3

Project Location

Addendum No. 2 to the City of Oceanside Recycled Water Master Plan Final Program EIR

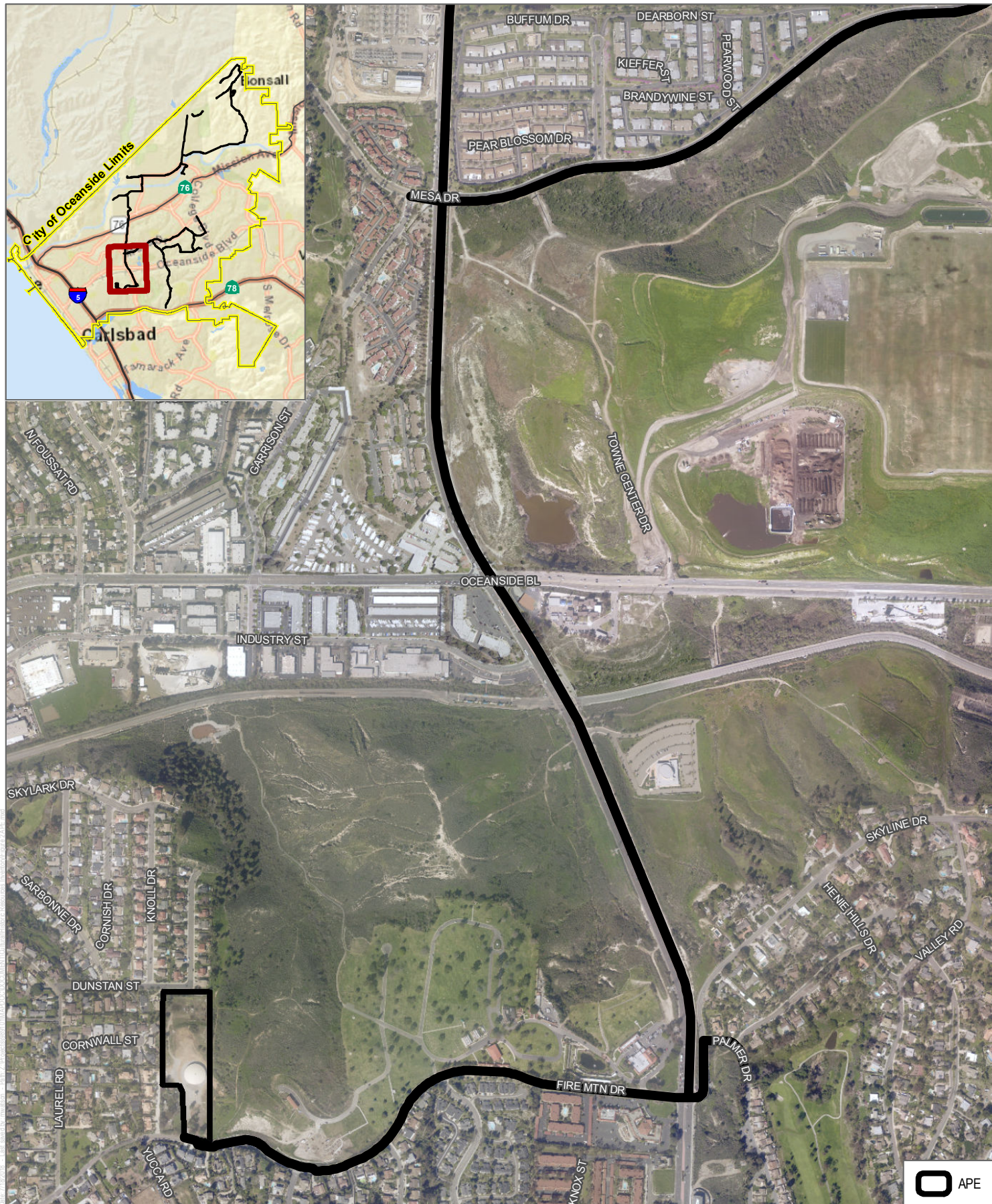


 APE

SOURCE: SANGIS 2017



FIGURE 2-1
APE



SOURCE: SANGIS 2017

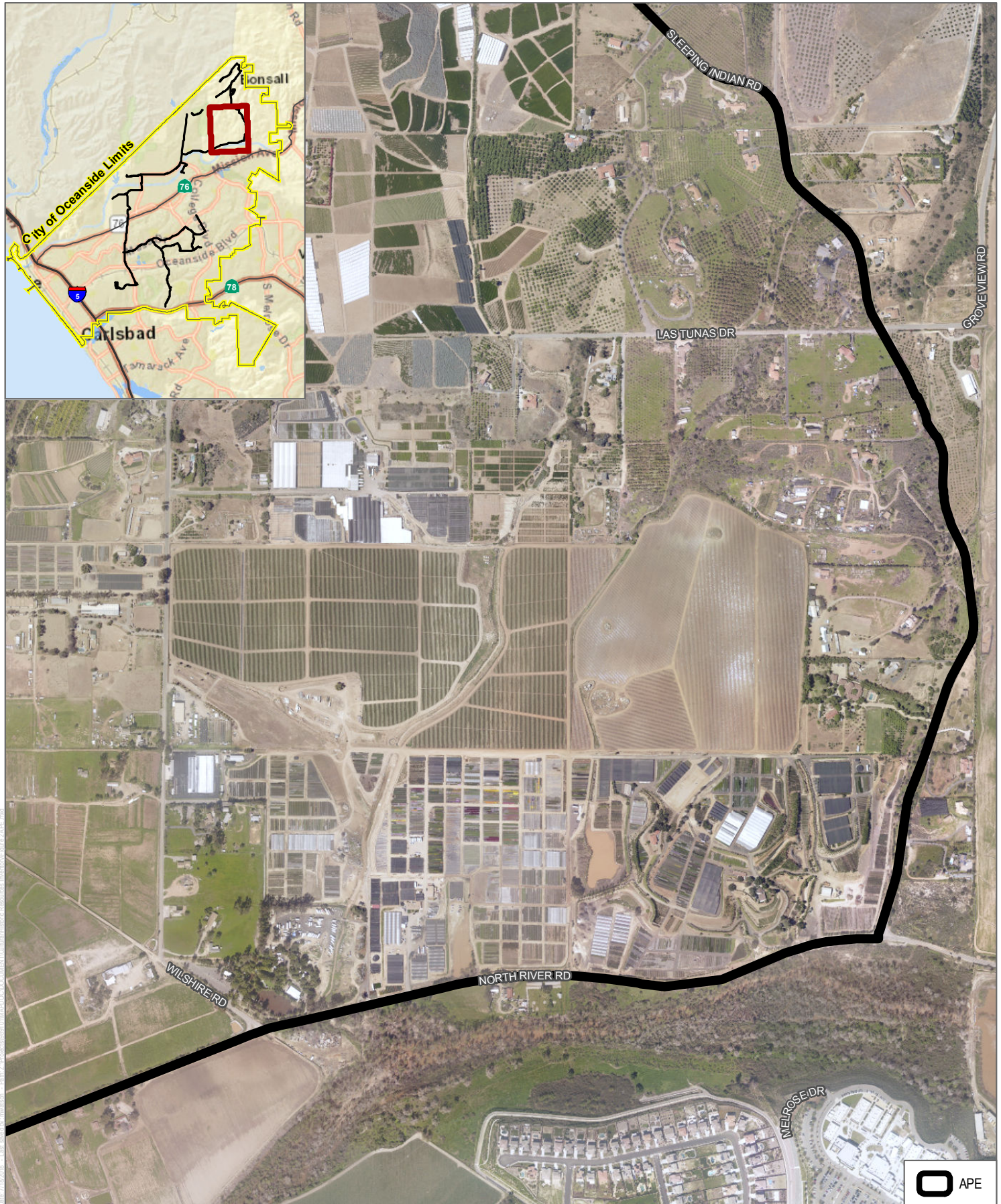
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FIGURE 2-2

APE

Historic Built Environmental Resources Inventory



SOURCE: SANGIS 2017

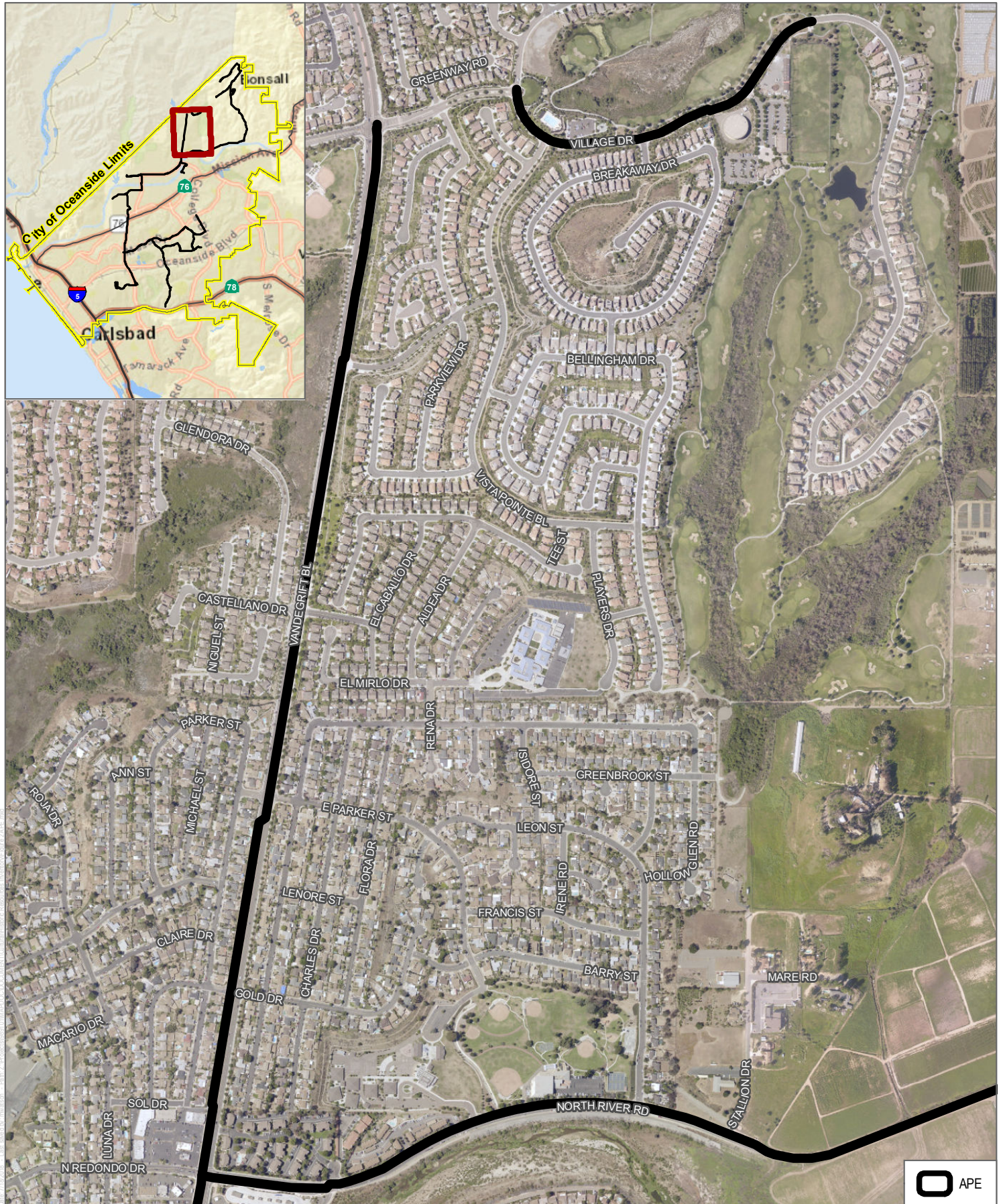
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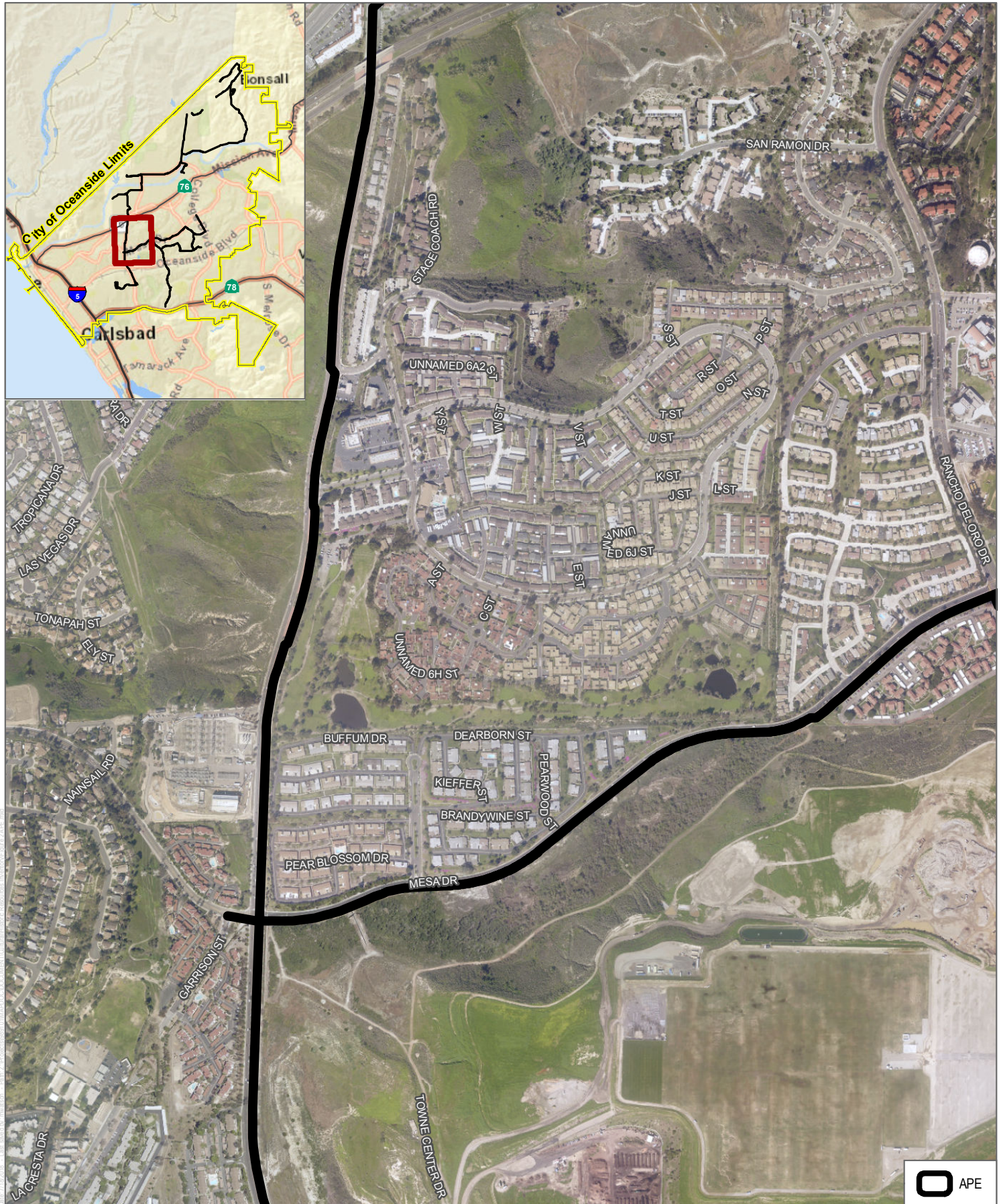
FIGURE 2-3

APE

Historic Built Environmental Resources Inventory



SOURCE: SANGIS 2017



SOURCE: SANGIS 2017

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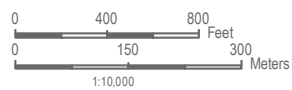
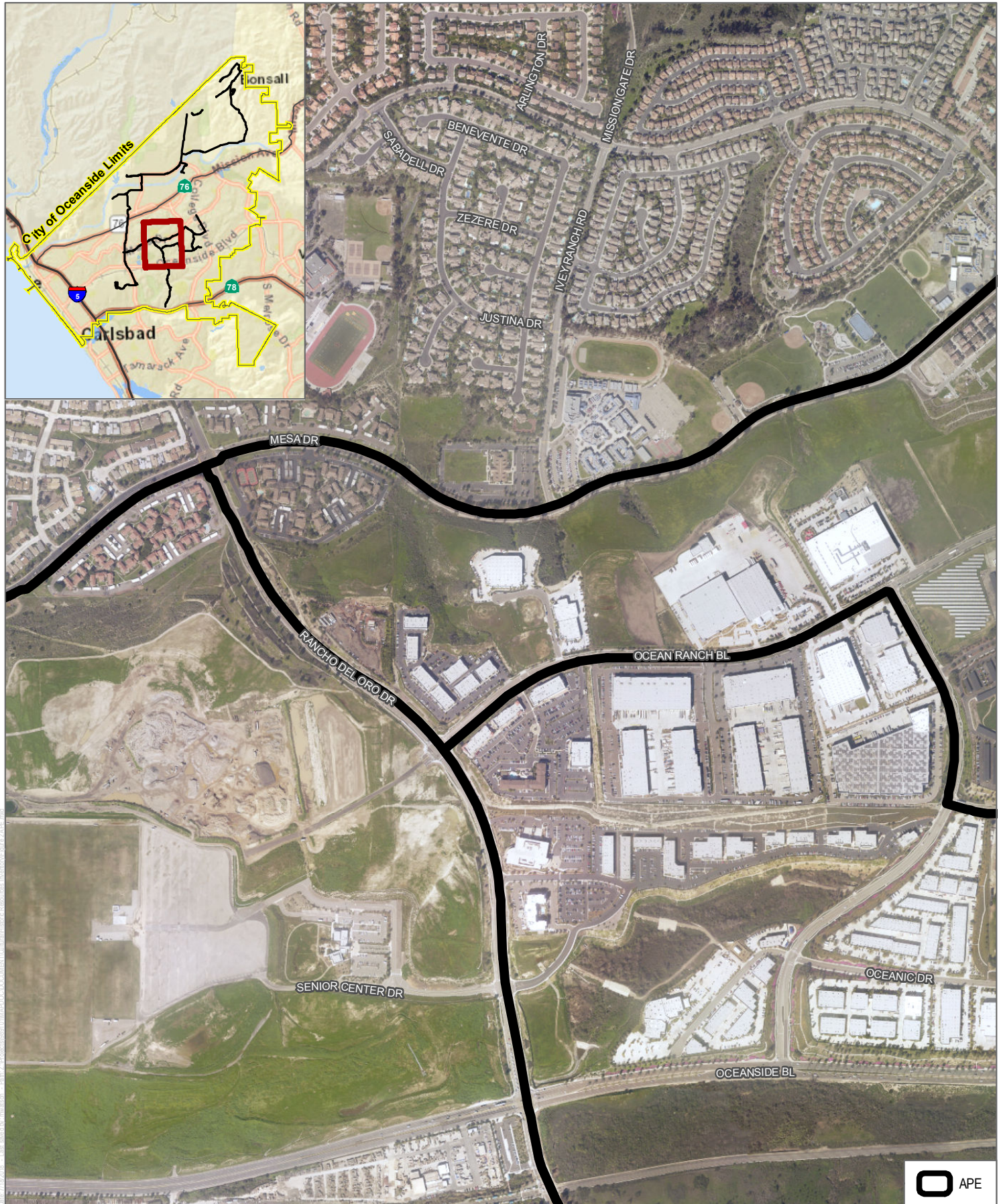


FIGURE 2-7
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Historic Built Environmental Resources Inventory



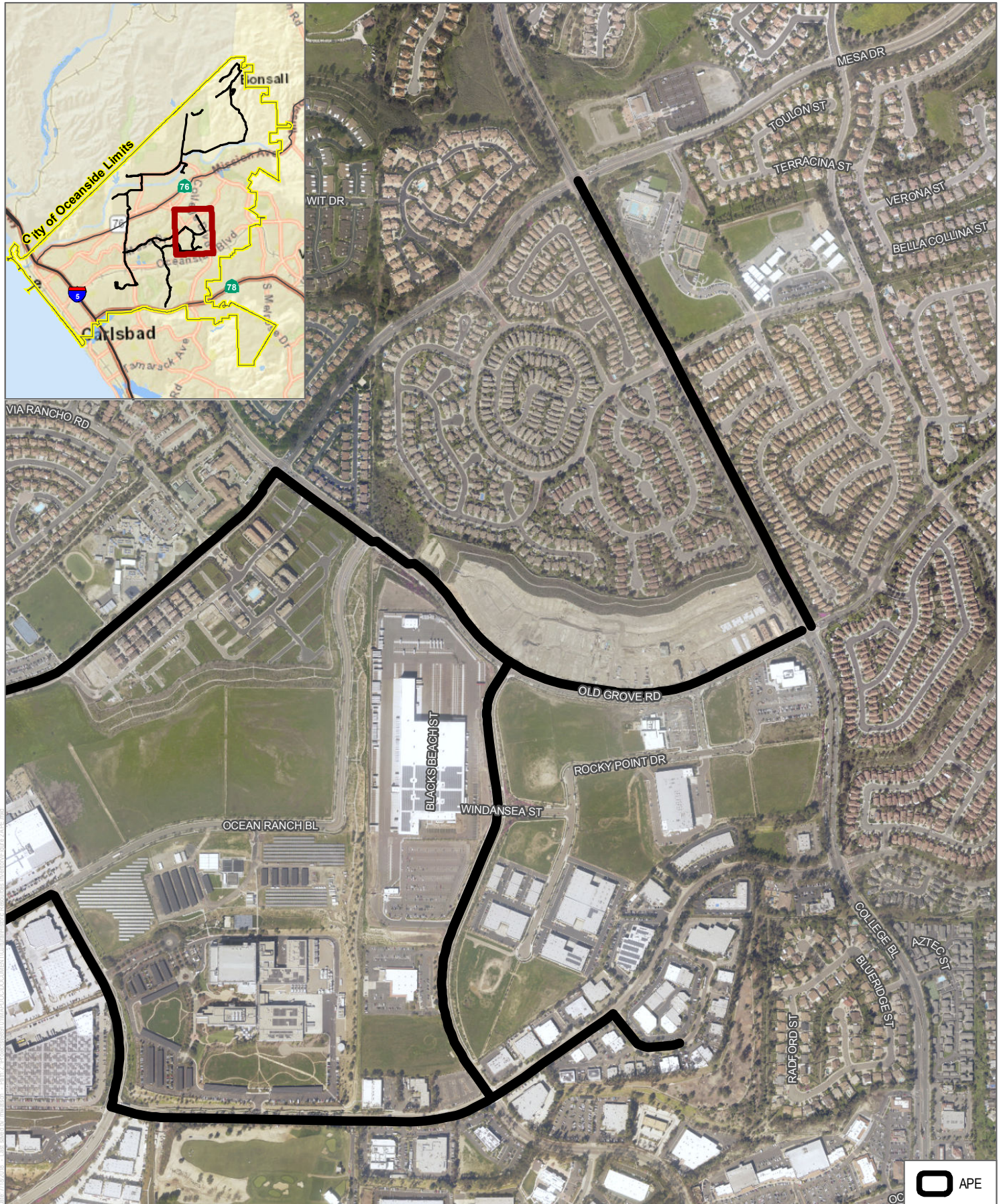
SOURCE: SANGIS 2017

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FIGURE 2-8
APE

Historic Built Environmental Resources Inventory



SOURCE: SANGIS 2017

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FIGURE 2-9
APE

Historic Built Environmental Resources Inventory



SOURCE: SANGIS 2017

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FIGURE 2-10

APE

Historic Built Environmental Resources Inventory