

Appendix C2

Historical Resources Technical Report

HISTORICAL RESOURCES TECHNICAL REPORT FOR THE E RESERVOIR REPLACEMENT AND PUMP STATION PROJECT

Assessor's Parcel No. 174-240-33

PREPARED FOR:

VISTA IRRIGATION DISTRICT

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EXECUTIVE SUMMARY

Dudek was retained by the Vista Irrigation District (VID) to complete a cultural resources study for a project that proposes to replace the existing oval shaped E Reservoir with a new reservoir and construct a new pump station on the existing E Reservoir site located on Edgehill Road in the County of San Diego (APN: 174-240-33). This Historical Resources Technical Report (HRTR) study involved completion of a California Historical Resources Information System (CHRIS) records search and a pedestrian survey of the project site by a qualified architectural historian for historical resources. All buildings and structures over 45 years old were recorded and evaluated for historical significance. The significance evaluation included conducting archival and building development research for each building on the property; and completion of a historic context of the property. Archaeological resources, including Native American Heritage Commission (NAHC) and local tribes/groups outreach are addressed in the companion report, *Negative Cultural Resources Report for the Vista Irrigation District E Reservoir Project, City of Vista, San Diego County, California* (Wolf and Hale 2019).

This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, and the project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and in accordance with the County of San Diego Local Register of Historical Resources.

The partially underground reservoir located on Edgehill Road in unincorporated land in the County of San Diego (APN: 174-240-33) was evaluated for historical significance and does not appear eligible for inclusion in the NRHP, CRHR, or local register (6Z) due to a lack of significant historical associations. The reservoir is not considered to be a historical resource for the purposes of CEQA. Therefore, the proposed project would have a less-than-significant impact on historical resources under CEQA.

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1 INTRODUCTION

Dudek was retained by the Vista Irrigation District (VID or district) to complete technical reports for cultural resources and historical built environment resources in support of the E Reservoir Replacement and Pump Station Project (proposed project). The proposed project includes the replacement of the existing oval shaped, partially buried, 1.5 million gallon (MG) E Reservoir with a new reservoir and construction a new pump station on the 1.88-acre property comprised of one parcel (APN: 174-240-33) located at 2258 Edgehill Road in the eastern part of Vista (Figure 1, Regional Map). The new reservoir would increase storage capacity and provide the VID with a facility that meets applicable current codes and standards. The new pump station would provide a redundant water supply to higher-pressure zones within the VID's service area when disruptions occur to primary water supplies.

This study involved completion of a California Historical Resources Information System (CHRIS) records search, a pedestrian survey of the project site, and evaluation of the reservoir for historical significance. The significance evaluation included conducting archival and building development research on the project site and completion of a historic context of the property, as well as preparation of Department of Parks and Recreation (DPR) 523 forms (Appendix A).

This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines. The project site was evaluated in consideration of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the County of San Diego designation criteria and integrity requirements.

1.1 Project Description and Location

The project site is located in unincorporated land in the County of San Diego just to the east of the City of Vista (City) in the northern portion of San Diego County. Regionally, the unincorporated land is bordered by the Marine Corps Base Camp Pendleton to the north, Hidden Meadows (a census-designated place) to the east, the City of San Marcos to the south, and the City of Carlsbad and Oceanside to the west. Locally, the project site is bounded by agriculture and residential land to the north; open land including the San Marcos mountain range and residential buildings to the east; commercial and residential development to the south; and commercial and residential uses to the west (Figure 1, Regional Map). The project site is composed of one parcel (APN: 174-240-33).

1.2 Project Personnel

The fieldwork, associated property evaluation, pedestrian survey, and preparation of the Historical Resources Technical Report and DPR 523 forms were completed by Dudek Architectural Historian Nicole Frank, MSHP. The report was reviewed for quality assurance/quality control by Dudek Senior Architectural

Historians Kara R. Dotter, MSHP and Samantha Murray, MA. All Dudek staff meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for architectural history. Preparer's qualifications are located in Appendix B. The CHRIS Records Search was completed by Dudek Archaeologist Scott Wolf, BA.

1.3 Regulatory Setting

Federal

While there is no federal nexus for this project, the subject property was evaluated in consideration of the NRHP designation criteria and integrity requirements. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS), under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act (NHPA), as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed

fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G per the NRHP guidance) to be considered for listing.

State

California Register of Historical Resources (CRHR)

In California, the term “historical resource” includes but is not limited to “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 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 were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. 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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty 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 Cal. Code Regs., tit. 14, section 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 the state landmarks 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 below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC section 21083.2(g) defines “unique archaeological resource.”
- PRC section 21084.1 and CEQA Guidelines section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines section 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 an historical resource.
- PRC section 21074(a) defines “tribal cultural resources.”
- PRC section 5097.98 and CEQA Guidelines section 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)-(c) and CEQA Guidelines section 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; CEQA Guidelines section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is 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; CEQA Guidelines section 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; CEQA Guidelines section 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." (CEQA Guidelines section 15064.5(b)(1); PR Code 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
- (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.

(CEQA Guidelines section 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 (Section 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.

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

CEQA Guidelines section 15064.5 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

County of San Diego Ordinance No. 9493

The County proposes creating a local register of historical resources located within the unincorporated area of the County of San Diego. The Local Register is an authoritative listing and guide to be used by local agencies, private groups, and citizens in identifying historical resources in the County of San Diego. In addition, the listing shall also be used as a management tool for planning, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.

County of San Diego Administrative Code Section 396.7. Local Register of Historical Resources: Establishment; Criteria for Inclusion Therein

The criteria for listing historical resources in the Local Register are consistent with those developed by the Office of Historic Preservation (OHP) for listing resources to the California Register of Historical Resources (California Register), but have been modified for local use in order to include a range of historical resources which specifically reflect the history and prehistory of San Diego County. Only resources that meet the criteria set out below may be listed or formally determined eligible for listing to the Local Register.

a) Types of resources eligible for nomination:

(1) Building. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. “Building” may also be used to refer to an historically and functionally related unit, such as a courthouse and jail or a house and barn.

(2) Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possessed historical, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.

(3) Structure. The term “structure” is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, flumes, roads, bridges, and tunnels.

(4) Object. The term “object” is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the Local Register. Examples of objects include but are not limited to fountains, monuments, maritime resources, trains, planes, sculptures, and boundary markers.

(5) Historic District. Historic districts are united geographic entities that contain a concentration of buildings, structures, objects, and/or sites united historically, prehistorically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed below in Section (b).

Those individual resources contributing to the significance of the historic or archaeological district will also be listed in the Local Register. For this reason, all individual resources located within the boundaries of an historic or archaeological district must be designated as either contributing or as non-contributing to the significance of the district.

(b) Criteria for evaluating the significance of historical resources. An historical resource must be significant at the local level under one or more of the following four criteria:

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

(c) Integrity. Integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the Local Register must meet one of the criteria of significance described in Section V(b), above, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey

the reasons for their significance. Historical resources that have been preserved, rehabilitated, or restored according to the guidelines approved by the Secretary of Interior may also be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or changes in its use may themselves have historical, cultural, or architectural significance.

Figure 1. Project Location Map

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2 BACKGROUND RESEARCH

2.1 CHRIS Records Search

Dudek archaeologist Scott Wolf conducted an in-house records search at Dudek of CHRIS data obtained from the South Coastal Information Center (SCIC) on February 13, 2019 for the project site and a 1-mile buffer. The full discussion is included in the companion report, *Negative Cultural resources Report for the Vista Irrigation District E Reservoir Project, City of Vista, San Diego County, California* (Wolf and Hale 2019). Search results relevant to built environment historic resources include two residential structures and a barn/farm structure, all three of which lie outside of the project site (Table 1).

Table 1. Previously Recorded Historic Built Environment Resources within 1 mile of the Project Site

P-Number	Trinomial	Era	Site Type	In/Out Current Project Site
P-37-028765	-	Historic	Residential Structure	Out
P-37-028767	-	Historic	Residential Structure	Out
P-37-028768	-	Historic	Barn/Farm Structure	Out

2.2 Building Development Research

Historical Newspaper Review

Dudek reviewed historical newspapers online from Newspapers.com and Genealogybank.com in an effort to understand the development of the subject property. These documents helped to establish a history of the property and were used in the preparation of this report. The majority of the newspapers used in this report came from the Los Angeles Times and the San Diego Union Tribune.

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Map repositories were reviewed including the Library of Congress and the ProQuest Digital Sanborn Maps 1867-1970. No maps were available for both the City of Vista and the project area.

Historic Aerial Photographs

The subject property was reviewed on historic aerial photographs via Nationwide Environmental Title Research LLC (NETR) from the years 1936, 1946, 1953, 1964, 1967, 1981, 1989, 1994, 1996, 2002, 2003, 2005, 2009, 2010, 2012, and 2014, and UC Santa Barbara FrameFinder (UCSB) from years 1946, 1953, 1964, and 1974. The earliest historic aerial photograph of the subject property from 1936 shows the oval footprint of

the E Reservoir with four vents located at each of the four corners and one round vent and two small buildings to its southwest connected by a path or pipeline. The subject property is surrounded by undeveloped land to the east and farmland to the west. The residences in the surrounding area are sparse and located on large plots of land. Very little change occurred between the 1936 and 1946 aerials with the subject property remaining as an oval footprint and the surrounding area dominated by farms, orchards, and open land. The 1953 aerial shows the reservoir covered with corrugated metal rooftop mirroring the original oval footprint while development around the project location showed a small increase. The largest amount of development was focused around Vista's downtown center. The 1964 aerial displays no change. By the 1967 aerial, the two small buildings had been removed from the property and left vacant. The period from 1953 to 1967 showed a boom in development, with the construction of the Highway 78 from the Pacific Coast through Vista to San Marcos. With the construction of the highway, the amount of residential development almost doubled, with planned developments beginning to replace farmlands and orchards. The 1974 aerial displays development beginning to move into the once vacant mountain range to the project site's east with no changes made to the subject property. The second largest period of growth can be seen in the 1981 photograph with a majority of the western farmland replaced with planned residential developments and light-industrial buildings. The subject property remained the same, as it appeared in the 1974 aerial until 2009 with the construction of a new small pressure reducing station on the southwest corner of the property where there once were two buildings upon construction in 1929. Development in the surrounding area continued to increase up until 2009 when once prevalent farmland was almost completely replaced with residential and commercial development and remained the same in density for the 2010, 2012, and 2014 photographs (NETR 2019; UCSB 2019).

3 HISTORIC CONTEXT

The project site is located at 2258 Edgehill Road (APN 174-240-33) in the City of Vista. The VID property is located on the north side of Edgehill Road, facing southeast, and was constructed in 1929 on a lot 1.88-acre lot (San Diego County Assessor Property Assessment Information System).

The following historic context addresses relevant themes concerning the history of the project site. It begins with a general overview of the development of the City of Vista the City closest to the project site, and provides a brief discussion of the history of water patterns within the City, and the Vista Irrigation District the owner and developer of the subject property.

3.1 Historical Overview of the City of Vista

Francisco Ulloa, exploring the Pacific coast under orders from Hernán Cortes, is reported to have stopped at the San Luis Rey River in 1540, marking the first contact between Europeans and the Luiseño Indians, although the accuracy of his exploration is disputed. Juan Rodriguez Cabrillo, who is widely considered the first European to explore Alta California, sailed the coast through Luiseño territory in 1542, but is not reported to have landed. Father Junípero Serra initiated Spanish colonial settlement in 1769 with the founding of the first mission in San Diego. Father Juan Mariner and Father-Presidente Fermín Lasuén explored what would become northern San Diego County and western Riverside County in 1795 and 1797, respectively, in search of a location for another mission. In 1798, Lasuén founded Mission San Luis Rey de Francia in the San Luis Rey Valley, which was once land inhabited by the Luiseño Indians. Mission San Luis Rey would become one of the largest and most prosperous missions in California (Garrahy and Weber 1971; Brigandi 1998).

Under Spanish control, the missions set out to convert local populations to Christianity and to expand the influence of the Spanish empire. To support the growing mission, numerous *asistencias*, or sub-missions, and ranchos were established throughout the territory at or adjacent to Luiseño villages. Following Mexican independence from Spain in 1821, secularization of the missions began in 1833 in order to turn over the large land holding to private citizens, including local Indians. Mission San Luis Rey was divided into six ranchos in 1835: Santa Margarita, Las Flores, Guajome, Agua Hedionda, Buena Vista, and Monserrate. Rancho Guajome and Buena Vista became the base of what makes up today's modern Vista (Bibb 1991; Van Horn 1974).

In 1851, a group of Cahuilla and Cupeño Indians attacked American settlers in Warner's Hot Spring, hoping to unite Indian tribes and drive out the Americans (Bibb 1991). Led by Pablo Apis, the Luiseño of Temecula went to Mission San Louis Rey and remained out of the conflict (Bibb 1991). In 1852, the Treaty of Temecula (Treaty of Peace and Friendship) was signed, providing certain lands, horses, cattle, and other supplies to the Luiseño, Cahuilla, and Serrano in exchange for government control of the rest of their lands. The U.S. Senate rejected this treaty, and 17 others in California, later that year (Bibb 1991; Van Horn 1974).

After the secularization of the California missions, Mexican governor Pío Pico awarded 2,219 acres to the Luiseño brothers Andrés and José Manuel. This land grant was known as Rancho Guajome, named after the Luiseño village *wakhavumi*, meaning “place of the frogs.” The brothers sold their land to a wealthy Los Angeles merchant, Abel Stearns. Stearns presented the land to his sister-in-law, Ysidora Bandini as a wedding present to Cave Johnson Coutts in 1851. Coutts, an American army officer was appointed as sub-agent for the San Luis Rey Indians, which secured him cheap labor to develop the property into a successful cattle ranch. Rather quickly, Coutts’ businesses became successful and he became one of the wealthiest men in Southern California (Christenson and Sweet 2008; Smyth 1907; Cavalier 2008).

The Rancho Buena Vista land grant originally consisted of 1,184 acres issued by Gov. Pío Pico to Felipe Subria, a Luiseño Indian. Mexican law recognized Christianized Native Californians as citizens and therefore able to receive land grants. The property changed hands multiple times before being purchased by Cave Johnson Coutts in 1866 along with the San Marcos and La Jolla ranchos, and government land amounting to 20,000 acres. Coutts continued to develop his land by planting orchards and vineyards. The combined ranchos of Guajome and Buena Vista were celebrated for their hospitality, being the center of social activities for the surrounding ranchers and continued well past Coutts’ death in 1874 (Christenson and Sweet 2008; Smyth 1907; Cavalier 2008).

The last rancho that comprised a portion of modern-day Vista, the majority being located in the nearby city of Carlsbad, was Rancho Agua Hedionda. Agua Hedionda was comprised of 13,311 acres and was granted to Juan María Romualdo Marrón in 1842 by Mexican governor Juan Bautista Alvarado. Marrón was granted the land due to his political connections. In 1852, he applied to the Board of Land Commissioners for a clear land title, although he died only a year later. His widow, Felipa Osuna and their four children continued the legal battle, and eventually was issued a patent to ranch on the land in 1872. Although by this time, the Californio cattle-based economy fell on hard times based on a series of circumstances including drought and a changing market. The passing of the “No-Fence” law was also a victory for farmers over the cattleman and represented a shift in the California economic structure to be based on the cultivation of the soil rather than cattle (Christenson and Sweet 2008; Ludeke 1980; Cavalier 2008).

As the large ranchos began to fade, a growing number of settlers began moving to the area to set up small-scale agricultural holdings. The annexation of California as a state also encouraged a change in the economy. John Frazier, one of these new settlers, attempted to open the first post office in the area, eventually setting on the name Vista in 1882. Another pair of influential settlers was Bernard and Jules Jacques Delpy, who came to Vista in 1873 from France. The uncle and nephew built the first successful winery in northern San Diego County 1884, which remained open until the prohibition era. A railroad was completed in 1887 from Oceanside to Escondido, which allowed Vista an economic mode of transportation to ship crops. The Vista Land Company, a quarter-million-dollar corporation organized by Hartley-Martin Real Estate Company of Redlands, purchased a major portion of Rancho Buena Vista in 1912. The company then laid out several streets and constructed the 26-room Vista Inn, which became the center of social and business life in northern

San Diego County. Despite the growing number of economic opportunities in the area, Vista remained small through the early 1910s, with the population at less than 1,000 people (Cavalier 2008; City of Vista 2019).

The main factor that kept Vista small was its lack of available water. The crops that could be cultivated were dry farmed such as oats and hay. Developers at the time saw the potential in the area with its gently rolling hills, fertile soil, and moderate climate. The Vista Water Company, which was founded in 1911, provided the majority of the water from several wells near the Buena Creek. It was not until 1923 with the formation of the Vista Irrigation District (VID), that water was brought in at a large scale from Lake Henshaw with the capacity of 200,000-acre feet of water. The construction of the new water supply allowed Vista's downtown to grow exponentially and by the 1930s, the population had risen to 10,000. The area was described as being within the "perfect climate belt," with 3,000 acres planted for avocados, oranges, lemons and other fruit trees and an additional 1,500 acres devoted to off-season vegetables, bulbs and flowers. The largest export was tomatoes, with the amount of train cars being shipped rising from 18 in 1926, to more than 300 in 1929. The area eventually was nicknamed the avocado capitol of the world in 1948 once the orchards planted in the 1930s has fully matured (Cavalier 2008; City of Vista 2019; ET 1930).

Through World War II, Vista remained agriculturally based, advertising in newspapers under the name "The Sub-tropic Empire." Despite the area's prime conditions for farming, after the end of WWII, agriculture began to decline and that land was utilized for housing developments. In 1955, the population had risen to 16,742 and in order to combat possible problems due to this growth, the county Planning Commission put into action the first master plan. Part of this master plan was the implementation of a new sewer system that would cost taxpayers \$175,000, upon the bonds passing, residential construction continued to increase. The Vista Irrigation District, the sole water supplier for 11,000 acres in the Vista area, also made plans in 1956 to increase water pressure and build a reservoir. With the changes made to Vista and their population growth, the city elected to be incorporated as a city on January 23, 1968. Upon incorporation, the city's popularity and population only continued to increase from the 1970s into the early 2000s, with a population of 33,340 in 1980. Numerous apartment complexes were built to replace farmland and accommodate transplants as well as the development of some light manufacturing businesses into the Business Park area on the south side (Cavalier 2008; The Vista Press 1963; SDU 1956; Scaglione 1980).

3.2 Vista Irrigation District

The VID was created in 1923 as an independent special district formed under the Irrigation District Act of 1916 to provide local water service. Considerable time and effort went into convincing the public the advantages of forming a district so that outside water could be utilized for regional land. On August 28, 1923, an election was held that passed the formation of the VID, with 104 votes in favor, to four votes not in favor. Under the direction of resident engineer and manager, Kenneth Q. Volk, the VID forged ahead, selling \$1,500,000 of the district's bonds to J.R. Mason & Co. of San Francisco and Alvin H Frank & Co. of Los

Angeles bearing interest at 6 percent and payable from twenty to forty years. With the sales of these bonds, the cash in the district treasury amounted to \$1,300,000 by 1925 (SDU 1925; LAT 1925; VID 2019).

Upon its dedication in 1923, the VID encompassed 17,500 acres of citrus and avocado lands. The area celebrated the arrival of the first water from Lake Henshaw, located on the headwaters of the San Luis Rey River, on February 27, 1926. The then town of Vista occupied the geographical center of the district, and formally began to develop soon after a steady flow of water was brought to the area. Contemporary newspapers advertised such headlines as “Water is King in Southern California and Vista has an Ample Dependable Supply,” where the VID would act as an advocate for the town of Vista and the fertile land in which it occupied (LAT 1929). The district sought to expand the population of the town and in doing so expand their service area. In order to create a more dependable water supply, they constructed five new reservoirs from 1925 to 1929. These reservoirs included E1 (1925), A (1926), C (1926), MD (1926), and E (1929) (VID 2019; VID 2018).

In June 1946, after several years of negotiations, the VID acquired for approximately \$5,000,000 the San Diego County Water Co., including Henshaw Dam and Reservoir, Lake Henshaw and Warner Ranch, comprising some 43,700 acres. The deal involved the purchase of common stock of the water company for \$3,818,000 plus an additional fund, which was used to retire the outstanding 3 ¾ percent bonds of the Water Company and \$500,000 per value of 7 percent preferred stock. VID since its inception had purchased its water from the water company at a cost of \$210,000 a year for 12,000-acre feet. After the 1946 purchase, the district obtained its water at \$165,000 or \$15 per acre-foot. The nature of this sale was purely economic and ultimately resulted in cheaper water for the VID (LAT 1946; VID 2019; Fowler 1953).

Over the next decade, the VID sought to combat drought conditions that began in the early 1950s. In 1951, Lake Henshaw, from which the district received a majority of its water through a complicated lake, river, and flume system, had begun to dry up. In response to their water accessibility being threatened, the VID dug 20 wells in the Henshaw Basin to get to subterranean water and planned for 10 more. Drought conditions continued, forcing the VID to become a member of the San Diego County Water Authority to take advantage of water imported from the Colorado River and Northern California in 1954. By 1955, the agricultural economy of Vista had begun to decline, partially due to the consistent droughts. Many avocado and citrus groves were split into parcels and used to build new residences and sub divisions. As efforts continued to conserve water and better serve the area, VID constructed seven more reservoirs including the following: HP (1962), HB (1964), Pechstein (1978), Deodar (1978), San Luis Rey (1978), Lupine Hills (1987), and H (1997). In 2016, the VID served over 28,600 accounts, the majority of which were residential, with nearly 5.6 billion gallons of water distributed and sold within the district. Of that amount, only 6% was for agriculture, with the majority (70%) being for residential use (SDU 1951; VID 2019).

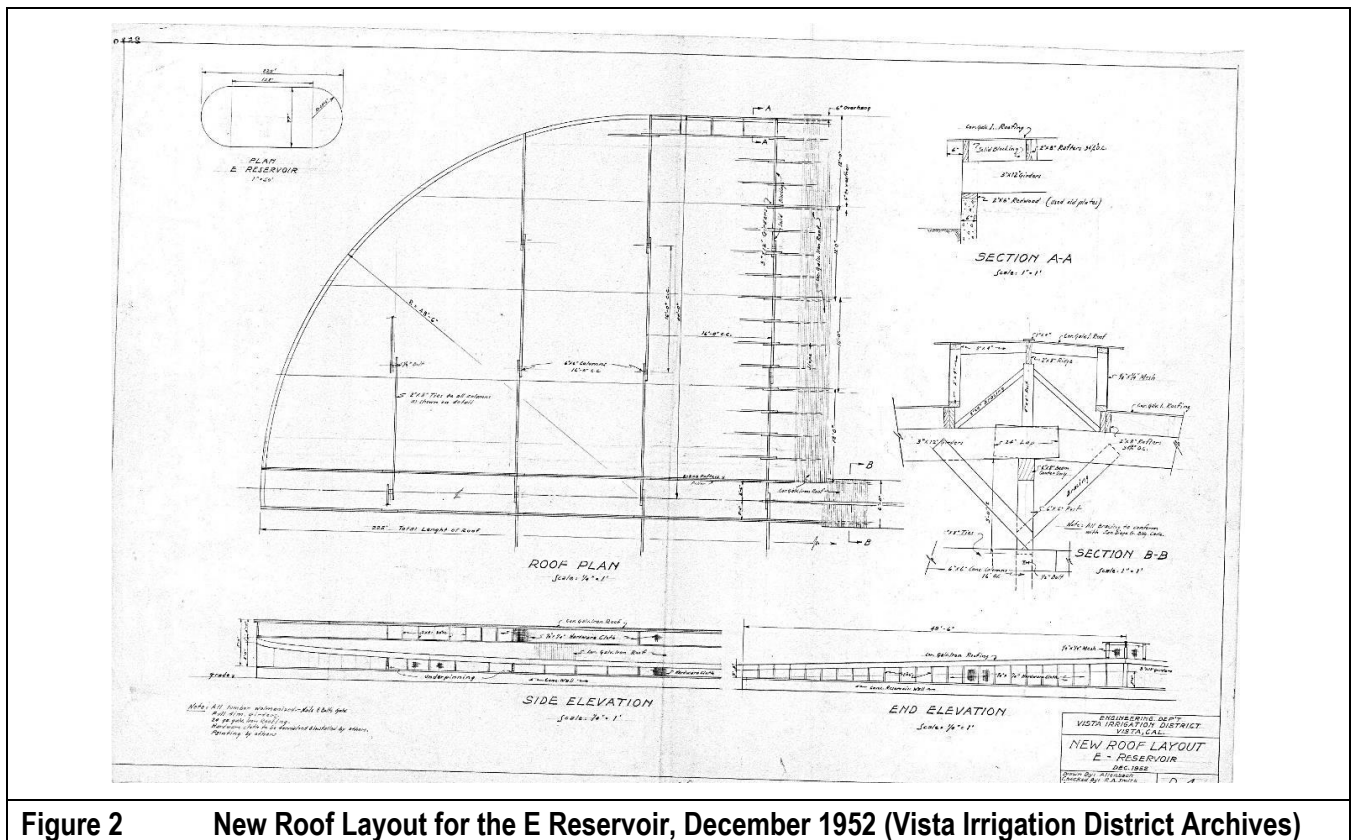
3.3 History of Project Site

The E Reservoir was the last to be constructed during the VID's first formal period of development in the 1920s. In c. 1929, the Escondido Cement Products Company was awarded the contract for construction of the reservoir, being the lowest bidder at \$11,680.07. The contract included excavation, embankment, concrete pouring, concrete lining of the floor, roofing, and miscellaneous work. The reservoir originally was intended to be fully underground, measuring the approximate footprint of the modern reservoir at 225 feet long by 97 feet wide (SDU 1929).

The E Reservoir was built with two small buildings to its direct southwest. It is unknown whether these buildings were for a pump house or served another purpose. In 1952, the reservoir was reroofed, which expanded the structure's height. The reservoir was no longer underground but semi-buried. The earthen roof was replaced with a corrugated galvanized iron roof on a steel skeleton and exterior walls were constructed of concrete (Figure 2). As part of the VID's first phase of integrating a high-pressure flow system into VID lines in 1959, a 30-inch high line was constructed between the Pechstein Reservoir and the E Reservoir. Additionally, the E Reservoir was raised to a greater holding capacity. In 1975, a \$5.9 million bond issue passed to replace the gravity pipeline between Pechstein Reservoir and E Reservoir (SDU 1959, 1974, 1975; VID 1952).

By the early 1980s, the two small buildings to the reservoir's southwest were demolished. The reservoir itself underwent several improvements in 1984. These improvements included paving a small driveway and a cul-de-sac along the structure's west elevation, the addition of a new access hatch, and construction of a new overflow structure. Between 2005 and 2009, a small pressure reducing station building was constructed to the southwest of the reservoir, near the same place as the two earlier buildings. From this point on there are no recorded changes made to the reservoir and pressure reducing station (VID 1984).

HISTORICAL RESOURCES TECHNICAL REPORT FOR THE E RESERVOIR REPLACEMENT AND PUMP STATION PROJECT



4 HISTORICAL RESOURCES SURVEY

Dudek Architectural Historian Nicole Frank, MSHP, conducted a pedestrian survey of the property on January 24, 2019. The survey entailed walking all accessible portions of the exterior of the property and documenting buildings and structures with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the project site were taken with a Sony Cyber-Shot DSC-W800 digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Encinitas, California, office.

4.1 Description of Surveyed Resources

The property contains a partially elevated, oval utilitarian reservoir storage tank originally constructed in 1929 that has been subsequently altered. The property also features a small pressure reducing station building at the southwest corner of the property. Upon review of historic aerials, the pressure reducing station appeared to have been constructed between 2005 and 2009. Although the pressure reducing station was examined during the field survey, it was not formally recorded or evaluated for historic significance. The structure is a modern feature (less than 45 years old) with a design common to the VID structures and as such does not qualify as a historical resource.

Reservoir Storage Tank, c. 1929

The water storage reservoir is an industrial structure, oval in plan, initially built c. 1929 and subsequently altered. The most significant change to the structure is the replacement of the roof and the alteration of the exterior concrete (1952).

The reservoir is approached by an asphalt driveway that circles around the western elevations of the structure. The height of the main body of the structure is approximately four feet with a two-foot wide raised section along the center of the reservoir for ventilation measuring six feet in total height. The exterior walls are poured-in-place board-formed concrete with a vertical band of horizontal plywood centered on the concrete running the circumference of the reservoir and along the raised center vent. The main (southeast) and the rear (northwest) elevations mirror each other, displaying sloped corrugated metal roofs with six-inch overhangs on both the structure's main body and the elevated center section (Figure 3). At the center of the southwest elevation is a two-door metal hatch accessed by two CMU steps (Figure 4). On the southwest and northeast elevations running the entire length of the raised center section are twenty-five louvered vents, with two paired vents near the middle of the structure. The northeast elevation mirrors the southeast with the exception of the door hatch.

Alterations include:

- Extension of concrete walls above ground level (1952)
- Replacement of original earthen roof with corrugated metal (1952)
- Replacement of original pump house (2009)
- Addition of horizontal plywood panels over what appears to be mesh screening (date unknown, observed)



Figure 3 **Main elevation (southeast), view to north (DSC00820)**



Figure 4 **Southwestern elevation, view to south (DSC00833)**

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5 SIGNIFICANCE EVALUATIONS

The following provides an evaluation of the partially underground reservoir located at 2258 Edgehill Road in Vista, California (APN: 174-240-33) in consideration of NRHP, CRHR, and County of San Diego designation criteria and integrity requirements. The full set of DPR forms for the property is provided in Appendix A.

5.1 NRHP and CRHR Statement of Significance

For a property to be listed in or determined eligible for listing in the NRHP, it must be demonstrated to possess integrity and to meet at least one of four criteria. The CRHR was designed to reflect the same criteria and integrity as those identified for the NRHP. Therefore, the NRHP and CRHR significance evaluations are presented together.

In consideration of the project site's history and requisite integrity, Dudek finds the reservoir located on Edgehill Road on unincorporated land in the County of San Diego (APN: 174-240-33) not eligible for listing in the NRHP or CRHR based on the following significance evaluation. The subject property is also not located within an established historic district, nor does it appear eligible as a contributor to a historic district.

NRHP Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The reservoir does not appear eligible under NRHP/CRHP Criteria A/1. Despite being directly associated with the VID and its original expansion in the 1920s, the original c. 1929 reservoir has been altered to such a degree that it no longer reads as an early twentieth-century piece of water infrastructure.

Archival research did not find any association with events that made a significant contribution to the broad patterns of local or regional history. Research indicates that the VID constructed the reservoir in 1929 for the purpose of retaining water underground. The E Reservoir was built during a period of expansion in the 1920s when four other reservoirs were built, including the E1 (1925), A (1926), C (1926), and MD (1926). The intention of building these reservoirs was to create a more dependable water supply and to expand their service area. The E Reservoir originally was fully underground, measuring the approximate footprint of the modern reservoir at 225 feet long by 97 feet wide. In 1952, the reservoir was altered to a partially above-ground concrete reservoir with metal roof. The E Reservoir was not the first structure constructed during the 1920s period of the VID's development and also suffers from a lack of integrity. Its association with the VID is retained but it no longer reflects its original context and therefore is not eligible under NRHP/CRHR Criterion A/1.

NRHP Criterion B: Associated with the lives of significant persons in our past.

CRHR Criterion 2: Associated with the lives of persons important in our past.

Archival research did not indicate any associations with persons important to the nation's or state's past. Additionally, the VID was a locally significant company but no specific owner or patron of the company was identified as being significant through archival research. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 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.

The E Reservoir site appears ineligible under NRHP/CRHP Criteria C/3. The reservoir does not embody distinctive characteristics of a belowground concrete reservoir through subsequent alterations. The subject property was the last to be constructed during the VID's first formal period of development during the 1920s. The reservoir originally was underground when it was first constructed c. 1929. In 1952, the reservoir was reroofed, which expanded the structure's height such that it was partially above ground level. The earthen roof was replaced with a corrugated galvanized iron roof and concrete exterior walls. The original designer of the E Reservoir is unknown, but is unlikely to be the work of a master architect. Regardless, the integrity of design and materials has been lost. Therefore, the subject property does not appear eligible under NRHP/CRHP Criterion C/3.

NRHP Criterion D: Have yielded, or may be likely to yield, information important in history or prehistory.

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this reservoir property has the potential to yield information important to state or local history. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

5.2 County of San Diego Statement of Significance

The local designation criterion for the County of San Diego mirror that of the NRHP and CRHP criterion A/1, B/2, C/3, and D/4. Based on the significance evaluation above for both NRHP and CRHP, the subject property located on Edgehill Road in Vista (APN: 174-240-33) does not appear to meet any of the County of San Diego designation criteria. The subject property is also not located within an established local historic district, nor does it appear eligible as a contributor to any County of San Diego districts.

5.3 Integrity Discussion

In accordance with the NRHP guidelines, properties that are eligible for listing in the NRHP must be significant under one or more of the criteria and must have sufficient integrity to convey their significance. These rules apply whether the property is considered for individual listing or as a contributing resource within a historic district. In assessing historic integrity, the NRHP recognizes seven aspects or qualities that, in various combinations, define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity “a property will always possess several, and usually most, of the aspects” (NPS 2002).

The CRHR generally follows the integrity guidelines for the NRHP, but it recognizes that it is possible that historical resources that may not retain sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

The E Reservoir remains in its original location and orientation on the property, and therefore the reservoir retains integrity of location. Since its construction, the reservoir has undergone several large-scale alterations that changed the original design, including the change from a belowground concrete reservoir to a partially above-ground reservoir with a galvanized metal roof. The original pump house was demolished in the 1980s, further diminishing integrity of design. When the reservoir was initially constructed in 1929, the surrounding land was primarily farms and small residential buildings. Since 1929, the surrounding area has been built up with residential development and industrial buildings, which consequently has eliminated the subject property’s integrity of setting. The E Reservoir has undergone several large alterations. The original concrete reservoir, although still existent, cannot be seen due to the later alterations and non-historic materials added to the subject property. Therefore, the subject property does not retain integrity of materials or workmanship. The reservoir no longer retains integrity of feeling as a 1920s piece of rural water infrastructure. Subsequent alterations to the structure’s appearance with the disruption of its original setting does not allow the reservoir to convey a historic sense of a particular period of time. The E Reservoir retains integrity of association, since the reservoir is still owned by the VID and has continued its use as a water storage tank. Therefore, the property retains integrity of association.

In summary, the E Reservoir retains integrity of location and association but no longer retains integrity of design, setting, materials, workmanship, and feeling.

The E Reservoir does not meet any criteria for listing, nor does it retain requisite integrity. Therefore, the subject property is recommended as not eligible for the NRHP, CRHR, or County of San Diego Register of Historical Resources.

6 FINDINGS

The project site contains one built environment resource over 45 years of age, the E Reservoir initially constructed in 1929. The building was evaluated for NRHP, CRHR, and County of San Diego designation criteria, and assessed for integrity. As a result of the evaluation, the reservoir was found not eligible under all designation criteria due to a lack of historical associations, architectural merit, and compromised integrity. As such, the subject property is not considered a historical resource under CEQA and no management recommendations are required.

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APPENDIX A

DPR Forms for Vista Irrigation District E Reservoir

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 12 *Resource Name or #: (Assigned by recorder) Vista E Reservoir

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad San Marcos Date 2018 T 11S; R 3W; ☐ of ☐ of Sec 16; San Bernardino B.M.

c. Address 2258 Edgehill Road City Vista Zip 92084

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 481260 mE/ 3674829 mN

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

APN: 174-240-33, Latitude and Longitude: 33°12'43.9"N 117°12'03.9"W

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

The Reservoir Storage Tank is an industrial structure oval in plan, initially built c. 1929 and subsequently altered. The most significant change to the structure is the replacement of the roof and the alteration of the exterior concrete. The Reservoir is approached by an asphalt driveway that circles around the western elevations of the structure. The height of the main body of the structure is approximately four feet with a two-foot wide center raised section measuring six feet in total height. The exterior walls are poured-in-place running the circumference of the reservoir and along the raised center section. **See Continuation Sheet.**

*P3b. Resource Attributes: (List attributes and codes) HP11. Engineering Structure; HP22.

Lake/River/Reservoir

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



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

P5b. Description of Photo: (view, date, accession #) View looking north, 01/24/2019, DSC00820

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1929 (San Diego County Assessor's Office)

*P7. Owner and Address:
Vista Irrigation District
1391 Engineer St
Vista, CA 92081

*P8. Recorded by: (Name, affiliation, and address) Nicole Frank, Dudek
605 Third Street
Encinitas, CA 92024

*P9. Date Recorded: 01/24/2019

*P10. Survey Type: (Describe)
Pedestrian

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

Frank, N. and K.R. Dotter. 2019. Historic Resources Technical Report for E Reservoir Replacement and Pump Station Project, Vista, CA. Prepared for Vista Irrigation District, prepared by Dudek.

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

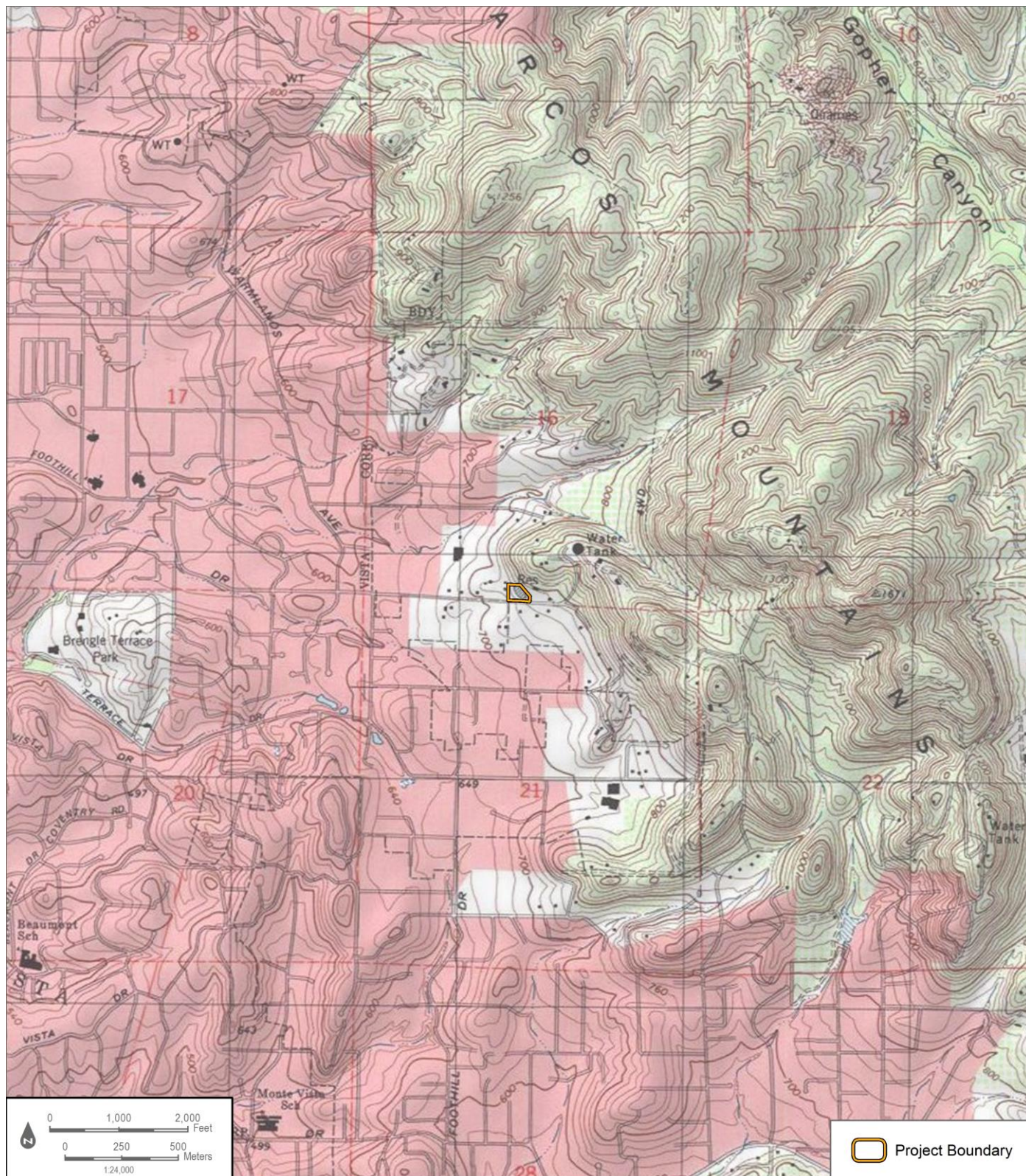
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 12 *Resource Name or # (Assigned by recorder) Vista E Reservoir
*Map Name: San Marcos *Scale: 2:24,000 *Date of map: 2018



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Vista E Reservoir *NRHP Status Code 6Z

Page 3 of 12

B1. Historic Name: Vista E Reservoir

B2. Common Name: Vista E Reservoir

B3. Original Use: Reservoir B4. Present Use: Reservoir

*B5. Architectural Style: N/A

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

The E Reservoir was built with two small buildings to its direct southwest in 1929, it is unknown whether these buildings were for a pump house or served another purpose. In 1952, the reservoir was reroofed, which expanded the structure's height, the reservoir was no longer underground but semi-buried. The earthen roof was replaced with a corrugated galvanized iron roof on a steel skeleton and exterior walls were constructed of concrete. As part of the VID's first phase of integrating a high-pressure flow system into district lines in 1959, a 30-inch high line was constructed between the Pechstein Reservoir and the E Reservoir. Additionally, the E Reservoir was raised to a greater holding capacity. In 1975, a \$5.9 million bond issue passed to replace the gravity pipeline between Pechstein Reservoir and E Reservoir (SDU 1959, 1974, 1975; VID 1952). **See Continuation Sheet.**

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

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme N/A Area N/A

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

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

See Continuation Sheet

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

*B12. References: **See Continuation Sheet.**

B13. Remarks:

*B14. Evaluator: Nicole Frank, MSHP

*Date of Evaluation: 02/11/2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Vista E Reservoir

Page 4 of 12

*P3a. Description (Continued):

The main (southeast) and the rear (northwest) elevations mirror each other, displaying sloped corrugated metal roofs with six-inch overhangs on both the structure's main body and the elevated center. At the center of the southwest elevation is a two-door metal hatch accessed by two CMU steps. On the southwest and northeast elevations running the entire length of the center-raised section are twenty-five louvered vents, with two paired vents near the middle of the structure. The northeast elevation mirrors the southeast with the exception of the door hatch.

*B6. Construction History (Continued):

By the early 1980s, the two small buildings to the reservoir's southwest were demolished. The reservoir itself underwent several improvements in 1984. These improvements included paving a small driveway and a cul-de-sac along the structure's west elevation, the addition of a new access hatch, and construction of a new overflow structure. Between 2005 and 2009, a small pump building was constructed to the southwest of the reservoir, near the same place as the two earlier buildings. From this point on there are no recorded changes made to the reservoir and pump house (VID 1984).

*B10. Significance:

Historical Overview of the City of Vista

Francisco Ulloa, exploring the Pacific coast under orders from Hernán Cortes, is reported to have stopped at the San Luis Rey River in 1540, marking the first contact between Europeans and the Luiseño Indians, although the accuracy of his exploration is disputed. Juan Rodriguez Cabrillo, who is widely considered the first European to explore Alta California, sailed the coast through Luiseño territory in 1542, but is not reported to have landed. Father Junípero Serra initiated Spanish colonial settlement in 1769 with the founding of the first mission in San Diego. Father Juan Mariner and Father-Presidente Fermín Lasuén explored what would become northern San Diego County and western Riverside County in 1795 and 1797, respectively, in search of a location for another mission. In 1798, Lasuén founded Mission San Luis Rey de Francia in the San Luis Rey Valley, which was once land inhabited by the Luiseño Indians. Mission San Luis Rey would become one of the largest and most prosperous missions in California (Garrahy and Weber 1971; Brigandi 1998).

Under Spanish control, the missions set out to convert local populations to Christianity and to expand the influence of the Spanish empire. To support the growing mission, numerous *asistencias*, or sub-missions, and *ranchos* were established throughout the territory at or adjacent to Luiseño villages. Following Mexican independence from Spain in 1821, secularization of the missions began in 1833 in order to turn over the large land holding to private citizens, including local Indians. Mission San Luis Rey was divided into six *ranchos* in 1835: Santa Margarita, Las Flores, Guajome, Agua Hedionda, Buena Vista, and Monserrate. Rancho Guajome and Buena Vista became the base of what makes up today's modern Vista (Bibb 1991; Van Horn 1974).

In 1851, a group of Cahuilla and Cupeño Indians attacked American settlers in Warner's Hot Spring, hoping to unite Indian tribes and drive out the Americans (Bibb 1991). Led by Pablo Apis, the Luiseño of Temecula went to Mission San Louis Rey and remained out of the conflict (Bibb 1991). In 1852, the Treaty of Temecula (Treaty of Peace and Friendship) was signed, providing certain lands, horses, cattle, and other supplies to the Luiseño, Cahuilla, and Serrano in exchange for government control of the rest of their lands. The U.S. Senate rejected this treaty, and 17 others in California, later that year (Bibb 1991; Van Horn 1974).

After the secularization of the California missions, Mexican governor Pío Pico awarded 2,219 acres to the Luiseño brothers Andrés and José Manuel. This land grant was known as Rancho Guajome, named after the Luiseño village *wakhavumi*, meaning "place of the frogs." The brothers

CONTINUATION SHEET

Property Name: Vista E Reservoir

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sold their land to a wealthy Los Angeles merchant, Abel Stearns. Stearns presented the land to his sister-in-law, Ysidora Bandini as a wedding present to Cave Johnson Coutts in 1851. Coutts, an American army officer was appointed as sub-agent for the San Luis Rey Indians, which secured him cheap labor to develop the property into a successful cattle ranch. Rather quickly, Coutts' businesses became successful and he became one of the wealthiest men in Southern California (Christenson and Sweet 2008; Smyth 1907; Cavalier 2008).

The Rancho Buena Vista land grant originally consisted of 1,184 acres issued by Gov. Pio Pico to Felipe Subria, a Luiseño Indian. Mexican law recognized Christianized Native Californians as citizens and therefore able to receive land grants. The property changed hands multiple times before being purchased by Cave Johnson Coutts in 1866 along with the San Marcos and La Jolla ranches, and government land amounting to 20,000 acres. Coutts continued to develop his land by planting orchards and vineyards. The combined ranches of Guajome and Buena Vista were celebrated for their hospitality, being the center of social activities for the surrounding ranchers and continued well past Coutts' death in 1874 (Christenson and Sweet 2008; Smyth 1907; Cavalier 2008).

The last rancho that comprised a portion of modern-day Vista, the majority being located in the nearby city of Carlsbad, was Rancho Agua Hedionda. Agua Hedionda was comprised of 13,311 acres and was granted to Juan María Romualdo Marrón in 1842 by Mexican governor Juan Bautista Alvarado. Marrón was granted the land due to his political connections. In 1852, he applied to the Board of Land Commissioners for a clear land title, although he died only a year later. His widow, Felipa Osuna and their four children continued the legal battle, and eventually was issued a patent to ranch on the land in 1872. Although by this time, the Californio cattle-based economy fell on hard times based on a series of circumstances including drought and a changing market. The passing of the "No-Fence" law of 1850 was also a victory for farmers over the cattleman and represented a shift in the California economic structure to be based on the cultivation of the soil rather than cattle (Christenson and Sweet 2008; Ludeke 1980; Cavalier 2008).

As the large ranches began to fade, a growing number of settlers began moving to the area to set up small-scale agricultural holdings. The annexation of California as a state also encouraged a change in the economy. John Frazier, one of these new settlers, attempted to open the first post office in the area eventually settling on the name Vista in 1882. Another pair of influential settlers was Bernard and Jules Jacques Delpy, who came to Vista in 1873 from France. The uncle and nephew built the first successful winery in northern San Diego County in 1884, which remained open until the prohibition era. A railroad was completed in 1887 from Oceanside to Escondido, which allowed Vista an economic mode of transportation to ship crops. The Vista Land Company, a quarter-million-dollar corporation organized by Hartley-Martin Real Estate Company of Redlands, purchased a major portion of Rancho Buena Vista in 1912. The company then laid out several streets and constructed the 26-room Vista Inn, which became the center of social and business life in northern San Diego County. Despite the growing number of economic opportunities in the area, Vista remained small through the early 1910s with the population at less than 1,000 people (Cavalier 2008; City of Vista 2019).

The main factor that kept Vista small was its lack of available water. The crops that could be cultivated were dry farmed such as oats and hay. Developers at the time saw the potential in the area with its gently rolling hills, fertile soil, and moderate climate. The Vista Water Company, which was founded in 1911, provided the majority of the water from several wells near the Buena Creek. It was not until 1923 with the formation of the Vista Irrigation District (VID), that water was brought in at a large scale from Lake Henshaw with the capacity of 200,000-acre feet of water. The construction of the new water supply allowed Vista's downtown to grow exponentially and by the 1930s, the population had risen to 10,000. The area was described as being within the "perfect climate belt," with 3,000 acres planted for avocados, oranges, lemons and other fruit trees and an additional 1,500 acres devoted to off-season vegetables, bulbs and flowers. The largest export was tomatoes the amount of train cars being

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shipped rising from 18 in 1926, to more than 300 in 1929. The area eventually was nicknamed the avocado capitol of the world in 1948 once the orchards planted in the 1930s has fully matured (Cavalier 2008; City of Vista 2019; ET 1930).

Through World War II Vista remained agriculturally based, advertising in newspapers under the name "The Sub-tropic Empire." Despite the area's prime conditions for farming, after the end of WWII agriculture began to decline utilizing that land for housing developments. In 1955, the population had risen to 16,742 and in order to combat possible problems due to this growth, the county Planning Commission put into action the first master plan. Part of this master plan was the implementation of a new sewer system that would cost taxpayers \$175,000, upon the bonds passing residential construction continued to increase. The Vista Irrigation District, the sole water supplier for 11,000 acres in the Vista area also made plans in 1956 to increase water pressure and build a reservoir. With the changes made to Vista and their population growth, the city elected to be incorporated as a city on January 23, 1968. Upon incorporation, the city's popularity and population only continued to increase from the 1970s into the early 2000s, with a population of 33,340 in 1980. Numerous apartment complexes were built to replace farmland and accommodate transplants as well as the development of some light manufacturing businesses into the Business Park area on the south side (Cavalier 2008; The Vista Press 1963; SDU 1956; Scagliione 1980).

Vista Irrigation District

The VID was created in 1923 as an independent special district formed under the Irrigation District Act of 1916 to provide local water service. Considerable time and effort went into convincing the public the advantages of forming a district so that outside water could be utilized for regional land. On August 28, 1923, an election was held that passed the formation of the VID 104 votes in favor, to four votes not in favor. Under the direction of resident engineer and manager, Kenneth Q. Volk the VID forged ahead selling \$1,500,000 of the district's bonds to J.R. Mason & Co. of San Francisco and Alvin H Frank & Co. of Los Angeles bearing interest at 6 per cent and payable from twenty to forty years. With the sales of these bonds, the cash in the district treasury amounted to \$1,300,000 by 1925 (SDU 1925; LAT 1925; VID 2019).

Upon its dedication in 1923, the VID encompassed 17,500 acres of citrus and avocado lands. The area celebrated the arrival of the first water from Lake Henshaw, located on the headwaters of the San Luis Rey River, on February 27, 1926. The then town of Vista occupied the geographical center of the district, and formally began to develop soon after a steady flow of water was brought to the area. Contemporary newspapers advertised such headlines as "Water is King in Southern California and Vista has an Ample Dependable Supply," where the VID would act as an advocate for the town of Vista and the fertile land in which it occupied (LAT 1929). The district sought to expand the population of the town and in doing so expand their service area. In order to create a more dependable water supply they constructed five new reservoirs from 1925 to 1929. These reservoirs included E1 (1925), A (1926), C (1926), MD (1926), and E (1929) (VID 2019; VID 2018).

In June 1946, after several years of negotiations, the VID acquired for approximately \$5,000,000 the San Diego County Water Co., including Henshaw Dam and Reservoir, Lake Henshaw and Warner Ranch comprising some 43,700 acres. The deal involved the purchase of common stock of the water company for \$3,818,000 plus an additional fund, which was used to retire the outstanding 3 $\frac{3}{4}$ per cent bonds of the Water Company and \$500,000 per value of 7 per cent preferred stock. VID since its inception had purchased its water from the water company at a cost of \$210,000 a year for 12,000-acre feet. After the 1946 purchase, the district obtained its water at \$165,000 or \$15 per acre-foot. The nature of this sale was purely economic and ultimately resulted in cheaper water for the District (LAT 1946; VID 2019; Fowler 1953).

Over the next decade, the VID sought to combat drought conditions that began in the early

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1950s. In 1951, Lake Henshaw from which the district received a majority of its water through a complicated lake, river, and flume system had begun to dry up. As a result of their water accessibility being threatened the district dug 20 wells in the Henshaw Basin to get to subterranean water and had planned for 10 more. Drought conditions continued, forcing the district to become a member of the San Diego County Water Authority to take advantage of water imported from the Colorado River and Northern California in 1954. By 1955, the agricultural economy of Vista had begun to decline, partially due to the consistent droughts. Many avocado and citrus groves were split into parcels and used to build new residences and sub divisions. As continued efforts to conserve water and better serve the area, VID constructed seven more reservoirs including the following, HP (1962), HB (1964), Pechstein (1978), Deodar (1978), San Luis Rey (1978), Lupine Hills (1987), and H (1997). In 2016, the VID served over 28,600 accounts, the majority of which were residential, with nearly 5.6 billion gallons of water distributed and sold within the district. Of that amount, only 6% was for agriculture, the majority 70% being for residential use (SDU 1951; VID 2019).

History of Project Site

The E Reservoir was the last one to be constructed during the district's first formal period of development in the 1920s. An Escondido firm, the Escondido Cement Products Company, was awarded the contract for construction of the reservoir being the lowest bidder at \$11,680.07. The contract included excavation, embankment, concrete pouring, concrete lining of the floor, roofing, and miscellaneous work. The reservoir originally was intended to be fully underground measuring the approximate footprint of the modern reservoir at 225 feet long by 97 feet wide (SDU 1929).

The E Reservoir was built with two small buildings to its direct southwest, it is unknown whether these buildings were for a pump house or served another purpose. In 1952, the reservoir was reroofed, which expanded the structure's height, the reservoir was no longer underground but semi-buried. The earthen roof was replaced with a corrugated galvanized iron roof on a steel skeleton and exterior walls were constructed of concrete (Figure 1). As part of the VID's first phase of integrating a high-pressure flow system into district lines in 1959, a 30-inch high line was constructed between the Pechstein Reservoir and the E Reservoir. Additionally, the E Reservoir was raised to a greater holding capacity. In 1975, a \$5.9 million bond issue passed to replace the gravity pipeline between Pechstein Reservoir and E Reservoir (SDU 1959, 1974, 1975; VID 1952).

By the early 1980s, the two small buildings to the reservoir's southwest were demolished. The reservoir itself underwent several improvements in 1984. These improvements included paving a small driveway and a cul-de-sac along the structure's west elevation, the addition of a new access hatch, and construction of a new overflow structure. Between 2005 and 2009, a small pump building was constructed to the southwest of the reservoir, near the same place as the two earlier buildings. From this point on there are no recorded changes made to the reservoir and pump house (VID 1984).

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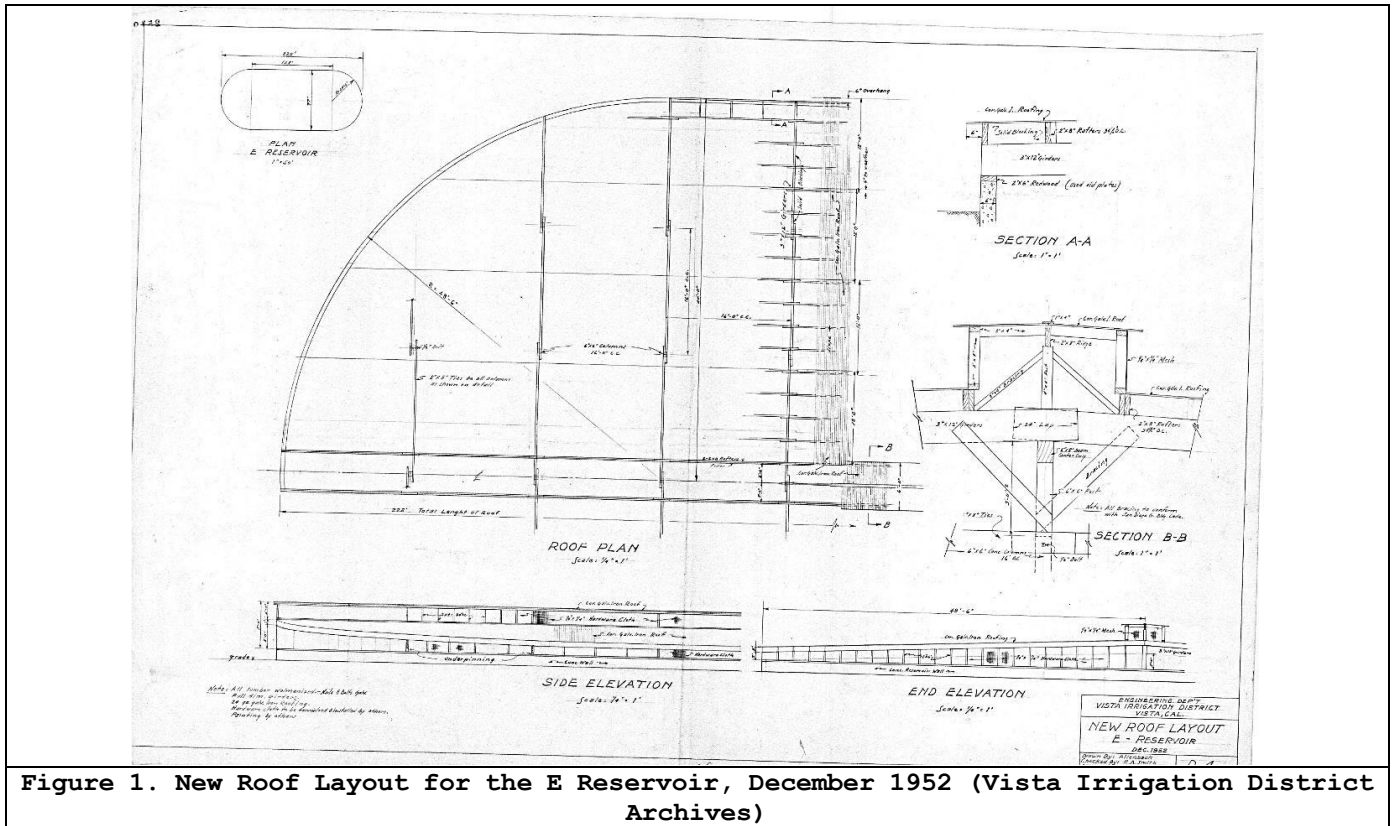


Figure 1. New Roof Layout for the E Reservoir, December 1952 (Vista Irrigation District Archives)

NRHP and CRHR Statement of Significance

NRHP Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Vista E Reservoir Site does not appear eligible under NRHP/CRHP Criteria A/1. Despite being directly associated with the VID and its original expansion in the 1920s, subsequent alterations to the original reservoir to the point where it no longer reads as an early twentieth-century piece of water infrastructure.

Archival research did not find any association with events that made a significant contribution to the broad patterns of local or regional history. Research indicates that the VID constructed the reservoir in 1929 for the purpose of retaining water underground. The E Reservoir was built during a period of expansion in the 1920s when four other reservoirs were built, including the E1 (1925), A (1926), C (1926), and MD (1926). The intention of building these reservoirs was to create a more dependable water supply and to expand their service area. The E Reservoir originally was fully underground, measuring the approximate footprint of the modern reservoir at 225 feet long by 97 feet wide. Alterations to the site altered it to a partially above-ground concrete reservoir with metal roof. The E Reservoir was not the first structure constructed during the 1920s period of the VID's development, and due to a loss of integrity it is not the one of highest quality. Its association with the VID is retained but it no longer reflects its original context and therefor is not eligible under Criterion A/1.

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NRHP Criterion B: Associated with the lives of significant persons in our past.

CRHR Criterion 2: Associated with the lives of persons important in our past.

Archival research did not indicate any associations with persons important to the nation's or state's past. Additionally, the VID was a locally significant company but no specific owner or patron of the company was identified as being significant through archival research. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

CRHR Criterion 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.

Vista E Reservoir Site appears ineligible under NRHP/CRHP Criteria C/3. The reservoir does not embody distinctive characteristics of a belowground concrete reservoir through subsequent alterations. The subject property was the last to be constructed during the VID's first formal period of development during the 1920s. An Escondido firm, the Escondido Cement Products Company, was awarded the contract for construction of the reservoir by being the lowest bidder at \$11,680.07. The contract included excavation, embankment, concrete pouring, concrete lining of the floor, roofing and miscellaneous work. The reservoir originally was underground. In 1952, the reservoir was reroofed, which expanded the structure's height such that it was partially above ground level. The earthen roof was replaced with a corrugated galvanized iron roof and concrete exterior walls.

Additionally, the original designer of the E Reservoir is unknown although through the utilitarian design it can be interpreted that it was unlikely to be the work of a master architect. No distinctive characteristics that indicate a specific type of reservoir exist and those that may have originally existed have been altered. Therefore, the subject property does not appear eligible under NRHP/CRHP Criterion C/3.

NRHP Criterion D: Have yielded, or may be likely to yield, information important in history or prehistory.

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

There is no evidence to suggest that this reservoir property has the potential to yield information important to state or local history. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

City of Vista Statement of Significance

The local designation criterion for Vista mirror that of the NRHP and CRHP criterion A/1, B/2, C/3 and D/4. Based on the significance evaluation above for both NRHP and CRHP, the subject property located on Edgemoor Road in Vista (APN: 174-240-33) does not appear to meet any of the City of Vista designation criteria. The subject property is also not located within an established local historic district, nor does it appear eligible as a contributor to any City of Vista districts.

Integrity Discussion

Vista E Reservoir remains in its original location and orientation on the property, and

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therefore the reservoir retains integrity of location. Since its construction, the reservoir has undergone several large-scale alterations that changed the original design, including the change from a belowground concrete reservoir to a partially above-ground reservoir with a galvanized metal roof. The original pump house was demolished in the 1980s, further diminishing integrity of design. When the reservoir was initially constructed in 1929, the surrounding land was primarily farms and small residential buildings. Since 1929, the surrounding area has been up built with residential development and industrial buildings, which consequently has eliminated the subject properties integrity of setting. The Vista E Reservoir has undergone several large alterations. The original concrete reservoir, although still existent, cannot be seen due to the later alterations and non-historic materials added to the subject property. Therefore, the subject property does not retain integrity of materials or workmanship. The reservoir no longer retains integrity of feeling as a 1920s piece of rural water infrastructure. Subsequent alterations to the structure's appearance with the disruption of its original setting does not allow the reservoir to convey a historic sense of a particular period of time. The Vista E Reservoir retains integrity of association, since the reservoir is still owned by the VID and has continued its use as a water storage tank. Therefore, the property retains integrity of association.

In summary, the Vista E Reservoir retains integrity of location and association but no longer retains integrity of design, setting, materials, workmanship, and feeling.

The Vista E Reservoir does not meet any criteria for listing, nor does it retain enough integrity. Therefore, the subject property is recommended as not eligible for listing on the NRHP, CRHR, or in the City of Vista Local Register of Historic Resources.

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APPENDIX B

Preparer's Qualifications

Nicole Frank, MSHP

Architectural Historian

Nicole Frank is an architectural historian with 2 years' professional experience as an architectural historian conducting historic research, writing landmark designations, performing conditions assessments and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

*The School of the Art Institute of
Chicago, MS
Historic Preservation, 2018*

*The College of Charleston, BA,
Historic Preservation and Art
History, 2016*

Dudek Project Experience

Vista E Reservoir Replacement and Pump Station Project, Vista Irrigation District, Vista, California. 2019. (In Progress)

Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a 1929 reservoir in Vista, California for replacement. Ms. Frank also conducted a site survey of the property to be used in her technical report.

California State University, San Francisco Master Plan Update EIR, San Francisco, California. 2019. (In Progress)

Acting as architectural historian, Ms. Frank participated in a survey of CSU San Francisco's Psychology and Ethnic Studies Building and conducted archival research in order to prepare an appropriate historic context for San Francisco, CSU San Francisco and the Psychology and Ethnic Studies Building. Ms. Frank conducted research on 18 buildings located on the SFSU campus, and wrote historic contexts, descriptions and lists of alterations for each.

Pacific Grand Project, Honolulu, Hawai'i County, Hawai'i, 2019.

Ms. Frank acted as architectural historian, co-authoring of the reconnaissance level survey form for the Pacific Grand in Honolulu, constructed in 1968. Ms. Frank's report included building development descriptions and historical significance evaluations. The project proposed to modify an existing telecommunication equipment tower atop one of the condominium building.

City of Gilroy Historic Resource Inventory Update. Gilroy, California. 2018. (In Progress)

Ms. Frank participated in a City-wide architectural survey of over 3,400 buildings in Gilroy, California. Acting as surveyor, Ms. Frank utilized Dudek's architectural survey application on an iPad and recorded the features, alterations and photographs of historic-era buildings throughout the city.

1605 Industrial Avenue Warehouse Project. Cultural Resources Technical Report. San José, California. 2018

Acting as architectural historian, Ms. Frank co-authored the cultural resources technical report for the 1605 Industrial Avenue Warehouse project for the construction of an approximately 186,000-square foot industrial/warehouse building on an approximately 10.96-gross-acre property located in the northern part of

the City. Preparation of the historical context statement involved archival research, building descriptions, historic context development, and historical significance evaluations.

Caltrans, Keller Road/I-215 Interchange Project, Murrieta and Menifee California, 2018.

Ms. Frank acted as architectural historian, co-authoring historic resource report for the Keller Road/I-215 Interchange project for Caltrans. Preparation of the historic resource report included a site visit, archival research, historic context development of Murrieta and Menifee, building feature descriptions of six historic-era resources, and historical significance evaluations. The project proposed to construct a new full interchange and auxiliary lanes at I-215 and Keller Road in Riverside County, California.

City of San Diego Public Utility Department, Historical Context Report for the Dulzura Conduit, Upper Otay Dam, Murray Dam. City of San Diego, San Diego County, California. 2018. (In Progress)

Ms. Frank served as architectural historian and author of the cultural resources report for the City of San Diego Public Utility Department. Preparation of the historical context statement involved archival research, historic context development, engineering feature development descriptions, and historical significance evaluations. Three resources were evaluated by Ms. Frank, the Dulzura Conduit, Upper Otay Dam, and Murray Dam.

Historic Resource Assessment for 955 Hancock Avenue, West Hollywood, CA. 2018.

Ms. Frank acted as architectural historian and sole author of the historic resource report for the City of West Hollywood. Preparation of the historic resources report involved archival research, historic context development, building feature descriptions, and historical significance evaluation for a single-family craftsman residence.

California State University, Fresno, New Student Union, Fresno, California. 2018.

As architectural historian, Ms. Frank authored the description of the Amphitheatre on the CSU Fresno campus for the historic resource evaluation report. Ms. Frank also prepared DPRs for the two buildings.

330 Cinquapin Avenue Project, Carlsbad, CA. 2018.

Ms. Frank served as architectural historian and co-author of the cultural resources report for the 330 Cinquapin Avenue Project. Ms. Frank contributed a building development description, archival research, historical context development, and a historical significance evaluation for the residence.

California State University, Chico, Cultural Resources Report for the College Park Demolition Project, Chico, CA, 2018.

As architectural historian, Ms. Frank co-authored cultural resources report for the California State University, Chico, writing ten building feature descriptions. The project proposed to demolish ten-detached single-family residences on land owned by the University.

Jefferson La Mesa Project, La Mesa, CA. 2018.

Ms. Frank served as architectural historian and co-author of the historical resources evaluation report for the Jefferson La Mesa Project. Ms. Frank contributed archival research and historical context development for three automotive buildings. The project proposed to demolish three industrial automotive buildings in order to redevelop the property.

Relevant Previous Experience

Edwardian Flats Historic Context Statement, San Francisco Planning Department, San Francisco, California During the summer of 2018 was the sole writer and researcher to complete the Edwardian Flat typology context statement for the City of San Francisco.

- 80 page context statement to aid with citywide survey efforts

Cornice Restoration Project, Restoric LLC, Chicago, Illinois Served as field technician in residential cornice restoration, project approximately 6 weeks long.

- Est. date of building construction 1920

Draft National Register Nomination, The School of the Art Institute of Chicago, Chicago, Illinois Acted as sole researcher and writer for draft NRHP nomination of the Jacques Building on Michigan Ave in Chicago, IL.

Recent Past Cook County Survey Data Clean Up, Landmarks Illinois, Chicago, IL Served as architectural historian. Conducted archival research, documented demolished buildings within survey, and generated a list of missing survey information.

- 3,756 properties in 98 municipalities individually reviewed
- 131 buildings identified as demolished since their survey date
- 25 missing architects and builders added to database

Paint and Finishes Analysis, Frances Willard House Museum and Archive, Evanston, Illinois Served as conservator. Worked with a team to determine original paint colors and finishes that correlate with room's period of significance and co-authored report of findings.

Historic American Building Survey, The School of the Art Institute of Chicago, Illinois Served as teachers assistant and illustrator of measured drawings for several sites including All Saints Episcopal Church, the Havlicek Monument, the Fountain of the Great Lakes, and the Chicago Loop Synagogue.

Publications

Frank, Nicole. 2018. "Mid-Century Glass Block: The Colored Patterned and Textured Era." Graduate Thesis. September 2018.

Presentations

"Mid-Century Glass Block: The Colored Patterned and Textured Era." 2018. Presented at the Association for Preservation Technology (APT) Annual Conference. Buffalo, New York

"Mid-Century Glass Block." 2018. Presented at the APT Western Great Lakes Chapter and DOCOMOMO US/Chicago 2018 Symposium: Preservation Challenges of Modernist Structures. Chicago, Illinois

Kara R. Dotter, MSHP, MS

Senior Historic Preservation Specialist and Architectural Historian

Kara Dotter is a senior historic preservation specialist with more than 15 years experience in historic preservation and architectural conservation. Her historic preservation experience spans all elements of cultural resources management, including project management, intensive- and reconnaissance-level field investigations, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Places (CRHR), and local-level designation criteria, in addition to architectural conservation work.

Ms. Dotter's background in geology informs many aspects of her architectural conservation work, including insight into the deterioration of building materials over time, which helps inform preservation strategies for various types of construction materials. She has experience with a variety of materials, in particular stone, brick, mortar, and concrete. Her materials analysis skills include petrographic analysis of stone, mortar, and concrete; paint analysis; wood species identification; and applicable American Society for Testing and Materials standards, as well as proficiency with Fourier transform infrared spectroscopy (FTIR), scanning electron microscopy with energy-dispersive X-ray spectroscopy (SEM-EDS), back-scattered electron imagery (BSE), atomic absorption spectrometry (AAS), differential thermal analysis (DTA), X-ray diffraction (XRD), and ion chromatography techniques.

Ms. Dotter exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced managing multidisciplinary projects in the lines of land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Architectural Survey Reports (HASRs) and Findings of Effect (FOE) reports for the California High-Speed Rail Authority.

Project Experience

Development

Environmental Services for the Salt Bay Design District, San Diego and Chula Vista, California (2018). Dudek was retained by Gonzalez, Quintana & Hunter, LLC, to provide Cultural and Historical Resources Inventory in support of preparation of an environmental impact report (EIR) for the Salt Bay Design District Project that involves developing 46.6 acres at the southern end of the San Diego Bay as an industrial development. The work includes

Education

*Queen's University of Belfast
PhD Candidate (ABD)*

University of Texas, Austin

MS, Geological Sciences, 2006

MS, Historic Preservation, 2004

University of Houston

BS, Geology, 1996

Certifications

CEQA Practice Certificate (in progress)

Professional Affiliations

Association for Preservation Technology

Construction History Society of America

American Institute of Conservation

Society of Architectural Historians

California Preservation Foundation

a CHRIS records search; a paleontological resources records search from the San Diego County Museum of Natural History; Native American Coordination; a cultural and historical resources survey; archival research; evaluation of potential historical resources for the NRHP, CRHR, and local eligibility criteria and integrity requirements; documentation on DPR forms; and preparation of both an Archaeological Resources Report and Historical Resources Technical Report. Ms. Dotter is the Cultural Resources project lead, as well as architectural historian and author of the Historical Resources Technical Report. Ms. Dotter's contributions include architectural history field surveys; conducting archival research; recording and evaluating historical resources in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

North River Farms Historical Resources Technical Report, Integral Communities, Oceanside, California (2018). Served as architectural historian and author of the Historical Resources Technical Report. The project proposed to develop approximately 175 acres of land east of Oceanside as a small farming community. Contributions included architectural history field surveys; conducting archival research; recording and evaluating historical resources in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

Montebello North Historic Evaluation, A.P.T.S. Inc., La Mesa, California (2018). Served as architectural historian and author of the Cultural Resources Technical Report. Conducted research into the history of the area and its relation to the 4.16 acre subject property, documented existing conditions, and liaised with the City of La Mesa Planning Department to bring about a successful result for the client.

HABS Written Documentation for Camp Haan, Riverside County, California (2017). Dudek was retained by the County of Riverside Economic Development Agency (EDA) to prepare HABS documentation for approximately 28 building foundations associated with the Camp Haan property located on March Air Reserve Base. Ms. Dotter conducted the site survey; worked with the HABS photographer; conducted archival research; and prepared the HABS documentation and submittal package.

Village Three Active Recreation Area Constraints Analysis, HomeFed Otay Land II LLC, Chula Vista, California (2017). Ms. Dotter served as Cultural Resources project lead for the Constraints Analysis, as well as architectural historian and author of the Historical Resources Technical Report. The project proposed to develop approximately 100 acres of land south of the Otay River as an active recreation site. Ms. Dotter's contributions include architectural history field surveys; conducting archival research; recording and evaluating historical resources in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

The 1431 El Camino Real Project, City of Burlingame, San Mateo County, California (2017). The City of Burlingame proposes to demolish an existing four-unit (two-story) apartment building along with the detached five-car garage structure at the rear and construct a new six-unit (three-story) townhouse complex, totaling 3,858 square feet and a proposed height of 35 feet. The property at 1431-1433 El Camino Real was constructed in 1947 and required evaluation for historical significance. Further, because the property requires a Caltrans encroachment permit, a Caltrans-compliant Historical Resources Compliance Report (HRCR) was prepared. In addition to evaluating the building at 1431 El Camino, Dudek also had to address impacts to an NRHP-listed tree row within the project area. Ms. Dotter co-authored the HRCR and provided QA/QC of the final cultural resources report.

Santa Monica/Orange Grove Mixed-Use Development, 7811 Santa Monica Blvd., West Hollywood, California (2017). Dudek was retained by the City of West Hollywood to prepare an Environmental Impact Report (EIR) for the Santa Monica/Orange Grove Mixed-Use Development Project. In support of the EIR, Dudek conducted a

cultural resources inventory and evaluation of two commercial properties at 7811 Santa Monica Blvd. and 1125-1127 N. Ogden Drive. Both properties were found not eligible for designation under NRHP, CRHR and local designation criteria. Ms. Dotter co-authored of the Historical Resources Technical Report, documenting existing conditions and conducting research into the history of the area and its relation to the three-parcel property in question.

Reliable Pipe Supply Phase II, LLJ Ventures LLC, San Diego, California (2017). Dudek was to complete an Historical Resources Technical Report for the property located at 1430 National Avenue, San Diego, California, which was assessed for the potential of mixed-use redevelopment. Ms. Dotter served a Cultural Resources project manager and was lead author on the HRTR, in addition to performing archival research, conducting an intensive site survey, and recording and evaluating historical resources in consideration of CRHR, and local designation criteria and integrity requirements.

NEC Dinah Shore and Monterey Avenue Development, Palm Desert, California (2016). Ms. Dotter served as architectural historian and co-author of the Cultural Resources Report, conducting research into the history of the area and its relation to the property in question.

Montebello North and South, La Mesa, California (2016). Ms. Dotter served as architectural historian and author of the Cultural Resources Technical Report, conducted research into the history of the area and its relation to the 4.16 acre subject property, documented existing conditions, and liaised with the City of La Mesa Planning Department to bring about a successful result for the client.

Education

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California (in progress). The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Dotter co-authored the cultural resources study. All buildings and structures on campus over 45 years old and/or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

SDSU West Campus Project EIR, San Diego, California (in progress). Dudek was retained by the San Diego State University (SDSU) to conduct an Initial Study and EIR for the proposed West Campus expansion project located in San Diego, California. Part of the work includes evaluating potential impacts to historical resources located on the project site, which include the SDCCU Stadium, originally known as the San Diego Stadium. The historic resources technical memorandum provides the results of that evaluation, as well as an impacts analysis and recommended mitigation measures. Ms. Dotter conducted the site survey and archival research, and authored the memorandum.

Morse High School Historical Resources Technical Report, San Diego Unified School District (SDUSD), San Diego, California (2019). SDUSD is undertaking modernization of the Morse High School campus. Served as architectural historian and lead author of the historical resources technical report. Recorded and evaluated the Morse High

School campus for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research and a records search.

SDSU Aztec Recreation Center, San Diego State University, San Diego, California (2018). SDSU is embarking on the expansion and rehabilitation of the existing Aztec Recreation Center. The project area is adjacent to two historical resources. Ms. Dotter served as architectural historian and lead author of the historical resources technical report, documented the existing conditions of the two historical resources, conducted a detailed impacts assessment, and developed appropriate mitigation measures. The study also entailed conducting archival and building development research and a records search.

MiraCosta Community College District Oceanside Campus, San Diego County, California (2017). Dudek was retained by the MiraCosta Community College District (MCCCD) to conduct a cultural resources study for the proposed Oceanside Campus Facilities Master Plan. Of the original 11 buildings constructed in the early 1960s, nine are still extant and required evaluation for historical significance. The campus was ultimately found ineligible for designation due to a lack of important historical associations and integrity issues. Ms. Dotter conducted the site survey and archival research; evaluated significance for NRHP, CRHR, and local listing, as well as potential impacts under CEQA; and authored the Historical Resources Technical Report.

SDSU Tula Pavilion and Tenochca Hall Renewal/Refresh, San Diego, California (2017). Dudek was retained by the San Diego State University (SDSU) to evaluate potential impacts to historical resources associated with the proposed Tula Pavilion and Tenochca Hall Renewal/Refresh project located in San Diego, California. The historic resources technical memorandum provides the results of that evaluation. Ms. Dotter conducted the site survey and archival research, and authored the memorandum.

Kings Beach Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District (TTUSD), Kings Beach, California (2016). Ms. Dotter served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Donner Trail Elementary School Modernization Project, Tahoe Truckee Unified School District (TTUSD), Kingvale, California (2016). Ms. Dotter served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Energy

Jacumba Valley Solar Project, San Diego County, California (2018). The project proposes a 100 megawatt solar farm that included photovoltaic solar panels, a 1,500-volt DC underground collection system, a 34.5 kilovolt overhead and underground collection system, and a 20 megawatt energy storage facility, among other features. Served as architectural historian and lead author of the historical resources constraints analysis to comply with CEQA and in preparation of technical studies conducted for the Environmental Impact Report. The constraints analysis identified one potential historical resource, what appears to be the remains of a substantial early 20th century cattle operation, and recommended a full Historical Resources Evaluation Report of the property in compliance with CEQA.

Municipal

California National Guard Santa Barbara Armory Historic Evaluation, Department of General Services, California (2018). Served as architectural historian and lead author of the update to state and local designations. The work involved historical resources documentation in order to comply with NEPA and CEQA regulations relating to the potential sale of the property. Contributions included updating documentation relating to the Santa Barbara Armory individual designation, as well as recording and evaluating the Santa Barbara Armory complex as a historic district for NRHP, CRHR, and local level criteria and integrity considerations; completion of DPR forms; and responding to State Historic Preservation Office (SHPO) comments.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Dotter co-authored the resource descriptions and provided QA/QC of the cultural resources report.

Department of General Services Historical Resource Evaluation for the Normal Street Department of Motor Vehicles Site at 3960 Normal Street, San Diego, California (2017). Dudek was retained by the State of California Department of General Services to complete a Historical Resources Technical Report for a project that proposes demolition and replacement of the Department of Motor Vehicles (DMV) building located at 3960 Normal Street in the City of San Diego. To comply with Public Resources Code Section 5024(b), DGS must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under DGS's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or that may be eligible for registration as a California Historical Landmark (CHL). The DMV was found not eligible. Ms. Dotter authored the Historical Resources Technical Report, as well as recording and evaluating the Normal Street DMV building for Federal, State, and local level criteria and integrity considerations, completion of DPR forms, and responding to SHPO comments.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Dotter co-authored the cultural resources report, in addition to conducting the site survey, performing archival research, and evaluating the property for designation under NRHP, CRHR, and local eligibility criteria.

Department of General Services Historical Resource Evaluation for the Santa Barbara Armory Complex, City of Santa Barbara, California (2017). Ms. Dotter served as architectural historian and lead author of the update to state and local designations. The work involved historical resources documentation in order to comply with NEPA and CEQA regulations relating to the potential sale of the property. Ms. Dotter's contributions included updating documentation relating to the Santa Barbara Armory individual designation, as well as recording and evaluating the Santa Barbara Armory complex as a historic district for NRHP, CRHR, and local level criteria and integrity considerations; completion of DPR forms; and responding to SHPO comments.

Transportation

Environmental Preconstruction Services for Construction Package 2 and 3, California High-Speed Rail Authority, Fresno to Bakersfield Section, California (in progress). Ms. Dotter is the project lead for the Built Environment component of the environmental preconstruction services. The work involves conducting cultural resources assessments for a proposed 65-mile-long segment of the Fresno to Bakersfield high-speed rail alignment as directed by the California High-Speed Rail Authority and Federal Transit Administration (FTA) in order to comply with NEPA and CEQA regulations. Ms. Dotter's contributions include architectural history field surveys; documenting and updating the CRHR-designated 7,040-acre Washington Irrigated Colony Rural Historic Landscape; completion of over 150 California Department of Parks and Recreation (DPR) forms for the evaluation of built environment resources; conducting research for and producing HASRs and supplemental Findings of Effect (sFOEs); development of Protection and Stabilization Plans and Response Plans for Unanticipated Effects and Unintended Damage; and managing structural and vibration engineering consultants.

Environmental Compliance Services for the Caltrain Modernization (Calmod) Peninsula Corridor Electrification Project (PCEP) (in progress). Ms. Dotter is the project lead for the Built Environment component of the environmental compliance services. The work involves cultural resources documentation in order to comply with NEPA and CEQA regulations relating to the electrification and increased capacity of the Caltrain Corridor from San Francisco's 4th and King Caltrain Station to approximately the Tamien Caltrain Station. Ms. Dotter's contributions include architectural history field surveys; managing subconsultants; conducting research for and producing documentation to HABS level III standards; and reviewing design plans and equipment placement for conformance with the Secretary of the Interior Standards for Rehabilitation.

Keller Road/I-215 Interchange Project, Jacobs Engineering, Murrieta, California (in progress). The City of Murrieta, in cooperation with Caltrans District 8, the County of Riverside, the City of Menifee, and the FHWA, proposed a new full interchange and auxiliary lanes at I-215 and Keller Road. The project includes construction of northbound (NB) and southbound (SB) on- and off-ramps for accessing I-215 from the existing Keller Road undercrossing, as well as construction of auxiliary lanes in the NB and SB direction of I-215 and removal and/or addition of adjacent surface streets to improve circulation. The project required compliance with NEPA Section 106, NHPA, and CEQA regulations for Cultural Resources, including archaeological, historical, and paleontological resources. Ms. Dotter served as the Cultural Resources project manager, co-authored the HRER and HPSR reports, developed the APE in coordination with Caltrans, conducted archival research, performed an intensive survey of the project area, and provided QA/QC for the HRER, HPSR, and ASR.

Historical Resources Evaluation Report for the Imperial Avenue Bikeway, Kimley-Horn and Associates, Inc., San Diego, California (in progress). The SANDAG project proposed approximately four miles of roadway improvements, including sidewalks and bicycle lanes, along Imperial Avenue roughly between I-5 and I-805. Served as principal architectural historian and lead author on the Historical Resources Evaluation Report, that entailed identification of historic properties/historical resources within and adjacent to the project alignment; intensive site surveys; a records search; identification of existing and potential historical properties/historical resources; updating DPRs; determinations of effect; and management recommendations. The project qualified for a Categorical Exemption under CEQA and was determined to have no effect on historic properties under Section 106.

Historical Resources Assessment for the SFO Residential Sound Insulation Program, Cities of San Bruno and Millbrae, San Mateo County, California (2017). Dudek was retained by San Francisco International Airport (SFO) to evaluate 28 residential properties constructed 50 years ago or more within the cities of San Bruno and Millbrae, in San Mateo County, California. These properties are proposed to receive installation of sound insulation materials as part of SFO's Residential Sound Insulation Program. All 28 properties were recorded and evaluated on State of California Department of Parks and Recreation Series 523 Forms for historical significance in

consideration of NRHP designation criteria and integrity requirements. Ms. Dotter co-authored the technical report and DPR forms for the evaluation of built environment resources.

Water/Wastewater

Historical Resources Evaluation of Public Utilities Department Reservoir Structures, City of San Diego, California (in progress). The project proposes upgrades to ten historic-era dams, an historic-era flume, and various attendant structures, within the San Diego water supply network. Serving as architectural historian and co-author of a multiple-property historical resources evaluation report. Project includes development of a network-wide historical context, as well as contexts for each individual contributor; multiple intensive field surveys; extensive archival research; recordation and evaluation of the properties in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA; proposal of appropriate mitigation measures; and review for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Municipal Waterways Maintenance Plan, City of San Diego, San Diego County, California (in progress). Dudek was retained by the City of San Diego and the Bureau of Reclamation to initiate the processing of a joint EIR and EIS. The proposed WMP is intended to establish an effective and streamlined program that allows for waterway facilities (channels, ditches, sumps) to be maintained, while minimizing impacts and potential adverse effects of maintenance. The proposed WMP will outline specific activities, maintenance methods, and procedures that will guide future maintenance and repair activities. Ms. Dotter is the lead author of the Historical Resources Inventory and Analysis Report, conducting archival research; identifying potential historical resources; and analyzing the proposed WMP maintenance activities to determine their potential to impact historical resources.

Crowther Sewer Pipeline Project, City of Placentia, Orange County, California (in progress). The City of Placentia proposes to upsize the existing sewer pipeline under Crowther Avenue, Placentia Avenue, and Orangethorpe Avenue by constructing a completely independent pipeline parallel to the existing pipeline, which would be capped and left in place once the new pipeline is completed. Ms. Dotter served as the Cultural Resources project manager, co-authored the HRCR, conducted archival research, and performed a reconnaissance survey of the proposed route.

North County Pure Water Project, City of San Diego, California (2018). Ms. Dotter is the architectural historian and lead author of the Historical Resource Technical Report for the proposed pipeline route as part of the EIR/EIS. Preparation of the report involved conducting extensive building development and archival research on historic-era structures along the proposed 56-mile-long route, development of related historic contexts, historical significance evaluations for each historic-era structure in consideration of local, state, and national designation criteria and integrity requirements, and determining appropriate mitigation measures, in addition to responding to comments on the EIR/EIS from the public.

Historical Resource Evaluation Report for the San Dieguito Dam, Santa Fe irrigation District, Rancho Santa Fe, California (2016). Ms. Dotter served as architectural historian and lead author of the Historical Resource Evaluation Report for the proposed handrail replacement project. Preparation of the report involved conducting extensive engineering development and archival research on dams, development of an historic context, and historical significance evaluation for the historic-era structure in consideration of local, state, and national designation criteria and integrity requirements.

Other Project Experience

Development

Historic Resource Nomination Report for 1445 Granada Avenue, San Diego, California (2016). Conducted archival research, interviews, extensive photo documentation, and forensic analysis of a 1912 Craftsman-style home in support of designation as an historic resource. Ms. Dotter also compiled supporting evidence for proposing a new San Diego Master Architect/Builder. The building was successfully nominated in May 2017.

Historic Resource Technical Report for 1644 University Avenue, San Diego, California (2015). Served as architectural historian and author of the Historical Resource Technical Report. Preparation of the report involved conducting extensive building development and archival research on the commercial building, development of an historic context, and an historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposed to build a new multi-use development with retail space, parking, and luxury condominiums.

Education

Rehabilitation of Lincoln Hall, University of Nevada, Reno (2015). Provided peer review of mortar repair specifications and fire code upgrades for the historic two-and-a-half story Lincoln Hall, constructed of brick in 1895 as a men's residence hall. Recommendations included changing the specified mortar mix to an historically appropriate mix design similar to that used originally and more compatible with existing materials. The suggested fire code upgrades originally called for infilling the intentionally designed wall ventilation space between interior and exterior wythes of brick with Portland cement-based grout, altering the breathability and functioning of the building envelop. Ms. Dotter instead recommended discreet insertion of fire blocks between the wythes at each floor level.

Queen's University Belfast Main Building Materials Analysis, Belfast, Northern Ireland (2010-11). Collected mortar samples and conducted materials analysis to identify components and develop recommendations for repair mortars. The project also entailed mapping exterior walls for areas of deterioration affecting mortar and brick.

Municipal

Paint Analysis for Mohnike Adobe, San Diego County, California (2016). Analyzed selected paint chip samples to develop a stratigraphy of paint layers useful in identifying replacement materials and creating an historically appropriate paint scheme for ongoing renovations to this San Diego County-owned property.

Materials Conservation Assessment and Recommendations for Stone Quoins, Old Antrim Courthouse, Antrim, Northern Ireland (2011). Investigated the existing condition of heavily-painted stone quoins on the Grade A listed 1726 Italianate-style Old Antrim Courthouse, the oldest courthouse in Northern Ireland, during extensive rehabilitation of the structure into a cultural events center. The surface of the original sandstone ashlar blocks was friable due to impermeable paint layers retaining moisture within the stone. Recommendations included gentle removal by hand of existing paint layers, misting of more recalcitrant paint layers, and consolidation or replacement-in-kind of more damaged stone.

Specialized Training

- Macro vs. Micro: Hands-on with Documentation Tools, 2018. California Preservation Foundation (CPF).
- Terra Cotta Restoration Workshop, 2018. Association for Preservation Technology (APT).
- Digital Tools for Documentation and Simulation in Conservation of Historic Buildings, 2017. APT.

- Tips and Tools for Environmental Review: Mastering the CEQA Process for Historic Properties in the Bay Area, 2016. CPF.
- Section 106: An Introduction, 2015. National Preservation Institute (NPI).
- Wood Identification Workshop, 2010. Institute of Conservator-Restorers in Ireland (IPCRA).
- Crafts and Trades Workshop, 2008. APT.
- Salts in Traditional Masonry Buildings, 2008. Scottish Lime Centre, Scotland.
- Introduction to Lime, 2007. Calch Ty-Mawr, Wales.
- Introduction to Microscopical Identification of Conservation Materials, 2006. McCrone Group.

Publications

Selected Technical Reports

Dotter, Kara R., Samantha Murray, and Matthew DeCarlo. 2017. Historical Resources Technical Report for the North City Project, San Diego County, California. Prepared for the City of San Diego Public Utilities Department.

Dotter, Kara R., Sarah Corder, and Samantha Murray. 2017. Historic Resources Evaluation for the Normal Street Department of Motor Vehicles Site, 3960 Normal Street, San Diego, California. Prepared for the State of California Department of General Services.

Dotter, Kara R., Sarah Corder, William Burns, and Adam Giacinto. 2017. Historical Resources Technical Report for Siskiyou Hall, Chico, California. Prepared for California State University, Chico Campus.

Dotter, Kara R. and Adriane Dorrlor. 2017. Historical Resources Technical Report for 1430 National Avenue. Prepared for LLJ Ventures, LLC.

Dotter, Kara R. and Samantha Murray. 2017. Cultural Resources Technical Report for Santa Monica/Orange Grove Mixed-Use Development, 7811 Santa Monica Boulevard. Prepared for the City of West Hollywood.

Dotter, Kara R. 2016. Historical Resources Evaluation Report for 7664 El Cajon Blvd., La Mesa, California. Prepared for A.P.T.S., Inc.

Dotter, Kara R. and Samantha Murray. 2016. Cultural Resources Study for Kings Beach Elementary School Facilities Master Plan Project, Kings Beach, Placer County, California. Prepared for the TTUSD.

Dotter, Kara R., Ione Stiegler, Vonn Marie May, Katie Debiase. 2016. District Update for the Washington Irrigated Colony Rural Historic Landscape, Fresno County, California. Prepared for the California High-Speed Rail Authority and California State Historic Preservation Officer.

Dotter, Kara R., Ione Stiegler, Rick Tavares, and Mel Green. 2016. Plan for Protection and Stabilization and Response Plan for Unanticipated Effects and Inadvertent Damage: Lakeside Cemetery, Hanford, California. Prepared for the California High-Speed Rail Authority.

Dotter, Kara R., Ione Stiegler, Rick Tavares, and Mel Green. 2016. Findings of Effect for the Fresno to Bakersfield Project Section Primary Re-examination Area for Construction Package 2-3: Addendum to the Findings of Effect. Prepared for the California High-Speed Rail Authority.

Dotter, Kara R. and Ione Stiegler. 2016. Historic Architectural Survey Report Addendum No. 5 (Primary Re-examination Area), Fresno to Bakersfield Project Section. Prepared for the California High-Speed Rail Authority.

Dotter, Kara R. and Ione Stiegler. 2015. Historic Resource Nomination Report for 1445 Granada Ave., San Diego, California. Prepared for private client.

Dotter, Kara R. and Ione Stiegler. 2015. Historic Resource Technical Report for 1644 University Ave., San Diego, California. Prepared for private client.

Other Publications

Dotter, K. R. 2010. "Historic Lime Mortars: Potential Effects of Local Climate on the Evolution of Binder Morphology and Composition." *Limestone in the Built Environment: Present Day Challenge for Preservation of the Past*. Geological Society of London. Special Publication 331.

Dotter, K. R., Smith, B. J., McAlister, J., and Curran, J. 2009. "Sacrifice and Rebirth: The History of Lime Mortar in the North of Ireland." *Proceedings of the 3rd International Congress on Construction History*. Brandenburg University of Technology. May 2009.

Dotter, K. R., Smith, B. J., McAlister, J., and Curran, J. 2008. "Effects of Weathering Processes on Conservation Mortars and the Surrounding Stone Substrate." *Proceedings of the 11th International Congress on Deterioration and Conservation of Stone*. Nicolaus Copernicus University Press. September 2008.

Dotter, K. R. 2007. "Symbolism of Stone Use in Traditional Chinese Gardens." *STONE: Newsletter on Stone Decay*. No. 3.

Conference Presentations

"The Weathering of Conservation Mortars, and Implications for Historic Preservation." 2011. Presented at the Association for Preservation Technology (APT) Annual Conference. Victoria, British Columbia, Canada.

"40 Years of Conservation Mortars: Evolution and Effects." 2008. Presented at the APT Annual Conference. Montréal, Québec, Canada.

"Historical and Current Analysis Methodologies for the Characterization of Historic Lime Mortars." 2006. Presented at the American Institute for Conservation of Historic and Artistic Works (AIC) Annual Conference. Providence, Rhode Island.

"Characterization and Comparison of Modern and Historic Lime Mortars." 2005. Presented at the APT Annual Conference, 21–26 September 2005, Halifax, Nova Scotia, Canada.

"Air Pollution Interaction with Consolidated Stone." 2005. Joint project presented by Tye Botting at the AIC Annual Conference. Minneapolis, Minnesota.

"Early 20th Century Prison Technology." 2004. Presented at the APT Annual Conference. Galveston, Texas.

