



LSA ASSOCIATES, INC.  
703 PALOMAR AIRPORT ROAD  
SUITE 260  
CARLSBAD, CALIFORNIA 92011

760.931.5471 TEL  
760.918.2458 FAX

BERKELEY  
FORT COLLINS  
FRESNO

IRVINE  
PALM SPRINGS  
PT. RICHMOND

RIVERSIDE  
ROCKLIN  
SAN LUIS OBISPO

July 30, 2014

Mr. Paul Colucci  
Anova, Inc.  
2734 Loker Avenue West, Suite E  
Carlsbad, California 92010

Subject: Archaeological Survey of Parcels at Woodland Drive and Watson Way (LSA Project No. ANO1401)

Dear Mr. Colucci:

This report represents the results of a due diligence archaeological resources survey of the proposed development project (project) for parcels located at Woodland Drive and Watson Way, in the unincorporated community of Vista, San Diego County, California. The project area is approximately 3.5 acres in size and is located at the northwest corner of the intersection of Woodland Drive and Watson Way (attached Figure 1). The site consists of Assessor's Parcel Numbers 181-131-23, 183-131-24, 183-131-25, and 183-131-26. State Route 78 is located approximately one-third of a mile to the southwest and South Santa Fe Avenue is located approximately one-quarter mile to the northeast. A records search and pedestrian survey were conducted to determine if any significant cultural resources were present in the project area. No cultural resources were identified during this survey.

## **METHODS**

### **Research**

As part of this due diligence analysis, a records search of the survey area was performed at the South Coastal Information Center (SCIC), San Diego State University. The SCIC provided a record of all previous surveys, archaeological sites, subsurface investigations, and all historic resources over 45 years old that are within a one-quarter mile radius of the project area. Site records of archaeological sites and bibliographical references for all surveys and investigations within the one-quarter mile search radius were copied. Historic maps were investigated and the following inventories were examined: National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historical Landmarks, California Historic Properties Directory, and the California Points of Historical Interest. Additionally, historic aerials of the project area were reviewed to assess the presence of any historic resources.

### **Field Survey**

The goal of the survey was to identify and document any cultural resources 45 years or older as per the Office of Historic Preservation Guidelines (1995). To accomplish this, a pedestrian survey of the project area was conducted on July 15, 2014, by Ms. Jacqueline Hall, an LSA archaeologist. The

project alignment was surveyed on foot in 5- to 10-meter parallel transect intervals. A handheld global positioning systems (GPS) unit was utilized to determine the boundaries of the project area.

## RESULTS

### Research

No historic resources were identified in the project area on any of the historic aerials reviewed. Aerial photographs from 1938, 1947, 1953, and 1964 were examined (NETR 2013). No buildings or structures appear to have been built within the project area. In 1953, a portion of the project area appears to have been used for agricultural purposes. No buildings or structures are mapped within the project area on U.S. Geological Survey (USGS) 7.5-minute topographic maps from 1921, 1929, 1933, 1937, 1941, 1946, 1949, 1955, and 1965.

A records search was conducted at the SCIC on July 28, 2014. As Table A shows, ten documented archaeological investigations have taken place within a quarter-mile radius of the project area, although none overlaps the project area. All of the investigations date between 1987 and 2007. The two closest studies to the project area indicate negative findings, suggesting low sensitivity for archaeological resources in the vicinity of the project area (Rosenberg 2007; NiGhablain 2002).

**Table A: Summary of Previous Studies within a 0.25-Mile Radius of the Project Area**

Author	Title	Year
Arrington, Cindy	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	2006
Clevenger, Joyce, Delman James, and Kathleen Crawford	Archaeological Survey, Testing, and Evaluation Program for the North County Square II Project	1992
Clevenger, Joyce, Delman James, and Kathleen Crawford	Revised Archaeological Survey, Testing, and Evaluation Program for the North County Square II Project, City of Vista, San Diego County, California	1992
Dolan, Christy	First Supplemental Historic Property Survey Report: South Santa Fe Avenue Reconstruction Project	2003
Guerrero, Monica, et al.	Cultural Resource Test Report for Oceanside-Escondido Rail Project, Oceanside, California	2001
Guerrero, Monica and Dennis R. Gallegos	Cultural Resources Monitoring Report for the North County Transit District (NCTD) Sprinter Rail Project, Oceanside to Escondido, California	2007
Marben-Laird Associates	Historic Resource Survey, A Project of the City of Vista, California	1987
NiGhablain, Sinead	Cultural Resource Study for the Hannalei Elementary School Project	2002
Peak & Associates, Inc.	Cultural Resources Assessment of AT&T's Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside and San Diego Counties, California	1990
Rosenberg, Seth A., et al.	A Cultural Resources Evaluation for the Vista and Buena Sanitation District 2007 Sewer Master Plan Update	2007

Two historic-age residences have been previously recorded within a quarter-mile radius of the project area, although neither is within the project area. The first (P-37-018185) is a single-family, vernacular style cottage built in 1939. It is approximately 1,100 feet northeast of the project area. The second (P-37-018223) is a single-family, California ranch style residence built in 1952. It is approximately 1,300 feet east of the project area. Both residences were recommended ineligible for listing in the National Register in 1999 (Snyder 1999a, 1999b).

### **Field Survey**

The results of the survey conducted by LSA of the project site were negative. The project area is a graded lot surrounded by paved roads and residential development, and appears to have been recently disked. Visibility was good at approximately 90 percent due to sparse vegetation. Though the project area appeared recently disturbed, all cut banks and soils disturbed by rodent activity were examined. Soil consisted of a light brown sandy loam. An unpaved access road transects the northern portion of the project area. Modern refuse was prevalent, and non-diagnostic building materials (concrete, brick, metal fragments, and an oil drum) were observed throughout the project area. No archaeological material or anthrosols were identified during this survey.

### **RECOMMENDATIONS**

Based on the literature search and field survey, it was determined that no cultural resources are present in the project area. The project area has been highly disturbed, and the possibility of buried cultural deposits is low. Therefore, it is recommended that no further archaeological studies are necessary.

Sincerely,

**LSA ASSOCIATES, INC.**



Mike Trotta  
Principal  
for Jacqueline Hall  
Archaeologist

Attachment:   References Cited  
                  Figure 1: Project Location

## **REFERENCES CITED**

Nationwide Environmental Title Research, LLC (NETR)

2013 [www.historicaerials.com](http://www.historicaerials.com). Accessed July 15, 2014.

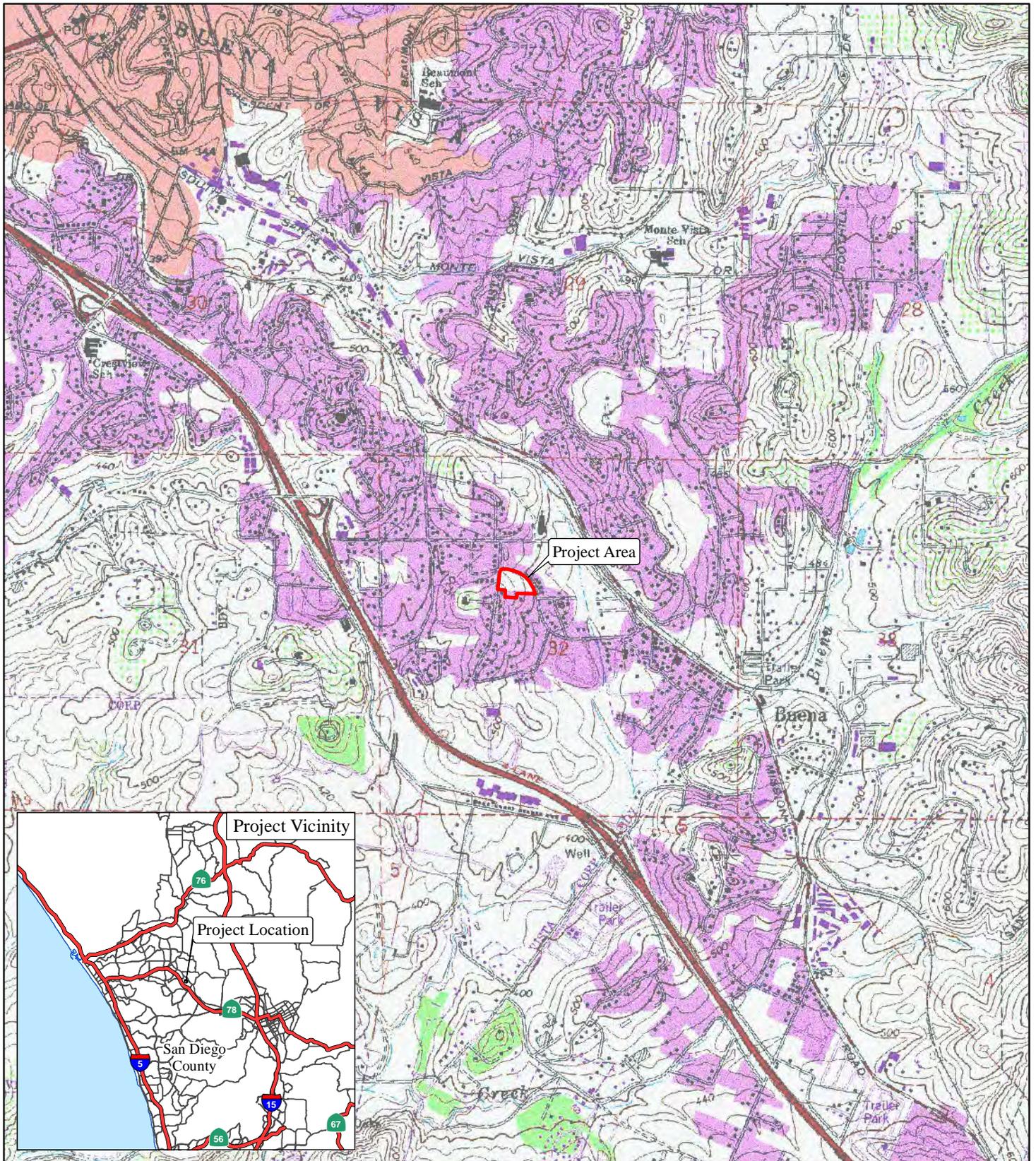
Office of Historic Preservation

1995 *Instructions for Recording Historical Resources*. Sacramento, California.

Snyder, John W.

1999a Department of Parks and Recreation Site Record for P-37-018185. On file at the South Coastal Information Center, San Diego State University, San Diego.

1999b Department of Parks and Recreation Site Record for P-37-018223. On file at the South Coastal Information Center, San Diego State University, San Diego.



LSA

LEGEND

Project Area



SOURCE: USGS 7.5' Quad (San Marcos, 1983)

E:\ANO1401\GIS\ProjLoc.mxd (7/16/2014)

FIGURE 1

ANO1402  
 Parcels at Woodland Drive and Watson Way  
 Project Location