

HISTORIC-PERIOD BUILDING EVALUATION

425 SMILAX ROAD

**PDS2019-GPA-19-003, PDS2019-REZ-19-002,
PDS2019-TM-5634, PDS2019-STP-19-014**

**Assessor's Parcel Number 217-191-02-00
San Marcos-Vista Area, San Diego County, California**

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
1.1 Project Description.....	2
1.2 Existing Conditions.....	5
1.2.1 Environmental Setting	5
1.2.2 Historic Setting	5
1.2.3 Records Search Results.....	7
1.3 Applicable Regulations.....	7
1.3.1 California Environmental Quality Act.....	7
1.3.2 San Diego County Local Register of Historical Resources (Local Register).....	9
1.3.3 County of San Diego Resource Protection Ordinance.....	9
2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE	10
4.0 ANALYSIS OF PROJECT EFFECTS	10
4.1 Methods.....	10
4.1.1 Field Evaluation	10
4.1.2 Historical Background Research.....	10
4.2 Results.....	11
5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND PROJECT IMPACT IDENTIFICATION.....	15
5.1 Resource Importance	15
5.2 Impact Identification.....	15
6.0 MANAGEMENT CONSIDERATION – MITIGATION MEASURES AND DESIGN CONSIDERATIONS.....	16
6.1 Unmitigated Impacts.....	16
6.2 Mitigated Impacts	16
6.3 Conclusion and Recommendations.....	16
7.0 REFERENCES	17
8.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED.....	19
8.1 List of Preparers.....	19
8.2 Persons and Organizations Contacted.....	19
APPENDIX 1: Personnel Qualifications	20
APPENDIX 2: Records Search Results.....	22
APPENDIX 3: California Historical Resources Inventory Record Forms.....	29

LIST OF FIGURES

Figure 1. Project vicinity.....	2
Figure 2. Project location.....	3
Figure 3. Aerial view of the project area	4
Figure 4. Residence at 425 Smilax Road	11
Figure 5. Concrete steps at the rear entry of the original building	12
Figure 6. Converted garage behind the residence.....	12
Figure 7. The project area and vicinity in 1853-1879.....	13
Figure 8. The project area and vicinity in 1891	13
Figure 9. The original residence as seen in 1928.....	14
Figure 10. The project area and vicinity in 1946-1948.....	14
Figure 11. The project area and vicinity in 1967-1968.....	14

EXECUTIVE SUMMARY

In April and May 2019, CRM TECH prepared a historic resources study for a single-family residence at 425 Smilax Road, in an unincorporated area between the Cities of San Marcos and Vista, San Diego County, California. The building occupies the southeastern portion of Assessor's Parcel Number 217-191-02, which is located on the northwestern side of Smilax Road and between Mimosa Avenue and Oleander Avenue, in a portion of the Los Vallecitos de San Marcos land grant lying within T12S R3W, San Bernardino Baseline and Meridian.

The study is a part of the environmental review process for the proposed removal of the residence and associated ancillary features for the construction of a multi-family residential complex on the parcel. As the lead agency for the project, the County of San Diego required the study pursuant to the California Environmental Quality Act (CEQA) and the County of San Diego Resource Protection Ordinance (RPO). The purpose of the study is to provide the County with the necessary information and analysis to determine whether the removal of the existing residence would constitute "a substantial adverse change in the significance of a historical resource" (PRC §21084.1).

In order to facilitate the significance evaluation of the residence and to document its history and characteristics, CRM TECH reviewed the results of a recent cultural resources records search, consulted with local community representatives, pursued historical background research, and carried out a field inspection of the property and its environs. The results of these research procedures indicate that the residence was originally constructed as early as 1928 but was extensively altered in 1968 and again in 2003, leaving its historic integrity significantly compromised in relation to its period of origin.

In light of its age, the residence was recorded into the California Historical Resources Inventory during this study, but it does not appear to meet any of the criteria for listing in the California Register of Historical Resources or the San Diego County Local Register of Historical Resources. Based on these findings, CRM TECH concludes that the residence at 425 Smilax Road does qualify as a "historical resource" under the provision of CEQA or the RPO. Accordingly, CRM TECH finds that the removal of the residence would not constitute "a substantial adverse change in the significance of a historical resource." No further investigation is recommended for this building, and the proposed demolition may be cleared to proceed in compliance with CEQA provisions on cultural resources and with the County of San Diego RPO.

1.0 INTRODUCTION

1.1 Project Description

The proposed development is for the Smilax Townhome project that includes the construction of 62 attached condominiums and 13,350 square feet of recreation areas on approximately 4.9 acres. The project includes 15 buildings with each containing between three and five units. The units would all contain 3 bedrooms and 2.5 bathrooms. The buildings would be two story with a garage and living space on the first floor and living space on the second floor. The architectural style for the project would be Spanish Colonial.

During construction, the existing single-family residence and associated structures would be demolished. The project site would be graded to accommodate the project buildings. Access would be provided by a 24-foot-wide private street connecting to Smilax Road and a gated secondary emergency access connecting to Poinsettia Avenue. The project would include five internal private roadways and parking.

CRM TECH was contracted to perform a historic evaluation for a single-family residence at 425 Smilax Road between the Cities of San Marcos and Vista, San Diego County, California (Fig. 1). The existing building occupies the southeastern portion of Assessor's Parcel Number 217-191-02, which is located on the northwestern side of Smilax Road and between Mimosa Avenue and Oleander Avenue (Figs. 2, 3).

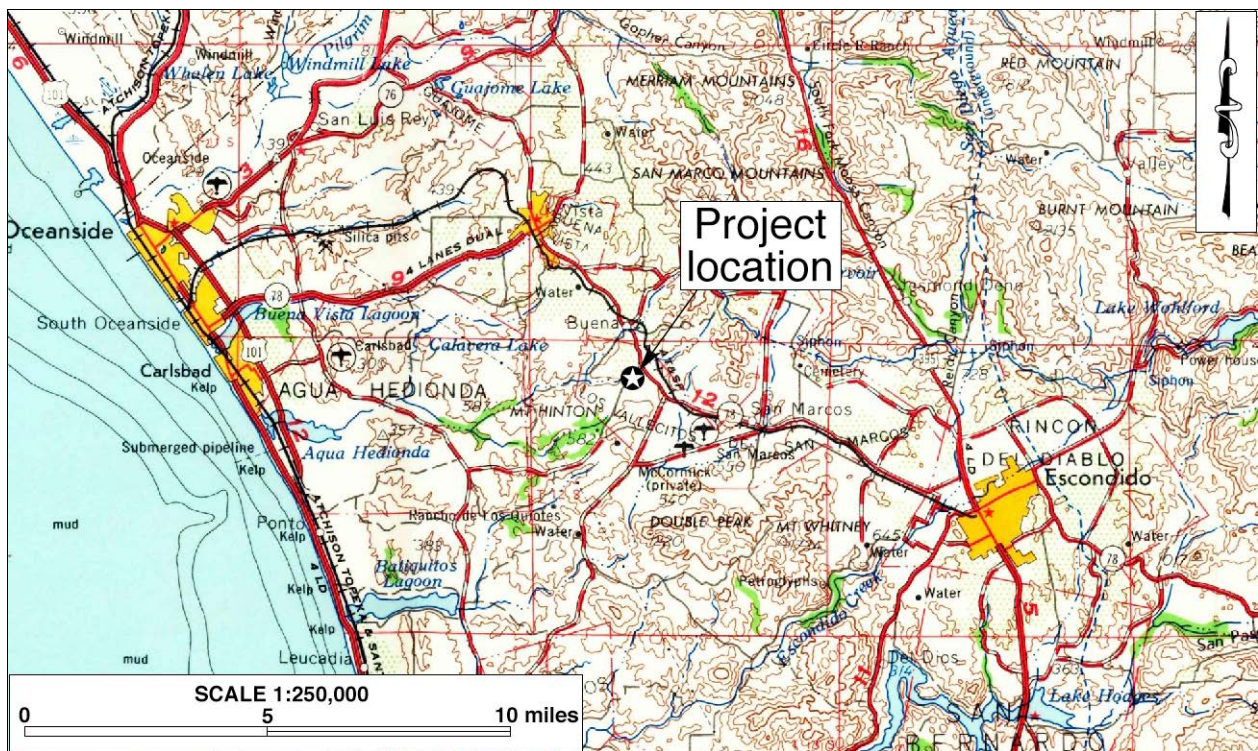


Figure 1. Project vicinity. (Based on USGS Santa Ana, Calif., 60'x30' quadrangle [USGS 1979])

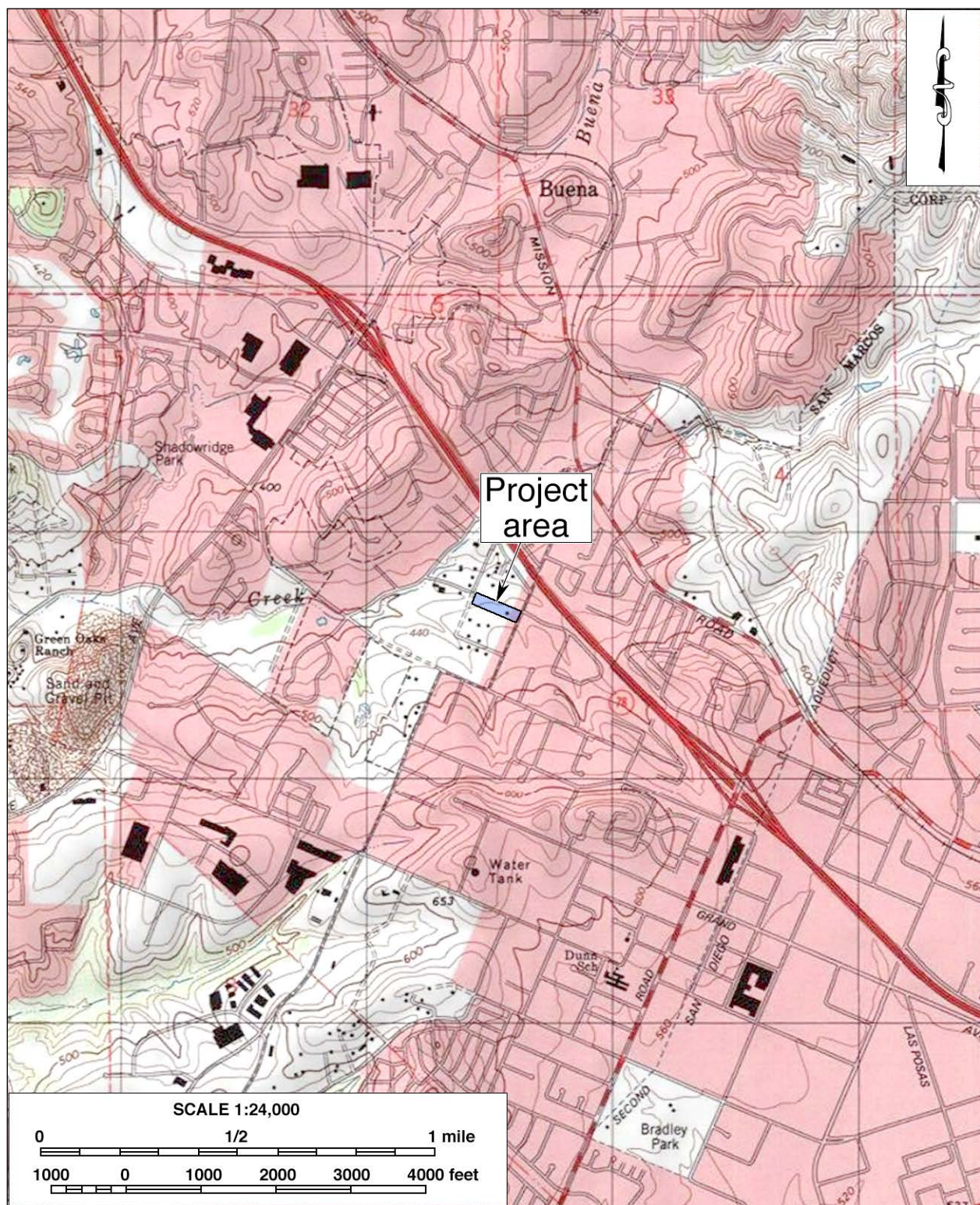


Figure 2. Project location. (Based on USGS San Marcos, Calif., 7.5' quadrangle [USGS 1996])



Figure 3. Aerial view of the project area.

The study is required as part of the environmental review process for the proposed removal of the residence and associated ancillary. As the lead agency for the project, the County of San Diego required the study pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the County of San Diego Resource Protection Ordinance (RPO). The purpose of the study is to provide the County with the necessary information and analysis to determine whether the removal of the existing residence would constitute “a substantial adverse change in the significance of a historical resource” (PRC §21084.1).

In order to facilitate the significance evaluation of the residence and to document its history and characteristics, CRM TECH reviewed the results of a recent cultural resources records search, consulted with local community representatives, pursued historical background research, and carried out a field inspection of the property and its environs. This report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are identified in the appropriate sections below, and their qualifications are provided in Appendix 1.

1.2 Existing Conditions

1.2.1 Environmental Setting

The project area is located in a formerly rural residential neighborhood in an unincorporated area between the Cities of San Marcos and Vista in northwestern San Diego County. The surrounding land uses feature mostly single-family residences mixed with some vacant lots, with a small apartment complex and an elementary school also nearby. The southeastern portion of the parcel is occupied by the residence at 425 Smilax Road, and the northwestern portion consists of former agricultural fields that were under cultivation until recent years (Fig. 3). The ground surface in the entire project area has been extensively disturbed by past construction activities, agricultural operations, and residential use, leaving little vestige of the native landscape.

The terrain in the project area is generally level with a slight incline to the south, and the elevations range approximately from 428 feet to 450 feet above mean sea level. Surface soils on the property have been identified as Placentia sandy loam, Diablo clay, and Huerhuero loam (Hongola and Payne 2019:5). Vegetation around the residence consists primarily of introduced landscaping plants. In the northwestern portion of the project area, the vegetation includes both scattered patches of native fiddleneck and non-native grasses and shrubs such as ripgut grass, sweet fennel, red-stemmed filaree, London rocket, wild oat, black mustard, and Crete weed (*ibid.*:5-6).

1.2.2 Historic Setting

In 1769, the arrival of the Gaspar de Portolá expedition in San Diego marked the beginning of Spanish colonization of Alta California. With the establishment of Mission San Diego de Alcalá in that year, the mission system was introduced into the territory, featuring a series of religious and military outposts located mostly along the coastline. The 21 Franciscan missions and the few associated *presidios* (“forts”) and *pueblos* (“villages”) represented the first major European colonization effort on what is now the West Coast of the U.S. and brought European livestock, fruits, vegetables, and ranching to the region. The present-day northern San Diego County area, although rarely visited by non-Natives, became nominally a part of the vast landholdings of Mission San Diego and, later, Mission San Luis Rey after it was founded in Oceanside in 1798.

After Mexico gained independence from Spain in 1821, the new authorities in Alta California began dismantling the mission system through the process of secularization. Between 1834 and 1846, former mission landholdings throughout Alta California were surrendered to the Mexican government and subsequently divided into large *ranchos* to be granted to prominent citizens of the province. The wealth of the *rancheros*, or ranch owners, revolved primarily around cattle raising, a highly lucrative business that provided the scaffolding for economic and social development of southern California during the Mexican and early American periods in California history.

In the San Marcos-Vista area, the largest Mexican land grant was the 8,975-acre Rancho Los Vallecitos de San Marcos, meaning “Little Valleys of St. Mark,” which was created in 1840 for José María Alvarado, a sergeant in the Mexican army. After his death in 1846 during the Mexican-American War, Alvarado’s widow Lugarda Osuna sold the rancho to Lorenzo Soto, to whom the land grant was eventually confirmed and patented by the U.S. Land Commission in 1883 (Carrol 1975:40; BLM n.d.). In the late 1850s, part of rancho was sold to Cave Johnson Coutts, a former U.S. army lieutenant who would become a prominent *ranchero* in the area (Carrol 1975:40).

In 1845, two other Mexican land grants, the 2,219-acre Rancho Guajome (possibly a Luiseño phrase meaning “frog pond”) and the 2,288-acre Rancho Buena Vista (Spanish for “good view”), were awarded to Andrés and José Manuel and to Felipe Subria, respectively, all of whom were mission Indians of Luiseño heritage (City of Vista n.d.). During the ensuing years, the *ranchos*’ ownership changed hands many times, but by 1866 both had been acquired by Cave Coutts (*ibid.*). In the meantime, Coutts also purchased other tracts of land in the area, eventually cumulating more than 20,000 acres, and used the property primarily to raise livestock, most notably cattle (Price 2017:11; BLM n.d.; City of Vista n.d.).

Following the end of the Mexican-American War in 1848, the arrival of settlers from the eastern U.S. began to transform the cattle-dominated economy and landscape in southern California as small farms were gradually carved out from the large *ranchos* or established on public land. By the early 1880s, small agrarian settlements had emerged in both San Marcos and Vista. In Vista, the new settlement adopted the current name of the city when settler John Frazier applied for the establishment of a post office, which was granted in 1882 (City of Vista n.d.). In San Marcos, Major Gustavus French Merriam is generally recognized today as the first permanent settler, but the first town in the area, named “Barham Township,” was founded by John H. Barham and a group of German and Dutch immigrants in 1883 (Price 2017:11).

Also in 1883, the California Southern Railroad, a subsidiary of the Atchison, Topeka and Santa Fe Railway, was completed through northern San Diego County. By 1885 it was connected to the Santa Fe Railway’s national system, which broke the Southern Pacific Railroad’s monopoly on modern transportation and ushered in a land boom in southern California. In 1886, the Vista Land Company acquired a sizeable portion of Rancho Guajome and Rancho Buena Vista and laid out the Vista townsite (City of Vista n.d.). The next year, the San Marcos Land Company purchased almost all of the Rancho Los Vallecitos de San Marcos land owned by the Coutts family and founded the town of San Marcos (Price 2017:11). For the first half of their history since then, both towns remained agriculture-oriented communities, with San Marcos focused on dairy and poultry and Vista known for citrus fruits, vegetables and, in particular, avocado (*ibid.*; City of Vista n.d.).

Like the rest of the region and the country at large, the San Marcos-Vista area experienced another growth spurt during the post-World War II period. In northern San Diego County, the growth was further accelerated in 1956 when a dependable water supply was secured from the Colorado River (Price 2017:11). The Cities of San Marcos and Vista were both incorporated in 1963, and since then both have undergone continued rapid growth in residential and associated commercial development (*ibid.*; City of Vista n.d.). To date, however, neither City has laid claim to the small unincorporated area located between them, including the project area.

1.2.3 Records Search Results

The records search for this project was previously conducted by Rincon Consultants, Inc., on June 27, 2018, and was later expanded by Red Tail Environmental on April 5, 2019 (Castells 2019:5). The records search took place at the South Coastal Information Center (SCIC) on the campus of San Diego State University, which is the State of California's official repository of cultural resources records for San Diego County. The purpose of the records search was to identify previously recorded cultural resources and existing cultural resources studies in or near the project area. Previously recorded cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

According to SCIC records, the residence at 425 Smilax Road had not been recorded or evaluated as a potential "historical resource" prior to this study, nor had any other cultural resources been identified within or adjacent to the project area (Douglas 2018). Outside the project area but within a one-mile radius, SCIC records indicate that 47 cultural resources studies have occurred since 1973 (Castells 2019:5-7; see Appendix 2). One of these, completed in 2005, covered the segment of Smilax Road adjacent to the project area but did not encounter any cultural resources (Cook 2005:3).

Also within the one-mile radius, SCIC records identify a total of 31 previously recorded historical/archaeological sites, including ten prehistoric—i.e., Native American—sites or isolates, 20 historic-period buildings or structures, and one site with both prehistoric and historic-period components (Castells 2019:8-10; see Appendix 2). None of these sites, however, was located in the immediate vicinity of the project area, the nearest one being an archaeological site found several hundred feet to the west.

1.3 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA, the County of San Diego RPO, and the San Diego County Local Register provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.3.1 California Environmental Quality Act

According to CEQA, §15064.5(a), the term "historical resource" includes the following:

- 1) A resource listed in, or determined to be eligible by, the State Historical Resources Commission, for listing in the California Register of Historical Resources (CRHR) (Public Resources Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (Public Resources Code SS5024.1, Title 14, Section 4852), including the following:
 - a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) 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; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed in, or determined eligible for listing in, the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

According to CEQA, §15064.5(b), a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- 2) The significance of an historical resource is materially impaired when a project:
 - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
 - b) 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 Public Resources Code or its identification in an historical resources

survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, 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,

- c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

1.3.2 San Diego County Local Register of Historical Resources (Local Register)

The County requires that resource importance be assessed not only at the state level as required by CEQA, but at the local level as well. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource:

- 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 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.

1.3.3 County of San Diego Resource Protection Ordinance

The County of San Diego's RPO protects significant cultural resources. The RPO defines "Significant Prehistoric or Historic Sites" as follows:

Location of past intense human occupation where buried cultural deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or Federal importance. Such locations shall include, but not be limited to:

- 1) Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
 - a) Formally determined eligible or listed in the NRHP by the Keeper of the National Register; or
 - b) To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or
- 2) One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and
- 3) Any location of past or current sacred religious or ceremonial observances, which is either:
 - a) Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures, or

- b) Other formally designated and recognized sites, which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

The RPO does not allow non-exempt activities or uses damaging to significant prehistoric or historic lands on properties under County of San Diego jurisdiction. The only exempt activity is scientific investigation authorized by the County. All discretionary projects are required to be in conformance with applicable County of San Diego standards related to cultural resources, including the noted RPO criteria for prehistoric and historic sites. Non-compliance would result in a project that is inconsistent with the County's standards.

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

Pursuant to County of San Diego *Guidelines for Determining Significance, Cultural Resources: Archaeological and Historic Resources* (September 26, 2006; revised December 5, 2007), any of the following will be considered a significant impact to historic resources:

- 1) The project, as designed, causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines.
- 2) The project proposes non-exempt activities or uses damaging to, and fails to preserve, significant cultural resources as defined by the RPO.

Guidelines 1 is derived directly from CEQA. Sections 21083.2 and 15064.5 of the State CEQA Guidelines require evaluating historical resources to determine whether or not a proposed action would have a significant effect upon unique historical resources. Guideline 2 was selected because the RPO requires that cultural resources be considered when assessing environmental impacts. Any project that would have an adverse impact (direct, indirect, or cumulative) on significant cultural resources, as defined by Guideline 2, would be considered a significant impact. The only exemption is scientific investigation.

4.0 ANALYSIS OF PROJECT EFFECTS

4.1 Methods

4.1.1 Field Evaluation

On April 23, 2019, CRM TECH historian/architectural historian Terri Jacquemain carried out the field evaluation of the residence at 425 Smilax Road and its environs. To facilitate the proper documentation and evaluation of the building as it appears today, Jacquemain made detailed notations and preliminary photo-documentation of its structural and architectural characteristics, notable features or details, and current condition. The field data were then compiled into standard site record forms for submittal to the SCIC and inclusion in the California Historical Resources Inventory. The record forms are attached to this report in Appendix 3.

4.1.2 Historical Background Research

The general historical background research for this study was conducted by Terri Jacquemain on the basis of published literature in local and regional history, historic maps compiled by the U.S. General

Land Office and the U.S. Geological Survey between 1870 and 1996, and aerial photographs taken between 1928 and 2019. The historic maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley. The aerial photographs are available at the SCIC, at the San Diego County Cartographic Services, on the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

For information specific to the building under evaluation, Jacquemain pursued more focused and in-depth research to ascertain its construction and ownership history, purpose and uses over the years, and possible associations with important historic figures or events. Additional sources consulted during this phase of the research included mainly real property tax assessment records and building safety records of the County of San Diego and various online genealogical databases.

As a part of this study, on April 24-26, 2019, Terri Jacquemain contacted the Vista Historical Society and Museum (VHSM) and the San Marco Historical Society (SMHS) by telephone to inquire about supplementary historical information on the residence at 425 Smilax Road and its potential historical significance to the local community. The results of the consultation efforts are summarized below.

4.2 Results

The main building at 425 Smilax Road is a one-story, rectangular-shaped single-family residence of wood-frame construction, which rests on raised perimeter footings and faces Smilax Road to the southeast (Fig. 4). The house is surmounted by a medium-pitched cross-gable roof that flattens over additions attached to the rear. The roof is sheathed with gray composition shingles and ends in wide



Figure 4. Residence at 425 Smilax Road, view to the west. (Photograph taken on April 23, 2019)

eave and rake overhangs with exposed rafter tails in the rear portion. Most of the exterior wall surface is clad in tan stucco with white trim, while the rear additions sport medium-width vertical plywood siding painted in the same color as the stucco.

The primary façade consists of a slightly off-centered front entrance accompanied by a small wall-mounted lantern and flanked by two aluminum-framed sliding windows (Fig. 4). The entrance is filled with a hollow-core steel door with an oval glazing and a steel security screen door. The balance of the façade features plain stucco wall except for a louvered vent under the gable peak. A rear entry with a similar security screen over a plain door is centered on the northwestern wall, and side entry with a pair of steel-framed French doors opens on the southwestern façade.

The rest of the fenestration to the house consists of similar aluminum-framed sliding windows of various sizes, most of them featuring decorative muntins. A large concrete stoop accesses the front entry, and a wooden step access the rear entry. In the crawl space under the floor, a set of concrete steps was observed at what was formerly a rear entry to the house, clearly marking the extent of the original footprint of the building (Fig. 5). The house is currently occupied and is in fair condition.

A few feet from the western corner of the residence stands a wood-framed garage that has evidently been converted into other uses (Fig. 6). This rectangular building has a low-pitched gable roof, also covered with gray composition shingles, and horizontal clapboard siding that is painted blue. The original garage door opens to the northwest, and the visible space inside is filled with miscellaneous household storage and automotive parts. A pair of man-doors opens to the northeast and the southeast, each accompanied by various windows of modern origin.

The two buildings are enclosed by chain-link fences and, across the front, a metal picket fence mounted on low stucco walls. A horseshoe-shaped concrete driveway leads to the front of the house from Smilax Road and extends further to the rear of the house along the northeastern side. Landscaping around the buildings consists of mature domestic trees, such as pepper, eucalyptus, and several species of palms, as well as hibiscus plants, some of them trained into arches over the entrances to the driveway.

Early historic maps indicate that during the second half of the 19th century, the only man-made features known to be present in the project vicinity were various roads, including one that may have once crossed the project area (Figs. 7, 8). By the 1920s-1940s these early roads had been replaced by



Figure 5. Concrete steps in the crawl space, marking the rear entry of the original building.



Figure 6. Converted garage behind the residence, view to the southwest.

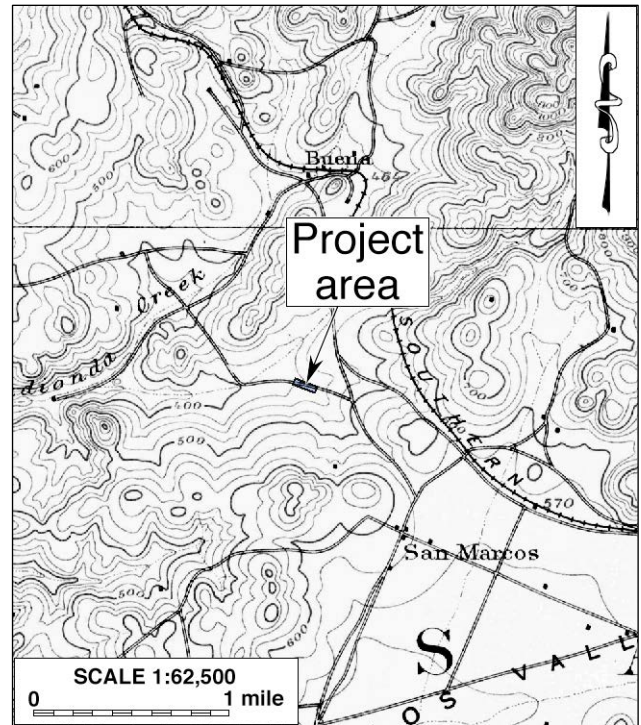
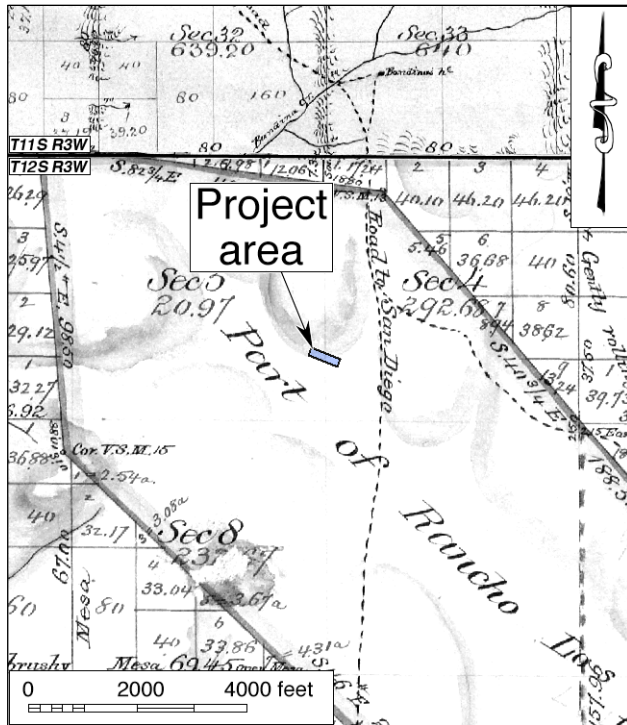


Figure 7. The project area and vicinity in 1853-1879. (Source: GLO 1870; 1879) Figure 8. The project area and vicinity in 1891. (Source: USGS 1893)

the grid that has largely persisted to the present time, which included the forerunner of today's Smilax Road (Fig. 9, 10; NETR Online 1938; 1947). In 1928, a smaller building that corresponded in location to the residence at 425 Smilax Road was noted in the project area, surrounded by a freshly planted orchard that occupied most of the balance of the property (Fig. 9; SCIC 1928).

By the 1960s, a second building had been added behind the residence, although the difference in roof configuration suggests that it was probably not the same building as the garage at that location today (Fig. 11; NETR Online 1964). Prior to that, what appears to have been a large barn was observed in the central portion of the project area in 1953-1964, but it was no longer extant by 1967 (NETR Online 1953-1967). Also by that time, the agricultural operations on the property had evidently been abandoned completely (NETR Online 1964; 1967).

Archival records consulted during this study do not indicate a precise date of construction for the residence but confirm that at least part of it was extant as of 1942 (County of San Diego n.d.). Records further indicate that the residence was remodeled around 1968 and that the windows were replaced in 2003 (County of San Diego 2003; n.d.). The horseshoe-shaped driveway was built in 2003-2005 (Google Earth 2003; 2005). No other permits for alterations to the building were found for this address.

Regarding the ownership history of the property, sources indicate that Shirley S. Kaplan (1916-1986) was the owner and occupant of the house in the 1946-1952 era (Ancestry.com n.d.). Her spouse, Hyme Kaplan, was identified as the trustee for the property in 1991, and her daughter Marlene K. Davis became the trustee in 2001, shortly before the current owner, Cecilio P. Yamomo, acquired the property (Ancestry.com n.d.; County of San Diego n.d.).

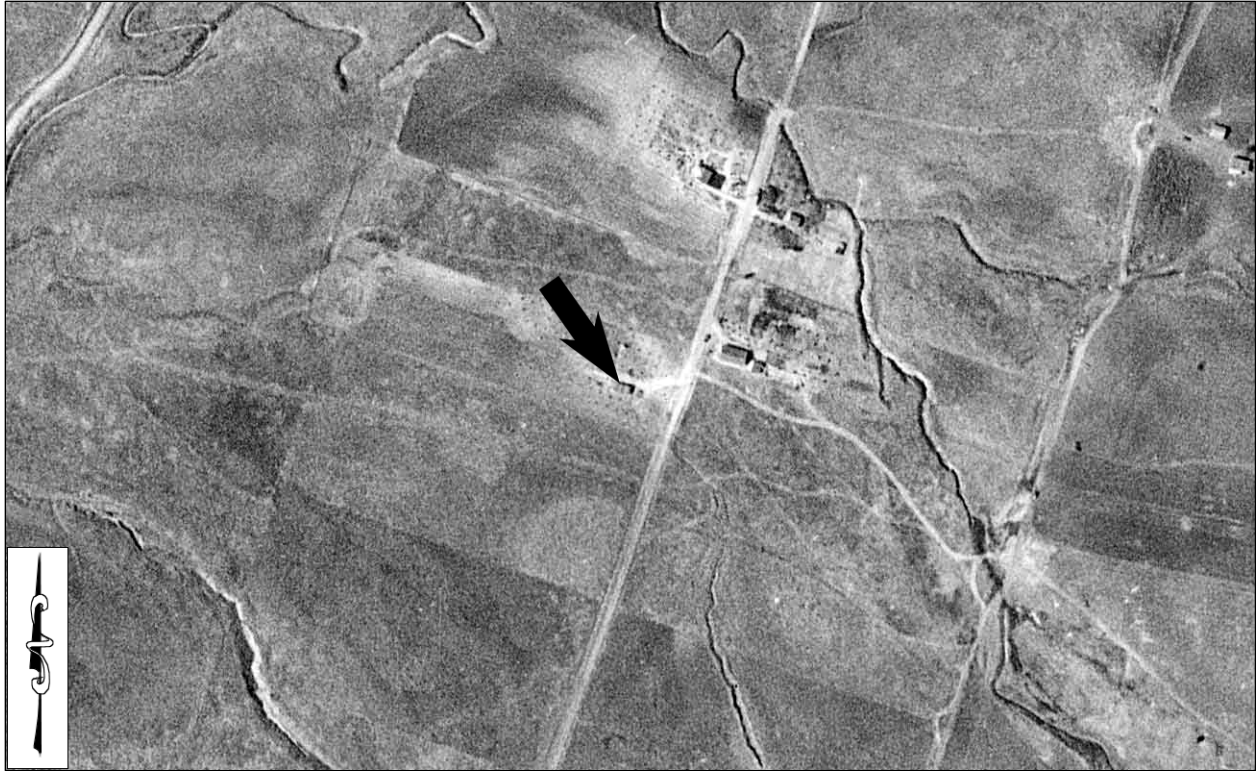


Figure 9. The original residence in the project area as seen in a 1928 aerial photograph. (Source: SCIC 1928)

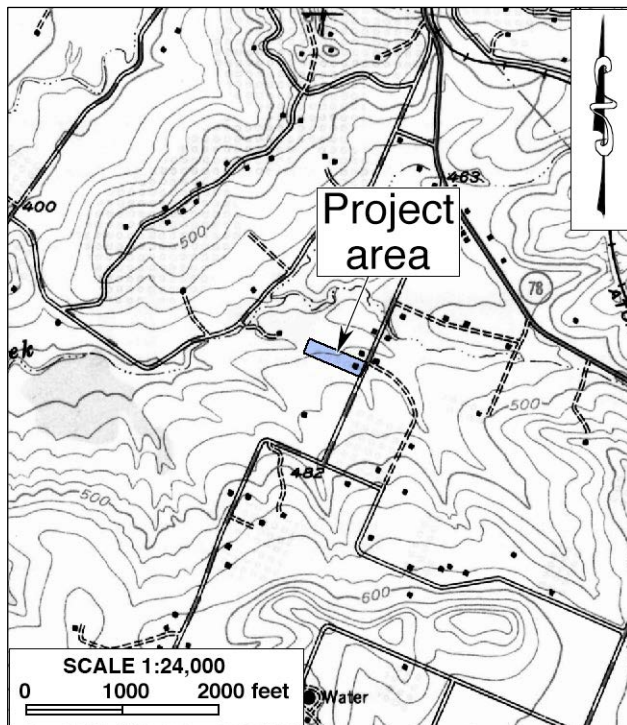


Figure 10. The project area and vicinity in 1946-1948. (Source: USGS 1949)

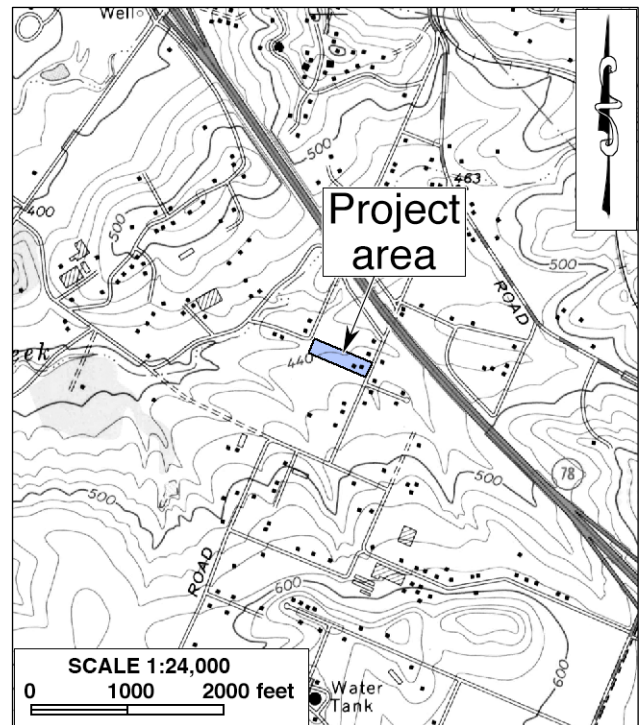


Figure 11. The project area and vicinity in 1967-1968. (Source: USGS 1968)

As noted above under Methods, the Vista Historical Society and Museum and the San Marco Historical Society were contacted for additional information on the residence and comments regarding its potential significance to the local community. On April 24, 2019, VHSM Executive Director Jack Larimer stated that the group had no specific information or comments regarding the residence but offered some general information about the history of the area. On April 25, SMHS President Tanis Brown stated that this residence did not appear on the society's historic building list, nor was it known to have been owned or occupied by anyone of historical distinction in the past.

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND PROJECT IMPACT IDENTIFICATION

5.1 Resource Importance

The results this study indicate that the residence at 425 Smilax Road has been partially in existence at this location since at least 1928. It stands between the Cities of San Marcos and Vista in one of the few remaining rural enclaves in the vicinity. As a long-lived feature in the community, the building is related to the agrarian past of the area, but this connection does not appear to constitute a unique, important, or particularly close association with this pattern of events or any other established themes in local history. Furthermore, no persons or specific events of recognized historic significance were identified in association with the building throughout the course of this study.

In terms of architectural, engineering, or aesthetic qualities, the building is not known to be an important example of any architectural style, property type, period, region, or method of construction, nor does it represent the work of a prominent architect, designer, or builder. More importantly, over the years it has undergone at least two episodes of extensive alterations, including additions in the rear, a stucco coating, and window replacements. As a result, the building has been significantly altered in footprint and exterior appearance, and its historic integrity in relation to the original construction has been compromised.

As a typical rural residential building of relatively plain design and common construction materials, it exhibits no particular artistic or aesthetic merits, nor any potential to yield important data for the study of national, state, or local history. Additionally, the building does not appear to hold any special historical interest in the community. Based on these considerations, and in light of the criteria listed above, the present study concludes that the residence at 425 Smilax Road is not eligible for listing in the California Register of Historical Resources, and thus does meet CEQA's definition of a "historical resource" in the category of "discretionary historical resources." As such, the structure at 425 Smilax Road is not a significant resource under CEQA or the County's RPO.

5.2 Impact Identification

The existing building at 425 Smilax Road is to be removed; however, its removal would not constitute a substantial adverse change in the significance of the resource because the structure was determined to not be a significant resource.

6.0 MANAGEMENT CONSIDERATION – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

6.1 Unmitigated Impacts

Implementation of the project would not result in unmitigated impacts because the structure at 425 Smilax Road was determined to not be a significant resource pursuant to CEQA and the County's RPO.

6.2 Mitigated Impacts

Mitigation measures are not required because the structure at 425 Smilax Road was determined to not be a significant resource pursuant to CEQA and the County's RPO.

6.3 Conclusion and Recommendations

The study has concluded that the residence at 425 Smilax Road does not meet CEQA's definition of a "historical resource" nor does it meet the definition of a "Significant Historic Site" under the County's RPO. No further evaluation is required.

7.0 REFERENCES

Ancestry.com

n.d. Genealogical database entry for Shirley S. Kaplan: U.S. Census (1946), Directory (1952), and Social Security Death Index. <https://www.ancestry.com>.

BLM (Bureau of Land Management, U.S. Department of the Interior)

n.d. The Official Federal Land Records Site. <https://glorerecords.blm.gov>.

Carrol, William

1975 *San Marcos: A Brief History*. Coda Productions, San Marcos, California.

Castells, Shelby

2019 Negative Cultural Resources Survey Report for the 425 Smilax Road Project, San Diego County, California. Prepared by Red Tail Environmental, Escondido, for KB Home Coastal, San Diego.

City of Vista

n.d. History of Vista. <https://www.cityofvista.com/about-vista/history>.

Cook, John

2005 Cultural Resources Survey for the Smilax Road Extension. On file, South Coastal Information Center, San Diego State University, San Diego.

County of San Diego

2003 Building permit record for 425 Smilax Road, Assessor's Parcel Number 217-191-02. <https://publicservices.sdcountry.ca.gov/CitizenAccess/>.

n.d. Building characteristics for 425 Smilax Road, Assessor's Parcel Number 217-191-02. On file, San Diego County Assessor Office, San Marcos.

Douglas, Daphne

2018 California Historical Resources Information System records search results. Prepared by Rincon Consultants, Inc., Carlsbad, California.

GLO (General Land Office, U.S. Department of the Interior)

1870 Plat Map: Township No. 10 South Range No. 3 West, SBBM; surveyed in 1853-1869.

1879 Plat Map: Township No. 11 South Range No. 3 West, SBBM; surveyed in 1854-1879.

Google Earth

2003-2005 Aerial photographs of the project vicinity; taken in 2003 and 2005. Available through the Google Earth software.

Hongola, Steven J., and Brian Payne

2019 425 Smilax Road Townhome Development Project Biological Resources Letter Report. Prepared by Rincon Consultants, Inc., Carlsbad, for KB Home Coastal, San Diego.

NETR Online

1938-1967 Aerial photographs of the project vicinity; taken 1938, 1947, 1953, 1964, and 1967.
<http://www.historicaerials.com>.

Price, Harry J.

2017 Cultural Resources Survey for Hotel Monteil Project, San Marcos, California.
<https://www.san-marcos.net/home/showdocument?id=16521>.

SCIC (South Coastal Information Center)

1928 Aerial photographs of the project vicinity. Digital copy provided by the South Coastal Information Center, San Diego State University, San Diego.

USGS (United States Geological Survey, U.S. Department of the Interior)

1893 Map: Escondido, Calif. (15', 1:62,500); surveyed in 1891.

1949 Map: San Marcos, Calif. (7.5', 1:24,000); aerial photograph taken in 1946; field-checked in 1948.

1968 Map: San Marcos, Calif. (7.5', 1:24,000); 1949 edition photorevised in 1967, field-checked in 1968.

1979 Map: Santa Ana, Calif. (1:250,000); 1959 edition revised.

1996 Map: San Marcos, Calif. (7.5', 1:24,000); imagery taken in 1996.

8.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

8.1 List of Preparers

- Bai “Tom” Tang, Principal Investigator/Historian/Architectural Historian, CRM TECH
- Terri Jacquemain, Historian/Architectural Historian, CRM TECH

8.2 Persons and Organizations Contacted

- Jack Larimer, Executive Director, Vista Historical Society and Museum
- Tanis Brown, President, San Marco Historical Society

APPENDIX 1: PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR/HISTORIAN/ARCHITECTURAL HISTORIAN Bai “Tom” Tang, M.A.

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

APPENDIX 2

RECORDS SEARCH RESULTS

Table 1. Previously Conducted Studies within 1-Mi. of the Project Area
(Source: Castells 2019:5-7)

Report Number (SD-)	Year	Authors	Report Title	Relation to the Project Area
00224	1977	Carrico, Richard	Archaeological Survey of the San Marcos General College Community Plan Area, San Marcos, California	Outside
00229	1977	Carrico, Richard	Archaeological Survey of 12.9 Acres Compromising the San Marcos Las Flores/Grand Avenue Project	Outside
00591	1988	Cheever, Dayle	Archaeological Resources Survey of the Santalina Hills Property	Outside
00692	1973	Fink, Gary R.	Archaeological Survey for the Proposed Sycamore Avenue-Robelini Drive Buena Creek Road, Vista, California	Outside
00696	1974	Fink, Gary R.	Archaeological Survey for the Proposed Widening of South Santa Fe Avenue, Vista, California	Outside
01031	1983	Gallegos, Dennis	Archaeological Report for Business/ Industrial Richmar, Lake San Marcos and Barham/ Discovery Community Plan, San Marcos, California	Outside
01380	1976	Fink, Gary R.	Supplement to: Archaeological Survey North County Landfill, San Marcos, California Project No. UJ0143	Outside
01600/ 06698	1990	White, Robert S.	An Archaeological Assessment of a 16+/- Acre Parcel in the 700 Block of Plumosa Avenue, Vista	Outside
01678	1988	Wade, Sue A., and Susan M. Hector	A Cultural Resource Survey of the Baldwin Park Property	Outside
02043	1989	Michael Brandman Associates, Inc.	Draft Environmental Impact Report San Marcos Flood Control Channel, San Marcos Creek/Las Posas Reach SCH# 88061505	Outside
02424	1992	Clevenger, Joyce, Delman James, and Kathleen Crawford	Archaeological Survey, Testing, and Evaluation Program for the North County Square II Project	Outside
02548	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	Outside
02916	1990	Peak & Associates	Cultural Resources Assessment of AT&T's Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside, and San Diego Counties, California	Outside
03075/ 07274	1995	Carrico, Richard, Andrew Pignolo, Brian Glenn, and Kathleen Crawford	Historic Property Survey Report for the State Route 78 Corridor Enhancement Project	Outside
03357	1993	Glenn, Brian K.	A Cultural Resource Survey and Historic Structures Evaluation Report for the Proposed Sycamore Avenue Widening Project, City of Chula Vista, San Diego County, California	Outside
03374/ 06162	1993	Glenn, Brian K.	A positive Archaeological Survey Report for the Sycamore Avenue Interchange Project	Outside
04526	1992	Casen, George, and Daniel M. Saunders	State Route 78 Interchange Improvements at Las Posas Road and San Marcos Boulevard	Outside
06162	1993	Glenn, Brian	A Positive Archaeological Survey Report for the Sycamore Avenue Interchange Project	Outside

Report Number (SD-)	Year	Authors	Report Title	Relation to the Project Area
06780	1991	White, Robert	An Archaeological Assessment of a 15+ Acre Parcel Located Immediately North of the Intersection of Sycamore Avenue and Green Oak Road in Vista, San Diego County	Outside
07114	1976	McCorkle-Apple, Rebecca	San Marcos Survey Introduction to Archaeological Surveying	Outside
07157	1999	Smith, Brian F.	Negative Archaeological Survey Report: The Northwoods Apartment Project	Outside
07274	1995	Carrico, Richard	Historic Property Survey Report for the State Route 78 Corridor Enhancement Project 11-SD-78, P.M. 5.3-9.8, 965100 City of Vista, California	Outside
08456	2003	Rosen, Martin	Historic Property Survey Report – Negative Findings First Supplemental	Outside
08546	2003	Dolan, Christy	First Supplemental Historic Property Survey Report: South Santa Fe Avenue Reconstruction	Outside
08769	1973	Fink, Gary R.	Archaeological Survey for the Proposed Sycamore Avenue-Robelini Drive Buena Creek Road, Vista, California, Project IM 1290	Outside
08865	1999	Snyder, John W., and Martin D. Rosen	Historic Property Survey Report South Santa Fe Avenue Improvement Study in Vista and San Marcos, California	Outside
09546	2001	Guerrero, Monica, Dennis Gallegos, Tracy Stropes, Steve Bouscaren, Susan Bugbee, and Richard Cerreto	Cultural Resource Test Report for Oceanside-Escondido Rail Project, Oceanside, California	Outside
09579	2004	Guerrero, Monica, Dennis Gallegos, and Tracy Stropes	Cultural Resources Survey and Test Report for the San Marcos School District, San Marcos, California	Outside
09600	2005	Cook, John	Cultural Resources Survey for Smilax Road Extension Project, San Diego County, California	Outside
09652	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD613-01, San Diego, California	Outside
10551	2006	Arrington, Cindy	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, California	Outside
10597	2007	Robbins-Wade, Mary, and Andrew Giletti	Archaeological Resources Survey, Green Oak Villas, Vista, San Diego County, California	Outside
11228	1987	Marben-Laird Associates	Historic Resources Survey, A Project of the City of Vista, California	Outside
11453	2007	Robbins-Wade, Mary, and Andrew Giletti	Archaeological Resources Survey, Primrose Avenue Subdivision, Vista, San Diego County, California	Outside
11524	2007	Rosenberg, Seth A., Adriane Dorrlor, and Brian F. Smith	A Cultural Resources Evaluation for the Vista and Buena Sanitation District 2007 Sewer Master Plan Update	Outside
11784	2005	Murray, Matt, and Mary Robbins-Wade	Cultural Resources Inventory, Olson Property, Vista, San Diego County, California	Outside

Report Number (SD-)	Year	Authors	Report Title	Relation to the Project Area
12039	2007	Guerrero, Monica, and Dennis R. Gallegos	Cultural Resources Monitoring Report for the North County Transit District (NCTD) Sprinter Rail Project Oceanside to Escondido, California	Outside
12418	2008	Clowery-Moreno, Sara, and Brian F. Smith	Results of Mitigation Monitoring and Data Recovery Program for the San Marcos Unified School District Elementary School #2 Project	Outside
12705	2010	Bonner, Wayne, and Sarah Williams	Cultural Resource Records Search and Site Visit Results for Clearwire Candidate CA-SDG5239 (Woodland Nursery), 962 Poinsettia Avenue, San Marcos, San Diego County, California	Outside
12826	2010	Bonner, Wayne, and Sarah Williams	Cultural Resource Records Search and Site Visit Results for Clearwire Candidate CA-SDG5329A/SD35XC147C (Kate Sessions), 2404 Loring Street, San Diego, San Diego County, California	Outside
14140	2003	Robbins-Wade, Mary	Archaeological Records Search and Literature Review, Vallecitos Water District Master Plan Update, San Diego County, California	Outside
14251	2013	Sanka, Jennifer M.	Phase I Cultural Resources Assessment Digital Messaging Boards Project, City of Vista, San Diego County, California	Outside
16140	2015	Pentney, Sandra	Green Oak Sewer Replacement Project Historical Resources Research Report	Outside
16168	2016	McKenna, Jeanette A.	A Phase I Cultural Resources Investigation for the Proposed Reconstruction of the Alvin Dunn Elementary School, San Marcos, San Diego County, California	Outside
17165	2013	Comeau, Brad	Cultural Resources Survey Letter Report for the Pipeline 4 Portion of the Construction Monitoring for the Pipeline 3 Desalination Relining and Pipeline 4 Vert Modification Project	Outside
17185	2017	Castells, Shelby Gunderman	Cultural Resources Study for the Murai Subdivision Environmental Impact Report Project, San Marcos, San Diego County, California	Outside
17355	2016	Robbins-Wade, Mary, and Nicole Falvey	Cultural Resources Survey and Assessment Green Oak Villas Vista, San Diego County, California	Outside

Table 2. Previously Recorded Cultural Resources within 1-Mi. of the Project Area
(Source: Castells 2019:8-9)

Primary Number	Trinomial	Contents	Recorder Date	Evaluation	Relation to the Project Area
P-37-005792	CA-SDI-5792	Prehistoric Trail	M.J. Hatley, 1978	Not Evaluated	Outside
P-37-008250	CA-SDI-8250	Prehistoric Bedrock Milling Features	Van Horn and Murray, 1980	Not Evaluated	Outside
P-37-008777	CA-SDI-8777	Prehistoric Lithic and Ground Stone Scatter, Marine Shell Scatter, Midden, Bedrock Milling Feature	N. Falvey, 2016; Van Horn and Brock, 1981	Determined Ineligible under CEQA	Outside
P-37-011663	CA-SDI-11663	Prehistoric Lithic and Artifact Scatter	S. Crull and K. Smith, 1990	Not Evaluated	Outside
P-37-012520	CA-SDI-12520/H	Historic-era Refuse Scatter and Prehistoric Lithic Scatter	D. James, S. Briggs, and S. Campbell, 1991	Not Evaluated	Outside
P-37-012521	CA-SDI-12521	Prehistoric Bedrock Milling Features and Lithic Scatter	D. James, S. Briggs, and S. Campbell, 1991	Not Evaluated	Outside
P-37-013009	CA-SDI-13009	Prehistoric Bedrock Milling Features and Lithic Scatter	B. Glenn, C. Schultze, and K. Collins, 1993	Not Evaluated	Outside
P-37-015099	-	Prehistoric Lithic Isolate	J. Clevenger and S. Briggs, 1991	Not Evaluated	Outside
P-37-015100	-	Prehistoric Lithic Isolate	J. Clevenger and S. Briggs, 1991	Not Evaluated	Outside
P-37-018186	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018187	-	Historic-era Commercial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018188	-	Historic-era Commercial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018189	-	Historic-era Industrial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018190	-	Historic-era Quonset-hut Industrial Building	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018191	-	Historic-era Commercial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018192	-	Historic-era Commercial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018193	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018194	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018195	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018196	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside

Primary Number	Trinomial	Contents	Recorder Date	Evaluation	Relation to the Project Area
P-37-018197	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018198	-	Historic-era Commercial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018199	-	Historic-era Industrial Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018200	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018201	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018202	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018203	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018204	-	Historic-era Residential Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-025309	CA-SDI-16787	Prehistoric Lithic Scatter	S. Clowery-Moreno, 2007; M. Guerrero and L. Tift, 2003	Determined Significant under CEQA	Outside
P-37-030664	CA-SDI-19476	Prehistoric Lithic Scatter	K. Tsunoda, 2009; R. Carrico, D. James, and A. Pignuolo, 1994	Not evaluated	Outside
P-37-035911	-	Green Oak Ranch	S. Pentney and M. DeGiovine	Recommended Ineligible for CRHR	Outside

Table 3. Previously Recorded Historic Addresses within 1-Mi. of the Project Area
(Source: Castells 2019:9-10)

Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the Project Area
P-37-018186	124 Estrelita Drive	-	Vernacular Cottage	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018187	2550 S Santa Fe Avenue	-	Commercial Vernacular Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018188	2570 S Santa Fe Avenue	-	Commercial Vernacular Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018189	2600 S Santa Fe Avenue	-	Industrial Vernacular Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018198	2577 S Santa Fe Avenue	-	California Ranch Residence	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018199	2553 S Santa Fe Avenue	-	Industrial Vernacular Structure	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018200	231 Poinsettia Avenue	-	Vernacular Cottage	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018201	2357 S Santa Fe Avenue	-	Vernacular Cottage	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018202	2184 Primrose Avenue	-	California Ranch Residence	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018203	2140 Primrose Avenue	-	California Ranch Residence	P.S. Preservation Services, 1999	Not Significant	Outside
P-37-018204	206 Robelini Drive	-	Vernacular Cottage	P.S. Preservation Services, 1999	Not Significant	Outside

APPENDIX 3

CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS