



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 11, 2019 REPORT NO. HRB 19-018

ATTENTION: Historical Resources Board
Agenda of April 25, 2019

SUBJECT: **ITEM #11 – Mission Valley Community Plan Update**

APPLICANT: City of San Diego

LOCATION: Mission Valley Community, Council District 7

DESCRIPTION: Review and consider the Mission Valley Community Plan Area Historic Context Statement (HCS); the Cultural Resources Constraints Analysis (CRCA); the Historic Preservation section of the Mission Valley Community Plan update; and the Historical, Cultural and Tribal Cultural Resources section of the Program Environmental Impact Report (PEIR) related to Cultural/Historical Resources for the purposes of making a Recommendation on the adoption of the HCS, CRCA, Historic Preservation section, and the PEIR to the City Council.

STAFF RECOMMENDATION

Recommend to the City Council adoption of the Mission Valley Community Plan Area Historic Context Statement; the Cultural Resources Constraints Analysis; the Historic Preservation section of the Mission Valley Community Plan update; and the Historical, Cultural and Tribal Cultural Resources section of the Program Environmental Impact Report (PEIR).

BACKGROUND

In 2015 the City Council authorized a comprehensive update to the Mission Valley Community Plan, which was last updated in 1985. The City Planning Department contracted with Dyett & Bhatia Urban and Regional Planners and their sub-consultants to assist in the preparation of the Mission Valley Community Plan Update (MVCPU) and its associated technical studies, which include a Cultural Resources Constraints Analysis addressing archaeological and Tribal Cultural resources, and a Historic Context Statement that addresses built environment resources. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historic resources; and provide context for the development of the Program Environmental Impact Report (PEIR).

The Historic Context Statement, Cultural Resources Constraints Analysis, and the policies of the Historic Preservation section of the MVCPU were presented to the Historical Resources Board as an Information Item in January of 2019. Information presented included an overview of the MVCPU process to date, the

results of the Historic Context Statement and the Cultural Resources Constraints Analysis, and an overview of the goals and policies of the Historic Preservation section of the MVCPU. The staff memo and meeting audio from the January 2019 meeting are included as Attachments 1 and 2, respectively. At the meeting, the Board was supportive of the documents presented, with only minor comments related to formatting, clarifications, and minor changes to language. No significant issues were identified for any of the documents reviewed. During public testimony, SOHO commented that the area of high archaeological sensitivity near the Mission San Diego de Alcalá be extended to include areas believed to have served as gardens and agricultural fields for the Mission.

Following the hearing, staff reviewed all comments received and completed edits to the Historic Context Statement and finished preparation of the Historic Preservation Section of the MVCPU. In regard to the Historic Context Statement, staff realized that Section 1 of the document, which provides an overview of the study area, was omitted. This has been corrected and addresses the comment that a map of the planning area would be useful. Staff also added a Study List at the end of the Residential Apartments property type discussion, and a paragraph at the end of Section 1.A. clarifying the purpose and use of the Study Lists. Lastly, staff completed minor text edits throughout the Historic Context Statement.

In regard to the Cultural Resources Constraints Analysis and expanding the area of high sensitivity around the Mission San Diego de Alcalá, qualified staff re-evaluated source information from the archaeological record and did not identify data to support expanding the area of high sensitivity. In addition, during the City's ongoing consultation with the tribes, the issue of expanding the area of high sensitivity around the Mission was raised, and the tribal representatives indicated that such an expansion was not needed because the moderate sensitivity rating provides review for potential impacts to resources, and would require tribal consultation where information can be shared and recommendations made regarding the level of evaluation warranted for the subsequent project. As such, the area of high sensitivity has not been expanded as suggested. Additionally, a request was made to update the Sacred Lands File Search for the CPU area. Staff considered this request and after careful review of SLF searches for other recent projects in the CPU and adjacent areas, it was determined that an updated search would not be warranted. This was also discussed with the tribal representatives consulting on the project under both AB 52 and SB 18 and no additional revisions were made to the Cultural Resources Constraints Analysis. Results of the tribal consultation process subsequent to the presentation of this item at HRB in January 2019 will be reflected in revisions to Section 4.6- Historical, Cultural and Tribal Cultural Resources in the Final PEIR, as noted below.

The Mission Valley Community Plan Update Draft Program Environmental Impact Report (PEIR) was posted for public review on February 6, 2019 with public review ending on March 23, 2019. Limited comments were received in regard to the Historical, Cultural and Tribal Cultural Resources Section. Staff is currently preparing a formal response to comments, which will be incorporated into the Final PEIR. Because the MVCPU schedule requires HRB review prior to the publishing of the final PEIR, the relevant comment letters received have been included as Attachment 8, and staff responses to those comments are summarized here.

The comment letter from SOHO highlighted the importance of San Diego Stadium and the need for future environmental review for that site, and reiterated their comments regarding extending the area of high cultural resource sensitivity around the Mission San Diego de Alcalá. In regard to the stadium, it has been identified in the Historic Context Statement and included in the study list, and any future project at the site would evaluate the building for historic significance. In regard to expanding the area of high sensitivity around the Mission, research of the archaeological record and consultation with Kumeyaay tribes did not support this change, as described above. The comment letter from Westfield expressed concern for MVCPU Policy HSB-1 (renumbered since their letter), which encourages the adaptive reuse

and preservation of historical resources, and requested that the plan simply rely on the City's Historical Resources Regulations. However, this policy is consistent with General Plan goals and the policies of other CPUs, and does not override the applicability of the Historical Resources Regulations. Therefore, no change to the policy is proposed.

ANALYSIS

Historic Context Statement

The Draft Mission Valley Historic Context Statement (Attachment 3) presents an overview of the history of the Mission Valley community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. It presents the history of the community's built environment from the Spanish Period to the present in order to support and guide the identification and evaluation of historic properties throughout the community, as well as to inform future planning decisions. It is important to note that the Mission Valley Historic Context Statement is intended only to address extant built environment resources. Archaeological and Tribal Cultural resources are addressed in the Cultural Resources Constraints Analysis.

The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within Mission Valley community limits were identified. The periods and themes identified in the context statement are outlined below:

- Spanish and Mexican Period (1769-1848)
 - Theme: Establishment of the Mission
- American Period (1848-1975)
 - Theme: Development of Natural Resources (1850-1968)
 - Theme: Modern Commercialization, Tourism, and Commercialization of the Valley (1940-1970)
 - Sub-Theme: Sports, Recreation and Leisure
 - Sub-Theme: Motels/Hotels
 - Sub-Theme: Commercial Regional Shopping Centers and Office Development
 - Sub-Theme: Residential Apartments

Cultural Resources Constraints Analysis

A Cultural Resources Constraints Analysis (Attachment 4) was prepared by Tierra Environmental Services in support of the community plan update for the community of Mission Valley. The document provides a discussion of the environmental and cultural setting; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission and local tribal representatives; analyzes the cultural sensitivity levels within the community; and provides recommendations to best address archaeological and tribal cultural resources in the Mission Valley Community. The Cultural Resources Constraints Analysis concluded that much of the community of Mission Valley has a moderate or high cultural sensitivity level for the presence of prehistoric and historic archaeological resources.

Historic Preservation Section

The Historic Preservation section of the MVCPU (Attachment 5) guides the preservation, protection and restoration of historical and cultural resources within the community plan area. In an effort to streamline the Community Plans and make the documents more user-friendly, the Planning Department is altering the approach to Community Plan formatting and content. Because Community Plans are intended to work in concert with the General Plan, content and policies from the General Plan will not be replicated in new Community Plan Updates. Instead, the Community Plans will focus on issue areas and policies that are unique to the needs to the community at hand. Each element or section within the Community Plan will be streamlined to provide the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate. Finally, all policies will be located in tables at the end of the documents, allowing property owners, applicants, community members and City staff to quickly locate and review all policies in order to ensure project compliance.

The Historic Preservation section of the MVCPU utilizes this new format. The Historic Preservation section provides a brief overview of information provided in the Cultural Resources Constraints Analysis and the Historic Context Statement, and a discussion of resource preservation in the community. The archaeological, Tribal Cultural and historic preservation policies of the plan are the included in the "Policies" section of the plan.

Environmental Analysis of Historical Resources

A Program Environmental Impact Report (PEIR) was prepared (Attachment 6) for the MVCPU and includes an analysis of potentially significant impacts to Historical Resources (prehistoric, historic archaeological, tribal cultural and built environment resources), which is detailed in Section 4.6 "Historical, Cultural and Tribal Cultural Resources" of the PEIR (Attachment 7). Although the proposed MVCPU and associated discretionary actions do not propose specific development, future development could result in the alteration of historical resources as defined in the Land Development Code (e.g. historic building, structure, object, or site.) The mitigation framework provided in the PEIR (MM-CULT-1 and MM-CULT-2) would be required of all development projects with the potential to impact significant historical resources. A complete copy of the Draft PEIR, is provided on the City's website through the link at the end of this report. Staff is currently preparing responses to comments received during the public review period.

Although comments related to Historical, Cultural and Tribal Cultural Resources were limited and minor, as detailed in the Background section of this report, several revisions will be made to the PEIR Section 4.6 to ensure consistency with the presentation of information supporting the environmental analysis, including the results of tribal consultation in accordance with SB 18 and AB 52, and clarifying revisions in the Mitigation Framework that have been made in other current program-level documents. All edits to Final PEIR Section 4.6 will be shown in strikeout/underline format and will be provided as Attachment 9 when it is released prior to the HRB hearing.

CONCLUSION

In conclusion, the information provided in the Historic Context Statement and Cultural Resources Constraints Analysis have been incorporated into the planning process for Mission Valley CPU and

are reflected in the goals and policies of the Historic Preservation section. In addition, the PEIR includes a mitigation framework for tribal cultural, cultural and historical resources that would reduce impacts anticipated from future projects, although not below a level of significance for built environment resources. Therefore, staff recommends that the HRB recommend to the City Council adoption of the Mission Valley Community Plan Area Historic Context Statement; the Cultural Resources Constraints Analysis; the Historic Preservation section of the Mission Valley Community Plan update; and the Program Environmental Impact Report (PEIR) related to Cultural, Tribal Cultural and Historical Resources.



Kelley Stanco
Senior Planner

KS

Attachments:

1. Staff Memo: INFORMATION ITEM A – Mission Valley Community Plan Update Workshop (without attachments)
2. Link to Digital Audio Recording of HRB Hearing of January 24, 2019
(Note that Information Item A, Mission Valley Community Plan Update Workshop, begins 44 minutes and 35 seconds into the audio file.)
http://sandiego.granicus.com/MediaPlayer.php?publish_id=524d0ad6-23fe-11e9-b021-0050569183fa
3. Draft “Mission Valley Community Plan Area Historic Context Statement,” Updated January 31, 2019.
4. Cultural Resources Constraints Analysis prepared by Tierra Environmental Services, dated January 2019.
5. Historic Preservation Section of the Draft Mission Valley CPU, dated April 2019.
6. Mission Valley Environmental Impact Report (available online at: <https://www.sandiego.gov/planning/programs/ceqa>)
7. Draft Mission Valley PEIR Section 4.6, Historical, Cultural and Tribal Cultural Resources, dated February 2019
8. Public Comment Letters Received on the Mission Valley PEIR Related to Historical, Cultural and Tribal Cultural Resources.
9. Strikeout/Underline Edits to the Mission Valley PEIR, dated April 2019 (will be distributed after the staff report and prior to the hearing.)



THE CITY OF SAN DIEGO
M E M O R A N D U M

DATE: January 10, 2019

TO: Historical Resources Board

FROM: Kelley Stanco, Development Project Manager, Historic Preservation Planning

SUBJECT: **INFORMATION ITEM A: Mission Valley Community Plan Update Workshop**

Background

The community of Mission Valley runs west to east along the San Diego River between Interstate 5 and an area just east of Interstate 15. Mission Valley is surrounded by the communities of Linda Vista, Serra Mesa and Tierrasanta to the north, Navajo to the east, Kensington-Talmadge, Normal Heights, North Park, Uptown and Old Town to the south, and Mission Bay Park to the west.

In 2015 the City Council authorized a comprehensive update to the Mission Valley Community Plan, which was last updated in 1985. The City Planning Department contracted with Dyett & Bhatia Urban and Regional Planners and their sub-consultants to assist in the preparation of the Mission Valley Community Plan Update (CPU) and its associated technical studies, which include a Cultural Resources Constraints Analysis addressing archaeological and Tribal Cultural resources, and a Historic Context Statement that addresses built environment resources. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historic resources; and will provide context for the development of the Program Environmental Impact Report. With this Information Item, staff is seeking the Board's review and comment on the Cultural Resources Constraints Analysis, the Historic Context Statement, and the draft policies related to the identification and preservation of Mission Valley's archaeological, tribal cultural and historic resources.

Mission Valley Community Plan Cultural Resources Constraints Analysis

A Cultural Resources Constraints Analysis (Attachment 1) was prepared by Tierra Environmental Services in support of the community plan update for the community of Mission Valley. The Constraints Analysis provides a discussion of the environmental and cultural setting; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission and local tribal representatives; analyzes the cultural sensitivity levels within the community; and provides recommendations to best address archaeological and tribal cultural resources in the Mission Valley Community.

The Cultural Resources Constraints Analysis concluded that much of the community of Mission Valley has a moderate or high cultural sensitivity level for the presence of prehistoric and historic archaeological resources. While much of the community of has been developed, it consists of a heavily active, depositional river valley utilized over thousands of years and the potential for intact cultural deposits at depth is probable at many locations. For these reasons, future discretionary projects within the community of Mission Valley would be evaluated by a qualified archaeologist following the Mitigation Framework included in the Cultural Resources Constraints Analysis to determine the potential for the presence or absence of buried archaeological resources. Because the majority of the community of Mission Valley is developed, many prehistoric and archaeological resources are buried. Buried deposits offer a unique opportunity to broaden our understanding of the lives, culture, and lifeways of the diverse occupation of the community through time. As such, the following recommendations have been made to ensure that buried resources are identified and documented:

- Conduct extensive, non-intrusive investigations to better located potential undocumented burials that may exist within the community.
- Require archaeological and Native American monitoring during all construction related ground-disturbing activities within the community of Mission Valley. Such projects include, but are not limited to, installation of water, sewer, or utility lines; building demolition projects; new construction projects; and road paving or repairs that require subsurface disturbance.

If it is determined that a resource is historically significant, it would be referred to the City's Historical Resources Board for possible designation. Mitigation measures would be initiated for all significant sites, either through avoidance or data recovery. All phases of future investigations, including survey, testing, data recovery, and monitoring efforts, would require the participation of local Native American tribes. Early consultation is an effective way to avoid unanticipated discoveries and local tribes may have knowledge of religious and cultural significance of resources in the area. In addition, Native American participation would ensure that cultural resources within the community of Mission Valley are protected and properly treated.

Mission Valley Community Plan Historic Context Statement

The draft historic context statement presents an overview of the history of the Mission Valley community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. It presents the history of the community's built environment from the Spanish Period to the present in order to support and guide the identification and evaluation of historic properties throughout the community, as well as to inform future planning decisions. It is important to note that the Mission Valley Historic Context Statement is intended only to address extant built environment resources. Archaeological and Tribal Cultural resources are addressed in the Cultural Resources Constraints Analysis.

The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within Mission Valley community limits were identified. The periods and themes identified in the context statement are outlined below:

Spanish and Mexican Period (1769-1848)

When the Spanish returned to San Diego in 1769 with the intent to settle the area, Mission Valley and the San Diego River was found to be a “river with excellent water”. Soon thereafter a land expedition led by Gaspar de Portola reached San Diego Bay and initially camp was made on the shore of the bay in the area that is now downtown San Diego. However, lack of water at this location led to moving the camp to a small hill closer to the San Diego River near the Kumeyaay village of Kosaii/Kosa’aay/Cosoy. The Spanish built a primitive mission and presidio structure on the hill near the river.

- **Theme: Establishment of the Mission**

The padres recommended that the Mission be moved further east in the valley to a location that was “much more suitable for a population, on account of the facility of obtaining necessary water, and on account of the vicinity of good land for cultivation.” The move was accomplished in August of 1774 and Mission Valley became its permanent location.

American Period (1848-1975)

At the conclusion of the Mexican-American War, California was ceded by Mexico to the United States under the Treaty of Guadalupe Hidalgo in 1848. In his survey of the San Diego River in 1853, Lt. George H. Derby records the area as Mission Valley due to the proximity of the Mission San Diego de Alcalá. By 1870, Mission Valley becomes the adopted name. Development of Mission Valley in the American period is marked by development of the valley’s natural resources, followed by commercialization and tourism facilitated by road networks.

- **Theme: Development of Natural Resources (1850-1968)**

Dry farming of crops such as oats, barley and alfalfa within the valley provided little money for the farmers, and soon dairies dotted the large, flat landscape where land was cheap. By the 1950s, Mission Valley had 20 dairy farms. In addition to farming and dairy operations, sand and gravel mines were scattered throughout the valley, and at one point occupied about 596 acres within the valley.

- **Theme: Modern Commercialization, Tourism and Commercialization of the Valley (1940-1970)**

Mission Valley’s character as it exists today, began to take shape during the Post-WWII era. Prior to World War II, commercial development around Mission Valley was random and sparse and mostly serviced the local farmers. Open areas around the major principle traffic arteries attracted early businesses, which were initially mostly recreational related. However, with the ease of access in and out of the Valley by expansion of the freeway system, developers began to scout undeveloped

areas along the principal traffic arteries, namely Camino del Rio, Hotel Circle, and Friars Road. A second wave of roadway and freeway expansions during this period facilitated commercial development along the valley which catered to both locals and tourists alike. It was these transportation networks through the valley connecting downtown and the suburbs with new Post-World War II auto-oriented suburbia, that helped set the stage for the development of Mission Valley as a commercial and recreational destination.

- **Sub-Theme: Sports, Recreation and Leisure**
In the 1940s, the rural environment of the valley attracted recreation and leisure activities such as horse farms, riding stables, and polo clubs. In 1947, the Mission Valley Golf Club was established along the agricultural greenbelt of the San Diego River. The Bowlero Bowling Alley along Camino del Rio South opened in 1957 and included 56-lanes and a lounge, at the time the largest bowling alley in the west. Businessman C. Arnholt Smith, owner of Westgate-California Tuna Packing Co., had acquired the Pacific Coast League (PCL) Padres and immediately constructed Westgate Park on the site of present-day Fashion Valley mall in 1956-1958. The Padres relocated to the newly constructed San Diego Stadium (now SDCCU Stadium) upon its completion in 1967.
- **Sub-Theme: Motels/Hotels**
The development of Hotel Circle was spearheaded by Charles H. Brown, a local developer, in an effort to increase property values and draw business towards Mission Valley and away from downtown. In the 1950s, Brown helped secure zoning variances from the San Diego City Council, founded Atlas Hotel, Inc. and began developing hotels and motels along the I-8.
- **Sub-Theme: Commercial Regional Shopping Centers and Office Development**
The large span of open land in Mission Valley also began to attract the potentiality of a large regional shopping center at the center of the Valley. At the same time that the Hotel Circle was rezoned, other areas of Mission Valley were rezoned for general commercial construction, specifically for the Mission Valley Shopping Center developed by the May Company in 1958, which became the precedent for the broad commercialization of the community. By the end of the 1960s, office building development began to take root in areas of Mission Valley, particularly along Camino del Rio South and portions of Camino del Rio North.
- **Sub-Theme: Residential Apartments**
Unlike other neighborhoods, residential properties within Mission Valley came much later following the commercialization of the valley. Briefly starting in the late 1960s, a wave of residential development did not readily follow until the 1970s when apartment complexes began to develop further east above the Mission San Diego site along Rancho Mission Road.

Historic Preservation Policies of the Mission Valley Community Plan Update

The City's General Plan is the foundation upon which all land use decision in the City are based. Through its eight elements, the General Plan expresses a citywide vision and provides a comprehensive policy framework for how the City should grow and develop, provide public services, and maintain the qualities that define the City of San Diego. The City's 52 Community Plans are written to refine the General Plan's citywide policies, designate land uses and housing densities and include additional site-specific recommendations based upon the needs of the community. Together, the General Plan and the Community Plans seek to guide future growth and development to achieve citywide and community level goals.

In an effort to streamline the Community Plans and make the documents more user-friendly, the Planning Department is altering the approach to Community Plan formatting and content. Because Community Plans are intended to work in concert with the General Plan, content and policies from the General Plan will not be replicated in new Community Plan Updates. Instead, the Community Plans will focus on issue areas and policies that are unique to the needs to the community at hand. Each element or section within the Community Plan will be streamlined to provide the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate. Finally, all policies will be located in tables at the end of the documents, allowing property owners, applicants, community members and City staff to quickly locate and review all policies in order to ensure project compliance.

Staff is currently finalizing the preparation of the Historic Preservation section of the Draft Mission Valley Community Plan. The section will discuss the Cultural Resource Constraints Analysis and the Historic Context Statement and provide a brief summary of the prehistoric and historic development of Mission Valley as well as the extant resources within the community. It is anticipated that the section will be approximately three pages in length. The policies will then be located at the end of the document in two tables, one for policies that a project would be required to comply with, and one for implementation actions that the City would be responsible for. These policies are as follows:

Policies for Development

- Conduct project-specific investigations in accordance with all applicable laws and regulations in order to identify potentially significant tribal cultural and archaeological resources.
- Conduct project-specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites or sites with cultural and religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
- Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Mission Valley or otherwise, and refer sites to the Historical Resources Board for designation, as appropriate.

- Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of new development; including measures to monitor and recover buried deposits from the prehistoric and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.
- Identify, designate, preserve, and restore historical resources in Mission Valley and encourage their adaptive reuse consistent with the U.S. Secretary of the Interior's Standards.
- Evaluate properties at the project level to determine whether a historic resource exists and is eligible for designation and refer those properties to the Historical Resources Board for designation, as appropriate.
- Due to the highly limited nature of known extant resources related to Mission Valley's agricultural history, evaluate and consider for listing on the City's Historical Resources Register any resource related to agricultural history and development that may be discovered as part of future development within Mission Valley.

Implementation Actions

- Support the development of interpretive programs to educate the public and acknowledge the cultural heritage of Mission Valley and its significance to the Kumeyaay people. This could include a physical and/or virtual interpretive program based on the historical, biological and cultural resources of the river that illustrate the cultural use of Mission Valley and its connections to Old Town and Mission Bay to the west and the mountains to the east.
- Acknowledge the place names and places important to Native Americans who utilized and inhabited Mission Valley.
- Conduct a Reconnaissance Survey of the Mission Valley Community to identify the location of resources that may be eligible for historic designation.
- Provide support and guidance to community members and groups who wish to prepare and submit historical resource nominations to the City.

Conclusion

At this time, staff is seeking the Board's review of and comment on the Draft Mission Valley Cultural Resources Constraints Analysis; the Draft Mission Valley Historic Context Statement; and the archaeological, Tribal Cultural, and historic preservation policies of the Draft Mission Valley Community Plan. Staff will review all comments and direction received from the Board and the public and consider them as we proceed with the community plan update process. The Program Environmental Impact Report (PEIR) for the CPU is currently in process and is anticipated to be released for public review and comment in February of 2019. The adoption hearing process for the Mission Valley CPU is expected to begin in the Spring of 2019, at which time the Board will provide a recommendation to the City Council on the adoption of the Mission Valley Community Plan Area Historic Context Statement, the

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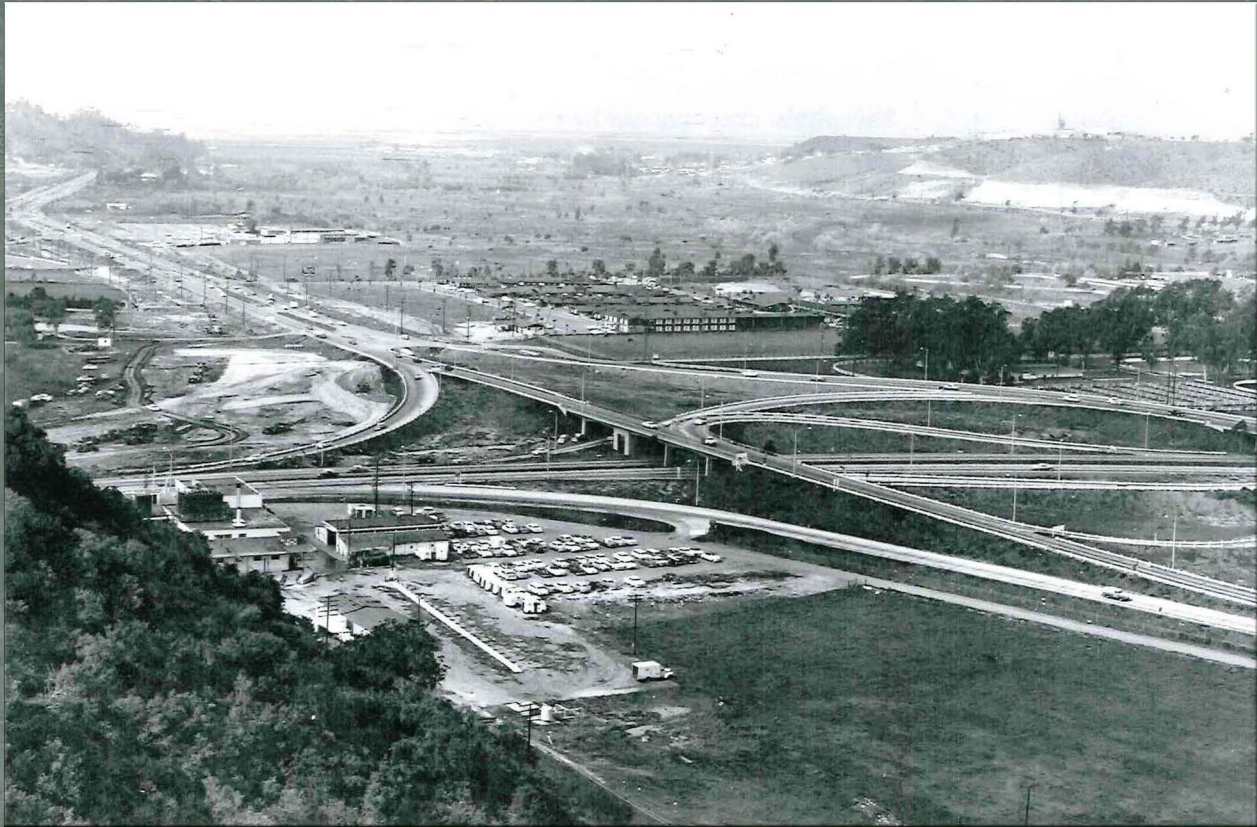
Cultural Resources Constraints Analysis, the historic preservation policies of the CPU, and the environmental mitigation related to impacts to historical resources.



Kelley Stanco
Development Project Manager

KS/ks

- Attachment: 1. Draft Mission Valley Community Plan Update Cultural Resources Constraints Analysis (**Available on January 17, 2019**)
2. Draft Mission Valley Community Plan Update Historic Context Statement



DRAFT

MISSION VALLEY COMMUNITY PLAN

HISTORIC CONTEXT STATEMENT

Prepared for:

City of San Diego Planning Department
9485 Aero Drive, San Diego, CA 92123

Prepared by:

Heritage Architecture & Planning
633 Fifth Avenue, San Diego, CA 92101

for:

Dyett & Bhatia
755 Sansome Street #400, San Francisco, CA 94111

January 31, 2019

MISSION VALLEY COMMUNITY PLAN HISTORIC CONTEXT

Prepared for:

CITY OF SAN DIEGO
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Prepared by:

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DRAFT

January 31, 2019

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SECTION I PROJECT OVERVIEW

A. INTRODUCTION

The Mission Valley Historic Context Statement was prepared for Dyett & Bhatia and the City of San Diego to provide a historical overview of the Mission Valley Community Plan area as an initial step to the plan update. The original Mission Valley Community Plan was adopted in 1985 and is undergoing a comprehensive update.

The intent of the Mission Valley historic context statement is to provide an analytical framework for identifying and evaluating resources of the built environment by focusing on the aspects of geography, history, and culture that significantly shaped the physical development of a community's land use patterns over time. This Historic Context Statement of Mission Valley's built environment will focus on pre-history through 1970, which coincides with the City of San Diego Municipal Code's 45 year threshold to review properties which may be adversely impacted by development.

The report identifies periods, events, themes, and patterns of development. It also provides a framework for evaluating individual historic properties and districts in accordance with the National Register of Historic Places, the California Register of Historical Resources, and the San Diego Register of Historical Resources.

Although the report will note key historical themes that shaped development of the Mission Valley Community Plan area, it is not a comprehensive history of the community, nor is it a definitive listing of all community's significant resources. Instead, it provides a general discussion of the principal influences that created the built environment; why the resources are important; and what characteristics they should have to be considered an important representation of their type and context.

Study Lists have been included under each theme to aid in the identification and evaluation of properties within the Mission Valley Community. Properties in these Study Lists should be evaluated at some level to determine whether they are significant; however, their inclusion in a Study List does not mean that these properties have been determined significant by this study. In addition, properties not included in these Study Lists may nevertheless be eligible for designation and should be evaluated if it appears that the property could be significant under one or more of the City's Designation Criteria.

B. PROJECT STUDY AREA

The Mission Valley Community Plan area encompasses approximately 3,216 acres and is located near the geographic center of the City of San Diego. It is bounded on the west by Interstate 5 (I-5), on the north by Friars Road west of State Route 163 (SR-163) and by the northern slopes of the valley east of SR-163, on the east by eastern bank of the San Diego River, and on the south by approximately the 150-foot elevation contour line.

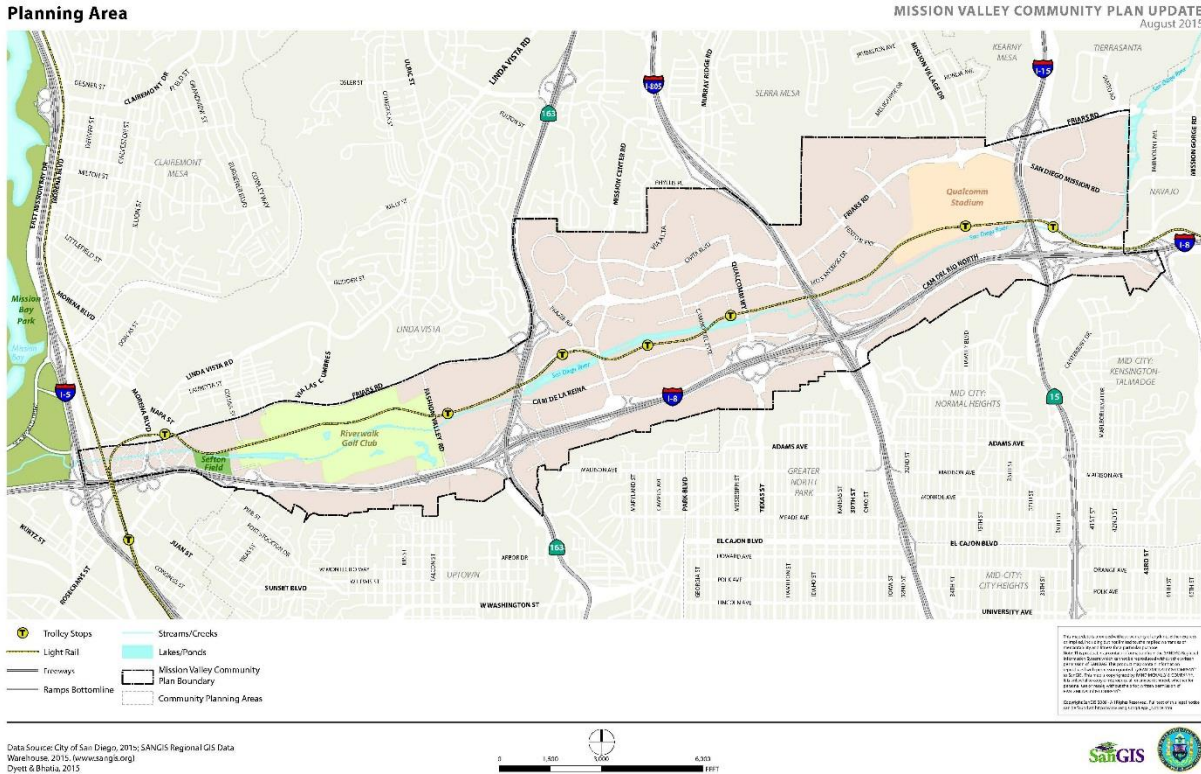


Figure 1-1: Mission Valley Community Plan project study area.

C. METHODS

The development of a historic context statement is a critical first step in assessing historical resources. The content and organization are prepared in accordance with the following guidelines established by the National Park Service:

- National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*
- National Register Bulletin 16A: *How to Complete the National Register Form*
- National Register Bulletin 16B: *How to Complete the National Register Multiple Property Documentation*
- National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*

In addition, the following guidelines were consulted:

- *Instructions for Recording Historical Resources*, California Office of Historic Preservation
- “Writing Historic Contexts”, California Office of Historic Preservation
- “Historic Resources Survey Guidelines,” City of San Diego
- “San Diego Modernism Historic Context Statement,” City of San Diego

This report was prepared using primary and secondary sources related to the development history of Mission Valley. Archival research was conducted to determine the location of previously documented historic and architectural resources within the project study area and to help establish a context for resource significance. National, state, and local inventories of architectural/historic resources were examined in order to identify significant local historical events and personages, development patterns, and unique interpretations of architectural styles.

Information was solicited regarding the location of historic properties in the project area from local governments, public and private organizations, online repositories, and other parties likely to have knowledge of or concerns about such resources. The following inventories, sources, and persons were consulted in the process of compiling this report:

- National Register of Historic Places
- California Historical Resources Information System (CHRIS) Information Center
- California Historical Landmarks
- California Points of Historical Interest
- California Register of Historic Resources
- City of San Diego Historical Resources Board
- San Diego History Center Research Library
- San Diego Central Public Library, California Room
- Modernsandiego.com

Materials included documentation of previous reports, photographs, news articles, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and location designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical material, but rather to provide selected information necessary to understanding the evolution of the area and its significance.

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SECTION II HOW TO USE THIS DOCUMENT

A. PURPOSE OF A HISTORIC CONTEXT STATEMENT

According to the Secretary of the Interior’s *Standards and Guidelines for Archaeology and Historic Preservation*, “the development of historic context statements is the foundation for decisions about the identification, evaluation, registration, and treatment of historic properties, and surveys.” They provide the basis for evaluating significance and integrity.

B. OVERVIEW OF DESIGNATION PROGRAMS

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego’s Local Register of Historical Places) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource’s period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic.

To date, the Mission San Diego de Alcalá is the only resource within the Mission Valley Community Plan area that has been identified and is listed in the National Register of Historic Places, the California Register of Historical Resources, and the City of San Diego’s Local Register of Historical Places.

1. National Register of Historic Places

The National Register of Historic Places (commonly referred to as the “National Register” or “NRHP”) is a Congressionally-authorized inventory of buildings, structures, objects, sites, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. According to the *National Register Bulletin Number 15, How to Apply the National Register Criteria for Evaluation*, resources over fifty years of age are typically eligible for listing if they meet any one of four significance criteria and if they possess historic integrity. The following are the four basic criteria set forth by the National Register (listed alphabetically):

Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history; or

Criterion B: Properties that are associated with the lives of persons significant in our past; or

Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or

represent a significant and distinguishable entity whose components may lack individual foundation; and

Criterion D: Properties that have yielded or is likely to yield information important in prehistory or history.

Criteria Considerations

According to the National Register, not all property types are eligible for listing in the National Register. However, these properties can be eligible *if* they meet specific requirements, or Criteria Considerations, as well as meeting one or more of the four evaluation criteria described previously. These National Register Criteria Considerations are:

Criteria Consideration A: A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

Criteria Consideration B: A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

Criteria Consideration C: A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

Criteria Consideration D: A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

Criteria Consideration E: A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

Criteria Consideration F: A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

Criteria Consideration G: A property achieving significance within the past 50 years if it is of exceptional importance.

2. California Register of Historical Resources

The California Register of Historical Resources (“California Register” or “CRHR”) is an authoritative guide to California’s significant historical and archaeological resources to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The California Register includes:

- Resources formally determined eligible for, or listed in, the National Register
- State Historical Landmarks number 770 or higher;
- Points of Historical Interest recommended for listing by the State Historical Resources Commission;

- Resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the State Historical Resources Commission, including
 - Individual historic resources and historic districts;
 - Resources identified as significant in historical resources surveys which meet certain criteria; and
 - Resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with California Register criteria.

Resources eligible for listing include buildings, site, structure, objects, or historic districts that retain historic integrity and are historically significant at the local, state, or national level under one of the following four criteria:

Criterion 1: Properties that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Criterion 2: Properties that are associated with the lives of persons important to local, California, or national history;

Criterion 3: Properties that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possess high artistic values; or

Criterion 4: Properties that have yielded or has the potential to yield information important in prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions.

The California Register does not have strict Criteria Considerations as the National Register and are more flexible for properties that have been relocated, properties less than fifty years of age, and reconstructed buildings.

For **moved properties**, the California Register may consider eligibility if the resource was moved to prevent demolition at the former location and if the new location is compatible with the original character and use of the historic resource. The historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Properties that are have **achieved significance within the past fifty years** may be considered for listing in the California Register if it can demonstrate that sufficient time has passed to understand the resource's historical importance.

Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than fifty years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices.

3. City of San Diego Register of Historical Resources

The Historical Resources Guidelines of the City of San Diego’s Land Development Manual (LDM) identifies the criteria under which a resource may be historically designated. It states that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object, typically over 45 years old, regardless of whether they have been altered or continue to be used, may be designated a historical resource by the City of San Diego Historical Resources Board (HRB) if it meets one or more of the following designation criteria listed below and retains sufficient integrity to convey its significance.

HRB Criterion A: Exemplifies or reflects special elements of the City’s, a community’s, or a neighborhood’s, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;

HRB Criterion B: Is identified with persons or events significant in local, state or national history;

HRB Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

HRB Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

HRB Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or

HRB Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

4. Integrity

The concept and aspects of integrity are defined in “Section VIII. How to Evaluate the Integrity of a Property Historical Resource” in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. According to the Bulletin, “Integrity is the ability of a property to convey its significance.” The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.
- *Materials* are the physical elements that were combined or deposited during a particular period of time, and in particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- *Association* is the direct link between the important historic event or person and a historic property.

5. Applying Designation Criteria and Integrity

While it is understood that nearly all properties undergo change over time—and thus minor alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant. When evaluating a property's integrity, evaluators should look closely at characteristics such as massing, roof forms, the pattern of windows and doors, cladding materials, and neighborhood surroundings.

In order to convey its historical significance, a property that has sufficient integrity for listing in the national, state, or local historical register will generally retain a majority of its character-defining features. However, the necessary aspects of integrity also depend on the criteria for which the property is significant.

National Register of Historic Places / California Register of Historical Resources

National Register Bulletin Number 15, How to Apply the National Register Criteria for Evaluation describes what aspects of integrity are essential for each of the four National Register criteria. Although the National Register Bulletin does not address the California Register, the same principles are utilized.

NRHP A/CRHR 1 (Events): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern. If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact. Archeological sites eligible under these criteria must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events.

NRHP B/CRHR 2 (Persons): A property that is significant for its historic association with an important person(s) is eligible if it retains the essential physical features that made up its

character or appearance during the period of its association with the person(s). If the property is a site where there are no material cultural remains, the setting must be intact. Archeological sites eligible under these criteria must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with persons.

NRHP C/CRHR 3 (Architecture): A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. Archeological sites eligible under this criterion must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

NRHP D/CRHR 4 (Information Potential & Archaeology): For properties eligible under this criterion, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than if they were being considered for events, persons, or design. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.¹

To summarize, properties significant under Events or Architecture criteria need only retain integrity of design, materials, and workmanship to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Events criteria, but are typically less important for properties significant under Persons or Architecture criteria. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Architecture criteria. For properties significant under any of these criteria, however, it is possible for some materials to be replaced without drastically affecting integrity of design as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable in residential districts but are less so for individual properties designed by a master architect.

Evaluations of integrity should also include some basis of comparison. In other words, the evaluator should understand the general extent of alterations common to each property type--especially for properties that are particularly old or rare. Conversely, properties that are less rare or not as old should retain all or nearly all of their original features to qualify for historic listing. *National Register Bulletin Number 15, How to Apply the National Register Criteria for Evaluation*, states that:

“...comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect

¹ National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, p. 48.

the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare.”²

Properties that have undergone few or no alterations and retain all aspects of integrity are more likely to be eligible for listing in state or national historic registers. These properties should also be given high priority in preservation planning efforts. Finally, it should be stressed that historic integrity and condition are not the same. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough character-defining features to convey their significance.

City of San Diego

The City of San Diego’s Guidelines for the Application of Historical Resources Board Designation Criteria (adopted 27 August 2009) outlines significant aspects of integrity related to each criterion:

Criterion A (Events & Archeology): The significant aspects of integrity for a property significant under Criterion A may vary depending upon the aspect of development for which the resource is significant. For instance, design, materials, workmanship and feeling may be especially important for aspects of aesthetic, engineering, landscape and architectural development. Location, setting, feeling and association may be especially important for aspects of historical, archaeological, cultural, social, economic, and political development. It is critical for the evaluator to clearly understand the context and why, where, and when the property is significant in order to identify which aspects of integrity are most important to the resource.

Criterion B (Events & Persons): Location, setting, feeling and association are the most relevant aspects of integrity related to Criterion B. Integrity of design and workmanship might not be as important, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

Criterion C (Architecture): Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important; however, for those properties whose design is a reflection of their immediate environment.

Criterion D (Master Architect/Builder): property important as a representative example of the work of a Master must retain most of the physical features and design quality attributable to the Master. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style and identified it as the work of a Master.

² Ibid., p. 47.

C. DOCUMENT ORGANIZATION

The Mission Valley Historic Context Statement identifies development patterns and significant properties in the area. The document is organized as follows:

- **Section I – Introduction** provides an introduction to the document and defines the geographical boundaries of the study area.
- **Section II – How to Use this Document** provides an overview of the purpose of historic contexts, regulatory designation programs, and report organization.
- **Section III – Historic Context, Significant Themes, and Related Property Types** includes a narrative of the area’s developmental history. The history is broken down into periods which are defined by events, themes, and development trends. Property types associated with each of the periods are identified and analyzed. Analysis includes an architectural description, a list of character-defining features, an evaluation of historic significance, a summary of integrity considerations, and associated property study list.
- **Section IV – Appendix** includes a section on architectural styles and a study list of properties of architecture or thematic interest within Mission Valley.

SECTION III HISTORIC CONTEXT, SIGNIFICANT THEMES, AND RELATED PROPERTY TYPES

INTRODUCTION

This section provides a discussion of each of the historic themes important to the development of Mission Valley and the property types that are associated with those themes in a significant way. Mission Valley includes all of the land between overlying mesas on the lower ten miles of the San Diego River from the rocky construction of Mission Gorge to the lowlands of Mission Bay. The San Diego River, which runs through the center of Mission Valley and empties out into the San Diego Bay, played a key role on how Mission Valley has developed to the present time.

PRE- SETTLEMENT (Pre-1769)

The history of Mission Valley began long before the arrival of Spanish missionaries and soldiers in 1769. Originally home of the Kumeyaay tribes, the area had been inhabited for thousands of years prior to the development of the area by Europeans. Villages and settlements, such as Kosaii/Kosa'aay/Cosoy and Nipaguay, were located at modern-day Mission Valley, dotted the valley floor for centuries, as the groups were drawn by the water of the river and the abundance of plant and animal life.¹

Mission Valley was known to the Spanish as “La Canada de San Diego,” translated as “The Glen of San Diego” and the San Diego River was the center of life. The first mention of the San Diego River was in the diary of explorer Sebastian Vizcaino. In 1602, Vizcaino left San Diego Bay to explore False Bay (now Mission bay) and reported that it was a “good port, although it had at its entrance a bar of little more than two fathoms depth, and there was a very large grove at an estuary which extended into the land, and many Indians.”²

Associated Property Types

No built environment is known to exist from Mission Valley’s pre-contact period. The pre-contact and associated Tribal cultural and archaeological resources are addressed in the Cultural Resources Constraints Analysis of the Mission Valley Community Plan Update.

SPANISH AND MEXICAN PERIOD (1769-1847)

When the Spanish returned in 1769 with the intent to settle the area, Mission Valley and the San Diego River was found to be a “river with excellent water” by Captain Vincente Vila of the ship *San Carlos*.³ Soon thereafter a land expedition led by Gaspar de Portola reached San Diego Bay, where they met

¹ “San Diego River Context.” www.sandiegoriver.org/docs/our_vision_conceptual_plan/3.SanDiegoRiverContext.pdf; accessed September 27, 2015.

² Richard F. Pourade, *The Explorers* quoted in Nan Taylor Papageorge, “The Role of the San Diego River in the Development of Mission Valley.” *The Journal of San Diego History*, Vol. 17, No. 2, (Spring 1971). <http://sandiegohistory.org/journal/71spring/river.htm>; accessed August 31, 2015.

³ Nan Taylor Papageorge, “The Role of the San Diego River in the Development of Mission Valley.” *The Journal of San Diego History*, Vol. 17, No. 2, (Spring 1971). <http://sandiegohistory.org/journal/71spring/river.htm>; accessed August 31, 2015.

those who had survived the trip by sea on the *San Antonio* and the *San Carlos*. Initially, camp was made on the shore of the bay in the area that is now downtown San Diego. However, lack of water at this location led to moving the camp to a small hill closer to the San Diego River near the Kumeyaay village of Kosaii/Kosa'aay/Cosoy. The Spanish built a primitive mission and presidio structure on the hill near the river. The first chapel and shelters were built of wooden stakes and brush, with roofs of tule reeds.



Figure 3-1: Mission Valley, dated 1847. Source: San Diego History Center.

Ill feelings soon developed between the native Kumeyaay and the soldiers, resulting in construction of a stockade. The original log and brush huts were gradually replaced with buildings made of adobe bricks. Pitched roofs with rounded roof tiles eventually replaced flat earthen roofs. Clay floors were eventually lined with fire brick.

Theme: Establishment of the Mission

The padres recommended that the Mission be moved further east in the valley. According to Father Serra's first report of the Mission, "It is determined to move the Mission within the same Canada of the port toward the northeast of the presidio, at a distance of a little less than two leagues. The place is much more suitable for a population, on account of the facility of obtaining necessary water, and

on account of the vicinity of good land for cultivation. The place is called Nipaguay.”⁴ The move was accomplished in August of 1774 and Mission Valley became its permanent location.⁵



Figure 3-2: Mission Valley looking northeast towards the Mission San Diego de Alcalá, n.d. Source: Heritage Architecture & Planning Archives.

The first chapel at that location was built of willow poles, logs, and tule. After it was burnt down during the Kumeyaay uprising of November 5, 1775, the first adobe chapel was completed in October 1776 followed by construction of the present church in 1777. A succession of building programs through 1813 resulted in the final quadrangle where the church formed one side with housing and

⁴ Fr. Zephyrin Engelhardt, *San Diego Mission* (San Francisco: James H. Barrey Company, 1920) p. 56. Letter from Fr. Serra; quoted in Papageorge, op. cit.

⁵ Papageorge, op. cit.

classrooms forming the other three sides. The Mission grounds included a church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery.⁶

Life for the new settlers at the San Diego presidio was isolated and difficult. The arid desert climate and conflicts with Native American population made life difficult for the Spanish settlers. According to British Captain George Vancouver who visited in 1794, the military were supported by the fields and labors of the missionaries and the Native Americans.⁷ They raised cattle and sheep, gathered fish and seafood, and did some subsistence farming along the San Diego River valley.⁸

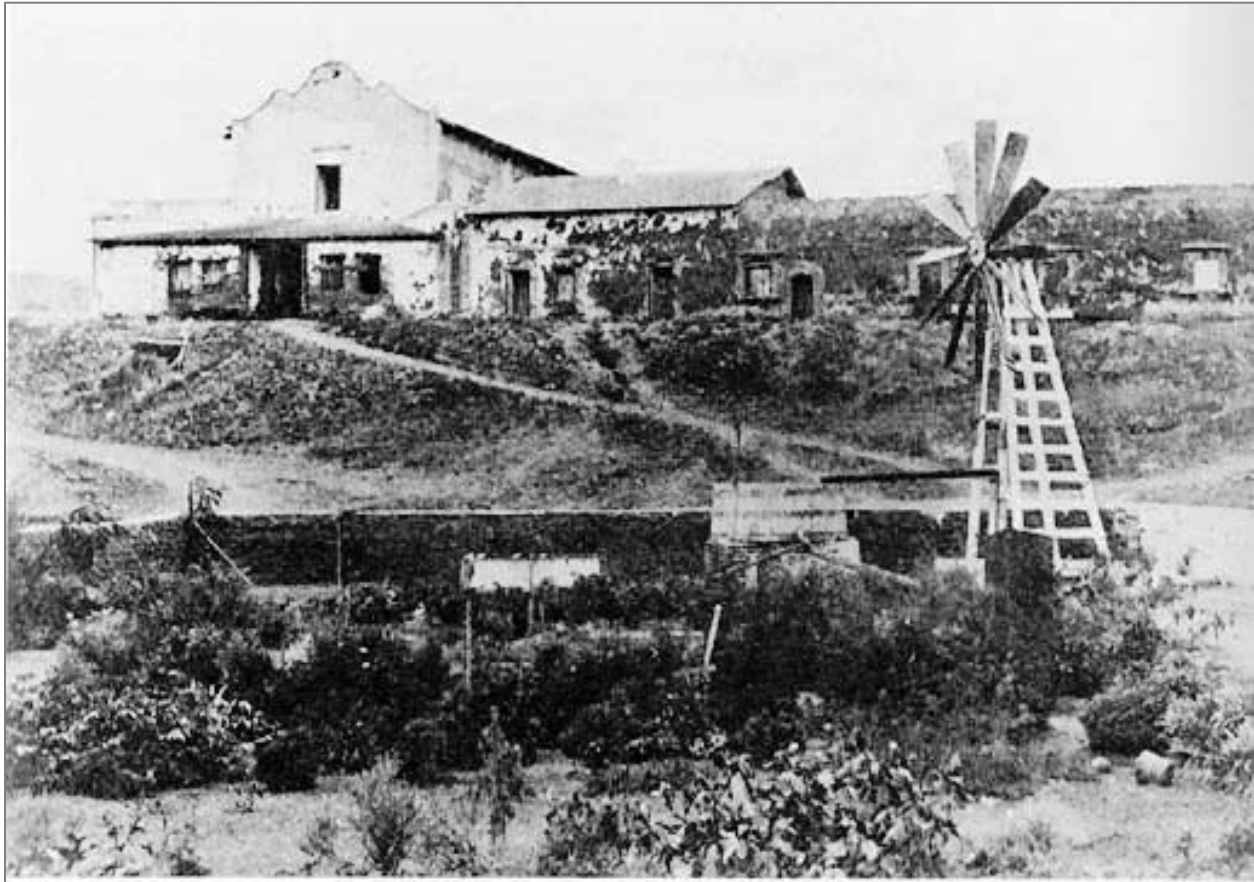


Figure 3-3: Mission San Diego de Alcalá, dated 1874. Source: San Diego History Center.

A dam and aqueduct were started in 1807 using Native American labor. The River was dammed at the head of Mission Gorge and an aqueduct was run nearly six miles through a rugged canyon to the fields of the Mission. At the Mission, the water was stored in a small basin. Construction of the flume involved creation of an earthworks system sufficient to support the mission tiles and bricks used to

⁶ Norman Neuerberg, “The Changing Face of Mission San Diego.” *The Journal of San Diego History*, Vo. 32, No. 1, (Winter 1986). <http://www.sandiegohistory.org/journal/86winter/mission.htm>; accessed September 27, 2015.

⁷ Papageorge, op. cit.

⁸ Appendix E, HP-1 “San Diego History” in the *City of San Diego General Plan*. Adopted March 10, 2008.

line the canal.⁹ With the advent of a more reliable water supply, Mission agriculture flourished. Vineyards, orchards and crops were successful, as were herds of cattle.¹⁰

In 1822, Mexico declared its independence from Spanish rule, and San Diego became part of the Mexican Republic. Mexican independence led to the final demise of California's mission system and in 1834, the Mexican government secularized the San Diego mission. The Act of Secularization and the Decree of Confiscation removed the administration of the mission from the Franciscans to the Mexican administrators.

The Mexican government opened California to foreign trade bringing manufactured goods from Europe in exchange for California's cattle hides. As the hide trade grew so did the need for additional grazing lands. Privatized land grants were issued establishing the rancho system of large agricultural estates.

Native Mexican Franciscan Francisco Garcia Diego y Moreno became the first Bishop of the California occupying the Mission until 1842 but only a few of the main buildings were habitable. In 1846, Governor Pio Pico sold the lands of Mission San Diego de Alcalá to prominent Californio Santiago Arguello, a former commandante of the Presidio from 1830-1835.¹¹ The land grant known as the Rancho Ex-Mission San Diego was approximately 58,875 acres. Arguello never lived on the former mission lands; but made his home at Rancho Tia Juana. In 1848, California was ceded by Mexico to the United States under the Treaty of Guadalupe Hidalgo.

During this period, definite paths developed between the Mission and the Presidio, and essentially the present network of roads in Mission Valley was created.¹² The La Playa Trail is known as the earliest European trail in the western United States, although the Kumeyaay have traversed this roadway prior to 1769. The Trail stretches from the harbor entrance at Point Loma to the Mission San Diego de Alcalá in Mission Valley, and beyond.¹³

Portions of the La Playa Trail run through Mission Valley and is the main link between the Mission and La Playa, in present day Point Loma. In the 1930s, the San Diego Historical Society developed a program of marking the 12-mile trail. A marker is located at the Mission site.

In the valley, the path along the northern side of the River became known as Friars Road in remembrance of the Mission's priests. The path on the southern side was referred to as Mission Road.

⁹ City of San Diego and Merkel & Associates, "Draft Final San Diego River Natural Resource Management Plan." May 2006.

¹⁰ Papageorge, op. cit.

¹¹ "History." www.missionsandiego.org; accessed January 6, 2016.

¹² Virgil Raymon Henson, "Mission Valley, San Diego County, California: A Study in Changing Land-Use from 1769-1960." Thesis, University of California, Los Angeles. September 1960. p. 49.

¹³ "La Playa Trail." www.laplayatrail.org Accessed September 4, 2016.

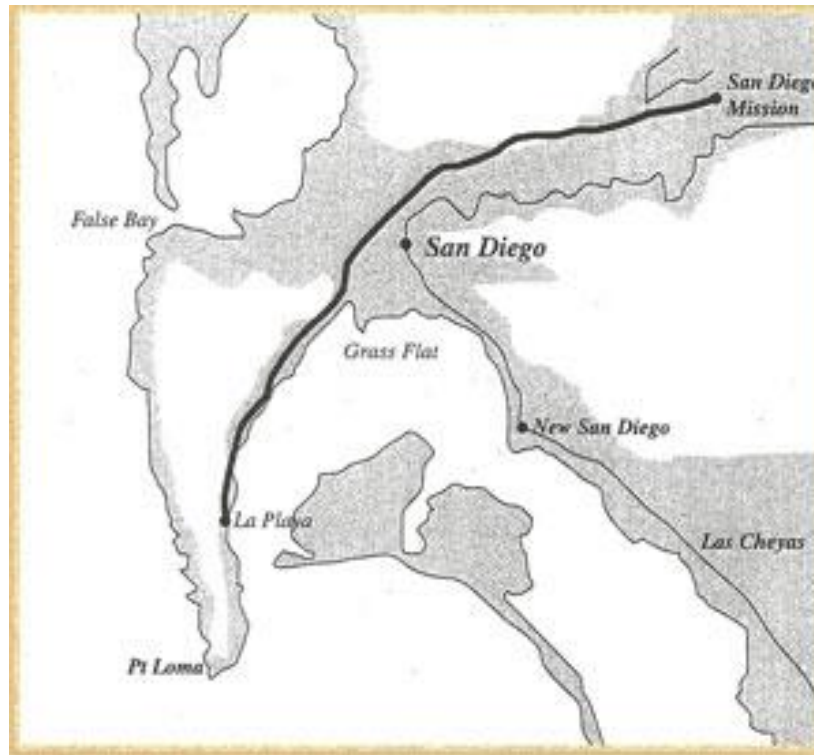


Figure 3-4: La Playa Trail. www.laplayatrail.org.

Associated Property Types

Property types comprise of individual resources including religious buildings (Mission/Church), cemeteries, and sites. The property types within this context are significant in the areas of exploration/settlement, social history, and ethnic history for their association with important events families, and/or persons dating from the Spanish and Mexican era settlement.

Character-Defining Features:

- Adobe construction
- Arcade
- Curved, pedimented gables
- Terraced bell towers
- Wide, projecting eaves
- Unadorned wall surfaces
- Tile roofs

The property types associated with the Spanish and Mexican period have been listed and include historic sites and reconstructed buildings including the Mission San Diego de Alcalá (HRB#113; NR 1970-04-15). The Mission San Diego de Alcalá is known as the Mother of the Missions as it was the first of 21 Spanish missions established, in part, by Father Junipero Serra. The mission was founded in 1769. The present church is the fifth in the history of the mission, four of which were on the mission's present site. The fourth and final reconstruction of the Mission Church took place in the

1930s and is built of reinforced concrete. The decorative and adobe tiles within the Church are reproductions of the originals, hand hewn timbers and lintels make up the roof, and wrought iron hardware is of the style of the Mission era. The Mission is located at 10818 San Diego Mission Road.

AMERICAN PERIOD (1848-1975)

At the conclusion of the Mexican-American War, California was ceded by Mexico to the United States under the Treaty of Guadalupe Hidalgo in 1848. The transfer of control of California from Mexico to the United States would represent a significant turning point in the development of San Diego. Prosperity for the city would be elusive for many years as American interests after 1850 were focused on the gold fields of the Sierra Nevada as well as opportunities in San Francisco and Los Angeles.

By 1850, San Diego began to develop under land speculators like William Heath Davis and Alonzo Horton. Davis, along with Andrew Gray and several investors, began purchasing 160 acres and laid out a subdivision named New San Diego. Davis, the wealthier of the partners, paid for the construction of the wharf and imported prefabricated houses to stimulate sales. The enterprise, however, failed and within years New San Diego became known as “Davis’ Folly.”¹⁴ In 1867, growth of San Diego became realized with the arrival of Alonzo Horton who acquired 800 acres in present-day downtown. Horton had a subdivision map drawn, went back to San Francisco, opened a real estate office, and began to sell land. By 1870, 2,300 people lived in New Town San Diego.¹⁵ The city would continue to grow as the promise of the railroad made commercial and economic success viable. The city underwent a “boom and bust” cycle in the 1880s but recovered and continued to grow into one of the largest cities in the United States. As the expansion of New Town and its surrounding communities gained momentum, Mission Valley, remained predominately rural.

In his survey of the San Diego River in 1853, Lt. George H. Derby records the area as Mission Valley due to the proximity of the Mission San Diego de Alcalá.¹⁶ By 1870, Mission Valley becomes the adopted name.¹⁷

¹⁴ Clare B. Crane, “The Pueblo Lands: San Diego’s Hispanic Heritage.” *The Journal of San Diego History*, Vol. 27 No. 2 (Spring 1991). <http://www.sandiegohistory.org/journal/91spring/pueblo.htm>; accessed October 28, 2015.

¹⁵ Ibid.

¹⁶ George H. Derby, “Survey of San Diego River and Its Vicinity.” 1853.

¹⁷ A.D. Bache, “San Diego Bay California from a Trigonometrical Survey under the direction of A.D. Bache Superintendent of the Survey of the Coast of the United States.” 1859 www.raremaps.com Accessed September 15, 2016.



Figure 3-5: Partition of Rancho Mission San Diego, dated 1886. Source: www.raremaps.com

Due to earlier political separation of Mission Valley between the presidio and the mission, individual land patents were necessary for the city and county portions. The eastern portion of Mission Valley was included in the land patent for Ex-Mission lands belonging to the county and were divided into irregular lots. The western portion of Mission Valley was covered in the land patent for the Pueblo Lands of the city of San Diego and were divided in quadrangles. The border appears to be where the I-805 currently runs through the valley but has since disappeared as a result of later development.

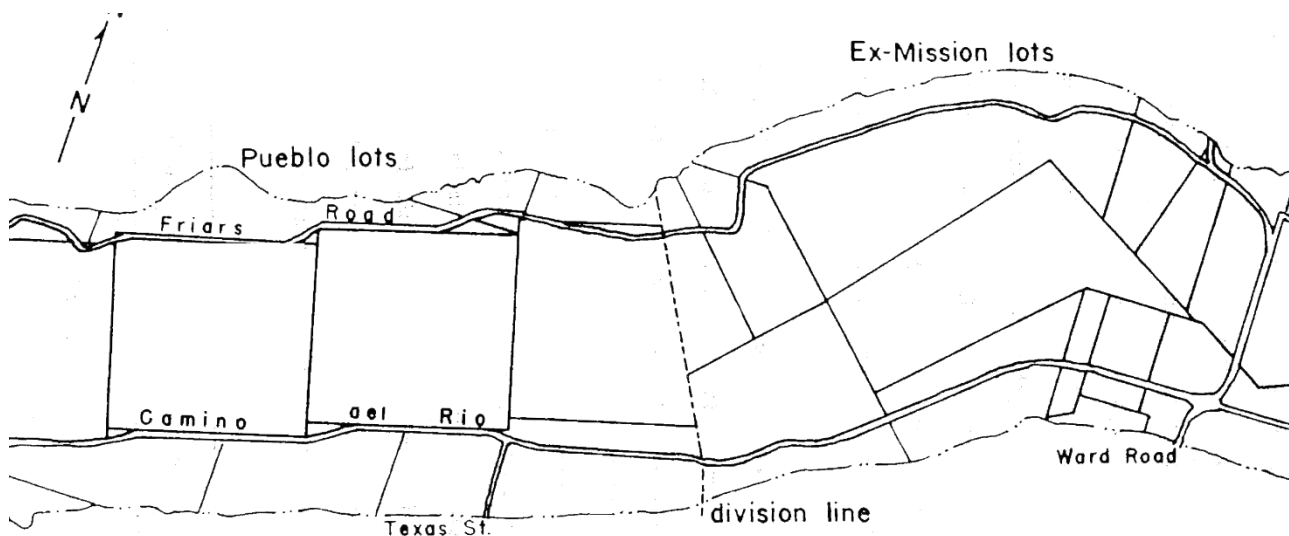


Figure 3-6: Detail of the division line between the Pueblo lots and Ex-Mission lots. Source: Virgil Raymon Henson, "Mission Valley, San Diego County, California: A Study in Changing Land-Use from 1769-1960."

Following the Treaty of Guadalupe Hidalgo, the United States military set up post in the abandoned Mission San Diego de Alcalá from 1846-1862. The army divided the church into two stories, using the top for dormitories and the bottom as stables. After the military left, the church fell into ruins and the mission was returned to the church and utilized as a school from 1887-1907.¹⁸ In 1891, Father Ubach began the efforts to restore the Mission.

Theme: Development of Natural Resources (1850-1968)

Other parts of the San Diego River valley began to draw homesteaders with interest in dry farming which utilized specific cultivation techniques for lands associated with drylands, that is, areas characterized by a cool wet season followed by a warm dry season. Dry farm crops in the valley included oats, barley, and alfalfa. During the next few years as the ranchers continued to work and cultivate their land, many began to sell their surplus crops, operating as local truck gardens which raise and sell fresh produce at local markets. The farm lands were intensively cultivated, producing tons of vegetables each year. The farmers added poultry, orchards, and vines to the list of products produced in the valley. City/County Directories dating to 1887-1888 reveal the following Mission Valley ranchers: Serano D. Allen, H.J. Cleveland, C.B. Baskill, J. Hornback, John Varney, and George Vasey. Most were located at the south side of the River, but there were a few that were located at the northern

¹⁸ Martha Schimitschek. "Travel: Start at the Beginning—Mission San Diego." *San Diego Union-Tribune*. March 6, 2011. Accessed September 15, 2016.

portion. Sandrock Grade, known as Texas Street today, was one of the few roads that crossed the San Diego River. Grocer C.W. Sandrock operated his store at the foot of Sandrock Grade.¹⁹



Figure 3-7: Mission Valley, 1890. Source: San Diego History Center

As little money could be made in truck farming, soon dairies became a part of Mission Valley's landscape. The valley provided the large, flat areas needed for dairy operations. In addition, the cost for land in the valley was cheap, as most people feared the floods from the San Diego River.²⁰ An 1893 *Union* advertisement offered 400 acres of level land in Mission Valley for \$60 an acre.²¹

The first commercially successfully dairy farm was the Allen Dairy owned by Sereno Allen from Kansas. The Dairy initially delivered milk door-to-door on horseback as early as the 1880s.²² By the 1920s and 1930s, the Allens sent their milk trucks up to Mission Hills and Hillcrest via the steep canyon path near their dairy known as "Allen Road" or "Allen's Dairy Road" up towards Fort Stockton Drive. Portions of this road still exist as Allen Road Trail. The dairy prospered under sons Fred and Harvey, who also owned two ranches in the valley and kept a retail shop in Hillcrest.²³ The Allen Dairy operated in Mission Valley until 1957 when it relocated to El Cajon.

Dairy in Mission Valley
Best Milk and Cream
ALLEN'S DAIRY
R. F. D. No. 2
PHONES
Home 261
Mission Valley
Main 2831

Figure 3-8: City/County Directory advertisement.

¹⁹ Papageorge, op. cit. Also see 1893-1894 San Diego City/County Directory.

²⁰ Richard Crawford, "Before Malls, Cows Ruled Mission Valley." *The San Diego Union-Tribune*. May 31, 2008

²¹ Linda Freischlag, ed. "The Role of the San Diego River in the Development of Mission Valley." *The Journal of San Diego History*. Spring 1971, Volume 17, Number 2.

²² Crawford, op. cit.

²³ Margot Sheehan, "Lost Roads of San Diego." *San Diego Reader*. November 5, 1992



Figure 3-9: 1963 Texaco Map noting Allen Road. Source: "Lost Roads of San Diego," San Diego Reader. November 5, 1992.

The Ferraris established a dairy farm in Mission Valley with operations dating from 1914-1968. Louis Ferrari, an immigrant from Genoa, Italy initially purchased 60 acres of land in 1896 and began truck farming. While many of his neighboring ranchers turned to dairy farming, Ferrari eventually followed suit and turned to dairy farming. He initially started with 30 cows, his first barn, and several horse stables.²⁴ Ferrari later joined the Challenge Cream and Butter Association, which established a cooperative located at the southeast corner of the valley and eventually became a major retailer of dairy products. Ferrari's son, Pete Ferrari, later took over and expanded the business and by World War II, it became the biggest dairy in San Diego producing 600 gallons a day.²⁵ By the 1950s, Mission Valley had 20 dairy farms that dotted the landscape.²⁶

²⁴ "They Offer Me Big Money for This Land, But I Like it Here." *Los Angeles Times*. July 14, 1985.

²⁵ Ibid.

²⁶ Nan Taylor Papageorge, "The Role of the San Diego River in the Development of Mission Valley." *The Journal of San Diego History*, Vol. 17, No. 2, (Spring 1971). <http://sandiegohistory.org/journal/71spring/river.htm>; accessed August 31, 2015. Also refer to, Henson, op cit. p. 34.



Figure 3-10: Based on the Mission Valley map featured in an interview with Fritz Ohre, dairy owner, in 2002. The map notes location of various Mission Valley dairies. Source: San Diego Reader.

List of Mission Valley Dairies*As identified by Fritz Obre (2002) and noted in the following map (Figure 3-10)*

- | | | |
|--|---|--|
| 1. Guglielmetti | 17. McCready (Mountain Meadow Dairy at the old 6 th St. Extension; Replaced Poor Farm/County Hospital) | 28. Baughman dairy (Indian Canyon) |
| 2. Jepson (west of Clark at the foot of the hill) | 18. Mills (grew alfalfa) | 29. Russell Grant Family |
| 3. Jepson | 19. Henry Gray | 30. Cliff |
| 4. Ohre | 20. Allen Dairy (south side of the I-8) | 31. Hazard block plant |
| 5. Gibson (south of Guglielmetti) | 21. Adolph Levi / Levi-Cushman (north and west of Bernard, possibly down to Morena bridge) | 32. Pumping station |
| 6. McDermot (between Ferrari & Gibson) | 22. Ruben (Highland Ranch) | 33. Sandrock Store |
| 7. Ferrari | 23. Bernard Nursery | 34. Isolation Hospital |
| 8. Ricard | 24. Harvey Allen Dairy (Murphy Canyon) | 35. Stairway down to Isolation Hospital (later moved to Gaines Street) |
| 9. Clark (with pumping station) | 25. Ernie Allen (in Murray Canyon) | 36. |
| 10. Railroad track | 26. Hong Far gardens later Tom Choy | 37. |
| 11. Reland (west of Jepson; 2 story house) | 27. Chinese vegetable garden | 38. Hilkwitz |
| 12. Officer (south side of the road; 2 story house w/ dirt floors) | | 39. Jausauds |
| 13. Sandrock Grade | | 40. Teisseire |
| 14. Scott | | 41. Barry Jakes |
| 15. Ross Bond | | 76. Summers |
| 16. Reed (right side of Camino del Rio) | | |

Aiding in the maintaining the rural landscape were sand and gravel plants littered throughout the valley. The sand and gravel industry in Mission Valley began modestly in 1913 and expanded in earnest in the 1920s-1930s. Sand and gravel operations and related activities once occupied about 596 acres within the valley. Primary sources were sands along the San Diego River and Murphy Canyon area, and the conglomerate rocks in adjacent Serra Mesa. These plants were essential to fostering materials utilized for construction and development of many of local neighborhoods throughout the city. Furthermore, although extraction of materials from the valley was not a recent practice, the development of the sand and gravel plants into large businesses during this period was influential. Some of these companies later diversified and included the V.R. Dennis Construction Company, Ed Denton's American Sand Plant, H.G. Fenton, Nelson and Sloane, Griffith Company, Caudell and Johnson, Woodward Sand Company, Daley Corporation, and R.E. Hazard Company. Many of these companies were highly influential in the development and construction of local buildings and infrastructure throughout the city with many of their names memorialized and stamped along city sidewalks.



Figure 3-11: Gravel pit in Mission Valley, ca. 1940s. Source: San Diego History Center.

Circulation networks during this period were generally dirt, gravel, or paved roads connecting the ranches to the primary roads. Improvements to the community's transportation network were undertaken beginning in the 1930s. Unlike the subdivisions of the communities located along the mesas, Mission Valley maintained much of their dirt roads which were often muddy and impassable during rainy seasons.

Early access roads to and from the valley to the upper mesas correspond to present-day roadways such as Ward Road at the east, which also provided a direct link to the Mission; Sandrock Grade (now Texas Street); and the 6th Street Extension also referred to as Mission Grade/Poor Farm Grade, now Hwy 163.

Along with these roads were private roads which included Allens Road, located a quarter mile east of the Presidio, which directly connected Allen's Dairy to Fort Stockton in Mission Hills. Today, only the south portion of the complete pathway has been paved. Bachman Place (sometimes referred to as Homeland Place) provided a route from the Valley to the County Hospital, just west of the 6th Street Extension (Highway 163). It is now a private road for UCSD Medical Center and connects to Hotel Circle South on the north end.

Early maps record west-to-east roads running parallel on both the north and south side of the San Diego River. The northern road was always referred to as Friars Road and the south side was initially known as Mission Road, but was later renamed Camino del Rio.²⁷ By the early 1930s, Camino del Rio's dirt road was replaced with a two-lane paved road by the San Diego County Highway Development Association and was constructed by the Work Projects Administration.²⁸ "Paving was of immeasurable value to farmers and dairymen, and would have probably served rural valley for years, but the roads also opened the valley to those who wished to reside there and commute to work in the urban portions of San Diego. The result was that the valley was made ready for the first serious encroachments of urbanism, non-farm residences."²⁹



Figure 3-12: Camino del Rio South, ca. 1940. Source: San Diego History Center.

²⁷ Refer to the 1926 Rodney Stokes roadmap and the 1935 Lowell E. Jones roadmap.

²⁸ Virgil Raymon Henson, "Mission Valley, San Diego County, California: A Study in Changing Land-Use from 1769-1960." Thesis, University of California, Los Angeles. September 1960.

²⁹ Virgil Raymon Henson, "Mission Valley, San Diego County, California: A Study in Changing Land-Use from 1769-1960." Thesis, University of California, Los Angeles. September 1960.

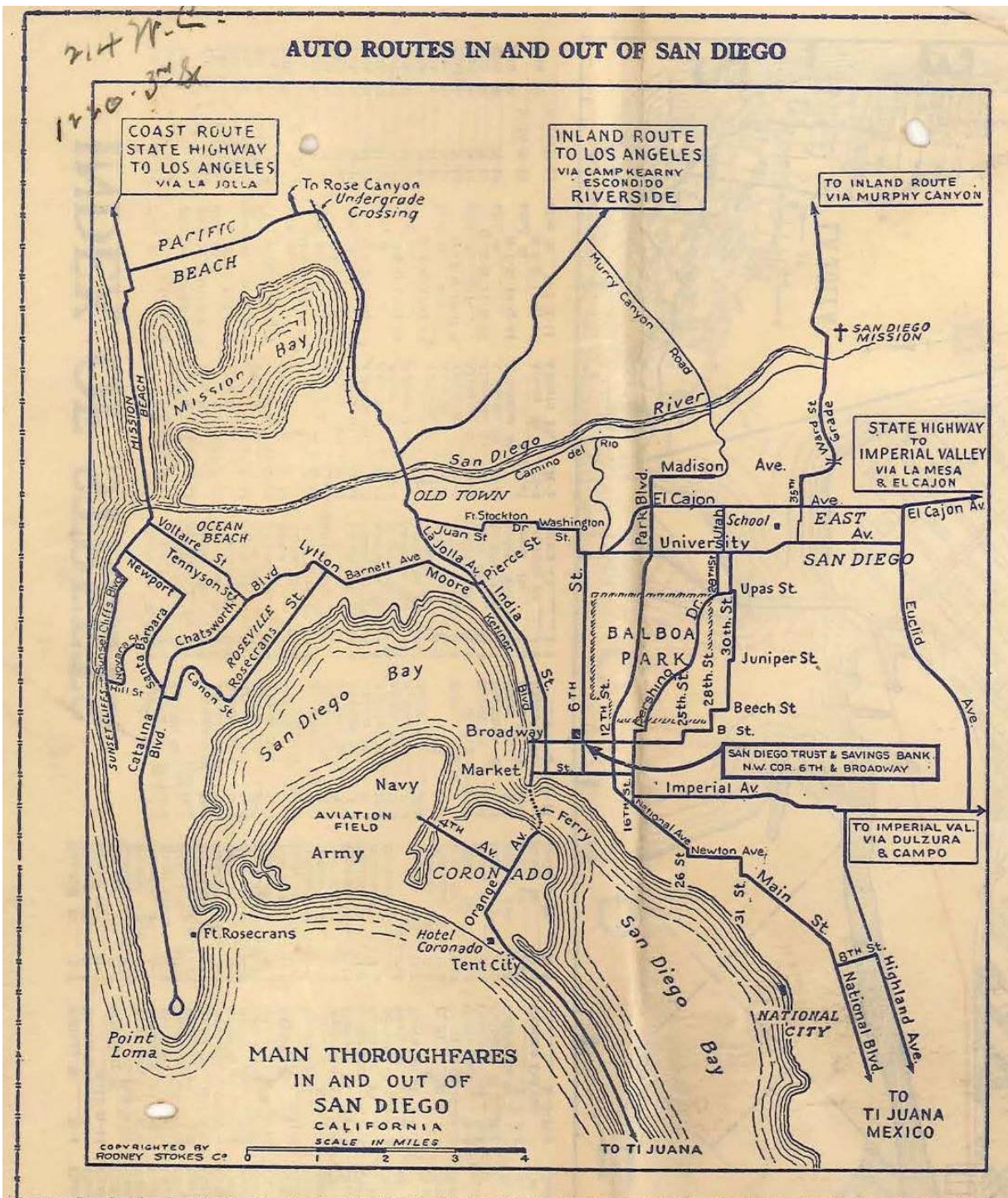


Figure 3-13: A portion of the 1926 Rodney Stokes map showing the early automobile routes to and from Mission Valley.

Associated Property Types

Ranches dominated the landscape during this period of development. Ranch sites encompassed a cluster of buildings generally containing a primary residence, typically of a simple, vernacular style; barns for livestock and equipment; stables; outbuildings reflecting the property's use; and housing for workers. Other buildings, structure, or objects designed for various functions associated with the property include cisterns, windmills, privies, and corrals for dairy cows or other animals.

Due to later development, most of these properties did not survive. The few buildings that may have survived, are primarily vernacular ranch houses, one- to two-story in height with wood siding, gabled roofs, and wood windows. In rare occasions, other related ranch buildings may still be extant. Properties are located on both Camino del Rio North and Camino del Rio South.

Character-Defining Features:

- Domestic buildings include vernacular primary residences, usually wood-framed and two-stories.
- Barns for housing and feeding livestock or storing equipment generally dominate the cluster in size and scale.
- Small-scale elements may include signs announcing the ranch's name, water and feeding troughs, corrals, windmills, and cattle guards.



Figure 3-14: Fagerheim Dairy, 1927. The ranch included a residence that was set back from Friars Road and four barns in front. Source: "Life Along the San Diego River." The Reader, July 25, 2002.

Eligibility Criteria and Integrity Thresholds*Significance Evaluation*

The ranch site and its associated buildings, represents a critical component of the agricultural history of Mission Valley. Ranches may be individually significant under the NRHP Criterion A/CRHR Criterion 1 if they are associated with events that contributed to the broad patterns of local history, particularly in regard to the agricultural and dairy industry and development; or under HRB Criterion A if they represent special elements of the City's or Mission Valley's historical development.

Associated ranch sites and their resources may be individually significant under NRHP Criterion B/CRHR Criterion 2 or HRB Criterion B if the property was association with persons or a family significant in local history or have made a significant contribution to the dairy industry.

Eligibility under NRHP Criterion C/CRHR Criterion 3 if they embody the distinctive characteristics of a style, type, period, or method of construction; and/or HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of construction. Because many of the buildings associated with the ranch's form and function are synonymous to their use, buildings may exhibit only a few character-defining features.

Significance under other criteria may be identified following future site-specific survey and evaluation.

Essential Factors of Integrity

Due to their relative rarity, extant ranch-related buildings may not retain their historic setting and still be eligible, particularly under local criteria. A property significant under NRHP Criterion A, CRHR Criterion 1, and HRB Criterion A may possess location, feeling, and association. Under NRHP Criterion B, CRHR Criterion 2, and HRB Criterion B, location, feeling, and association must also be present. For NRHP Criterion C, CRHR Criterion 3, and HRB Criterion C, design, materials, and feeling should be retained. In all cases, the building's original use may have changed.

Agriculture and Dairy Industry Properties Study List

STREET NUMBER	STREET NAME	NOTES
2495	Hotel Circle Place	U-Haul building
3154	Camino del Rio South	Ferrari Residence

Theme: Modern Commercialization, Tourism, and Commercialization of the Valley (1940-1970)

Mission Valley's character as it exists today, began to take shape during the Post-WWII era. Prior to World War II, commercial development around Mission Valley was random and sparse and mostly serviced the local farmers. Open areas around the major principle traffic arteries attracted early businesses, which were initially mostly recreational related. Resistance to development began as early as 1940 with the birth of the Mission Valley Improvement Association which hoped to prevent the area from development. However, with the ease of access in and out of the Valley by expansion of

the freeway system, developers began to scout undeveloped areas along the principal traffic arteries, namely Camino del Rio, Hotel Circle, and Friars Road.

A second wave of roadway and freeway expansions during this period facilitated commercial development along the valley which catered to both locals and tourists alike. It was these transportation networks through the valley connecting downtown and the suburbs with new Post-World War II auto-oriented suburbia, that helped set the stage for the development of Mission Valley as a commercial and recreational destination.



Figure 3-15: Mission Valley looking east, dated 1951. Source: San Diego History Center.

The increase in population brought on by World War II in the surrounding communities of La Mesa and El Cajon to the east and the development of Linda Vista and Kearney Mesa to the north created a need for additional east-west and north-south access routes through the city. This included the conversion of the 6th Street Extension into the Cabrillo Freeway (US Route 395, now SR-163) from 1946-1948. The two-lane Camino del Rio could no longer meet the high commute demand and eventually the Mission Valley Freeway (US 80, now I-8) was constructed and then expanded to include four lanes by 1953. Two years later, these routes were converted to full freeways with eight lanes resulting in large sections of Mission Valley land changed from farm use to transportation use. By 1960, over 350 acres had been switched to transportation. Over 50,000 vehicles a day passed through the Valley on these new highways and the traffic would grow continuously in the coming decades.

Planning for an inland north-south freeway mirrored the valley's development. In 1967, construction of the Interstate 805 began. It would cross both the I-8 and the San Diego River and would bisect Mission Valley at the center. The I-805 was a late addition to the freeway system in San Diego and was completed in 1971. The 3,900-foot Mission Valley Viaduct, the top stack of which was later named the Jack Schrade Interchange, a four-level symmetrically stacked interchange that allowed a smooth flow of traffic between the I-805 and I-8 freeways, was at one time the longest concrete box girder bridge in the world.



Figure 3-16: I-805 completed in 1971. Source: Heritage Architecture & Planning Archives.

The ease of access brought on by the freeways facilitated the growth and development of destinations for retirement- and tourist-related entertainment and recreation. It was to be an extension of Mission Bay, complete with golf courses, resort hotels, and open space.³⁰ Mission Valley's location for this type of land use was also key due to its close proximity to other major city tourist attractions and was incorporated into a "Tourist Loop" along with Balboa Park, Shelter Island, and Mission Bay that was envisioned by City Planners.³¹

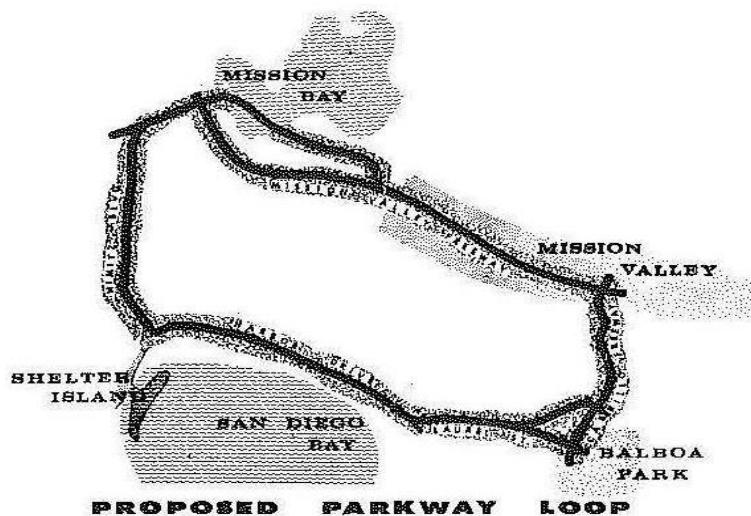


Figure 3-17: "Tourist Loop" as envisioned by City Planners, in their 1960 land use study.

³⁰ Clare B. Crane, Ph.D. "Citizens and Coordinate and the Battle for City Planning in San Diego." *The Journal of San Diego History*. Vol 57 No. 3, Summer 2011. Also, City of San Diego Planning Department, "Mission Valley Plan: A Land Use Study." November 1960.

³¹ City of San Diego Planning Department, "Mission Valley Plan: A Land Use Study." November 1960.

The presence of the freeway contributed to the substantial numbers of commercial establishments in direct response to traffic along the route and along major roads such as Camino del Rio and Hotel Circle. These sites utilized Modernist architectural styles such as Ranch, Contemporary, Tiki-Polynesian, Futurist/Googie, and Brutalist in their design.³² Developers such as Charles H. Brown and William Sample, Jr. of Atlas Hotel, Inc. and A.A. Stadtmiller, Paul Borgerding, and Harry Handlery hired modernist architects and designers for their projects including Ronald K. Davis; Deems Lewis Martin & Associates; Frank L. Hope & Associates; John R. Mock; Richard Wheeler; Perkins, Will, Inwood; Leonard Veitzer; William Pereira; and Hal Sadler of Tucker, Sadler & Bennett.³³

TABLE 3-1: MISSION VALLEY ARCHITECTS³⁴

ARCHITECT/FIRM	STREET NUMBER	STREET NAME	PROPERTY NAME	CONSTR DATE	NOTES
CJ PADEREWSKI	1895	CAMINO DEL RIO SOUTH	BOWLERO (SCOTTISH RITE TEMPLE)		
CJ PADEREWSKI	950	HOTEL CIRCLE	STARDUST MOTOR HOTEL		
DEEMS & LEWIS	3255	CAMINO DEL RIO SOUTH	INDUSTRIAL INDEMNITY CO.	1970-1974	
DEEMS & LEWIS		CAMINO DEL RIO NORTH	MISSION VALLEY CENTER	1960	
FRANK HOPE / JOHN R. MOCK			VALLEY HO RESTAURANT		DEMOLISHED
FRANK L. HOPE & ASSOC	350	CAMINO DE LA REINA	UNION TRIBUNE BUILDING	1974	
FRANK L. HOPE & ASSOC	875	HOTEL CIRCLE SOUTH	MISSION VALLEY INN	1958	DEMOLISHED
FRANK L. HOPE & ASSOC	1640	CAMINO DEL RIO NORTH	MAY COMPANY, MISSION VALLEY CENTER		
GARY ALLEN / FRANK L. HOPE & ASSOC	9449	FRIARS ROAD	SAN DIEGO STADIUM	1967	

³² City of San Diego, “San Diego Modernism Historic Context Statement.” October 17, 2007.

³³ www.modernsandiego.com Accessed October 10, 2018.

³⁴ www.modernsandiego.com Accessed December 3, 2018.

MISSION VALLEY COMMUNITY PLAN

Historic Context Statement

Section III – Historic Context, Significant Themes, and Related Property Types

DRAFT

January 31, 2019

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ARCHITECT/FIRM	STREET NUMBER	STREET NAME	PROPERTY NAME	CONSTR DATE	NOTES
JONES & EMMONS, FRANK L. HOPE & ASSOC, A QUINCY JONES		CAMINO DEL RIO NORTH	MISSION VALLEY WEST		
KENDRICK BANGS KELLOGG			HYPNOS MORPHEUS OFFICE INTERIORS	1979	
LEONARD VEITZER		CAMINO DEL RIO SOUTH	MISSION SQUARE OFFICE BUILDING	1961	
PERKINS, WILL, INWOOD	2111	CAMINO DEL RIO SOUTH	FIRST UNITED METHODIST	1964	
RICHARD GEORGE WHEELER	875	HOTEL CIRCLE SOUTH	MISSION VALLEY LODGE	1959	DEMOLISHED
RICHARD GEORGE WHEELER	404	CAMINO DEL RIO SOUTH	ASSOCIATED GENERAL CONTRACTORS	1960	
ROBERT E. DES LAURIERS	8404	PHYLLIS PLACE	CITY VIEW CHURCH		
TUCKER SADLER	6855	FRIARS ROAD	APARTMENTS	ca. 1966	
WILLIAM F. CODY, FAIA			MISSION VALLEY COUNTRY CLUB	1955	
WILLIAM F. CODY, FAIA			STARDUST HOTEL		DEMOLISHED
WILLIAM KRISEL			CIRCLE 8 1/2 MOTEL	1962	

Sub-Theme: Sports, Recreation, & Leisure

In the 1940s, the rural environment of the valley attracted recreation and leisure activities such as horse farms, riding stables, and polo clubs. At that time, Mission Valley was advertised as a horse's paradise containing twenty miles of bridle trails.³⁵ In 1947, the Mission Valley Golf Club was established along the agricultural greenbelt of the San Diego River. Its popularity and challenging layout made it one of the best golf courses nationwide. It later attracted the professional golf tour in 1957 when it hosted the San Diego Open Invitational, in which Arnold Palmer won that same year. The club was renamed Stardust Country Club in 1962.

Commercial-recreational facilities were also encouraged. Bowling was a very popular sport and recreational activity during the 1950s. As a result, the Bowlero Bowling Alley opened in 1957 along Camino del Rio South. At the time of its construction it was the largest bowling center in the west and included 56-lanes and a lounge. By 1965, the bowling alley closed, and new ownership and occupancy was assumed by the Scottish Rite Valley of San Diego.



Figure 3-18: Bowlero, early 1960s. Source: www.pillartopost.org

³⁵ Ibid.

Businessman C. Arnholt Smith, owner of Westgate-California Tuna Packing Co., had acquired the Pacific Coast League (PCL) Padres and immediately began to make plans to develop a new, modern stadium for the minor league team in 1955. He set his eyes on the undeveloped Mission Valley. After approval by the City Council in 1956, an aggressive construction schedule began, which included the surfacing of Friars Road. Westgate Park was opened to the public on April 28, 1958.



Figure 3-19: Westgate Park, ca. 1958. Source: San Diego History Center.

That same time in 1958, the Los Angeles-based football team, the Chargers, expressed interest in moving their team to San Diego with hopes of a new, larger municipal stadium in Mission Valley.³⁶ They temporarily moved into the 1914 Balboa

Stadium in Balboa Park and played their first game on August 6, 1961. In order to retain the national league football team, the City would have to provide a large facility. In November 1965, a \$27 million bond was passed, allowing construction to begin on a new multi-purpose stadium. The stadium's location would be in "fast-growing Mission Valley."³⁷ "The...stadium is '20 minutes away from 90 percent of the population of San Diego County, making it the most accessible stadium anywhere."³⁸

The construction of the San Diego Stadium (now SDCCU Stadium) from 1966-1967 by architect Frank L. Hope's office, took more of the valley land away for large parking lots and stadium grounds.³⁹ However, at its completion, the Stadium's design would mark the first ballpark to receive the distinguished National AIA Design Award and its televised exposure would aid in bringing national attention to the area. Westgate Park was demolished in 1967 to make room for Fashion

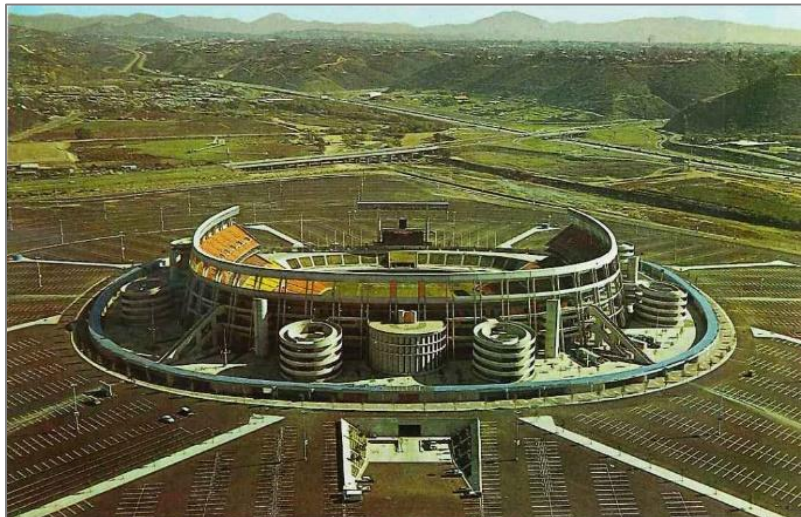


Figure 3-20: Aerial postcard of the San Diego Stadium (SDCCU), looking east, ca. 1967. Source: Heritage Architecture & Planning Archives.

³⁶ City of San Diego, "San Diego Modernism Historic Context Statement." October 17, 2007.

³⁷ *The San Diego Stadium Story*. (San Diego: CA: Hall & Ojeda Publication Division, 1967), p. 15

³⁸ "Can't Beat Stadium, S.D. Architect Beams." *The San Diego Union*. July 11, 1967.

³⁹ K.A. Crawford, "Macy's, 1702 Camino Del Rio North, San Diego, CA 92108 Draft HRRR." June 2014. The stadium incurred various names such as the Jack Murphy Stadium and Qualcomm Stadium.

Valley Shopping Center following the Padres' relocation to the new joint use stadium.⁴⁰

The San Diego Stadium's multi-purpose design concept departed from the "cookie-cutter" circular plan that was being used at the time. For many of the newer multi-purpose stadia, the "cookie-cutter" circular plan offered poor sight line angles for spectators at baseball and football games. Instead, the horseshoe shape, originally termed as "supercircle" by the architectural team, would incorporate eight radiuses. The "supercircle" was developed as a result of the architectural team's studies conducted nationwide on six of the most current stadiums built.⁴¹ San Diego Stadium's design would allow spectators of both football and baseball to have an unobstructed sight line to the entire playing field, and to provide a greater quality of choice seats between extensions of the goal lines and first and third base lines.⁴² It was a unique design shape of its time and influenced other similar designs such as the 1971 Veterans Stadium in Philadelphia, no longer extant. As part of the original design, the horseshoe shape would also "allow expansion to a total of 70,000 by extending the structure to completely enclose the field."⁴³ The Stadium development solidified Mission Valley as a regional sports and recreation-destination by establishing two professional sports teams that drew thousands of sports enthusiasts year around.

Associated Property Types

Sports, recreation, and leisure properties in the planning area includes stadiums, bowling alleys, and golf courses.

Character-Defining Features:

- Incorporates Modern architectural styles.
- Buildings were set-back from the public right of way.
- Incorporates ample surface parking with spaces adjacent to and surrounding the facilities.
- Large stadium seating capacities.
- Visitor amenities such as restaurants, lounges, snack bars, and small retail shops were located within the facilities.

Eligibility Criteria and Integrity Thresholds

Significance Evaluation

Sports, recreation, and leisure buildings may be individually significant under the NRHP Criterion A/CRHR Criterion 1 if they are associated with events that contributed to the broad patterns of local history, particularly in regard to commercial history and development; or under HRB Criterion A if

⁴⁰ Richard Crawford, "Westgate Park a Major Marvel as Home for Minor-League Padres." *The San Diego Union-Tribune*. April 9, 2009. <http://www.sandiegouniontribune.com/news/2009/apr/09/1cz9history191218-westgate-park-major-marvel-home>. Accessed July 7, 2015. Westgate Park was demolished in in 1967 when plans were made for a new shopping center, Fashion Valley, on site.

⁴¹ The multi-purpose stadiums built in the 1960s include RFK Stadium (1961), Shea Stadium (1964-2009), Astrodome (1965, 2013 partial demolition), Atlanta-Fulton Co. Stadium (1965-1997), Oakland Coliseum (1966), Busch Stadium (1967-2005), and San Diego Stadium (1967).

⁴² Frank L. Hope & Associates Architects and Engineers, "San Diego All-American Stadium Phase 2 Report." Prepared for the City of San Diego. May 25, 1965.

⁴³ Ibid. "Stadium 95% Complete; Solve Scoreboard Problem: Board Reviews Progress." *The San Diego Union*. July 11, 1967.

they represent special elements of the City's or Mission Valley's historical and commercial development.

Eligibility under NRHP Criterion C/CRHR Criterion 3 if they embody the distinctive characteristics of a style, type, period, or method of construction; and/or HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of construction. Candidates for individual listing should be a highly representative example of a significant type or style and/or contain high artistic value.

Significance under other criteria may be identified following future site-specific survey and evaluation.

Essential Factors of Integrity

A property significant under NRHP Criterion A, CRHR Criterion 1, and HRB Criterion A may possess location, setting, feeling, and association.

For NRHP Criterion C, CRHR Criterion 3, and HRB Criterion C, design, materials, and workmanship aspects of integrity are especially important and must be intact for a resource to be eligible. Resources evaluated under Criterion C should also retain most of the character-defining features of their construction types, as well as retain the primary character-defining features of any recognized style identified with the property.

Sports, Recreation, & Leisure Properties Study List

STREET NUMBER	STREET NAME	NOTES
1895	Camino del Rio South	Scottish Rite Temple (Bowlero Bowling Alley)
9494	Friars Road	SDCCU Stadium (San Diego Stadium)
1102, 1150	Fashion Valley Road	Riverwalk Golf Club (Mission Valley Golf Club)

Sub-Theme: Motels/Hotels



Figure 3-21: Looking west at Hotel Circle, ca. 1960, included the Stardust Motor Hotel, Town and Country, Kings Inn, Vagabond Inn, Mission Valley Inn, and Del Webb's Highway House (later Travelodge). Source: San Diego History Center.

The development of Hotel Circle was spearheaded by Charles H. Brown, a local developer, in an effort to increase property values and draw business towards Mission Valley and away from downtown. In the 1950s, Brown helped secure zoning variances from the San Diego City Council, founded Atlas Hotel, Inc. and began developing hotels and motels along the I-8. Conditional use permits were granted by the City Council under pressure, despite the City Planning Department's stance of wanting to preserve open space. To assuage the City's resistance to denser development in Mission Valley, the hotel developers committed to keeping a rural character in Mission Valley with low density, rustic, landscape, garden-themed hotels.⁴⁴

The Town and Country Resort, located at 500 Hotel Circle North, was the first hotel in Mission Valley. It was initially developed by Charles J. Brown in 1953 as a 46-room motor inn.⁴⁵ Others soon followed such as the Mission Valley Lodge Stardust Hotel & Country Club. These garden motels along the route were one- and two-stories in height and were comprised of several buildings typically laid out in L or U shape and integrated modern architectural styles of the time.⁴⁶ They provided ample parking at the rear or sides of the building. Customers could easily access their car and their motel unit from the exterior doors.

⁴⁴ AECOM, "Historical Resource Technical Report for Town & Country Hotel and Convention Center Redevelopment Project San Diego, California." Prepared for Lowe Enterprises, Revised February 2016.

⁴⁵ Mary Lou Philips, ed. "Town and Country History." *Town and Country Cookbook*. n.d.

⁴⁶ In the postwar period, the terms motel and hotel are sometimes used interchangeably as the properties often had the same function, form, and materials.

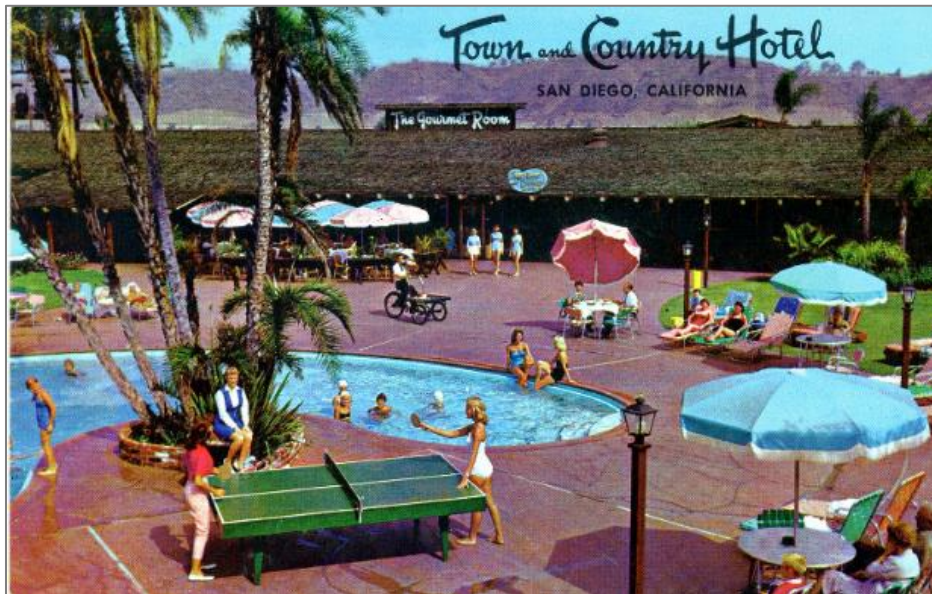


Figure 3-22: The Town & Country Hotel was the first garden hotel developed in Mission Valley in 1956. Source: Heritage Architecture & Planning Archives.

Charles Brown, along with developers A.A. Stadtmiller, Paul Borgerding, and Harry Handlery, proposed zoning changes to permit denser hotel development in Mission Valley, with Brown claiming that “limitations of motel development less than 50 percent land coverage for 30 units an acre is not economically feasible,” and that “planning staff is not qualified to make such recommendations to hotel men.”⁴⁷ Brown and the developers were successful in convincing the City Planning Commission to recommend rezoning of western Mission Valley to permit denser development of motels, hotels, and recreational facilities in March 1959. This was followed by the rapid development of five additional hotels, the Stardust Motel, Rancho Presidio Hotel (Hanalei Hotel), Vagabond Hotel, Kings Inn, and Del Webb’s Highway House. The seven hotels were located within a mile of each other along service roads on either side of the I-8 forming “Hotel Circle.”⁴⁸ The low-density concept of the garden-themed hotels was quickly abandoned with the Hotel Circle developers requesting new zoning to allow multistory density in 1963.⁴⁹

Associated Property Types



Figure 3-23: Kings Inn at 1333 Hotel Circle South.

Character-Defining Features:

- Incorporates Modern architectural styles.
- Designed and built as a planned unit.
- Buildings were set-back from the public right of way.
- Ample parking with spaces adjacent to and surrounding the buildings.
- One- to two-stories in height.
- Rooms typically accessed from the exterior door.
- Linear arrangement of buildings, typically I, U, or L-shaped plans.
- Large, free-standing signage near the road or attached to the building.
- Some provide guest amenities such as restaurants, lounges, and small retail shops in separate buildings or adjacent to the main lobby.
- Some incorporate garden features and pools.
- Later multi-story additions were usually located at the rear of the property.

Eligibility Criteria and Integrity Thresholds

Significance Evaluation

The motel industry developed as a hybrid between auto camps and conventional hotels in the 1920s. The combination of easy access to rooms and to the highway, reasonable prices, amenities, and privacy was an attraction to the industry. In the plan area, the convenience of the I-8 and the central location of Mission Valley to other local destinations, was an easy attraction for tourists.

The motel is a building type designed for temporary lodging with direct link between the automobile and the room. A motel evaluated under this sub-theme is significant in the area of commerce with most examples also significant under the area of architecture. They illustrate the evolution of the motel as a significant commercial building type related to the automobile and San Diego's flourishing car culture. They show how a building type's design is shaped by accommodating the needs of the automobile as well as the stylistic economic trends of the day. In most cases, travel accommodating motels should retain integrity of location, association, feeling, and setting as these are important to establish the property's relationship to the commercial development along the I-8 and the establishment of Hotel Circle. Extant, intact examples are becoming increasingly rare.

Motels may also be individually significant under the NRHP Criterion A/CRHR Criterion 1 if they are associated with events that contributed to the broad patterns of local history, particularly in regard to commercial history and development; or under HRB Criterion A if they represent special elements of the City's or Mission Valley's historical and commercial development.

Associated motel properties may also be individually significant under NRHP Criterion B/CRHR Criterion 2 or HRB Criterion B if the property was association with persons in local history or have made a significant contribution in the category of commerce within the City.

Eligibility under NRHP Criterion C/CRHR Criterion 3 if they embody the distinctive characteristics of a style, type, period, or method of construction; and/or HRB Criterion C as a resource that

embodies the distinctive characteristics of a style, type, period, or method of construction. Candidates for individual listing should be a highly representative example of a significant type or style and/or contain high artistic value.

Significance under other criteria may be identified following future site-specific survey and evaluation.

Essential Factors of Integrity

A property significant under NRHP Criterion A, CRHR Criterion 1, and HRB Criterion A may possess location, setting, feeling, and association.

Under NRHB Criterion B, CRHR Criterion 2, and HRB Criterion B, location, setting, feeling, and association must also be present.

For NRHP Criterion C, CRHR Criterion 3, and HRB Criterion C, design, materials, and workmanship aspects of integrity are especially important and must be intact for a resource to be eligible. Resources evaluated under Criterion C should also retain most of the character-defining features of their construction types, as well as retain the primary character-defining features of any recognized style identified with the property.

Motel Properties Study List

STREET NUMBER	STREET NAME	NOTES
1333	Hotel Circle South	Kings Inn
1201	Hotel Circle South	Atwood Hotel (formerly Travel Lodge)
625	Hotel Circle South	Hotel Iris
950	Hotel Circle North	Handlery Hotel

Sub-Theme: Commercial Regional Shopping Centers and Office Development

The large span of open land in Mission Valley also began to attract the potentiality of a large regional shopping center at the center of the Valley. At the same time that the Hotel Circle was rezoned, other areas of Mission Valley were rezoned for general commercial construction, specifically for the Mission Valley Shopping Center developed by the May Company in 1958, which became the precedent for the broad commercialization of the community.

As early as 1954, May Company, based out of Los Angeles, began surveying the San Diego region. According to David May, executive vice president of the nation-wide department store, “San Diego is our first choice of five cities for building a new shopping center of this magnitude.”⁵⁰ In October 1957, the May Company announced plans for an \$18 million “major department store and shopping center in Mission Valley.” The original site for the proposed Mission Valley Center included 80 acres located north of US 80 between US 395 and Texas Street which was utilized for truck farming and other agricultural purposes.⁵¹

⁵⁰ May Co. Bares Plan for Valley.” *Tribune*. October 9, 1957.

⁵¹ Zone Shift Sought for May Co. Unit.” *Evening Tribune*. April. 10, 1958.

In April of 1958, the City Council approved the May Company’s request to rezone the 90 acres in Mission Valley for commercial use. Although the project was opposed by a variety of groups, a poll taken in 1958 found that 79% of San Diego residents favored the project. When completed, the project was to provide “the largest and most complete facility for shopping south of downtown Los Angeles.” Construction of the shopping center commenced in July 1959 and was completed in February of 1961.⁵² Designed by William S. Lewis, FAIA of Deems Lewis Martin & Associates, the construction of the May Company building would change zoning and the community landscape within Mission Valley forever from agriculture to commercial. By the end of the decade, a second regional shopping center was developed by Ernest Hahn. Fashion Valley, partially located at the former Westgate Park property, would boast four anchor stores in 1969.

By the end of the 1960s, office building development began to take root in areas of Mission Valley, particularly along Camino del Rio South and portions of Camino del Rio North. They included low- and mid-rise standalone buildings with flexible interior spaces for single tenant occupancy or multiple tenants. Buildings were set back and surrounded by surface parking adjacent to buildings.

Associated Property Types

Regional Shopping Centers

Large regional shopping centers were retailing destinations that represented a radical break from traditional, individually owned buildings facing the street. The shopping centers were built to the full extent of the lot and were separated from the streets by large parking lots and often featured internal entrances and courtyards. Massive in scale, regional shopping centers were generally anchored by one or several department stores and numerous smaller retail shops. Unlike strip malls, shopping centers incorporated pedestrian courtyards and walkways, creating a unique shopping environment sheltered from traffic and parking lots. The grouping of stores in areas where parking could be made available and access from major highways was a growing trend in San Diego County.

Character-Defining Features:

- Incorporates Modern architectural styles, particularly with the anchor stores.
- Designed and built as a planned unit.
- Buildings were set-back from the public right of way.
- Dedicated surface parking lot on all sides.
- One- to two-stories or more in height.
- Two or more anchor department stores with numerous smaller retail shops placed along an inner, pedestrian walkway.
- Linear arrangement of buildings, typically I or T-shaped plans.
- Individualized, prominently-placed signage for each tenant.

⁵² K.A. Crawford, “Macy’s, 1702 Camino Del Rio North, San Diego, CA 92108 Draft HRRR.” June 2014.



Figure 3-24: Mission Valley Shopping Center, ca. 1961, looking east. Source: San Diego History Center.

Office Buildings

Office buildings in Mission Valley during this period incorporated high-designed Modernist examples in Contemporary, Brutalist, and New Formalist sub-styles.

Character-Defining Features:

- Incorporates Modern architectural styles.
- Buildings were set-back from the public right of way.
- Dedicated surface parking lot adjacent to the building.
- Low- to mid-rise standalone buildings with varying massing. Some high-rise examples possible.



Figure 3-25: UFCW Local 135 offices along Camino del Rio South. Note the expanses of glass at the entry and the use of metal decorative metal grilles at the left.



Figure 3-26: San Diego Community College District Offices at 3375 Camino del Rio South. Note the building's symmetrical composition, simple geometric form, flat roof, clear expression of structure and materials, and large expanses of glass.

Eligibility Criteria and Integrity Thresholds*Significance Evaluation*

The commercial, regional shopping centers, and office properties may be individually significant under the NRHP Criterion A/CRHR Criterion 1 if they are associated with events that contributed to the broad patterns of local history, particularly in regard to commercial history and development; or under HRB Criterion A if they represent special elements of the City's or Mission Valley's economic, cultural, and/or historical development. Resources should be considered in the context of significant companies, developers, or categories of commerce within the City.

Eligibility under NRHP Criterion C/CRHR Criterion 3 if they embody the distinctive characteristics of a style, type, period, or method of construction; and/or HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of construction. Candidates for individual listing should be a highly representative example of a significant type or style and/or contain high artistic value. While some of the office development may be less than 45 years old, there may be early and/or exceptional examples that still merit designation.

Significance under other criteria may be identified following future site-specific survey and evaluation.

Essential Factors of Integrity

A property significant under NRHP Criterion A, CRHR Criterion 1, and HRB Criterion A may possess location, setting, feeling, and association.

For NRHP Criterion C, CRHR Criterion 3, and HRB Criterion C, design, materials, and workmanship aspects of integrity are especially important and must be intact for a resource to be eligible. Resources evaluated under Criterion C should also retain most of the character-defining features of their construction types, as well as retain the primary character-defining features of any recognized style identified with the property.

Commercial, Regional Shopping Centers, and Office Properties Study List

STREET NUMBER	STREET NAME	NOTES
3255	Camino del Rio South	County of San Diego Behavioral Health Services (originally Industrial Indemnity Co.)
3375	Camino del Rio South	Charles W. Patrick Building, San Diego Community College District Offices
2001	Camino del Rio South	UFCW Local 135
350	Camino de la Reina	San Diego Union-Tribune
7007	Friars Road	Fashion Valley
1640	Camino del Rio North	Westfield Mission Valley (formerly Mission Valley Shopping Center)

Sub-Theme: Residential – Apartments

Unlike other neighborhoods, residential properties within Mission Valley came much later following the commercialization of the valley. Briefly starting in the late 1960s with a brutalist designed apartment complex located on Friars Road, the complex was designed by Tucker Sadler and included views into the adjacent golf course site. A wave of residential development did not readily follow until the 1970s when apartment complexes began to develop further east above the Mission San Diego site along Rancho Mission Road. These later apartment developments were generally two-stories complexes that did not incorporate strong stylistic statements. The apartments were generally rectangular in shape with entry to units along the exterior.

Associated Property Types



Figure 3-27: 1965 apartment complex designed by Tucker Sadler along Friars Road.

Character-Defining Features:

- 1960s apartments incorporate Modern architectural styles.
- Apartments were set-back from the public right of way.
- Dedicated surface parking or carports were provided for residents.
- Two- to three-stories buildings.

Apartment Properties Study List

STREET NUMBER	STREET NAME	NOTES
6855	Friars Road	Tucker Sadler, Architect

Eligibility Criteria and Integrity Thresholds

Significance Evaluation

Apartment complexes derive their eligibility under NRHP Criterion C/CRHR Criterion 3 if they embody the distinctive characteristics of a style, type, period, or method of construction; and/or HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of construction. Candidates for individual listing should be a highly representative example of a significant type or style and/or contain high artistic value. While some of the apartment complexes may be less than 45 years old, there may be early and/or exceptional examples that still merit designation.

Significance under other criteria may be identified following future site-specific survey and evaluation.

Essential Factors of Integrity

For NRHP Criterion C, CRHR Criterion 3, and HRB Criterion C, design, materials, and workmanship aspects of integrity are especially important and must be intact for a resource to be eligible. Resources evaluated under Criterion C should also retain most of the character-defining features of their construction types, as well as retain the primary character-defining features of any recognized style identified with the property.

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A. ARCHITECTURAL STYLES

Mission Valley exhibits a wide range of architectural styles. The styles discussed are those represented among the potentially historic resources within the Mission Valley Plan area. The following section, presented chronologically, describes the prominent styles and their character defining features. It does not establish historic significance, but rather provides a guidance to assist in the identification and evaluation of resources within the community plan area. The character defining features listed are intended to assist in resource identification but does not necessarily prescribe that all resources exhibit all the features listed. The descriptions of architectural styles are used in conjunction with Virginia and Lee McAlester's *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988) and the City of San Diego's *San Diego Modernism Historic Context Statement* (2007).

Mission/Spanish Colonial Revival

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest.

Character-Defining Features:

- Quatrefoil windows
- Curved parapets
- Low-pitched, red-tiled roofs and coping, (usually with overhanging eaves)
- Arcaded porch supported by large, square piers, arches
- Smooth stucco wall surfaces



Mission San Diego de Alcalá, 10818 San Diego Mission Road.

The Spanish Colonial Revival flourished between 1915 and 1940, reaching its apex during the 1920s and 1930s. The movement received widespread attention after the Panama-California Exposition in San Diego in 1915, where lavish interpretations of Spanish and Latin American prototypes were showcased.

Character-Defining Features:

- Low-pitched roofs, usually with little or no overhangs and red tile roof coverings,
- Flat roofs surrounded by tiled parapets;
- Smooth stucco wall surfaces



Nazareth School, 10728 San Diego Mission Road.

Craftsman Bungalow

The Craftsman Bungalow, also referred to as the “California Bungalow” in other areas of the country, was popular in the early 1900s for use on residential properties. It emerged out of the Arts and Crafts movement, the proponents of which desired to return to traditional building materials and techniques. The principles of honest design, often characterized by exposure of structural building elements, were applied to small homes (bungalows), many available from house-kit companies and pattern books to create the Craftsman Bungalow. The bungalow, with its simple structure and popular styling, made home ownership possible for many Americans at the beginning of the 20th century. The style is typically one to one-and-a-half stories, with low-pitched, gabled roof, has oversized eaves with exposed rafters, and windows placed in groups or bands.

Character-Defining Features:

- Low-pitched, hipped or gable-front roof with oversized eaves and exposed decorative rafters
- Windows arranged in bands or singly; three-over-one or one-over-one; rectangular top
- Clad with clapboard, shingles, stone, or brick
- Porch, either large or small, supported by columns or piers that begin either at porch floor or from porch balustrade.



One of the few remaining single-family residences associated with the Dairy Industry is the Ferrari Residence, 3154 Camino del Rio South.

Ranch

Ranch construction were typically custom designed with a specific client in mind, mainly for custom homes. Designers of this style include such noted San Diego designers as Cliff May, Richard Wheeler, CJ Paderewski, and Weir Brothers Construction. Cliff May was instrumental in popularizing the Ranch style in California with his book and articles published by *Sunset Magazine*. The Ranch style became the era’s most prevalent type of residential construction in San Diego and was also utilized in hotel/motel architecture, as seen in Mission Valley. Ranch buildings frequently included a large landscaped property, with a deep street setback. Materials and detailing on Ranch buildings are generally traditional. Typical exterior materials include wood siding, stone, concrete block, brick, and even adobe. Detailing may include



Inner courtyard at the Town & Country Hotel, 500 Hotel Circle North.

paneled wood doors, divided lite windows, and wood shutters. They offered “contemporary” styling, modern amenities, sprawling floor plans, included ranch style landscape features such as split-rail fences and wide lawns reminiscent of open fields.

Character-Defining Features:

- Horizontal massing
- Usually single-story
- Sprawling floor plan frequently “L” or “U” shaped around a central courtyard
- Large attached carports, porte-cocheres, or garages
- Prominent low-sloped gabled or hipped roofs with deep overhangs
- Traditional details (wood shutters, wood windows, and large prominent brick or stone chimneys)
- Traditional building materials (wood shingle roofing, wood siding, brick, and stone)



1960s postcard of the King's Inn, 1333 Hotel Circle South.

Futurist-Googie

The Futurist style of Modern architecture began after World War II as Americans became entranced with technology and the space age. At that time America was also being transformed by a car culture. As automobile use increased, roadside architecture evolved. It was intended to attract the consumer with bright colors, over-sized lighted signage, and exaggerated forms. In short, the building was the billboard. The Futurist style was used overwhelmingly on coffee shops, gas stations, motels, restaurants, and retail buildings.



Scottish Rite Event Center (formerly the Bowlero), 1895 Camino Del Rio South.

The name “Googie” comes from the well-known coffee shop in Los Angeles named Googies which was designed by renowned Modernist architect John Lautner in 1949. Futurist architecture is also

referred to as “Coffee House Modern,” “Populuxe,” “Doo-Wop,” and “Space Age.” Futurist architecture was popular throughout the 1950s and fell out of favor by the mid-60s, as America became more sophisticated in its understanding and interpretation of space travel and futurist technology. Futurist architecture often has sharp angles, boomerang or flying saucer shapes, large expanses of glass, exposed steel structural elements, and dramatic roof overhangs. The basic form and size of Futurist buildings varies significantly from building to building. An abstract arrangement of shapes and textures is typical.

In San Diego, examples of Futurist or Googie architecture generally have commercial uses such as retail, hotels, service stations, restaurants, and offices. These buildings can be found along commercial strips in many neighborhoods including Mission Valley.

Character-Defining Features:

- Building as billboard
- Abstract or angular shapes
- Prominent signage (neon or lighted)
- Prominent roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or zig-zag)
- Asymmetrical facades
- Variety of exterior finishes including stucco, concrete block, brick, stone, and wood siding
- Bright colors
- Large windows (aluminum framed)
- Screen block and shadow block accents

Secondary:

- Variety of exterior finishes including stucco, concrete block, brick, stone, plastic, and wood siding
- Bright colors
- Screen block and shadow block accents
- Building as billboard
- Asymmetrical facades



First United Methodist Church, 2111 Camino Del Rio South.



Macy's at the Mission Valley Shopping Center (now Westfield Mission Valley), 1640 Camino Del Rio North.

Tiki-Polynesian

Tiki-Polynesian architecture is related to Futurist-Google architecture in that it employed exaggerated forms to attract the consumer, but it does so using an island theme which has been reinterpreted with modern design elements. America's infatuation with native Polynesian style architecture was fueled by World War II GIs who had served in the South Pacific. The trend peaked at about the time of Hawaii's admission into the Union in 1959 and waned by 1970. The Tiki theme was used frequently in hotels, restaurants, and retail buildings and was popular throughout southern California which already attracted visitors interested in the beaches and warm weather.



Early advertisement for the Hanalei Hotel, 2270 Hotel Circle North.

Tiki or Polynesian style architecture is characterized by strong roof lines often with a steep primary cross-gable marking the main entry. Roofs are generally wood shingled with exposed wood structural members. The ridge of the primary cross-gable may be straight or upswept to further accentuate the entry. Many Tiki buildings also incorporate a dramatic porte-cochere to further emphasize the main entry. The exterior wall finish is usually some type of un-painted wood siding, generally wide-width. It is also common for Tiki style buildings to have stone or rock wall features and accents. Tiki style buildings usually have a strong horizontal massing which is accentuated by the roof lines and horizontal bands of windows.

One of the major character-defining features of most Tiki style buildings is the surrounding landscape. Usually tropical with a variety of palms, and flowering plants, the landscape is an important component of Tiki architecture in that it reinforces the fantasy aspect of this style.

Interiors of Tiki-Polynesian buildings were intended to perpetuate the fantasy as much as the landscapes. Decorative features may include lighted signage, wood tikis, tribal motifs, wood carvings, bamboo accents, torch lights, boulders, and water features.

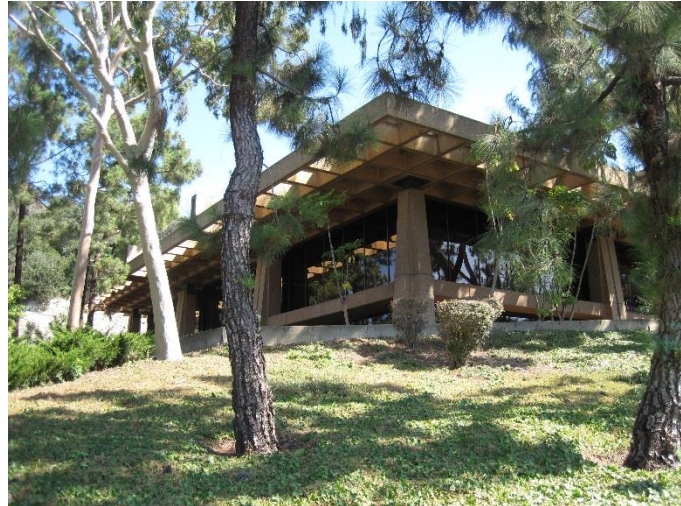
Character-Defining Features:

- Prominent roof forms. Usually gabled with a cross gable marking the main entry
- Pitched or upswept ridge beams
- Exposed heavy timber roof framing
- Horizontal massing
- Porte-cocheres
- Natural finishes (wood siding, wood shingles, and stone)
- Lush tropical landscaping

- Tropical accents (tikis, torch lights, and boulders)
- Lighted neon signage

Brutalist

The name “Brutalist” originated from the French *béton brut* which means “raw concrete”. The style was largely inspired by Swiss architect Le Corbusier. Brutalist buildings are generally strikingly blockish, geometric, and composed of repetitive shapes. The predominant building material is concrete, frequently revealing the intentional textures of the wood formwork. The concrete is intended to be fully expressed as both the primary structural material and finish. Critics of the style argued that it disregarded the social environment, making such structures inhuman, stark, and out of place.



County of San Diego Behavioral Health Services, 3255 Camino Del Rio South.

The Brutalist style is most represented by Qualcomm Stadium (Frank Hope and Associates, 1965).

Character-Defining Features:

- Monumental concrete massing
- Exposed concrete as building finish
- Angular and rectilinear forms
- Repetitive patterns

Secondary:

- Repetitive patterns
- Intentional avoidance of traditional elements or ornament



A 31-unit ca. 1965 condominium, 6855 Friars Road.

Utilitarian Industrial

Utilitarian Industrial refers to buildings whose architecture is significantly determined by the use of the building. For instance, a utilitarian industrial style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles, and clad in different materials, but what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings includes factories, warehouses, and storage sites and usually are industrial structures. Most industrial buildings built from the mid-20th century to the present are utilitarian.

Character-Defining Features:

- Various roof types
- Various window types
- Masonry, corrugated metal, or stucco siding
- No ornamentation
- Design based on use of the building



Kinder Morgan Mission Valley, 9950 San Diego Mission Road.

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B. STUDY LIST

No formal survey was undertaken as part of this study. However, the following study list represents properties of architecture or thematic interest within Mission Valley. This is not an exhaustive list of all eligible properties, but a representation of potentially eligible resources identified during the archival research and limited fieldwork conducted in the development of this historic context statement. Conversely, a resource's presence on this study list does not automatically constitute eligibility.

STREET NUMBER	STREET NAME	BUILDING	THEME / SUB-THEME / CRITERION	NOTES
2945	Hotel Circle Place	U-Haul Building	Agriculture & Dairy Industry	
3154	Camino del Rio South	Ferrari Residence	Agriculture & Dairy Industry	
1895	Camino del Rio South	Scottish Rite Temple	<ul style="list-style-type: none"> Commercial: Sports, Recreation, & Leisure Architect 	Bowlero CJ Paderewski, Architect
9449	Friars Road	SDCCU Stadium	<ul style="list-style-type: none"> Commercial: Sports, Recreation, & Leisure Architect 	San Diego Stadium Frank L. Hope & Associates, Architect
1333	Hotel Circle South	Kings Inn	Commercial: Motels/Hotels	
1201	Hotel Circle South	Atwood Hotel	Commercial: Motels/Hotels	Travel Lodge / Del Webb's Hiwayhouse
625	Hotel Circle South	Hotel Iris	Commercial: Motels/Hotels	
950	Hotel Circle North	Hadlery Hotel	Commercial: Motels/Hotels	Hanalei Hotel
3255	Camino del Rio South	County of San Diego Behavioral Health Services	<ul style="list-style-type: none"> Commercial: Regional Shopping Centers and Office Development Architect 	Industrial Indemnity Co. Deems & Lewis, Architect
350	Camino de la Reina	San Diego Union Tribune Building	<ul style="list-style-type: none"> Commercial: Regional Shopping Centers and Office Development Architect 	Frank L. Hope & Associates, Architect
3375	Camino del Rio South	Charles W. Patrick Building, San Diego Community College District Offices	Commercial: Regional Shopping Centers and Office Development	

STREET NUMBER	STREET NAME	BUILDING	THEME / SUB-THEME / CRITERION	NOTES
2111	Camino del Rio South	First United Methodist Church	Architect	Perkins, Will, Inwood, Architect
404	Camino del Rio South	Associated General Contractors	<ul style="list-style-type: none"> • Commercial: Regional Shopping Centers and Office Development • Architect 	Richard Wheeler, Architect
6855	Friars Road		Residential: Apartments Architect	Tucker Sadler, Architect
10728	San Diego Mission Road	Nazareth School	Architecture	

**Cultural Resources Constraints Analysis
for the
Mission Valley Community Plan,
San Diego, California
Project No. 518009**

Prepared for:

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January 2019

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SUMMARY

Tierra Environmental Services, Inc. (Tierra) was contracted by Dyett & Bhatia Urban and Regional Planners (Dyett & Bhatia) in conjunction with the City of San Diego (City) to conduct a cultural resources constraints analysis in support of the Mission Valley Community Plan Update (Plan Update). The purpose of this document is to present the results of a background archival search and to classify prehistoric and historic cultural resources sensitivity for the area depicted within the Plan Update, and to provide community leaders with sufficient information to make informed planning decisions.

The community of Mission Valley is located along the San Diego River Valley and is bounded by the community of Grantville to the east and Interstate-5 to the west. The western half of the northern boundary of the community extends along Friars Road before reaching the mesa plateau in the east. The southern boundary is bounded by the natural geographical transition between the San Diego River Valley and the San Diego Mesa where the communities of Uptown, North Park, Mid-City can be found.

This constraints analysis was undertaken in association with the update of the Mission Valley Community Plan for the City of San Diego. To achieve this analysis, archival data, geographical and environmental aspects, and correspondence with the local Native American tribes were reviewed. The archival research consisted of literature and records searches at local archaeological repositories, in addition to an examination of historic maps, aerial photographs, and historic site inventories. This information was used to identify previously recorded resources within the study area. A records search was conducted at the South Coastal Information Center (SCIC) at San Diego State University on July 20, 2015 and updated by qualified City staff in December 2018. The results of the records search indicated that 157 previous investigations have been conducted and 57 cultural resources have been previously recorded within the community of Mission Valley. Of these, 27 are prehistoric, 2 are multi-component resources, 20 are historic archaeological resources, and 7 are built historic resources. In addition, several key areas have been identified that may be of high level of interest to local Native American communities because of proximity to the CPU, such as but not limited to the prehistoric Rancheria of *Kosti/Cosoy/Kosaii/Kosa'aay*, the Presidio de San Diego, and the ethnohistoric route through the valley often referred to as the Kumeyaay Highway, and the Mission San Diego de Alcalá which is within the CPU boundary.

A Sacred Lands File check was requested of the Native American Heritage Commission (NAHC) in August 2015 which indicated that no sacred lands have been identified within the vicinity of the community plan boundaries. The NAHC provided a list of local tribal entities and other interested parties, and a Native American contact program was conducted to gather similar information, resulting in responses from two local Native American tribes requesting copies of the report and noting areas of interest within the community of Mission Valley.

Based on the results of the records search, the NAHC Sacred Lands File check, correspondence with the local Native American Kumeyaay community, and known regional environmental factors, certain areas within the community of Mission Valley are considered culturally sensitive for the presence of archaeological resources. Beginning with early Spanish establishment of the Presidio, the areas known today as Old Town and Mission Valley played a pivotal role in the historic development of the San Diego

region. Prior to the arrival of the Spanish, these areas were extensively occupied and exploited by Native Americans, further contributing to the rich cultural heritage and sensitivity for archaeological resources in the San Diego River Valley. For the reasons noted above, the archaeological sensitivity levels for the community of Mission Valley are comprised of areas determined to represent low, moderate and high sensitivities as shown in Figure 4.

Participation of the local Native American community is crucial to the effective identification and protection of cultural resources within the community of Mission Valley in accordance with the City's Historical Resources Guidelines (City of San Diego 2001). Native American participation is required for all levels of future investigations in the community of Mission Valley, including those areas that have been previously developed, unless additional information can be provided to demonstrate that the property has been graded to a point where no resources could be impacted. Areas that have not been previously developed should be surveyed to determine potential for historical resources to be encountered, and whether additional evaluation is required. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring.

I. INTRODUCTION

The City of San Diego (City) is preparing an update to the Mission Valley Community Plan and requires a constraints analysis and cultural sensitivity analysis for archaeological and tribal cultural resources to support the environmental review process for the Plan Update. The community of Mission Valley is located along the San Diego River Valley and is bounded by the Navajo Community Planning area neighborhood of Grantville to the east and Interstate-5 to the west. The western half of the northern boundary of the community extends along Friars Road before reaching the mesa plateau in the east. The southern boundary is bounded by the natural geographical transition between the San Diego River Valley and the San Diego Mesa. The communities of Uptown (Mission Hills and Hillcrest), North Park (University Heights), Normal Heights and Kensington overlook the Plan Update area to the north from the San Diego Mesa.

A records search was conducted by the Tierra Environmental Services, Inc. (Tierra) using the California Historical Resources Information System (CHRIS) in 2015 and updated in 2018 by qualified City staff in support of the community plan update, along with a literature review update at the South Coastal Information Center (SCIC) and a records search at the San Diego Museum of Man. This report documents the relevant records search and literature review results and identifies the archaeological resources sensitivity for the community of Mission Valley.

A. Project Personnel

This cultural resources constraints analysis was prepared by Tierra, whose cultural resources staff meet federal, state, and local requirements. Dr. Michael G. Baksh served as Principal Investigator and provided overall project management. Dr. Baksh has a Ph.D. in Anthropology from the University of California at Los Angeles and has more than 35 years conducting archaeological investigations in the southwestern United States in compliance with the CEQA. Ms. Hillary Murphy served as primary report author. Ms. Murphy has a B.A. from California State University, Sacramento and over eleven years of experience in southern California archaeology.

II. NATURAL AND CULTURAL SETTING

The following environmental and cultural background provides a brief context for the cultural resources analysis for coastal San Diego County.

A. Natural Setting

The area comprising the community of Mission Valley is located along the San Diego River Valley. Elevation across the Mission Valley community varies from 7 ft above median sea level (AMSL) and 365 ft AMSL. The landscape of the project area is largely a product of the region's geology. During the Jurassic and late Cretaceous (>100 million years ago), a series of volcanic islands paralleled the current coastline in the San Diego region. The remnants of these islands stand as Mount Helix, Black Mountain, and the Jamul Mountains, among others. This island arc of volcanoes spewed out vast layers of tuff (volcanic ash) and breccia that have since been metamorphosed into hard rock of the Santiago Peak Volcanic formation. These fine-grained rocks provided a regionally important resource for Native American flaked stone tools. Similar materials were created during Miocene volcanism in the Jacumba area. Known as the Table Mountain Gravels, these volcanic rocks provided a more local source of lithic material that was utilized by Native Americans throughout the County.

Paleoenvironmental Setting

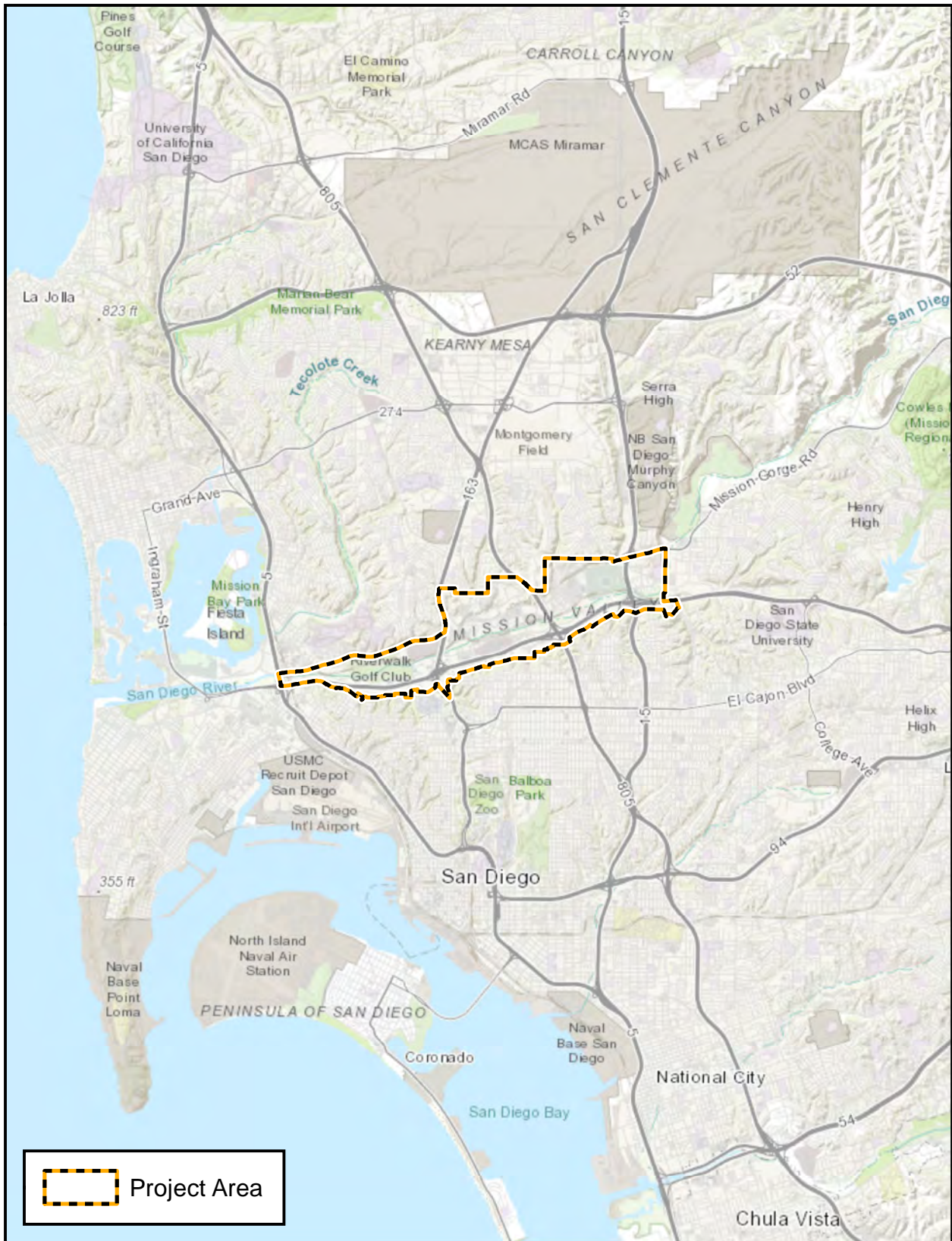
The early Holocene was a time of environmental transition, with a number of global climatic trends resulting in biotic and habitat adjustments in what is now coastal Southern California. Although temperatures in the Northern Hemisphere were characterized by pronounced warming in the early Holocene (West et al. 2007), local climates in the area that is now San Diego may have been relatively cool and wet due to the influence of coastal fog produced by upwelling and the resultant cold sea surface temperatures (Pope et al. 2004). In general, however, the early Holocene was a time of climatic warming in what is now coastal California, resulting in a number of changes to biotic communities, most prominently the retreat of coniferous forests and the expansion of oak woodland throughout most of the region.

The most significant environmental change at this time, however, was likely the stabilization of sea levels. At the time of the first observed archaeological evidence of prehistoric occupation in what is now the Old Town area, sea levels had been rising rapidly for several thousand years, pausing only briefly at approximately 11,500 years before present (B.P.) for the Younger Dryas re-glaciation and again for another global cooling event at approximately 8200 B.P. (Masters and Aiello 2007). This rapid transgression flooded coastal drainages, resulting in a series of deep embayments along the coast of what is now San Diego County during the early Holocene. Current data suggest, however, that the sea level rise, which had reached maximum rates of 2 to 4 meters per century, began to stabilize by approximately 8000 B.P., and approached the current level by approximately 6000 B.P. This slowing of the transgression allowed the accumulation of sediment at lagoon margins, resulting in a complex mosaic of biotic habitats that provided prehistoric populations with a wide array of marine, riparian, and terrestrial resources.

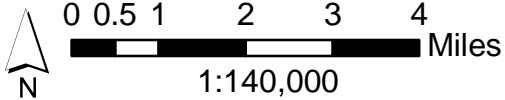
The middle Holocene climate in what is now coastal Southern California was marked by pronounced warming and increased aridity between approximately 7800 and 5000 B.P. (Carbone 1991), which was consistent with a broader warming trend seen elsewhere during this interval. This was followed by a cool, moist interval that persisted until approximately 2,000 years ago in what is now coastal Southern California (Davis 1992).

Due largely to their more recent occurrence, climatic changes in what is now coastal Southern California during the past 2,000 years are much better understood. Among the clearest of these records is a 1,600-year tree-ring record reported by Larson and Michaelson (1989) for the Transverse Ranges, and the pollen record from San Joaquin Marsh. During the early portion of their sequence (A.D. 500 to 1000), Larson and Michaelson record relatively high variability in yearly precipitation totals. During the first 150 years of their reconstruction, approximately A.D. 500 to 650, climatic conditions were characterized by moderately low precipitation levels. This period was followed by very low rainfall levels, which lasted from approximately A.D. 650 to 800. Extreme drought was experienced between approximately A.D. 750 and 770. The succeeding 200 years, approximately A.D. 800 to 1000, was a sustained high-interval period unmatched in the entire 1,600-year reconstruction.

The climate of the region can generally be described as Mediterranean, with cool wet winters and hot dry summers. Rainfall limits vegetation growth, but coastal sage scrub and riparian vegetal communities are particularly adapted to the climate of the area and dominated the area around the community of Mission Valley historically. Paleoclimatic records from a wide variety of contexts consistently indicate that the period between approximately 1,000 and 700 years ago (A.D. 1000 to 1300) was characterized by generally higher temperatures and periods of extreme drought. This event, known as the Medieval Warm Period or the Medieval Climatic Anomaly, has received considerable attention, due both to the apparent severity of the droughts and to its apparent coincidence with important cultural changes described throughout the prehistoric archaeological record of California (Jones et al. 1999; Raab and Larson 1998). Evidence of severe drought and increasing temperatures at this time is documented for the Sierra Nevada area by Stine (1990, 1994) and Graumlich (1993), and is documented along the Southern California coast by Larson and Michaelson (1989). Larson and Michaelson's (1989) data indicate that the interval between approximately A.D. 1100 and 1250 was one of continued drought, particularly between approximately A.D. 1120 and 1150.

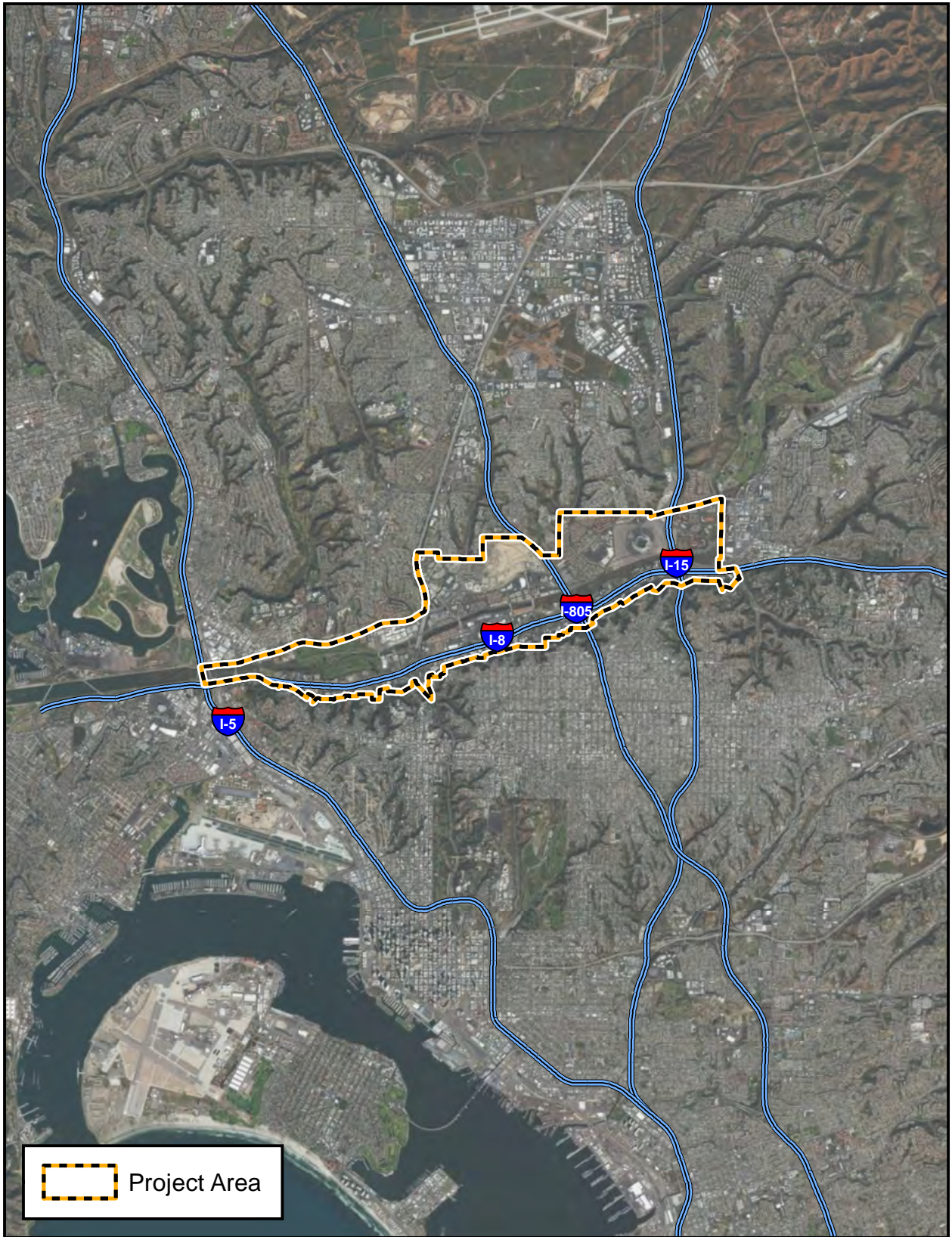



Source: Esri



Community Plan Update - Mission Valley CPU

Figure 1
Mission Valley
Project Location



 Project Area

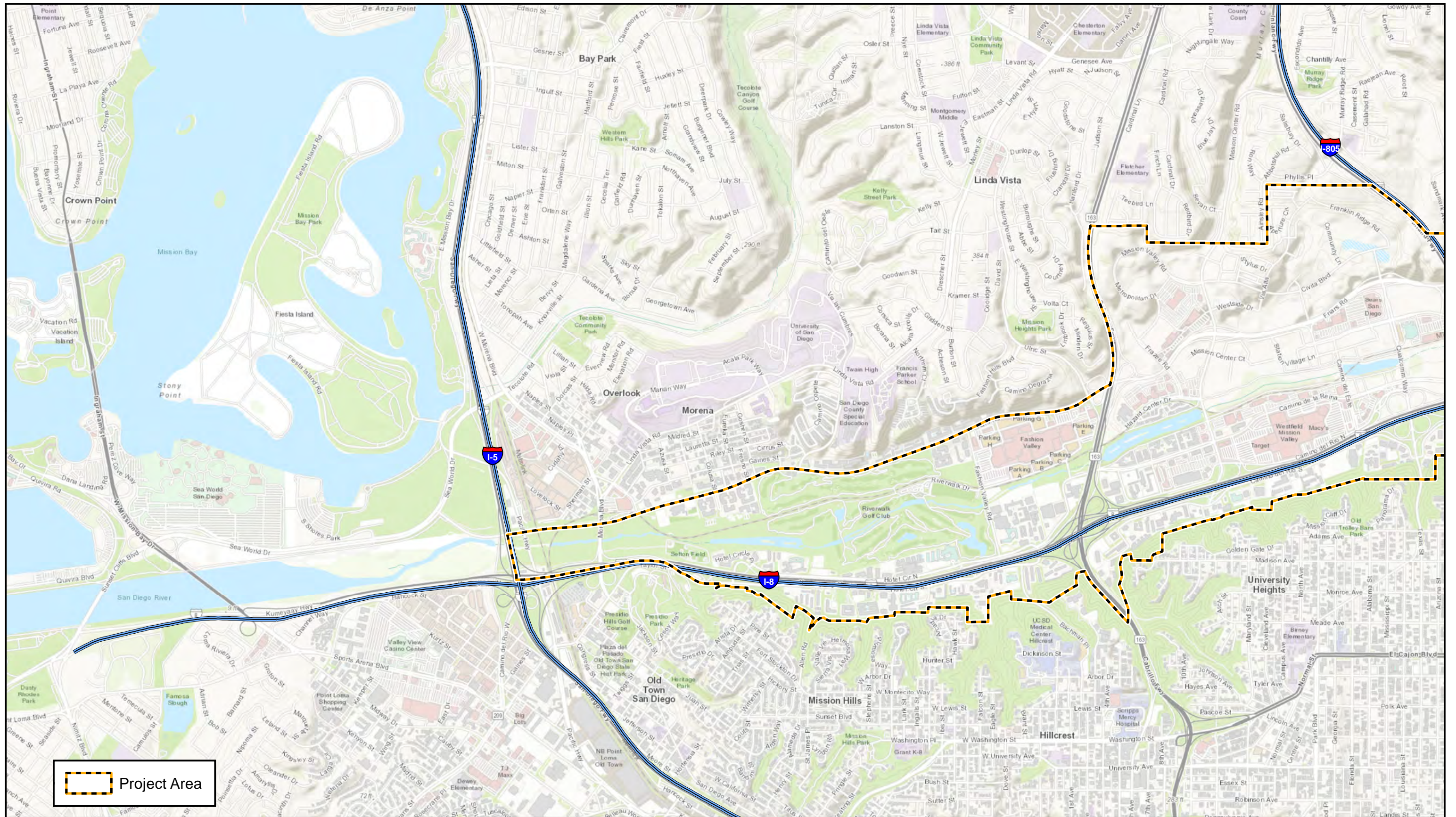
Source: Esri, SanGIS



0 0.5 1 2
Miles
1:103,830

Community Plan Update - Mission Valley

Figure 2
Mission Valley
Project Vicinity



Source: Esri, SanGIS

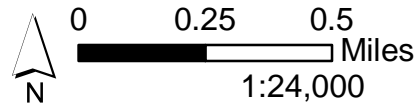
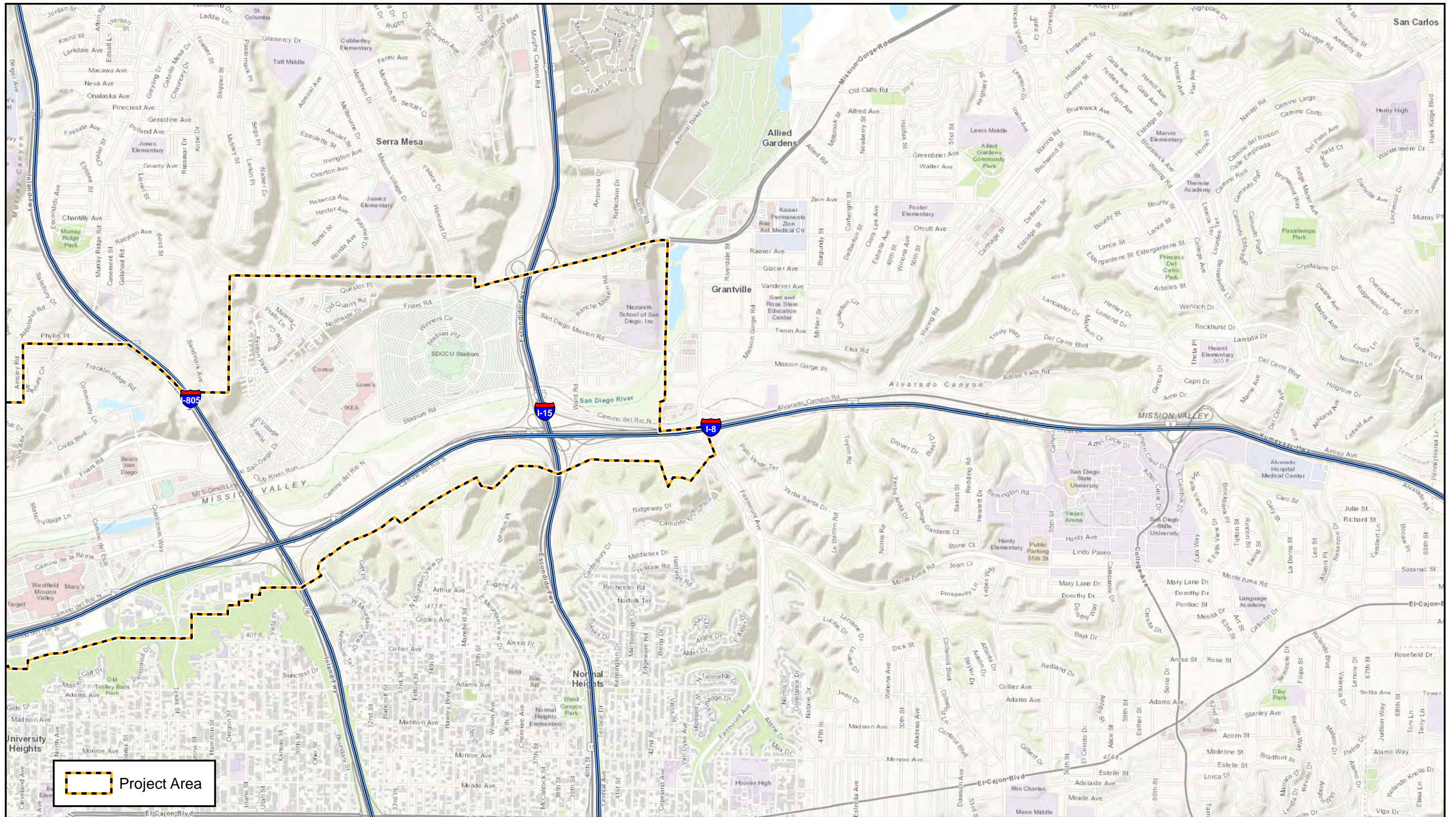


Figure 3a
Mission Valley
Project Vicinity with ESRI Topographic Basemap



Source: Esri, SanGIS



Figure 3b
Mission Valley
Project Vicinity with ESRI Topographic Basemap

B. Cultural Setting

Prehistory and Ethnohistory

The prehistoric cultural sequence for what is now San Diego County is generally thought of as three basic periods: Paleoindian, locally characterized by the San Dieguito complex; Archaic, characterized by the cobble and core technology of the La Jollan and Pauma complexes; and Late Prehistoric, marked by the appearance of ceramics, small arrow points, and cremation burial practices. Late Prehistoric materials in southern San Diego County, known as Yuman I and Yuman II, are believed to represent the ancestral Kumeyaay, (also known as the Iipay/Tipay).

Paleoindian Period

The earliest well documented prehistoric sites in southern California are identified as belonging to the Paleoindian period, which has locally been termed the San Dieguito complex/tradition. The Paleoindian period is thought to have occurred between 9,000 years ago (or earlier), and 8,000 years ago in this region. Although varying from the well-defined fluted point complexes such as Clovis, the San Dieguito complex is still seen as a hunting focused economy with limited use of seed grinding technology. The economy is generally seen to concentrate on highly ranked resources such as large mammals and relatively high mobility, which may be related to following large game. Archaeological evidence associated with this period has been found around inland dry lakes, on old terrace deposits of the California desert, and also near the coast, where it was first documented at the Harris Site.

Archaic Period

Native Americans during the Archaic period had a generalized economy which focused on hunting and gathering. In many parts of North America, Native Americans chose to replace this economy with types based on horticulture and agriculture. Coastal southern California economies remained largely dependent on wild resource use until European contact (Willey and Phillips 1958). Changes in hunting technology and other important elements of material culture have created two distinct subdivisions within the Archaic period in southern California.

The Archaic period is differentiated from the earlier Paleoindian period by a shift to a more generalized economy and an increased focus on the use of grinding and seed processing technology. At sites dated between approximately 8,000 and 1,500 years before present, the increased use of groundstone artifacts and atlatl dart points, along with a mixed core-based tool assemblage, identify a range of adaptations to a more diversified set of plant and animal resources. Variations of the Pinto and Elko series projectile points, large bifaces, manos and portable metates, core tools, and heavy use of marine invertebrates in coastal areas are characteristic of this period, but many coastal sites show limited use of diagnostic atlatl points. Major changes in technology within this relatively long chronological unit appear limited. Several scientists have considered changes in projectile point styles and artifact frequencies within the Archaic period to be indicative of population movements or units of cultural change (Moratto 1984), but these units are poorly defined locally due to poor site preservation.

Late Prehistoric Period

Around 2,000 before present (B.P.), Yuman-speaking people from the eastern Colorado River region began migrating into southern California, representing what is called the Late Prehistoric Period. The Late Prehistoric Period in San Diego County is recognized archaeologically by smaller projectile points, the replacement of flexed inhumations with cremation, the introduction of ceramics, and an emphasis on inland plant food collection and processing, especially acorns (True 1966). Inland semi-sedentary villages were established along major water courses, and montane areas were seasonally occupied to exploit acorns and piñon nuts, resulting in permanent milling features on bedrock outcrops. Mortars for acorn processing increased in frequency relative to seed grinding basins. This period is known archaeologically in southern San Diego County as the Yuman (Rogers 1945) or the Cuyamaca Complex (True 1970).

The Kumeyaay (formerly referred to as Diegueño) who inhabited the southern region of San Diego County, western and central Imperial County, and northern Baja California (Almstedt 1982; Gifford 1931; Hedges 1975; Luomala 1976; Shipek 1982; Spier 1923) are the direct descendants of the early Yuman hunter-gatherers. Kumeyaay territory encompassed a large and diverse environment which included marine, foothill, mountain, and desert resource zones. The Kumeyaay language is a dialect of the Yuman language and related to the large Hokan super family.

There seems to have been considerable variability in the level of social organization and settlement pattern during this period. The Kumeyaay were organized by patrilineal, patrilocal lineages that claimed prescribed territories but did not own the resources except for some minor plants and eagle aeries (Luomala 1976; Spier 1923). Some lineages occupied procurement ranges that required considerable residential mobility, such as those in the deserts (Hicks 1963). In the mountains, some of the larger groups inhabited a few large residential bases that would be occupied biannually in Cuyamaca in the summer and fall, and in Guatay or Descanso during the rest of the year (Almstedt 1982; Rensch 1975). According to Spier (1923), many Eastern Kumeyaay spent the period of time from spring through autumn in larger residential bases in the upland procurement ranges and wintered in mixed groups in residential bases along the eastern foothills on the edge of the desert (i.e., Jacumba and Mountain Springs). This variability in settlement mobility and organization reflects the great range of environments in the territory.

Acorns were the single most important food source used by the Kumeyaay. Their villages were usually located near water, which is necessary for leaching acorn meal. Other storable resources such as mesquite or agave were equally valuable to groups inhabiting desert areas, at least during certain seasons (Hicks 1963; Shackley 1984). Seeds from grasses, Manzanita, sage, sunflowers, lemonadeberry, chia and other plants were also used, in addition to various wild greens and fruits. Deer, small game, and birds were hunted and fish and marine foods were eaten. Houses were arranged in the village without apparent pattern. The houses in primary villages were conical structures covered with tule bundles that had excavated floors and central hearths. Houses constructed at the mountain camps generally lacked any excavation, probably due to the summer occupation. Other structures included sweathouses, ceremonial enclosures, ramadas, and acorn granaries. The material culture included ceramic cooking and storage vessels, baskets, flaked lithic and ground stone tools, arrow shaft straighteners, and stone, bone, and shell ornaments.

Hunting implements included the bow and arrow, curved throwing sticks, nets, and snares. Shell and bone fishhooks, as well as nets, were used for fishing. Lithic materials including quartz and metavolcanics were commonly available throughout much of the Kumeyaay territory. Other lithic resources, such as obsidian, chert, chalcedony and steatite, occur in more localized areas and were acquired through direct procurement or exchange. Projectile points including the Cottonwood Series points and Desert Side-notched points were commonly produced.

Kumeyaay culture and society remained stable until the advent of missionization and displacement by Hispanic populations during the eighteenth century. The effects of missionization, along with the introduction of European diseases, greatly reduced the native population of southern California. By the early 1820s, California was under Mexico's rule. The establishment of ranchos under the Mexican land grant program further disrupted the way of life of the native inhabitants.

Ethnohistoric Period

The Ethnohistoric period refers to a brief period when Native American culture was initially being affected by Euroamerican culture and continued through the Spanish and Mexican periods and into the American period. Historical records on Native American activities during this time were limited. By the time Spanish colonists began to settle in Alta California in 1769, the areas that are now part of the CPU area and the adjacent community of Old Town were within the territory of the Kumeyaay people, a cultural group comprised of exogamous, nontotemic territorial bands with patrilineal descent, often also referred to as Northern and Southern Diegueño, because of their association with the San Diego Mission. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay after being brought into the mission system. The Kumeyaay speak a Yuman language which differentiates them from the Luiseño to the north, who speak a Takic language (Kroeber 1925). Both of these groups were hunter-gatherers with highly developed social systems. European contact introduced disease that dramatically reduced the Native American population and helped to break down cultural institutions. The transition to a largely Euroamerican lifestyle occurred relatively rapidly in the nineteenth century.

Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River, which bisects the CPU area, provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region. Major coastal villages were known to have existed along the San Diego River, including the village of *Kosaii* (also known as *Cosoy* or *Kosa'aay*) near the mouth of the San Diego River (Gallegos et al. 1998; Kroeber 1925), which took its name from the Kumeyaay word for drying place or dry place (Dumas 2011). This ranchería appears in the earliest of Spanish travelogues for the area, and was the village closest to the Presidio. Although the actual location of the village is unknown, it has been described as being near the mouth of the San Diego River, and also reported by Bancroft in 1884, that a site called *Cosoy/Kosaii/Kosa'aay* by the Native Americans was in the vicinity of Presidio Hill and Old Town. Several investigations have identified possible locations for the village of *Cosoy/Kosaii/Kosa'aay* (Clement and Van Bueren 1993; Felton 1996), but the actual site has never been found. Several additional large villages have been documented along the San Diego River through ethnographic accounts and

archaeological investigations in the area. These include *Nipaquay*, located near present-day Mission San Diego de Alcalá (Kyle 1996); El Corral, located near present-day Mission Gorge; Santee Greens, located in present-day eastern Santee (Berryman 1981); and El Capitan, located approximately 25 miles upstream from the CPU, now covered by the El Capitan Reservoir (Pourade 1961). To the north of the CPU was *onap*, a ranchería of a large settlement located in Rose Canyon; west of the I-5 was a large village known as *hamo*, *jamo* or *Rinconada de Jamo*, in present-day Pacific Beach; and further to the north was a prominent ranchería located in present-day Sorrento Valley known as *Ystagua* or *istagua*, a Spanish gloss of *istaawah* or *istawah*, and means worm's (larvae) house.

Native Places and Place Names on the Land

The Kumeyaay have roots that extend thousands of years in the area that is now San Diego County and northern Baja California, and there are hundreds of words that describe a given landform, showing a close connection with nature. There are also stories associated with the land. The San Diego area in general, including Old Town, the River Valley and the City as it existed as late as the 1920s, was known as *qapai* (meaning uncertain). According to Kumeyaay elder Jane Dumas, some native speakers referred to what is now I-8 as *oon-ya*, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. The floodplain from the Mission San Diego de Alcalá to the ocean was *hajir* or *qajir* (Harrington; 1925, 1927), and the modern-day Mission Valley area was known as *Emat kuseyaay*, which means spirit land, land with spirits, or place of spirit person, and may have been in reference to the presence of Spanish priests in the valley after 1769 (Robertson 1982). The narrows of Mission Gorge within present-day Mission Trails Regional Park carries the name *Ewiikaakap*, meaning rocks where the river narrows (Robertson 1982).

Although the river valley itself was extensively used and occupied by Native Americans prior to and during the historic periods and well into the 20th century, development prompted by the construction of I-8 has left little evidence of this occupation behind. However, in the culturally rich alluvial nature of the western river valley, the archaeological record has provided evidence demonstrating the importance of this area to the local Kumeyaay community through further research, including testing, data recovery and construction monitoring efforts.

Spanish, Mexican and Early American Periods

Cultural activities within San Diego County between the late 1700s and the present provide a record of Native American, Spanish, Mexican, and American control, occupation, and land use. An abbreviated history of San Diego County is presented for the purpose of providing a background on the presence, chronological significance, and historical relationship of cultural resources within the county. Native American control of the southern California region ended in the political views of western nations with Spanish colonization of the area beginning in 1769. De facto Native American control of the majority of the population of California did not end until several decades later. In southern California, Euroamerican control was firmly established by the end of the Garra uprising in the early 1850s (Phillips 1975).

The Spanish Period (1769-1821) represents a period of Euroamerican exploration and settlement. Dual military and religious contingents established the San Diego Presidio and the San Diego and San Luis Rey

Missions. The Mission system used Native Americans to build a footing for greater European settlement. The Mission system also introduced horses, cattle, other agricultural goods and implements, and provided construction methods and new architectural styles. The cultural and institutional systems established by the Spanish continued beyond the year 1821, when California came under Mexican rule.

The Mexican Period (1821-1848) includes the retention of many Spanish institutions and laws. The Mission system was secularized in 1834, which dispossessed many Native Americans and increased Mexican settlement. After secularization, large tracts of land were granted to individuals and families and the rancho system was established. Cattle ranching dominated other agricultural activities, and the development of the hide and tallow trade with the United States increased during the early part of this period. Grants were also made to towns seeking formal recognition by the Mexican government as established pueblos with a city council. In 1834, permission to establish a municipal government was granted to three pueblos which had grown out of the original military presidios (San Diego, San Francisco and Santa Barbara (Crane 1991). Through a period of brief population decline, in the late 1830s, the pueblo of San Diego lost its town council in favor of a governor appointed sub-prefect named Santiago Arguello. Arguello commissioned that a survey of the San Diego Pueblo lands be undertaken which was made in August of 1845. The details of this survey including boundaries, landmarks, and a map were provided to Governor Pio Pico for his signature in May 1846. The signing of this authorization provided the pueblo of San Diego with approximately 48,000 acres, more than any other city in California. Shortly thereafter, the Mexican Period ended when Mexico ceded California to the United States after the Mexican-American War of 1846-48.

Soon after American control was established (1848-present), gold was discovered in California. The tremendous influx of American and Europeans that resulted quickly drowned out much of the Spanish and Mexican cultural influences and eliminated the last vestiges of de facto Native American control. Few Mexican ranchos remained intact because of land claim disputes, and the homestead system increased American settlement beyond the coastal plain. While the Treaty of Guadalupe was supposed to ensure that the grants awarded during the Spanish and subsequent Mexican rule were to remain intact, the U.S. Government established a three person commission in 1851 to review these grants and determine the validity of the claimant's petition. However, in practice, it was incumbent on the grantee to prove to the commission that they were entitled to the land in question. This resulted in years of appeals often resulting in the forfeiture of the claimant's withholdings. Even the pueblo of San Diego was not spared the process whereby interested parties and squatters petitioned for the greatly desirable 48,000 acre land grant. However, according to the United States jurisdiction over California began on July 7, 1846, two months after Governor Pio Pico signed the authorization granting the pueblo the land. This, coupled with the detail mapping initiated by Arguillo, enabled the pueblo to retain its extraordinarily land grant following a 23 year legal battle. The community of Mission Valley lies within the central portion of the San Diego Pueblo land grant, see Figure 4.

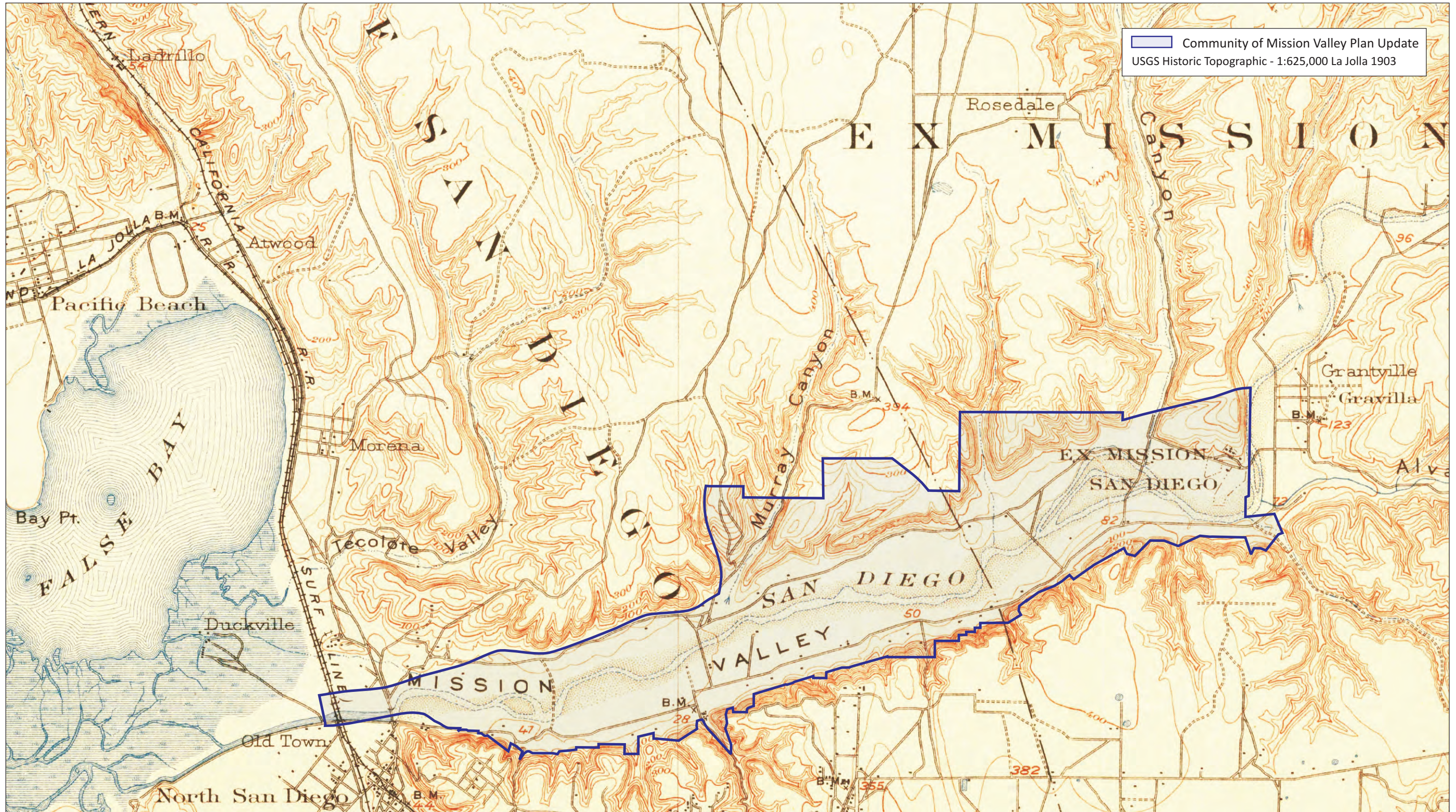


Figure 4. 1903 La Jolla Quadrangle



Cultural Resource Definition

Cultural resources are physical features, both natural and constructed, that reflect past human existence and are of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance. These resources may include such physical objects and features as archaeological sites and artifacts, buildings, groups of buildings, structures, districts, street furniture, signs, cultural properties, and landscapes. Cultural resources in the San Diego region span a timeframe of at least the last 10,000 years and include both the prehistoric and historic periods, and can be divided into three categories: archaeological resources (prehistoric and historic), architectural resources, and tribal cultural resources. Archaeological and tribal cultural resources are the main focus of this study and are further described below.

Archaeological Resources (Prehistoric and Historic)

Archaeological resources include prehistoric and historic locations or sites where human actions have resulted in detectable changes to the area. This can include changes in the soil, as well as the presence of physical cultural remains. Archaeological resources can have a surface component, or a subsurface component, or both. Prehistoric resources are those that typically predate AD 1540, European contact, in San Diego County and may include those centered around food production, tool stone acquisition and reduction or even temporary camps. Prehistoric archaeological resources likely to be encountered within the community of Mission Valley include artifact scatters, campsites, ceramic scatters, lithic scatters, village sites, and burials.

Historic archaeological resources are those from the post-European contact period after AD 1540 in San Diego County, and greater than 45 years of age, under City guidelines. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains that could be encountered in the community of Mission Valley can include artifact concentrations, building foundations, or remnants of structures.

Tribal Cultural Resources

Tribal cultural resources (TCR) is defined under the recently enacted Assembly Bill 52 (AB52) of the California Environmental Quality Act (CEQA) as a site, feature, place cultural landscape, sacred place, or object that is of cultural value to a Native American tribe and is either on or eligible for listing on the national, State or a local historic register, or which the lead agency, at its discretion, chooses to identify as a Tribal Cultural Resource. Archaeological sites, locations of events, sacred places, and resource areas, including hunting or gathering areas, may be also be considered tribal cultural resources that could be encountered within the community of Mission Valley.

C. Archival Research

This constraints analysis incorporates the findings obtained through archival and other background studies. The archival research consisted of literature and records searches at local archaeological repositories, in addition to an examination of historic maps, aerial photographs, and historic site

inventories. This information was used to identify previously recorded resources within the study area. The methods and results of the archival research are described below.

The records and literature search for the analysis was conducted at the South Coastal Information Center (SCIC) at San Diego State University on July 20, 2015 and updated in December 2018 by qualified City staff. The records search was focused within the community of Mission Valley but incorporates information on sites which are directly adjacent to and/or extend into the plan boundaries. Copies of historic maps were also provided by the SCIC.

Historical research included an examination of a variety of resources. The current listings of the National Register of Historic Places were checked through the National Register of Historic Places website. The California Inventory of Historic Resources (State of California 1976) and the California Historical Landmarks (State of California 1992) were also checked for historic resources. Historic maps consulted included the 1872 County of San Diego (1:100,000 scale), 1769-1885 Historic Roads and Trails (1:100,000 scale), 1903 La Jolla (1:62,500 scale), 1953 La Jolla and 1953 La Mesa (1:24,000 scale) USGS map.

The records search provided by SCIC revealed that 157 studies have been previously conducted within community plan area. Based on the records search results, 57 archaeological and cultural resources have been previously recorded within the CPU area. These include 16 historic archaeological resources; 21 prehistoric archaeological resources; 2 multi-component sites with both prehistoric and historic period artifacts; 10 isolated prehistoric and historic artifacts; and one modern site. In addition, several key areas have been identified that may be of high level of interest to local Native American communities because of proximity to the CPU, such as but not limited to the prehistoric Rancheria of *Kosti/Cosoy/Kosaii/Kosa'aay*, the Presidio de San Diego, and the ethnohistoric route through the valley known today as the Kumeyaay Highway, and the Mission San Diego de Alcalá which is within the CPU boundary. Several of these are listed on the City's Historical Resources Register or identified as "Landmarks" on the California Register of Historic Resources and the National Register of Historic Places, or have not been formally recognized to date. Despite ethnohistoric and historic information about the prehistoric Rancheria of *Kosti/Cosoy/Kosaii/Kosa'aay* and presence of the Kumeyaay in the San Diego River Valley and surrounding area, the Sacred Lands File check from the Native American Heritage Commission (NAHC) indicated that no sacred lands have been identified within the vicinity of the community of Mission Valley. Studies conducted within the community of Mission Valley (n=157) are detailed below in Table 1.

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-00228	Archaeological Survey of the Rancho Mission Road Site San Diego, CA	Carrico, Richard	1976
SD-00270	An Archaeological Survey of the Area Affected By the Proposed Rezoning of Lot 44, Rancho Mission, San Diego.	Bull, Charles S. and Paul H. Ezell	1973
SD-00368	Archaeological Survey of the Conrock Mission Valley Cup Extension and Reclamation Plant Area	Carrico, Richard	1979
SD-00469	An Archaeological Survey Report for Portions of A Proposed Ramp Metering Project (11-SD-8, P.M. R 0.0-R 18.7) 11355-146531	Corum, Joyce M.	1977
SD-00516	A Report of Cultural Impact Survey Phase 1	Cupples, Sue Ann	1974
SD-00546	An Archaeological Survey of the San Diego River Valley	Cupples, Sue Ann	1975
SD-00703	Archaeological/Historical Survey of the Mission Cliffs PRD Project	Eckhardt, Leslie C.	1978
SD-00717	Results of An Archaeological Test At the Friars Road Condominiums Project	Kaldenberg, Russell L.	1975
SD-00789	Archaeological Survey of the North Mission Valley Interceptor Sewer, Stadium Way to Fairmont Avenue	Cheever, Dayle and Dennis Gallegos	1988
SD-00803	Negative Archaeological Survey Report: Proposed Additional Project Limits for Westbound Auxiliary Lane On Interstate 8, 11-SD-8 P.M. 5.8/9.7 11222-169660	Kelsay, Richalene	1987
SD-00816	First Addendum Archaeological Survey Report for Route 15/8 Interchange 11-SD-15 R5.6/R5.9 11-SD-08 5]1/6.3 11206-048161	Goldberg, Donna	1980
SD-00970	Texas Street Widening	Gross, Timothy & Mary Robbins-Wade	1988
SD-01158	Archaeological Survey of the Frontage Road Near the 8/15 Interchange.	Kupel, Douglas E. and Chris White	1983
SD-01704	Second Addendum Archaeological Survey Report for Route 8/15 Interchange 11-SD-15 R6.0/R7.0 11-SD-08 5.1/6.3 11206-048161	Price, Harry J. Jr.	1980
SD-02069	Draft Environmental Impact Report Atlas Hotel Specific Plan	City Of San Diego	1984
SD-02186	Cultural Resources Impact Survey for the San Diego River Outfall Project	Advanced Science Inc.	1992
SD-02628	Historic Properties Inventory Report for the Mission Valley Water Reclamation Project, San Diego CA	Carrico, Richard and Et Al	1990
SD-02825	Proposed Mitigated Negative Declaration for East Linda Vista Trunk Sewer, San Diego, CA	City Of San Diego	1991
SD-02894	Mitigated Negative Declaration Replacement of Water and Sewer Pipes: La Jolla, Uptown, Mission Valley, Midway and Navajo Communities	City Of San Diego	1993
SD-02916	Cultural Resources Assessment of AT&T's Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside and San Diego Counties, CA	Peak & Associates, Inc	1990

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-02929	Results of A Cultural Resource Evaluation Study for the Padre Dam Municipal Water District Phase I Reclaimed Water System Project	Smith, Brian F.	1993
SD-02932	Cultural Resources Evaluation for the Proposed North Metro Interceptor Sewer Project, San Diego, CA. Appendix F.	Schaefer, Jerry	1994
SD-02960	Negative Archaeological Survey Report, 11-Sd-8, P.M. 3.9/4.9,11290-050021, 11-Sd-805, P.M. 17.2/18/2, 11290-050031	Caltrans	1994
SD-02985	Archaeological Testing of Seven Sites for the Stardust Golf Course Realignment Project, City of San Diego, CA	Kyle, Carolyn and Dennis Gallegos	1995
SD-03000	Archaeological Testing of Prehistoric Site Ca-Sdi-12126 for the North Mission Valley Interceptor Sewer Phase 2, City of San Diego, CA	Kyle, Carolyn and Dennis Gallegos	1995
SD-03019	Historic Properties Inventory for the Sewer Replacement Groups 72 and 80 Project, City of San Diego	Kyle, Carolyn and Dennis Gallegos	1996
SD-03110	Draft Historic Properties Inventory for the East Mission Gorge Trunk Sewer Rehabilitation Project, City of San Diego.	Kyle, Carolyn E. and Dennis R. Gallegos	1995
SD-03228	East Mission Gorge Trunk Sewer (EMGTS) Rehabilitation	Monserate, Laurence C.	1995
SD-03429	Limited Data Recovery Investigations At Site CA-SDI-11767, A La Jolla Complex Site Along the Lower San Diego River Valley Mission Valley West Light Transit Project San Diego CA	Cooley, Theodore and Patricia Mitchell	1996
SD-03461	Cultural Resource Constraint Study for the North Bay Redevelopment Project City of San Diego, CA	Kyle, Carolyn and Roxana L. Phillips	1998
SD-03473	Cultural Resources Survey for the Proposed Liew Hotel, Mission Valley, San Diego, CA	Dietler, John, and Richard L Carrico	1998
SD-03485	Cultural Resources Survey for the North Metro Interceptor Diversion 3a Pipeline Project (CIP No. 46-104.0), San Diego, CA	Case, Robert P. and Richard L. Carrico	1999
SD-03556	Results of An Archaeological Monitoring of the North Mission Valley Interceptor Sewer Replacement-Phase II. San Diego, CA .	Gilmer, Jo Anne and Dayle M. Cheever	1997
SD-03679	Cultural Resource Survey for the Bain Property, San Diego, CA (DEP No 93-0672)	Wade, Sue A	1995
SD-03863	Cultural Resources Investigation for the Nextlink Fiber Optic Project San Diego County, CA	Jones & Strokes	2000
SD-04350	Limited Data Recovery Investigations At Site CA-SDI-11767, A La Jolla Complex Site Along the Lower San Diego River Valley Mission Valley West Light Rail Transit Project, San Diego, CA	Cooley, Theodore and Patricia Mitchell	1996
SD-04658	Formation of Underground Utility Districts: Proposed Mitigated Negative Declaration	City Of San Diego	2002

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-04690	Archaeological Monitoring of Excavation During Construction of the East Linda Vista Trunk Sewer Project Dep. No 91-0684, Located in the City of San Diego, CA	Brown, Joan	1996
SD-04769	Final Environmental Impact Report for the East Mission Gorge Trunk Sewer Rehabilitation Project, San Diego, Ca	City Of San Diego	1995
SD-04868	Environmental Assessment for the North Mission Valley Interceptor Sewer Phase II- City Contract	Kinnetic Laboratories Incorporated	1996
SD-05008	Historic Property Survey Report for An Interstate 5 and Stage Route 163 Pavement Rehabilitation Project	Caltrans	2000
SD-05049	Archaeological Survey Report for the Revised I-8/I-15 Interchange Stage II 11-Sd-15 P.M. R5.6/R6.5	Graham, William	1982
SD-05196	Archaeological Monitoring of Construction Excavation, North Mission Valley Interceptor Sewer, Phase II, DEP No. 94-0573, Addendum to DEP No. 94-0160, Located in City of San Diego, CA	Brown, Joan	1997
SD-05238	Results of Archaeological Monitoring of the North Mission Valley Interceptor Sewer Replacement Phase II	Gilmer Joanne and Dayle M. Cheever	1997
SD-05439	Historic Property Survey Parcel 11-Fla-8052c(SD) (Airspace Lease)	Owens, M.A.	1978
SD-05674	Cultural Resource Testing and Evaluation for the Mission Valley West Light Rail Transit Project San Diego, CA	Pignuolo, Andrew	1991
SD-05675	Negative Area Survey Report District II County of San Diego	Kelsay, Richalene	1987
SD-05770	Historic Property Survey for Route 8/15 Interchange	Goldberg, Donna	1981
SD-05903	DEIR for Riverwalk	City Of San Diego	1992
SD-05927	Mitigated Negative Declaration for Home Depot On Fairmont Ave	City Of San Diego	1997
SD-06101	Historic Properties Inventory for the Sewer Replacement Groups 72 & 80 Project City of San Diego	Kyle, Carolyn	1996
SD-06115	Archaeological Investigation for the Proposed Mission City Specific Plan EIR	Cook, John	1997
SD-06159	Historic Properties Evaluation for the North Mission Valley Interceptor Sewer Phase II Project City of San Diego, CA	Pignuolo, Andrew	1994
SD-06221	A Phase 1 Cultural Resources Investigation of the Vesta Telecommunications Inc Fiber Optic Alignment, River County to San Diego County CA	Mckenna Jeanette A	2000
SD-06382	Public Notice of A Proposed Mitigated Negative Declaration-Stardust Golf Course Reconfiguration	City Of San Diego	1995
SD-06408	Mitigated Negative Declaration for Sewer and Water Group Job 618	City Of San Diego	1996
SD-06499	A Report of Cultural Impact Survey Phase I	Ezell, Paul	1974
SD-06644	Negative Archaeological Survey-Interstate 8 & 805 Mission Valley	Rosen, Martin	1994
SD-06996	Public Notice of Proposed Mitigated Negative Declaration Home Depot Fairmont Avenue	City Of San Diego	1997

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-07047	Public Notice of Proposed Mitigated Negative Declaration-Liew Hotel	City Of San Diego	1999
SD-07335	Historic Property Survey Report for An Interstate 5 & State Route 163 Pavement Rehabilitation Project	Caltrans	2000
SD-07471	Historic Properties Evaluation for the North Mission Valley Interceptor Sewer Phase Ii Project City of San Diego, CA	Pigniolo, Andrew	1994
SD-07541	Cultural Resources Inventory-For the Hoffman Canyon Sewer Project San Diego	Robbins-Wade, Mary	1990
SD-07830	Cultural Resources Survey Report for the Mission City Parkway Bridge Project	Sinead Ni Ghabhlain	
SD-08342	Archaeological Survey of the Rachal Project, San Diego CA (LDR 42-0755, Pts No. 2547) Assessor's Parcel Number 439-500-12	Pierson, Larry	2003
SD-08820	Cultural Resource Survey for the Proposed Van Nuys Canyon Sewer, Canyon Access Project, San Diego, CA	McGinnis, PATRICK	2003
SD-08892	Cultural Resource Survey for A Five-Acre Parcel Located in the Mission Valley Area of the City of San Diego, CA	Kyle, Carolyn	2003
SD-09007	Historical Resources Compliance Report for the Implementation of A Corridor Management Plan (CMP) On State Route 163 Through Balboa Park, City of San Diego, CA	Rosen, Martin D.	2004
SD-09088	Cultural Resource Assessment for Cingular Wireless Facility SD791-03 City of San Diego, CA	Kyle, Carolyn	2002
SD-09089	Cultural Resource Assessment for Cingular Wireless Facility Sd791-05 San Diego County, CA	Kyle, Carolyn	2002
SD-09145	Cultural Resource Survey Report San Diego Bikeways Project San Diego, CA	Gallegos, Dennis and Carolyn Kyle	1991
SD-09312	Cultural Resource Inventory for Cingular Lock It Lockers Site	Pigniolo, Andrew R.	2002
SD-09367	Cultural Resources Initial Study for the Boulevard At North Park Project	Ni Ghabhlain, Sinead	2004
SD-09516	The Cemeteries and Gravestones of San Diego County: An Archaeological Study	Caterino, David	2005
SD-09526	Cultural Resource Survey for A Five-Acre Parcel Located in the Mission Valley Area of the City of San Diego, CA	Kyle, Carolyn	2005
SD-09630	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD415-01, San Diego, CA	Kyle, Carolyn	2001
SD-09632	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD 414-3, San Diego, California	Kyle, Carolyn	2001
SD-09633	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD413-01, San Diego, CA	Kyle, Carolyn	2001
SD-09635	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD474-01, San Diego, CA	Kyle, Carolyn	2001
SD-09650	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD518-02, San Diego, CA	Kyle, Carolyn	2001
SD-09742	Cultural Resources Mitigation Monitoring Report for the Archstone Presidio View Apartment Project (MV PDO 99-0348), Mission Valley Community Planning Area, City of San Diego, CA	Case, Robert P. and Carol Serr	2005

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-09748	Archaeological Monitoring for the San Diego River Wetland Creation Project-Phase A, City of San Diego, CA PTS #6020, LDR 42-0077 (JO#008212)	Becker, Mark	2005
SD-09751	Cultural Resources Study for the Quarry Falls Project	Moslak, Ken	2004
SD-10012	Historic Property Survey Report SR 163/Friars Road Interchange San Diego, CA	Robbins-Wade, Mary	2005
SD-10154	Draft Cultural Resources Monitoring Report for the Hotel Circle South Project, San Diego, CA , Project #14953, Work Order #424428, PTS Number 70523, Data Sheet Number 33621-1-D	Becker, Mark S.	2006
SD-10444	Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey	May, Vonn Marie	2006
SD-10536	Report to the Historical Board for the City of San Diego Water Utilities Department Alvarado Filtration Plant Upgrade and Expansion CIP 73-261	Glenn, Brian	1993
SD-10551	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of CA	Arrington, Cindy	2006
SD-10598	Cultural Resources Survey for A Five-Acre Parcel Located in the Mission Valley Area of the City of San Diego, CA	Kyle, Carolyn E.	2005
SD-11022	Mission San Diego De Alcalá: Historic Site Board Documents	SCIC cites "Various"	n.d.
SD-11231	Old Town - Estudillo House, Chapel of the Immaculate Conception, Gilla House Site, Whaley House, Exchange Hotel, Johnson House, Mason St. School, San Blas Bell, Exchange Hotel, Casa De Machado-Stewart, Casa De Machado-Silvas...	SCIC cites "Various"	n.d.
SD-11232	Old Town - Miscellaneous Documents	SCIC cites "Various"	n.d.
SD-11360	Quarry Falls Program EIR- Cultural Resources Study	Moslak, Ken	2006
SD-11500	Mission San Diego De Alcalá: Miscellaneous Documents	Various	
SD-11529	Archaeological Resource Report Form: Archaeological Survey of the Hampton Inn Suites Project	Rosenberg, Seth A. and Brian F. Smith	2007
SD-11694	Archaeological Resource Report Form: Archaeological Survey of the Springhill Suites Project	Smith, Brian F. and Adriane Dorrler	2008
SD-11810	Results of A Historical Resources Survey of A Portion of the Hazard Center Redevelopment Project, San Diego, CA	Price, Harry J. and Jackson Underwood	2008
SD-11823	Cultural Resources Technical Report for the San Diego Vegetation Management Project	Kick, Maureen S.	2007
SD-11826	Archaeological Resources Analysis for the Master Stormwater System Maintenance Program, San Diego, CA Project. No. 42891	Robbins-Wade, Mary	2008
SD-12120	Hanalei Hotel Ballroom Archaeological Monitoring	Robbins-Wade, Mary	2009

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-12167	Bridge Maintenance Activities On 22 Structures On Routes 5, 125, 163, and 274 in San Diego County Historic Property Survey Report	Rosen, Martin	2009
SD-12200	Draft Environmental Impact Report for the Master Storm Water System Maintenance Program (MSWSMP)	Herrmann, Myra	2009
SD-12298	Public Review Draft Environmental Impact Report for the Hazard Center Redevelopment Project	Gallardo, Cecilia	2009
SD-12422	A Cultural Resources Inventory for the Route Realignment of the Proposed Pf. Net /AT&T Fiber Optics Conduit Oceanside to San Diego, CA	Ni Ghabhlain, Sinead and Drew Palette	2001
SD-12425	Historic Property Survey Report for the Construction of A Multiuse Bicycle and Pedestrian Path in Mission Valley, San Diego, CA	Rosen, Martin	2009
SD-12426	Phase I Archaeological Survey for the San Diego River Multi-Use Bicycle and Pedestrian Path Project (Work Order No. 581910), Mission Valley Community Planning Area, City of San Diego, CA	Case, Robert P.	2009
SD-12509	Stadium Channel (Murphy Canyon) Storm Water Maintenance Emergency Clearing Project - Individual Historic Assessment	Robbins-Wade, Mary	2009
SD-12637	State Route 163/Friars Road Interchange Project	Shearer-Nguyen, Elizabeth	2010
SD-12670	Draft Environmental Impact Report for the Pacific Coast Office Building Project	City Of San Diego	2010
SD-12740	SR-15 Mid-City Bus Rapid Transit Project	Rosen, Martin D.	2010
SD-12818	Archaeological Monitoring Report for the Miramar Pipeline Repair Project, Naval Base Point Loma to Marine Corps Air Station Miramar, San Diego County, CA	Bowden-Renna, Cheryl	2010
SD-13006	Master Storm Water System Maintenance Program	Robbins-Wade, Mary	2011
SD-13121	Montezuma Trunk Sewer	City Of San Diego	2011
SD-13202	Cultural Resources Technical Assessment for the Program Environmental Impact Report for the San Diego River Park Master Plan, City of San Diego, CA	Rosen, Martin D.	2011
SD-13427	Water and Sewer Group 930	City Of San Diego	2012
SD-13461	Mission Valley Waterline Break Emergency Archaeological Monitoring	Robbins-Wade, Mary	2012
SD-13465	Archaeological Resources Survey, Sempra Mission Control Access Road, Mission Valley, San Diego, CA	Gross, G. Timothy	2002
SD-13491	Section 106 Consultation for the Mid Coast Corridor Transit Project, San Diego County, Ca	U.S. Department Of Transportation	2011
SD-13755	Letter Report: ETS 21345 Cultural Resources Monitoring for Conduit Removal and Replacement, Pacific Highway Bridge, San Diego County, CA - Io 7011103	Bowden-Renna, Cheryl	2011
SD-13918	The San Diego River Park Master Plan	City of San Diego	2012

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-13956	Archaeological Resources Inventory for the Hazard Center Drive Extension Project, San Diego, CA	Robbins-Wade, Mary	2003
SD-14808	Cultural Resource Monitoring Report for the Montezuma Trunk Sewer Project City of San Diego	Stropes, Tracy A.	2014
SD-15043	Archaeological Monitoring, Testing, and Data Recovery At Site CA-SDI-18995 (HCN-S-10) for the Hotel Circle South Undergrounding Project, Mission Valley, City of San Diego, CA	Aguilar, Jose Pepe, Andrew R. Pignuolo, and Carol Serr	2012
SD-15064	Mid-Coast Corridor Transit Project: Archaeological Resources Extended Phase I Investigation Results and Effects Assessment	ICF International	2014
SD-15065	Mid-Coast Corridor Transit Project: Archaeological Survey Report, San Diego, California	Garcia and Associates	2014
SD-15066	Mid-Coast Corridor Transit Project: Historic Property Effects Report	SANDAG	2014
SD-15086	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate SD06193a (SD193 Qualcomm Stadium [Jack Murphy Stadium]) 9449 Friars Road, San Diego, San Diego County, California	Environmental Assessment Specialists, Inc.	2015
SD-15120	Historical Resource Research Report Stadium Wetland Mitigation Project (San Diego River)	Atkins	2015
SD-15168	ETS #22462, Cultural Resources Monitoring for the Wood Pole Inspections, 16 Poles, Murr Subarea Project, San Diego County, CA (HDR # 182960)	Tennesen , Kristin	2012
SD-15169	ETS #22497, Cultural Resources Monitoring for the Renew CP STA #301-Mission Gorge Road Project, San Diego County, CA (HDR #184186)	Erickson , Shannon	2013
SD-12586	Cultural Resource Monitoring Report for the Holiday Inn Express Project San Diego, California	Brian F. Smith and Associates, Inc.	2015
SD-15422	ETS #29602, Cultural Resources Survey for the Replace Anchors, TL 654, Mission Valley Project, San Diego County, California	HDR, Inc.	2015
SD-15613	Cultural Resources Records Search and Site Visit Results For T-Mobile West, Llc Candidate Sd06193a (Sd193 Qualcomm Stadium [Jack Murphy Stadium]) 9449 Friars Road, San Diego, San Diego County, California	No data provided	2015
SD-15710	San Diego Stadium 4994 Friars Road - San Diego, Ca 92108 Historical Resources Technical Report	Heritage Architecture & Planning	2016
SD-15756	Historic Architectural Resource-Inventory and Assessment, At&T Site Sd0588, At&T 3c Carrier Add, Qualcomm Stadium (Das), 9949 Friars Road, San Diego, San Diego County, California 92108	ACE Environmental	2016

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-15757	Historic Architectural Resource-Inventory and Assessment, AT&T Site SS0112 (Includes Sprint Site SD96xc003), Qualcomm Stadium (Das), 9449 Friars Road, San Diego, San Diego County, California 92108	ACE Environmental	2016
SD-15758	Cultural Resource Records Search and Site Survey, AT&T Site SD0588, AT&T 3c Carrier Add, Qualcomm Stadium (Das), 9949 Friars Road, San Diego, San Diego County, California 92108	ACE Environmental	2016
SD-15759	Cultural Resource Records Search and Site Survey, AT&T Site SS0112 (Includes Sprint Site SD96xc003), Qualcomm Stadium (Das), 9449 Friars Road, San Diego, San Diego County, California 92108	ACE Environmental	2016
SD-15910	Draft Programmatic Environmental Impact Report for the Grantville Focused Plan Amendment	City of San Diego Planning Department	2016
SD-15911	Historic Resources Reconnaissance Survey for Grantville Focused Plan Amendment, Grantville, San Diego, San Diego County, California	ASM Affiliates	2016
SD-15912	Cultural Resources Technical Report for the Grantville Focus Plan Amendment, San Diego, California	ASM Affiliates	2016
SD-15953	Archaeological Resources Survey, 1975 Hotel Circle South, San Diego, California PTS No. 307512	Affinis	2016
SD-16003	A Cultural Resources Survey Using the Archaeological Resources Report Form (Appendix D) for the Mission Valley Suites Project in Mission Valley, San Diego, California	ASM Affiliates	2016
SD-16405	Historic Architectural Resource-Inventory and Assessment Qualcomm Stadium Verizon Antenna Add VZW ODAS Final Design AT&T ASG SD RF 9449 Friars Road, San Diego, San Diego County, California 92108	ACE Environmental	2016
SD-16424	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Candidate SS0122 (Macys Fashion Valley), 7017 Friars Road, San Diego, San Diego County, California	Helix Environmental	2016
SD-16425	Direct APE Historic Architectural Assessment for AT&T Mobility, LLC Candidate SS0122 (Macys Fashion Valley), 7017 Friars Road, San Diego, San Diego County, California	Helix Environmental	2016
SD-16431	Cultural Resource Records Search and Site Survey Qualcomm Stadium Verizon Antenna Add VZW ODAS Final Design AT&T ASG SD RF 9449 Friars Road, San Diego, San Diego County, California 92108	ACE Environmental	2016
SD-16526	Macy's, 1702 Camino Del Rio North, San Diego, CA 92108	Office of Marie Burke Lia	2016
SD-16528	Historical Resource Technical Report for Town & Country Hotel and Convention Center Redevelopment Project San Diego, California	AECOM	2016

Table 1. Previous Cultural Resource Investigations within the Community of Mission Valley

Report ID	Investigation	Authors	Date
SD-16601	San Diego River Bridge Double Track Project (CP Tecolote To CP Friar) Cultural Resources Technical Report	Cogstone Resource Management, Inc.	2016
SD-16802	Uptown Community Plan Area Draft Historic Resources Survey Report	City of San Diego Planning Department	2017
SD-17231	Cultural Resource Assessment of the MTSA San Diego Fiber Trench Project, San Diego, California (BCR Consulting Project No. Syn1613)	BCR Consulting, LLC	2018
SD-17232	San Diego 55 Fiber Project, San Diego County, California (BCR Consulting Project No. Syn1628)	BCR Consulting, LLC	2018
SD-17234	Cultural Resources Assessment Of The Mission Control, Blue Cypress, Lake Murray and Caso Serra Project, San Diego County, California (BCR Consulting Project No. Syn1514)	BCR Consulting, LLC	2018
SD-17314	Archaeological Survey for SDG&E TI676 Mission To Mesa Reconductor Project Proposed Staging Yard, San Diego, San Diego County, California (SDG&E ETS# 29956, PANGIS Project #1402.07)	PANGIS	2018
SD-17397	Cultural Resources Inventory Report for the Riverwalk Project, City of San Diego, County of San Diego, California	Spindrift Archaeological Consulting, LLC	2018
Not Available	Archeological Investigations at the Heron Site (CA-SDI-14,152), A Late Prehistoric Occupation Area in Mission Valley, City of San Diego, CA	Schaefer, Jerry, Carol Serr, Robert Case, Michael Baksh	1997

Previously Recorded Cultural Resources

The 157 investigations above addressed a total of 57 cultural resources within the community of Mission Valley (Figure 5 – confidential figures; Confidential Appendix B). The 57 cultural resources were comprised of prehistoric sites (n=27), historic resources, including the Mission San Diego de Alcalá (n=27), mixed-component sites with both prehistoric and historic period artifacts (n=2), a modern site (n=1). Previously recorded cultural resources are further described in Tables 2 through 5 below.

Table 2. Prehistoric Resources Within The Community of Mission Valley

P-Number	Trinomial	Description	Recorder; Date
P-37-000041	CA-SDI-000041	Prehistoric: Village Site	Nelson; n.d.
P-37-000202	CA-SDI-000202	Unknown	Treganza; n.d.
P-37-000239	CA-SDI-000239	Prehistoric: Artifact Scatter	Hall; 1951
P-37-004675	CA-SDI-004675	Prehistoric: Artifact Scatter	Moriarty, 1976
P-37-011055	CA-SDI-011055	Prehistoric: Artifact Scatter	Minshall; 1977
P-37-011056	CA-SDI-011056	Prehistoric: Campsite	Affinis; n.d.
P-37-011767	CA-SDI-011767	Prehistoric: Artifact and Shell Scatter	Clevenger, Baker; 1990
P-37-012126	CA-SDI-012126	Prehistoric: Shell Scatter	Huey, Baker; 1992
P-37-012127	CA-SDI-012127	Prehistoric: Shell Scatter	Huey, Baker; 1992
P-37-012128	CA-SDI-012128	Prehistoric: Shell Midden	Huey, Baker; 1992
P-37-012129	CA-SDI-012129	Prehistoric: Shell Scatter	Huey, Baker; 1992
P-37-012132	CA-SDI-012132	Prehistoric: Shell Scatter	Huey, Baker; 1992
P-37-012220	CA-SDI-012220	Prehistoric: Shell Scatter	Pigniolo; 1991
P-37-012862	CA-SDI-012862	Prehistoric: Shell Scatter	Huey, Baker; 1992
P-37-014380	CA-SDI-014152	Prehistoric: Village Site: <i>Cosoy</i>	Schaefer; 1996
P-37-014958	n/a	Isolate: Prehistoric: Lithic	Clevenger; 1990
P-37-014959	n/a	Isolate: Prehistoric: Lithic	Clevenger; 1990
P-37-014963	n/a	Isolate: Prehistoric: Lithic	Clevenger; 1990
P-37-024558	CA-SDI-016288	Prehistoric: Shell Scatter, Burial	Gilmer; 1996
P-37-024559	CA-SDI-016289	Prehistoric: Shell Scatter	Harris; 2002
P-37-024560	CA-SDI-016290	Prehistoric: Shell Scatter	Harris; 2002
P-37-029700	CA-SDI-018995	Prehistoric: Midden, Shell Scatter	Aguilar; 2008
P-37-030931	n/a	Isolate: Prehistoric: Lithic Core	Davidson; 2008
P-37-030932	n/a	Isolate: Prehistoric: Shell	Davidson; 2008
P-37-030934	n/a	Isolate: Prehistoric: Shell	Davidson; 2008
P-37-034472	n/a	Prehistoric: Lithic Scatter	Quach, T.; 2014
P-37-037631	CA-SDI-22463	Prehistoric: Temporary Campsite	Pigniolo, A; 2018

Table 3. Multi-Component Resources within the Community of Mission Valley

P-Number	Trinomial	Description	Recorder; Date
P-37-011766	CA-SDI-011766	Multi-component: Prehistoric: Artifact Scatter // Historic: Refuse Deposit	Berryman; 1973
P-37-031962	CA-SDI-020233	Multi-component: Prehistoric: Artifact Scatter; Historic: Cistern, Refuse Deposit	Kraft; 2011

Table 4. Historic Resources within the Community of Mission Valley

P-Number	Trinomial	Description	Recorder; Date
P-37-000004	CA-SDI-000004	Historic: "Old Mission Site"	Baumhoff; 1955
P-37-000035	CA-SDI-000035	Historic: Mission San Diego de Alcalá / Cobblestone Foundation	Hedges; 1976 / Schaeffer; 2013
P-37-026842	CA-SDI-017577	Historic: Refuse Deposits	Beecher; 2004
P-37-029807	n/a	Historic: Bridge	Robbins-Wade; 2008
P-37-030928	n/a	Isolate: Historic: Refuse Deposit	Davidson; 2008
P-37-030929	n/a	Isolate: Historic: Refuse Deposit	Davidson; 2008
P-37-030930	n/a	Isolate: Historic: Refuse Deposit	Davidson; 2008
P-37-030933	n/a	Isolate: Historic: Faunal Bone	Davidson; 2008
P-37-030935	CA-SDI-019628	Historic: Foundation, Refuse Deposit	Davidson; 2008
P-37-030936	CA-SDI-019629	Historic: Refuse Deposit	Davidson; 2008
P-37-030937	CA-SDI-019630	Historic: Refuse Deposit	Davidson; 2008
P-37-030938	CA-SDI-019631	Historic: Refuse Deposit	Davidson; 2008
P-37-030939	CA-SDI-019632	Historic: Refuse Deposit	Davidson; 2008
P-37-030940	CA-SDI-019633	Historic: Refuse Deposit	Davidson; 2008
P-37-030941	CA-SDI-019634	Historic: Refuse Deposit	Davidson; 2008
P-37-030942	CA-SDI-019635	Historic: Wall	Davidson; 2008
P-37-030943	CA-SDI-019636	Historic: Refuse Deposit	Davidson; 2008
P-37-030945	CA-SDI-019638	Historic: Refuse Deposit	Davidson; 2008
P-37-034320	n/a	Historic: Bridge	Schultz, et al.; 2011
P-37-035171	n/a	Historic: Stadium/Sports Arena	Crawford, K. 2015
P-37-035941	n/a	Historic: Commercial Building	Crawford, K. 2015
P-37-037007	n/a	Historic: Commercial Building	Crawford, K. 2015
P-37-037009	n/a	Historic: Hotel	AECOM; 2016
P-37-037632	CA-SDI-22464	Historic: Refuse Deposit	Pigniolo, A; 2018
P-37-037633	CA-SDI-22465	Historic: Refuse Deposit	Pigniolo, A; 2018
P-37-037634	CA-SDI-22466	Historic: Refuse Deposit	Pigniolo, A; 2018
P-37-037635	CA-SDI-22467	Historic: Well, Refuse Deposit	Pigniolo, A; 2018

Table 5. Modern Resources within the Community of Mission Valley

P-Number	Trinomial	Description	Recorder; Date
P-37-030944	CA-SDI-019637	Modern: Refuse Deposit	Davidson; 2008

Resources Within the Project Area

The cultural resources identified within the study area (the shaded line items summarized above in Table 2) are discussed in greater detail below with the exception of isolated artifacts. Isolated artifacts do not meet the necessary criteria to be considered a significant cultural resource on Local, State and Federal guidelines.

P-37-00004

This resource was originally recorded in 1955 by Martin A. Baumhoff in one of the clover-leaf on-ramps (site dimensions unknown) at the intersection of Friars Road and State Route-163 (SR-163). While the

original site record does not disclose the artifact assemblage, Baumhoff refers to the site as “One of (George) Carter’s ‘artifact’ bearing areas.” Carter was an archaeology professor and professional in the mid 1900’s who sought to prove the establishment of a prehistoric culture from 80,000 to 100,000 years ago in California. “His work has been discredited by modern archaeologists and his cobble-based stone technology as naturally occurring cobble beach deposits (Moratto 1984, Baumhoff 1955)”. Many of these cobble formations were found throughout Mission Valley and have since been developed over. P-37-00004 was revisited in 2001 and 2012 by ASM Affiliates (ASM). In both visits, the area was noted to have been disturbed through mechanical grading and obscured by ice plant ground cover. In both instances, ASM concluded the site was presumably destroyed due to lack of evidence of cultural materials (Cordova *et al* 2012).

P-37-000035

This resource consists of the Mission San Diego de Alcalá (Mission) located at 10818 San Diego Mission Road. The site was initially recorded in 1912 by Nels C. Nelson, although the first site record on file was completed in 1949 by Arnold Pilling. In addition to the historic component of the site, an update to the site record in 1976 by Ken Hedges noted this location as also the prehistoric site of the Kumeyaay village, Nipaguay, citing “a full range of artifacts from aboriginal, Hispanic, and American occupations of the site area encountered” (Hedges 1976). Hedges further notes the “reconstruction of the Mission and modern features including associated church buildings, roads and commercial developments have occurred on the site area.” Subsequent updates to the site record over the years include multiple testing efforts at various locations within the Mission’s compound. The Mission has been listed on both the California Register of Historic Resources (California Register) and the National Register of Historic Places (National Register) as well as being recognized as both a California Historic Landmark and a National Historic Landmark.

P-37-000041

This resource was originally recorded by Nels C. Nelson as a large village site (123 m N/S by 159 m E/W) according to firsthand accounts in the early 1900’s (no date provided). Nelson notes that no evidence was observed to substantiate long term occupancy. The site is located at the intersection of Interstate-8 (I-8) and Interstate-5 (I-5). The site record states that “since the initial documentation, the site location has been tested...”. However the testing did not produce evidence of the site and no cultural resources were observed during a site visit in 2011 by Garcia and Associates as well (GANDA) (Greenlee and Letter, 2011). The location of the site is recorded within the currently developed I-8/I-5 intersection right-of-way (ROW) that includes on-ramps and landscaping, as well as adjacent paved parking lots.

P-37-000202

The site record for P-37-000202 fails to document any information regarding the resource. There is nothing regarding the size, nature, composition or even the year recorded and author. The only information present on the record indicates the resource is adjacent to P-37-000035.

P-37-000239

This site (dimensions unknown) was originally recorded in 1951 by E. Hall as a prehistoric artifact scatter including obsidian and chert flakes, shell and pottery. The site is recorded on a hillside northwest of P-37-000035 and Hall noted that modern area development likely covers a portion of the site. While no

update is on file for this site, the site's recorded location has since been developed with condominiums.

P-37-004675

This resource was originally recorded in 1976 by Dr. James Moriarty and consisted of prehistoric lithic tools. The site (dimensions unknown) was recorded along Hotel Circle west of the Stardust Country Club and north of I-8; however, the site location data is incomplete. Based on the maps, the site appears to have been located where the current Riverwalk Golf Club (formerly the Stardust Golf Course) is located or where the adjacent developed parking lots and commercial buildings are located. No site record update is on file at the SCIC to confirm the site's specific location.

P-37-011055

The earliest site record for P-37-011055 on file at the SCIC was completed by Herbert Minshall in 1977; however, Minshall noted that the location had been previously excavated in 1973 by "Carter, Moriarty and Minshall" (Minshall 1977). The site is recorded as a prehistoric temporary camp (38m N/S x 12m E/W) that included thermal features, ash lenses, and lithic artifacts along an alluvial fan as it slopes downhill and north into Mission Valley. An update in 1982 by George Carter reported the site in similar condition, but notes "adjacent areas being destroyed by commercial development". The northern half of this site falls within the current study area and much of it has been commercially developed. Approximately, half of the site remains undeveloped; however, there is not a recent update on file with the SCIC to ascertain the current conditions of the site.

P-37-011056

This resource was originally recorded by Affinis (no date provided) as a prehistoric artifact scatter (site dimensions unknown). While the site record yields little information, the site is recorded as a "river terrace camp of probable permanence" but notes that local collectors had removed most of the surface resources (Affinis, n.d.). A low-density shell midden and obsidian projectile point were also recorded. This resource is recorded along the northern side of the San Diego River in an area which has since been completely developed with condominiums. Historic aerials show a trailer park in the region dating back to 1964. The trailer park was removed in 1981 and by 1989 the area was largely developed with paved access roads and condominiums (historicaerials.com 2015).

P-37-011766

This resource was originally recorded in 1990 by ERC Environmental as an artifact and shell scatter (30 m N/S by 20 m E/W). The site was recorded within the current boundary of the Riverwalk Golf Club, just south of the northern fence line. During a site visit in 1992 by Danielle Huey and Ed Baker, the site was subsequently reduced since only the shell scatter was observed. This site has not been tested nor has a more recent survey been conducted to update the record with the site's current condition.

P-37-011767

This site was originally recorded in 1990 by ERC Environmental as a shell scatter (100 m N/S by 70 m E/W). An update in 1992 by Gallegos & Associates observed the shell scatter in conjunction with an artifact scatter. The site is located within the Riverwalk Golf Club. According to a 2012 site record update by ASM, portions of the site were capped during the construction of an adjacent housing project. The 2012 ASM investigation only documented the northern portion of the site, the current condition of the

southern portion remains unknown.

P-37-012126

This resource was originally recorded in 1992 by Gallegos & Associates as a small shell scatter (37 m N/S by 26 m E/W) located within the Riverwalk Golf Club, just south of Friars Road. Updates to the site record conducted in 1996 by RECON identified prehistoric habitation debris in addition to the shell scatter. The testing program conducted by RECON, identified artifacts just below the golf course sod in three concentrations. Carbon-14 dating was conducted on a shell sample resulting in the age of 1530+/-60 BP. Additionally, groundstone and lithic artifacts were collected. Archival information provided by the SCIC regarding the results of this site's testing for eligibility on the National Register and California Register was not included.

P-37-012127

This resource was originally recorded in 1992 by Huey and Baker of Gallegos & Associates as a small shell scatter (15 m N/S by 45 m E/W) within the boundary of the Riverwalk Golf Club. Huey and Baker noted the site's surface was obscured by the golf course's turf. There is no update on file to confirm the site's current condition.

P-37-012128

This resource was recorded in 1992 by Huey and Baker of Gallegos & Associates as prehistoric shell midden (15 m N/S by 30 m E/W) within the boundary of the Riverwalk Golf Club. Huey and Baker noted the site's surface is obscured by the golf course's turf. There is no modern update on file to confirm the site's current condition.

P-37-012129

This resource was recorded in 1992 by Huey and Baker of Gallegos & Associates as a prehistoric shell scatter (15 m by 15 m) within the boundary of the Riverwalk Golf Club. Huey and Baker noted the site's surface was obscured by the golf course's turf. There is no modern update on file to confirm the site's current condition.

P-37-012132

This resource was recorded in 1992 by Huey and Baker of Gallegos & Associates as a prehistoric shell scatter (75 m by 75 m) within the boundary of the Riverwalk Golf Club. Huey and Baker noted the site's surface was obscured by the golf course's turf. There is no modern update on file to confirm the site's current condition.

P-37-012220

This site was originally recorded in 1991 by Andrew Pigniolo as a prehistoric temporary habitation site (20 m N/S by 20 m E/W) within the boundary of the Riverwalk Golf Club. A site revisit conducted in 1992 by Huey and Baker of Gallegos & Associates observed a shell scatter solely. There is no current update on file for this resource to confirm the site's present condition.

P-37-012862

Originally recorded in 1973 by Stanley Berryman as a possible prehistoric campsite with an artifact

scatter, this site (15 m N/S by 30 m E/W) was recorded along the northern half of the Riverwalk Golf Club and extending to the north side of Friar's Road. The site record also noted a letter from Ken Hedges, dated 1976, that stated that testing at the site found no evidence of a prehistoric occupation, but rather modern refuse deposits. According to the site record, this site was tested again in 1991 by Andy Pignolo and found to not be significant under CEQA criteria. During a subsequent site visit in 1992 by Huey and Baker, prehistoric lithics were once again observed.

P-37-014380

This site was recorded in 1996 by Jerry Schaefer of ASM as a village site (50 m by 60 m) located in the western portion of the Mission Valley river valley (Schaefer 1996). Artifacts observed included lithics, groundstone, thermal features, and midden soils. The site, referred to as the Heron Site, was discovered during archaeological monitoring the removal of alluvial sediments for the Biological Wetlands Mitigation Area of the Mission Valley West Light Rail Transit Project. An initial test indicated the site was significant and potentially eligible for the NRHP, and data recovery was implemented. Excavations revealed a temporary camp on a sand bar of the San Diego River, adjacent to a marshy wetlands and riparian environment. The site was found to consist of two components – a lower, well-preserved occupation area and an upper, less discrete horizon – separated by sandy alluvium. (Schaefer *et al* 1997)

Discrepancies were found between radiocarbon dates derived from shell and charcoal, but the artifact assemblage is typical of the Late Prehistoric period. Schaefer identified this to be located at and ancestral to the ethnohistorically known village of *Cosoy* (additional spellings include: *Kotsi/Kosaii/Kosa'aay*), the first settlement encountered and described by Spaniards when they founded the San Diego presidio and mission in 1769. The Heron Site has revealed important information about the nature and dynamics of settlement and subsistence systems in the lower San Diego River Valley.

P-37-024558

This resource was originally recorded in 1996 by RECON as a prehistoric burial with associated funerary items (4 m in length by 2 m in width). Observed during construction monitoring, the resource appeared undisturbed but was partially destroyed during trenching. Shell observed with the burial was collected and a C-14 analysis conducted. The C-14 testing resulted in 1390+/-60 B.P. dates. The burial was observed at a depth of approximately 12 ft below the current golf course surface. The site record noted the original location of the burial was mismapped and provided new locational data (Gilmer 1996). However, the new locational data was not provided in industry standard format and was not supported in the documentation but left as a series of coordinate numbers with no defining coordinate system. SCIC attempted to provide the data in standard format, but given the resource locational data possesses very general whole numbers, it would appear that locational accuracy has been compromised resulting in the burial location being approximated.

In 2002 Nina Harris recorded a shell scatter at this location (7 m N/S by 10 m E/W) yet cited the shell may be natural deposits from periodic river flooding. A 2007 update to the site record recommended the burial become its own site and not be affiliated with the shell scatter recorded by Harris. However, at the present time, both resources have the same designation but are mapped as different locations and not affiliated.

P-37-024559

This resource was recorded in 2002 by Nina Harris as a shell scatter (22 m N/S by 4 m E/W) in the San Diego River west of the Presidio ball fields. No other cultural artifacts were observed during the survey effort and Harris documented the site as being the product of natural deposits from flooding. There is no modern update on file to ascertain the site's current condition.

P-37-024560

This resource was recorded in 2002 by Nina Harris as a shell scatter (site dimensions unknown) in the San Diego River east of the Presidio ball fields. No other cultural artifacts were observed during the survey effort. There is no recent update on file to ascertain the site's current condition.

P-37-026842

This resource was recorded in 2004 by Fred Beecher as redeposited historic refuse deposit. Beecher cites the "isolated artifacts are a result of multiple episodes of fill soil importation. None of the artifacts collected derived from a primary context" (Beecher 2004).

P-37-029700

This resource was recorded in 2008 by Jose Aguilar as a low-density shell scatter with midden soils and fire-affected rock (82 m N/S by 33 m E/W). The site was located south of I-8 in Hotel Circle and according to Aguilar, it may extend underneath the interstate and frontage roads as midden soils are visible in locations free of asphalt or ground cover. Testing of the site resulted in fire-affect rock being identified at a depth of 1.8m. Aguilar notes the site's integrity as being fair in spite of the extensively developed area. Archival information provided by the SCIC regarding the results of this site's testing for eligibility on the National Register and California Register was not included.

P-37-029807

This resource was originally recorded in 2008 by Mary Robbins-Wade and Stephen Van Wormer of Affinis as a historic bridge. The bridge is comprised of steel-reinforced concrete approximately 1000 ft long. The bridge was constructed in 1946 on SR-163 traversing the San Diego River. The bridge has been evaluated and recommended not eligible for listing in the National Register or California Register due to questions of integrity following alterations to the bridge.

P-37-030935

This site was recorded in 2008 by Elizabeth Davidson of Laguna Mountain Environmental as a historic refuse deposit with a possible historic "foundation" feature (2 ft N/S by 1.5 ft E/W) during construction monitoring in Hotel Circle. The historic refuse was comprised of whole and broken domestic bottles which were collected. Redwood boards were encountered beneath a layer of fill, above native soils. The boards were not collected.

P-37-030936

This site was recorded in 2008 by Elizabeth Davidson of Laguna Mountain Environmental as a historic refuse deposit (3 ft by 2 ft) identified during construction monitoring in Hotel Circle. Artifacts were collected and consisted of liquor bottles and a kettle. Makers' marks dated the bottles to the 1920's and 1930's.

P-37-030937

This site was recorded in 2008 by Elizabeth Davidson of Laguna Mountain Environmental as a historic refuse deposit (20 ft N/S by 20 ft E/W) and well (4.8 ft in diameter by 8.7 ft long) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of a vase, tile, bicycle seat, and glass shards, ceramic sherds, and metal fragments. Makers' marks dated the artifacts to the 1940's.

P-37-030938

This site was recorded in 2008 by Laguna Mountain Environmental as a historic refuse deposit (5 ft N/S by 1.5 ft E/W) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of a medicine bottle, ceramic fragments, and metal fragments. The bottle's makers' mark dated to the 1880's.

P-37-030939

This site was recorded in 2008 by Laguna Mountain Environmental as a historic refuse deposit (9 ft N/S by 3 ft E/W) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of glass, ceramic and metal fragments, a necklace, a cat statue, and miscellaneous metal items. Makers' marks dated the artifacts to the 1940's and 1950's.

P-37-030940

This site was recorded in 2008 by Laguna Mountain Environmental as a historic refuse deposit (4 ft N/S by 2 ft E/W) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of kitchenware, shell and metal fragments. Charcoal, melted glass and partially burnt wood pieces would suggest that this refuse deposit was burned prior to being discarded. Makers' marks dated the artifacts from the 1920's to the 1950's.

P-37-030941

This site was recorded in 2008 by Laguna Mountain Environmental as a historic refuse deposit (2 ft N/S by 1.5 ft E/W) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of glass bottles and fragments, kerosene lamp fragments, and ceramic fragments. Makers' marks dated the artifacts to the 1910's and 1960's.

P-37-030942

This site was recorded in 2008 by Laguna Mountain Environmental as historic retaining wall fragments (7 ft long by 1 ft wide) during construction monitoring in Hotel Circle. The wall fragments were collected and constructed of cement and cobbles with two iron pipes exiting at an exposed end.

P-37-030943

This site was recorded in 2008 by Laguna Mountain Environmental as a historic refuse deposit (2 ft N/S by 1 ft E/W) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of kitchenware, light bulb remnants, saw-cut animal bone, and brick. Makers' marks dated the artifacts to the 1910's and 1960's.

P-37-030944

This site was recorded in 2008 by Laguna Mountain Environmental as a "modern, soon to be historic"

refuse deposit (dimensions unknown) during construction monitoring in Hotel Circle. Artifacts observed, but not collected, included beer cans, pebble flooring, glass and metal fragments. There is no detail on the site form to indicate the date upon which the site will become a historic site. At present, this site does not meet the requirements as listed in CEQA as a historic-era resource.

P-37-030945

This site was recorded in 2008 by Laguna Mountain Environmental as a historic refuse deposit (20 ft N/S by 5 ft E/W) during construction monitoring in Hotel Circle. Artifacts were collected and consisted of consumer items, garments and kitchenware. Makers' marks dated the artifacts to the 1920's and 1950's.

P-37-031962

This resource was recorded in 2011 by Jennifer Kraft of Brian Smith & Associates as a multi-component site (500 m long by 20 m wide) during construction monitoring along City of San Diego sewer pipelines. Resources observed at five locations along the 500 m corridor include a prehistoric and historic scatter, a brick feature (possible cistern), and three historic refuse deposits. All resources were observed within existing manhole boundaries. Kraft cites the brick cistern to have been constructed in 1875 as part of the private San Diego Water Company's assets and retrofitted in 1886. While the cistern was buried under approximately 10 ft of fill, the artifact scatters were collected during the monitoring effort.

P-37-034320

This resource was recorded in 2011 by Garcia & Associates as a historic-era bridge, Caltrans Bridge #57C0239. The bridge measures 938 feet in length and 65 feet in width and is a steel stringer multi-beam girder bridge. The bridge was originally built in 1933 and widened in 1952. Caltrans previously evaluated the bridge and determined it to be ineligible for listing on the NRHP.

P-37-034472

This resource was recorded in 2014 by ASM Affiliates as a prehistoric lithic scatter. The site measures 55 meters (E/W) by 15 meters (N/S). Subsurface testing was conducted and found the site to be predominately a light surface scatter with no subsurface component.

P-37-035171

This resource was recorded in 2013 by Crawford Historic Services as a historic-era sports arena/stadium. The stadium is a multi-level, oval shaped, asymmetrical, Modern style, open-air sports arena built in approximately 1967. Formerly known as Jack Murphy Stadium and Qualcomm Stadium, the stadium is currently named SDCCU Stadium. Major renovations to the structure occurred in 1997. The site was evaluated and found to not be eligible for listing on the NRHP.

P-37-035941

This resource was recorded in 2015 by Crawford Historic Services as a historic-era multi-story commercial building. This structure is the Macy's Department Store located at Fashion Valley Mall. The building has a glazed tile exterior, flat roof, and reinforced concrete foundation. The building was constructed, as part of the greater mall, in 1969 and was originally The Broadway department store. Macy's Federated Department Stores bought out the former and occupied the building in 1996. Due to multiple alterations, the building does not meet the necessary criteria to be considered eligible for

listing on the NRHP.

P-37-037007

This resource was recorded in 2015 by Crawford Historic Services as a historic-era multi-story commercial building. This structure is the Macy's Department Store located at Mission Valley Shopping Center. The structure is a three-story, asymmetrical, irregular shaped, Modern Contemporary style department store. The building was built during the post-World War II commercial development of the 1950's. Due to alterations, the building does not meet the necessary criteria to be considered eligible for listing on the NRHP.

P-37-037009

This resource was recorded in 2016 by AECOM as a historic-era hotel/motel complex known as the Town and Country property. The complex consists of various buildings supporting hotel rooms, a lobby, offices, restaurants, a gift shop, a spa, laundry, landscaping, engineering, and maintenance facilities, conference meeting rooms, and shipment receiving rooms. The initial buildings were constructed between 1953-1955 with additions constructed between 1956-1962, 1969-1975, 1979, and 2006-2007. The multitude of buildings display an array of architectural styles including Tiki-Polynesian, Futuristic, Brutalism, Ranch, and Contemporary. The evaluation of Town and Country determined that portions of the property meet the necessary criteria to be considered eligible for listing on the CRHP and Historic Resources Board. At the time of this document, the resource is currently undergoing considerable renovations, including the demolition of some of the buildings within the complex.

P-37-037631

This resource was recorded in 2018 by Laguna Mountain Environmental as a prehistoric temporary campsite consisting of hearths, shell midden, lithic scatters, charcoal and fire-affect rock. The site measures 81 meters by 71 meters. A testing and evaluation program was conducted and observed a considerable subsurface component. Artifacts observed during the testing were collected. The site record notes that much of the site has been graded and that much of the site's deposits have been removed. The site's integrity has been degraded to poor on account of disturbances.

P-37-037632

This resource was recorded in 2018 by Laguna Mountain Environmental as a historic-era refuse deposit consisting of glass bottles and shards, including sun-colored amythest, ceramic dish fragments, kitchen items, building materials, and consumer containers. The site measures 264 feet (E/W) by 153 feet (N/S). As the deposit consists primarily of milk bottles and dish fragments, it is posited the site was a dumping location of a hotel or restaurant. The items date between 1877-1926. Much of the site was collected during construction monitoring. The site's integrity has been degraded to poor on account of disturbances.

P-37-037633

The resource was recorded in 2018 by Laguna Mountain Environmental as a historic-era refuse deposit measuring 5'4 (N/S) by 5 feet (E/W). This deposit was observed during construction monitoring and was collected. The deposit consists of glass bottles and fragments, metal fragments, kitchen items, and a pair of leather shoes. Portions of the site appear to have been graded previously during the construction of a

motel in 1956. The items appear to have been discarded in the mid-1920s. The site's integrity has been degraded to poor on account of disturbances.

P-37-037634

This resource was recorded in 2018 by Laguna Mountain Environmental as a historic-era refuse deposit measuring 7'4 (N/S) by 6'2 (E/W). The site's assemblage consists largely of fragmented glass milk bottles followed with kitchenware, houseware, metal fragments, and a mass of slag. The makers marks on the bottles denote manufacturing between 1925-1927. It appears the top portion of this refuse dump was graded during the construction of a motel at this location in 1956. The site form notes The Holsom Dairy operated on a ranch located in this vicinity between the 1920s to 1943 (Pigniolo 2018). Much of the site was collected during construction monitoring. The site's integrity has been degraded to poor on account of disturbances.

P-37-037635

This resource was recorded in 2018 by Laguna Mountain Environmental as a historic-era well and refuse deposit measuring 6'8 (N/S) by 6'6 (E/W). The cobble-walled well measures 6'8 in diameter. The well was initially filled with debris and soil, however as three feet of soil was removed, the refuse was located. The refuse largely consists of glass milk bottles dating to the late 1920s and seemingly the deposit of a dairy that once occupied this space in the 1920s. In addition to the glass bottles, a concrete box, a wooden-lined wall, fragments of window glass, ceramic dishes, metal fragments, and other miscellaneous items were observed. The top portion of this resource was graded during the construction of a motel at this location in 1956. The items were collected during the construction monitoring and the site's integrity has been degraded to poor on account of disturbances.

Historical Addresses

P-37-016279

This resource consists of the Cabrillo Freeway, SR-163, as it heads north through Mission Valley. Only a portion of this resource is within the current study area. Originally recorded in 1996 by Frank Lortie of Caltrans, the freeway and associated elements including: landscaping, roadway, Cabrillo Bridge, and on/off-ramps make up the Cabrillo Freeway Historic District. Lortie nominated the district to the National Register and California Register in 1996. The site record does not state if the district was accepted. In reviewing the National Register and California Register, the district does not appear to be listed on either.

I-8 Mission Valley Freeway also falls under this Cabrillo Freeway Historic District where the bridge connects the two highways.

10818 San Diego Mission Road

This address is that of the aforementioned Mission San Diego de Alcalá. See above P-37-000035 for information regarding this historical address/resource.

Table 6 below outlines the cultural resources' evaluation status.

Table 6. Status of Cultural Resources within the Community of Mission Valley

Resource	Description	Recorder; Date	Current Status of Resource	Evaluated?	*Integrity Level	**NRHP /CRHP Eligibility
P-37-000004	Historic: "Old Mission Site"	Baumhoff; 1955	Site could not be relocated during 2001 and 2012 revisit	No	P	N
P-37-000035	Historic: Mission San Diego de Alcalá / Cobblestone Foundation	Hedge; 1976 / Schaeffer; 2013		Yes	E	On NR & CR
N/A	Historic Address: 10818 San Diego Mission Road (Mission San Diego de Alcalá)		Site Intact			
P-37-000041	Prehistoric: Village Site	Nelson; ? / GANDA; 2011	1991 Testing program could not relocate site, nor 2011 revisit	Yes	P	N
P-37-000202	Unknown	Treganza; ?	Unknown- recent update not yet conducted	No	U	U
P-37-000239	Prehistoric: Artifact Scatter	Hall; 1951	No update on file but site area has been developed	No	U	N
P-37-004675	Prehistoric: Artifact Scatter	Moriarty, 1976	No update on file but site area recorded beneath Hotel Circle Drive North	No	U	N
P-37-011055	Prehistoric: Artifact Scatter	Minshall; 1977	Unknown- recent update not yet conducted	Yes	U	U
P-37-011056	Prehistoric: Campsite	Affinis; ?	Location of site has been developed	No	U	N
P-37-011766	Mixed Component: Prehistoric: Artifact Scatter // Historic: Refuse Deposit	Berryman; 1973 (update in Table 2)	Disturbed and partially collected as of 1990 revisit	Yes	P	N
P-37-011767	Prehistoric: Artifact and Shell Scatter	Clevenger, Baker; 1990	Unknown- partial resurvey in 2012.	No	F	U
P-37-012126	Prehistoric: Shell Scatter	Huey, Baker; 1992	Unknown- recent update not yet conducted	No	U	P 3CS
P-37-012127	Prehistoric: Shell Scatter	Huey, Baker; 1992	Unknown- recent update not yet conducted	No	F	U
P-37-012128	Prehistoric: Shell Midden	Huey, Baker; 1992	Unknown- recent update not yet conducted	No	F	U
P-37-012129	Prehistoric: Shell Scatter	Huey, Baker; 1992	Unknown- recent update not yet conducted	No	F	U
P-37-012132	Prehistoric: Shell Scatter	Huey, Baker; 1992	Unknown- recent update not yet conducted	No	F	U
P-37-012220	Prehistoric: Artifact and Shell Scatter	Pignuolo; 1991	Unknown- recent update not yet conducted	No	F	U
P-37-012862	Prehistoric: Shell Scatter	Huey, Baker; 1992	Unknown- recent update not yet conducted	No	F	U
P-37-014380	Prehistoric: Village Site	Schaefer; 1996	Intact, partially collected	Yes	F/G	P
P-37-014958	Isolate: Prehistoric: Lithic	Clevenger; 1990	Collected	N/A	N	N
P-37-014959	Isolate: Prehistoric: Lithic	Clevenger; 1990	Collected	N/A	N	N
P-37-014963	Isolate: Prehistoric: Lithic	Clevenger; 1990	Collected	N/A	N	N

Table 6. Status of Cultural Resources within the Community of Mission Valley

Resource	Description	Recorder; Date	Current Status of Resource	Evaluated?	*Integrity Level	**NRHP /CRHP Eligibility
P-37-016279	Historic Address: 163 Cabrillo Freeway. State Route 163 Cabrillo Freeway District	Lortie; 1996	Resource Intact	No	G	N
P-37-024558	Prehistoric: Shell Scatter, Burial	Gilmer; 1996	Unknown- recent update not yet conducted	No	U	P
P-37-024559	Prehistoric: Shell Scatter	Harris; 2002	Unknown- recent update not yet conducted	No	P	N
P-37-024560	Prehistoric: Shell Scatter	Harris; 2002	Unknown- recent update not yet conducted	No	U	N
P-37-026842	Historic: Refuse Deposits	Beecher; 2004	Secondary deposit in fill soils	No	P	N
P-37-029700	Prehistoric: Midden, Shell Scatter	Aguilar; 2008	Collected during testing	Yes	F	N
P-37-029807	Historic: Bridge	Robbins-Wade; 2008	Resource Intact	No	P/F	N
P-37-030928	Isolate: Historic: Refuse Deposit	Davidson; 2008	N/A	N/A	N	N
P-37-030929	Isolate: Historic: Refuse Deposit	Davidson; 2008	Collected	N/A	N	N
P-37-030930	Isolate: Historic: Refuse Deposit	Davidson; 2008	N/A	N/A	N	N
P-37-030931	Isolate: Prehistoric: Lithic	Davidson; 2008	Collected	N/A	N	N
P-37-030932	Isolate: Prehistoric: Shell	Davidson; 2008	N/A	N/A	N	N
P-37-030933	Isolate: Historic: Faunal Bone	Davidson; 2008	Collected	N/A	N	N
P-37-030934	Isolate: Prehistoric: Shell	Davidson; 2008	N/A	N/A	N	N
P-37-030935	Historic: Foundation, Refuse Deposit	Davidson; 2008	Foundation Intact, Refuse Collected	No	F	U
P-37-030936	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030937	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030938	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030939	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030940	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030941	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030942	Historic: Wall Fragments	Davidson; 2008	Collected	No	F	N
P-37-030943	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-030944	Modern: Refuse Deposit	Davidson; 2008	Modern – N/A	No	N	N
P-37-030945	Historic: Refuse Deposit	Davidson; 2008	Collected	No	F	N
P-37-031962	Mixed Component: Prehistoric: Artifact Scatter; Historic: Cistern, Refuse Deposit	Kraft; 2011	Partially Collected	No	F	U
P-37-034320	Historic: Bridge	Schultz, et al.; 2011	Resource Intact	Yes	U	N 6Z
P-37-034472	Prehistoric: Lithic Scatter	Quach, T.; 2014	Collected	Yes	P	N
P-37-035171	Historic: Stadium/Sports Arena	Crawford, K. 2015	Resource Intact	Yes	G	N

Table 6. Status of Cultural Resources within the Community of Mission Valley

Resource	Description	Recorder; Date	Current Status of Resource	Evaluated?	*Integrity Level	**NRHP /CRHP Eligibility
P-37-035941	Historic: Commercial Building	Crawford, K. 2015	Resource Intact	Yes	P	N
P-37-037007	Historic: Commercial Building	Crawford, K. 2015	Resource Intact	Yes	P	N 6Z
P-37-037009	Historic: Hotel	AECOM; 2016	Resource undergoing remodel	Yes	P	Y 3S
P-37-037631	Prehistoric: Temporary Campsite	Pigniolo, A; 2018	Collected	No	F	U
P-37-037632	Historic: Refuse Deposit	Pigniolo, A; 2018	Collected	No	F	U
P-37-037633	Historic: Refuse Deposit	Pigniolo, A; 2018	Collected	No	P	U
P-37-037634	Historic: Refuse Deposit	Pigniolo, A; 2018	Collected	No	P	U
P-37-037635	Historic: Well, Refuse Deposit	Pigniolo, A; 2018	Collected	No	P	U
Designation Not Assigned by SCIC	Historic Address: I8 Mission Valley Freeway. State Route 163 Cabrillo Freeway District		Resource Intact	No	G	N

*Integrity Level: P=Poor, F= Fair, G=Good, E=Excellent, U=Unknown, N/A=Not Applicable

**NRHP/CRHP Eligibility: N=Ineligible/Unlikely to be eligible, P=Possibly Eligible, On=On Register, U=Unknown
3CS/3S= Status Code 3: Appears eligible for National Register or California Register through Survey Evaluation
6Z=Status Code 6: Not Eligible for Listing or Designation

D. Native American Contact Program

In addition to the literature search, a Sacred Lands File Check was requested of the Native American Heritage Commission (NAHC) in August 2015 for potential sacred sites within the community of Mission Valley. A response was received from the NAHC, dated January 25, 2016, citing that the search for sacred lands resulted in a negative finding. The NAHC forwarded a list of local Native American contacts with potential interest and/or additional information regarding cultural resources in the vicinity of Mission Valley. Letters were mailed on January 26, 2016 to all tribal entities, and emails were sent to tribal entities with email addresses on January 28, 2016. Two responses were received and are detailed below. All correspondence between Tierra, the NAHC, and local Tribes is documented in Appendix C.

An email response was received by Mr. Clint Linton, Director of Cultural Resources for the Lipay Nation of Santa Ysabel, on February 2, 2016. Mr. Linton addressed a few areas of concern, stating his extensive experience working in the San Diego River Valley on previous projects and is very familiar with the location of the village of *Kosti/Cosoy/Kosaii/Kosa'aay* (P-37-014380). Mr. Linton offered to “share which areas are of most concern as needed” and provided information regarding the discovery of human remains during project-related monitoring in the community plan area. Mr. Linton also stressed the need for a large buffer zone around the Mission San Diego de Alcalá. Lastly, Mr. Linton included “that all projects within the boundary of this analysis should be subject to Kumeyaay [Native American Monitor]

involvement, giving the [Native American Monitors] a chance to review individual projects and request their involvement as appropriate” (Linton 2016). Ms. Murphy replied via email on February 3, 2016 that his concern has been included in this document.

An email response was received from the Viejas Band of Kumeyaay Indians on February 2, 2016. The letter requested that they receive a copy of the “Cultural Resource report ... in order to make an informed decision/recommendation on the matter”. Ms. Murphy replied via email on February 3, 2016 that their concern would be included in this document.

Consultation with local Native American tribes, in accordance with Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52) for this Community Plan Update has been conducted by the City of San Diego and is on-going. Information previously provided by culturally affiliated tribes in San Diego County has been incorporated into this report, the Mitigation Framework, and the Community Plan policies addressing Tribal Cultural Resources.

III. CULTURAL SENSITIVITY ANALYSIS

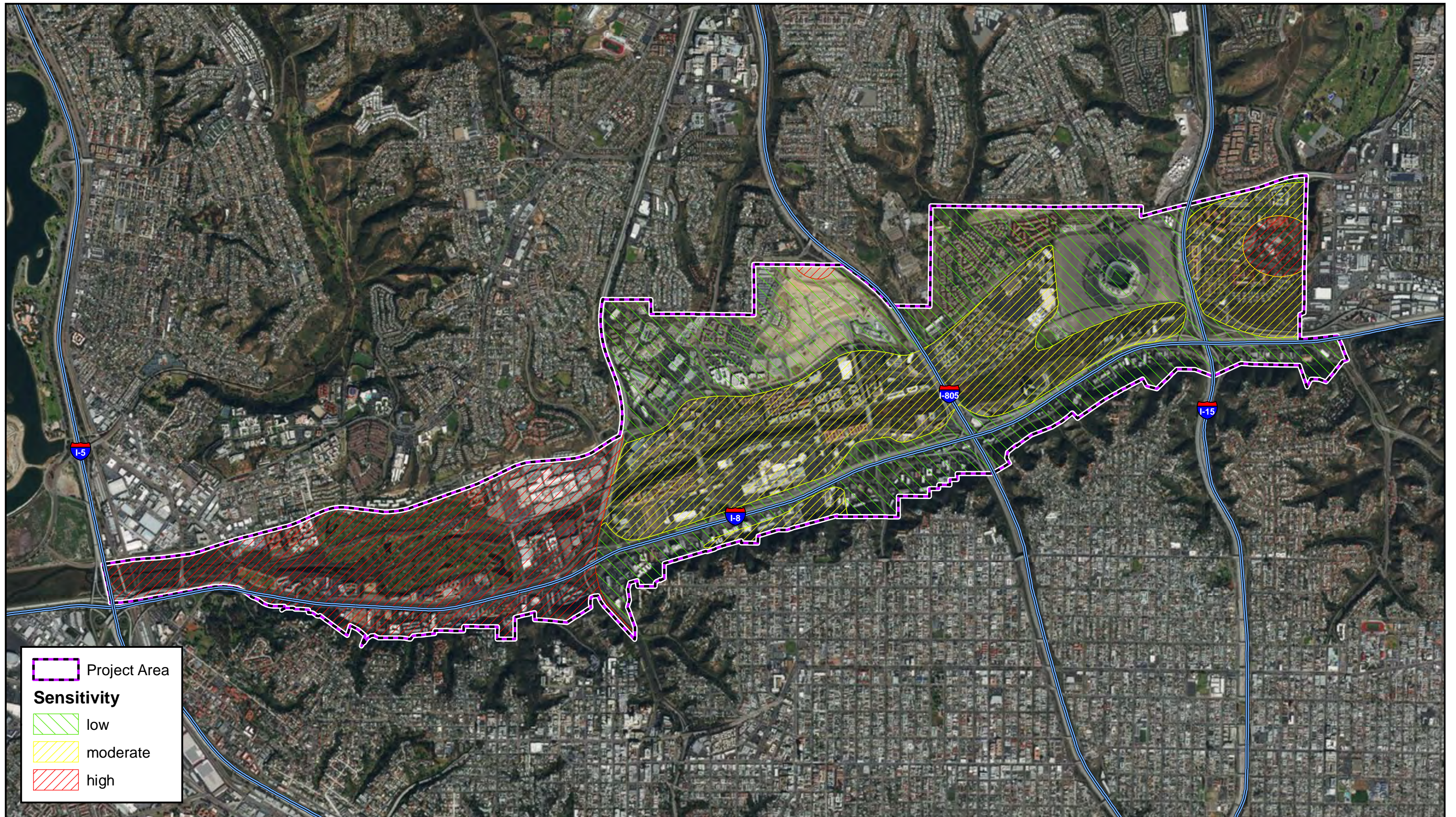
The cultural sensitivity analysis of the Mission Valley community is comprised of areas determined to represent low, moderate and high sensitivities. These areas were determined by examining the archival data, including the records search from the SCIC, the sacred lands file from the NAHC, and correspondence with the local Native American community, as well as regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred which may have previously impacted archaeological resources.

A low sensitivity rating indicates that minimal or no previously recorded cultural resources were identified in these areas by the archival analysis. Potential resources in these areas are unlikely to be substantial in artifact assemblage frequency and/or content based off of the archival data and environmental factors. Additionally, in some cases these resources were collected prior to commercial disturbance (ie: P-37-014959). As a result, probability is low for the identification of resources in these areas. Low sensitivity areas are depicted with a forward-slash green fill in Figure 6.

A moderate sensitivity rating indicates areas where archival data illustrates multiple previously recorded resources. The resources may be more complex or have more substantive elements and frequencies as supported by the information provided by the SCIC. The probability for the identification of resources in these areas is moderate. Moderate sensitivity areas are depicted with a back-slash yellow fill in Figure 6. It should be noted that a few prehistoric and historic sites have been recorded in areas depicted in yellow. However, the areas where these sites were recorded has been subsequently impacted reducing their potential from highly sensitive to moderate sensitivity due to integrity concerns (ie: P-37-004675).

Areas identified as having high cultural sensitivity would indicate that the record search identified several previously recorded sites within the study area. The resources in these areas are generally complex in nature with unique and/or abundant artifact assemblages. In some cases, the resources in this category may have been determined to be significant under local, State or Federal guidelines. The potential for the identification of resources in areas of high sensitivity is likely. Areas of high sensitivity are represented with a forward-slash red fill in Figure 6. The high sensitivity on the western end is particularly due to archaeological evidence of extensive prehistoric use of this area, which is also supported by physical attributes associated with the ethnohistoric village of *Kosti/Cosoy/Kosaii/Kosa'aay* (P-37-014380). The far eastern end is considered sensitive due to the physical and well-documented evidence associated with the ethnohistoric and historic occupation of the San Diego Mission de Alcalá (P-37-000035).

While much of the community of Mission Valley has been developed, it consists of a heavily active, depositional river valley utilized over thousands of years and the potential for intact cultural deposits at depth is probable at many locations. As is illustrated by the high density of cultural resources (Tables 2 through 5 in Section II), the area represents a prehistorically and historically active environment. Considering these factors in conjunction with Native American correspondence, much of the community of Mission Valley has been determined to be of either moderate or high cultural sensitivity.



Source: Esri, SanGIS

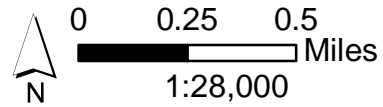


Figure 6
Mission Valley
Cultural Sensitivity Areas - Cultural Resources

IV. RECOMMENDATIONS

This constraints analysis was undertaken in association with the update of the Mission Valley Community Plan for the City of San Diego. To achieve this analysis, archival data, geographical and environmental aspects, and correspondence with the local Native American tribes were reviewed.

While the community of Mission Valley has been extensively developed during the modern era, records also show the vicinity to have been a highly utilized area over time. Due to continued use and development, there is no doubt that numerous prehistoric and historical resources in the community of Mission Valley have been disturbed over the years. However, as indicated in previous sections, any remaining undisturbed soils up to several feet deep anywhere along the San Diego River Valley have the potential to contain sensitive cultural resources, as is the case with P-37-024558, a prehistoric burial identified at a depth of 12 feet observed during modern trenching activities. This highlights the potential for significant cultural resources within this depositional environment. Considering this type of environment coupled with the known sites in the region, the village of *Kosti/Cosoy/Kosaii/Kosa'aay* (P-37-014380) and P-37-024558 in particular, the community of Mission Valley maintains moderate and high sensitivity levels and therefore it is recommended that a qualified archaeologist and Native American monitor be present for all ground disturbing activities, especially within areas depicted with the yellow or red slash fills on Figure 6.

Additionally, the following recommendations are made to better integrate and interpret the prehistoric and historic archaeological resources within the community of Mission Valley:

- Recognize the Native American habitation and land use of the community of Mission Valley and its surrounding vicinity. Their ties to their ancestral lands should be honored.
- Recognize the role of Native American and Spanish, Mexican, and early American settlers in the formation of the presidio, the Pueblo of San Diego, the Mission San Diego de Alcalá, Old Town and Mission Valley.
- Ensure that members of local Native American tribes and interested individuals are incorporated into the planning process in a meaningful way.
- Acknowledge the place names and places important to Native Americans and Spanish, Mexican, and early American settlers who inhabited the community of Mission Valley. This could be accomplished through signage and/or narratives in brochures and handouts.
- Expand the perception that the community of Mission Valley was a place where local Kumeyaay people consider important to their cultural history.

Future discretionary projects within the community of Mission Valley should be evaluated by a qualified archaeologist following the Mitigation Framework detailed below to determine the potential for the presence or absence of buried archaeological resources. Because the majority of the community of Mission Valley is developed, many prehistoric and archaeological resources are buried. Buried deposits offer a unique opportunity to broaden our understanding of the lives, culture, and lifeways of the diverse occupation of the community through time. As such, the following recommendations are made to ensure that buried resources are identified and documented:

- Conduct extensive, non-intrusive investigations to better located potential undocumented burials that may exist within the community
- Require archaeological and Native American monitoring during all construction related ground-disturbing activities within the community of Old Town. Such projects include, but are not limited to, installation of water, sewer, or utility lines; building demolition projects; new construction projects; and road paving or repairs that require subsurface disturbance.

If it is determined that a resource is historically significant, it should be referred to the City's Historical Resources Board for possible designation. Mitigation measures should be initiated for all significant sites, either through avoidance or data recovery.

All phases of future investigations, including survey, testing, data recovery, and monitoring efforts, would require the participation of local Native American tribes. Early consultation is an effective way to avoid unanticipated discoveries and local tribes may have knowledge of religious and cultural significance of resources in the area. In addition, Native American participation would help ensure that cultural resources within the community of Misison Valley are protected and properly cared for. A current list of local tribes can be obtained through the NAHC for all future projects.

Mitigation Framework

The following Mitigation Framework has been adapted from the Historical Resources Guidelines located in the City's Land Development Manual (City of San Diego 2001).

Archaeological and Tribal Cultural Resources

Prior to issuance of any development permit for a subsequent project tiering from the Community Plan Update (CPU) that could directly affect an archaeological or tribal cultural resource; the City shall require the following steps be taken to determine: (1) the presence of archaeological or tribal cultural resources and (2) the appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include, but are not limited to, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socioeconomic and ethnic backgrounds. Resources may also include resources associated with prehistoric Native American activities.

Initial Determination

The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depicts three levels of sensitivity (Figure 6). Review of this map should be done at the initial planning stage of a specific project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with

the Historical Resources Guidelines. These levels, which are described below, are not part of any federal or state law.

- **High Sensitivity:** These areas contain known significant cultural resources and have a potential to yield information to address a number of research questions. These areas may have buried deposits, good stratigraphic integrity, and preserved surface and subsurface features. If a project were to impact these areas, a survey and testing program is required to further define resource boundaries subsurface pressure or absence and determine level of significance. Mitigation measures such as an Archaeological Data Recovery Plan (ADRP) and construction monitoring shall also be required.
- **Moderate Sensitivity:** These areas contain recorded cultural resources or have a potential for resources to be encountered. The significance of the cultural resources within these areas is not known. If a project impacts these areas, a survey and significance evaluation is required if cultural resources were identified during the survey. Mitigation measures may also be required.
- **Low Sensitivity:** These areas have slopes greater than 25 degrees. Steep slopes have a low potential for archaeological deposits because they were not occupied by prehistoric peoples but rather used for gathering and other resource procurement activities. Many of these activities do not leave an archaeological signature. If a project impacts these areas, a survey is needed to confirm the lack of cultural resources. Should cultural resources be identified, a significance evaluation is required followed by mitigation measures.

Review of this map shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the City's Historical Resources Guidelines. If there is any evidence that the project area contains archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City's Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.

Step 1

Based on the results of the initial determination, if there is evidence that the project area contains archaeological resources, preparation of an evaluation report is required. The evaluation report could generally include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a record search at the South Coastal Information Center (SCIC) at San Diego State University. A review of the Sacred Lands File maintained by the NAHC shall also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet City standards. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a

case-by-case basis by the tribal representative during the project-specific AB 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance, based on the City's Guidelines, shall be performed by a qualified archaeologist.

Step 2

Where a recorded archaeological site or tribal cultural resource (as defined in the PRC) is identified, the City shall initiate consultation with identified California Indian tribes pursuant to the provisions in PRC sections 21080.3.1 and 21080.3.2, in accordance with AB 52. It should be noted that during the consultation process, tribal representative(s) will be involved in making recommendations regarding the significance of a tribal cultural resource which also could be a prehistoric archaeological site. A testing program may be recommended which requires reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). The archaeological testing program, if required, shall include evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City of San Diego's Historical Resources Guidelines. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the proposed project.

The results from the testing program shall be evaluated against the Significance Thresholds found in the Historical Resources Guidelines. If significant historical resources are identified within the area of potential effects, the site may be eligible for local designation. However, this process will not proceed until such time that the tribal consultation has been concluded and an agreement is reached (or not reached) regarding significance of the resource and appropriate mitigation measures are identified. The final testing report shall be submitted to Historical Resources Board (HRB) staff for designation. The final testing report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria. This process shall be completed prior to distribution of a draft environmental document.

An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

Step 3

Preferred mitigation for archaeological resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. When tribal cultural resources are present and also cannot be avoided, appropriate and feasible mitigation will be determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable, or project-specific mitigation measures incorporated into the project. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery program shall be reviewed and approved by the City's Environmental Analyst prior to distribution of a draft CEQA document and shall include the results of the tribal consultation process. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground disturbing activities whenever a tribal cultural resource or any archaeological site located on City property, or within the area of potential effects of a City project, would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of California Public Resources Code Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, State, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program included in a subsequent project-specific environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

Step 4

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Historical Resources Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation. Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures

that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and tribal cultural resources, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the project, and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

Step 5

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with State and federal standards unless otherwise determined during the tribal consultation process. In the event that a prehistoric and/or historical deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., AB 2641 [Coto] and California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA [USC 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation of all recovered artifacts must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance. When tribal cultural resources are present, or non-burial-related artifacts associated with tribal cultural resources are suspected to be recovered, the treatment and disposition of such resources will be determined during the tribal consultation process. This information must then be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collections (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information

regarding curation is provided in Section II of the Historical Resources Guidelines.

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APPENDICES

A. Resumes of Key Personnel

B. Confidential Map (*Bound Under Separate Cover*)

Figure 6. Cultural Resources within the Community of Mission Valley

C. Native American Contact Program

Appendix A.

Resumes of Key Personnel

MICHAEL G. BAKSH, PH.D.
Principal Anthropologist/Archaeologist
Tierra Environmental Services

Education

University of California, Los Angeles, Doctor of Philosophy, Anthropology, 1984
University of California, Los Angeles, Master of Arts, Anthropology, 1977
San Diego State University, Bachelor of Arts, Anthropology, 1975

Professional Experience

1993-Present	Principal Anthropologist/Archaeologist, Tierra Environmental Services, San Diego, California
1993-Present	Adjunct Professor, Department of Anthropology, San Diego State University
1990-1993	Senior Anthropologist/Archaeologist, Brian F. Mooney Associates, San Diego, California
1985-1990	Research Anthropologist, University of California, Los Angeles
1980-1985	Consulting Anthropologist, Brian F. Mooney Associates, San Diego, California
1976-1983	Research Assistant, Department of Anthropology, University of California, Los Angeles
1973-1975	Supervisory Archaeologist, San Diego State University, San Diego, California
1970-1973	Assistant Archaeologist, San Diego State University, San Diego, California

Professional Affiliations

Fellow, American Anthropological Association
Member, American Ethnological Society
Member, Association of Environmental Professionals
Member, Society for California Archaeology
Advisory Council Member, San Diego Archaeological Center
Permitted by Bureau of Land Management for Cultural Resource Surveys in California
Principal Investigator, City of San Diego
Member, City of San Diego Historic Resources Board

Qualifications

Dr. Michael Baksh received his Ph.D. in Anthropology from the University of California at Los Angeles in 1984. He has been Principal Anthropologist/Archaeologist at Tierra Environmental Services for 22 years. Dr. Baksh's area of specialty is cultural resource management, and he has conducted numerous archaeological surveys, testing projects, and data recovery programs throughout southern California. He has also conducted numerous Native American consultation and ethnohistoric projects throughout the southwestern United States in compliance with Section 106 of the National Historic Preservation Act. He has established an excellent rapport with Native Americans on a wide range of cultural resource management, land use, and planning projects.

Relevant Projects

Ocotillo Express Wind Archaeological Construction Monitoring (*Pattern Energy*).

Dr. Baksh managed the archaeological construction monitoring for the Ocotillo Express Wind Project in Ocotillo, California. The Ocotillo Express Wind Project involved a year-long construction of 112 wind turbines, more than 30 miles of new roads, and numerous associated facilities on desert lands managed by the U.S. Bureau of Land Management. Tierra employed approximately 20 full-time archaeologists and 10 Native Americans for the project.

As-Needed City of San Diego Cultural Resources (*Helix Environmental*).

Dr. Baksh is managing a multi-year As-Needed Cultural Resources contract for the City of San Diego (through Helix Environmental). Commencing in 2011, numerous task orders have been issued for archaeological studies including surveys, testing programs, monitoring projects, historic evaluations, and records searches throughout the City. In addition to providing archaeological staff Tierra is also responsible for coordinating and retaining Native American monitors. Tierra also coordinates with the San Diego Archaeological Center to ensure that all collections resulting from the As-Needed project are properly curated.

Sunrise Powerlink (*San Diego Gas & Electric*).

Dr. Baksh managed the Native American monitoring of the 2010-2012 construction of the Sunrise Powerlink project. The project included the construction of a 118-mile-long 230-kV/500kV transmission line between SDG&E's Imperial Valley Substation near El Centro, Imperial County, to its Sycamore Canyon Substation near Interstate 15 in San Diego, California, and a new substation in Alpine, California. Native Americans monitored whenever ground-disturbing activities occurred within 50 feet of known cultural resource sites. The U.S. Bureau of Land Management served as lead federal agency under NEPA and the National Historic Preservation Act, and the California Public Utilities Commission served as lead state agency under CEQA from October 2010 to June 2012. Tierra retained 43 Native Americans from six Tribes who worked on a daily basis and logged 24,913 hours.

Caltrans As-Needed Cultural Resource Services (*California Department of Transportation*).

Dr. Baksh served as Principal Anthropologist on the Caltrans District 11 (San Diego and Imperial County) As-Needed Cultural Resources contracts from 1992 through 2010. He managed several archaeological surveys and testing programs and was responsible for coordinating Native American involvement and input on specific task orders. One task order included the development of a comprehensive list of Native Americans capable of providing archaeological monitoring and/or ethnographic consultation services on future Caltrans cultural resource management projects. In consultation with over 20 reservations including Kumeyaay, Luiseño, and Quechan Indians, Dr. Baksh prepared a list for Caltrans to draw upon during future projects and thereby help ensure compliance Section 106 of the National Historic Preservation Act and other regulations. Development of the list also involved consultation with the Native American Heritage Commission and local cultural resource management firms.

Model Marsh Archaeological Studies (*California State Coastal Conservancy*).

Dr. Baksh managed several archaeological studies associated with the construction of the 20-acre Model Marsh located in the Tijuana Estuary. These resulted in the identification of a historic resource that was found to be associated with the Naval Electronic Laboratory on Point Loma. Tierra subsequently conducted monitoring and during construction of the Model Marsh and discovered a buried prehistoric site. Tierra tested the site, found it to be significant, and implemented a data recovery program. A total of 41 one-square-meter units were excavated in a timely manner to allow completion of project construction. The investigations were conducted in compliance with all federal, state, and local cultural resource laws and in close coordination with State Parks and the U.S. Army Corps of Engineers.

IID Niland to Blythe Powerline Replacement (*Greystone*).

Dr. Baksh managed the archaeological survey of an approximately 60-mile transmission line corridor along an existing transmission line between substations near Blythe and Niland. Archaeological and historical research included a review of records and literature searches and an archaeological field inventory of the transmission line corridor. The BLM and Department of Defense served as Federal lead agencies for NEPA and NHPA compliance, and the Imperial Irrigation District served as the lead agency for CEQA compliance. The survey of the 60-mile-long 500-foot-wide corridor identified 20 previously located sites and 170 new sites including prehistoric flaking stations, lithic scatters, trails, rock rings, pottery scatters, and rock shelters, and historic trash dumps, military encampments, building foundations, cairns, and survey markers. Dr. Baksh also managed the project's Native American consultation.

Sabre Springs (*Parsons Brinckerhoff*).

Tierra conducted a cultural resource study for the proposed Sabre Springs Project adjacent to Interstate 15 and Ted Williams Parkway in the community of Sabre Springs. The project includes the construction of a Transit Center and access road on a 6.2-acre property. The environmental review was conducted in accordance with the California Environmental Quality Act (CEQA) and the City of San Diego Land Development Code. The Metropolitan Transit Development Board (MTDB) will serve as lead agency for CEQA compliance, and Caltrans served as agent for the Federal Highway Administration (FHA) and federal review.

Carroll Canyon (*Parsons Brinckerhoff*).

Tierra conducted several cultural resource studies for the proposed Carroll Canyon Road Extension Project in the area of Interstate 805. These studies have included general cultural surveys, archaeological testing and historic evaluations, and Native American consultation. The City of San Diego has served as the lead agency for CEQA review and Caltrans has served as the lead agency for NEPA review and compliance with the National Historic Preservation Act.

Black Mountain Pipeline (*City of San Diego*).

Dr. Baksh managed the archaeological studies associated with the construction of the Black Mountain Pipeline in the Mira Mesa and Penasquitos communities of San Diego. The project included several miles of pipeline constructed in Black Mountain Road and several adjacent streets. Tierra conducted construction monitoring of the project for a nearly two-year period.

Penasquitos Sewer (*BRG*).

Dr. Baksh conducted the archaeological studies associated with the Penasquitos trunk sewer for the City of San Diego. The project site consisted of a pipeline route of approximately two miles adjacent to Penasquitos Canyon. The study included a records search, Native American consultation, an archaeological survey, and an archaeological testing program.

City Trunk Sewers (*EarthTech*).

Dr. Baksh managed the archaeological studies for trunk sewers and access routes located in 18 canyons the City of San Diego. The goal of the project was to identify any cultural resources that could be impacted by routine maintenance and emergency repairs to aging sewer lines throughout the City. Records searches and archaeological surveys were conducted for all 18 canyons.

City Sewers As-Needed (*BRG*).

Dr. Baksh managed the archaeological studies for the City of San Diego on an As-Needed contract in 2004-2005. Most of the effort involved construction monitoring during the replacement of sewer lines in City streets.

City Water Group Jobs (*Arrieta, BRG, RBF*).

Dr. Baksh managed the archaeological studies for numerous City Water Group Jobs including 689, 744, 903, 904, and 905. Most of the effort associated with these projects involved construction monitoring during the replacement of water pipelines in existing City streets.

San Diego Water Repurification (*Montgomery Watson*).

Dr. Baksh prepared an archaeological feasibility study for the San Diego Water Repurification Project proposed by the City of San Diego Water Utilities Department. This project included analyses of records searches and existing archaeological studies, as well as field reconnaissance studies, for several alternative pipeline conveyance corridors and Advanced Water Treatment Facilities located between the North City Water Reclamation Plant and San Vicente Reservoir.

Mt. Israel Reservoir and Pipelines (*Olivenhain Municipal Water District and Bureau of Land Management*).

Dr. Baksh served as Senior Archaeologist for preparation of the cultural resources study for this proposed reservoir, flood control channel, and pipeline project in San Diego County. The cultural resource study also included record search analyses and intensive surveys of four alternative access roads. Located in an area traditionally utilized by the Luiseño Indians, this project included ethnohistoric research in addition to the archaeological survey.

SDCWA As-Needed Cultural Resources (*San Diego County Water Authority*).

Dr. Baksh served as the Project Ethnographer on the SDCWA As-Needed Cultural Resource Services contract. Task orders focused on Native American consultation and ethnographic research related to an archaeological test excavation and subsequent data recovery program at the Harris Site in association with Pipeline 5.

As Needed Archaeological Services For The MTDB Light Rail Project (*Metropolitan Transit Development Board*).

Dr. Baksh managed the As-Needed archaeological services for the San Diego Metropolitan Transit Development Board for construction of the Mission Valley Light Rail Project between Old Town and Fashion Valley. As-needed services included on-going construction monitoring, site testing, and data recovery activities. During monitoring, a buried prehistoric archaeological site was found at a location scheduled for immediate construction. In consultation with the Army Corps of Engineers and the City of San Diego, a testing project was implemented within days and the site was determined to be significant. Dr. Baksh managed the preparation of an evaluation and treatment plan (for the Heron site) and coordination with the ACOE and City. The plan was approved and Dr. Baksh managed the data recovery fieldwork, which was completed in less than one month after initial discovery of the site and just prior to crucial construction deadlines. He subsequently managed all phases of data analysis and preparation of the draft and final reports.

Clean Water Program/Native American Memorandum Of Understanding (*City of San Diego Metropolitan Waste Water Department*).

Dr. Baksh prepared a Memorandum of Understanding (MOU) between the Metropolitan Waste Water Department and Native American groups in San Diego County. The MOU specifies Native American involvement in archaeological investigations and the treatment of archaeological and human remains associated with construction of CWP facilities in San Diego County.

HILLARY MURPHY
Archaeologist
Tierra Environmental Services

Education

Certificate in Archaeology, San Diego City College
B.A., Interior Design with an Art History Minor, California State University, Sacramento

Professional Experience

July 2007- Current	Project Archaeologist, Tierra Environmental Services, Inc.
March 2008- 2010	On-call Associate Archaeologist, ICF International
June 2007-July 2007	Archaeological field and lab crew, Programme for Belize, Belize
January 2007-June 2007	Archaeology Field School, Rancho Peñasquitos site, CA-SDI-8125 San Diego City College

Qualifications

Ms. Murphy has a variety of experience in cultural resources management in southern California and Central America. Ms. Murphy has been involved in surveys for a number of infrastructure and development related projects. She has served as Project Manager and Crew Chief for various projects including fieldwork regarding survey, testing, data recovery, monitoring, site recording, site and artifact illustration, and lab analysis. Additionally, she has authored and co-authored many technical reports.

Relevant Projects

Ocotillo Express Wind Energy Project – Geotechnical Construction Monitoring Effort

Following the completion of the archaeological survey effort, Ms. Murphy oversaw the monitoring effort and authorized the geotechnical report for the preliminary testing of the proposed turbine locations. Additionally, Ms. Murphy participated in the coordination and preparation of the construction monitoring effort. Per the request of the BLM, Ms. Murphy authored a Tribal Participation Plan to convey details of the proposed monitoring efforts by the participating Native American Tribes, Kumeyaay and Colorado River Tribes. Ms. Murphy also assisted with the authoring of the Archaeological Management Plan for the same effort. This phase of the project is expected to commence May of 2012 at which point Ms. Murphy will assist with the coordination of the monitoring crews and assist with the monitoring reports.

Ocotillo Express Wind Energy Project - Archaeological Survey

Ms. Murphy served as co-project archaeologist for the Ocotillo Wind Express Project. The project consisted of a Class II and Class III survey totaling 12,436 acres for the proposed installation of 112 wind turbines in Imperial County, CA. Ms. Murphy coordinated field crews, both field technicians and Native American monitors, and served as liaison between the office and the field. When needed, Ms. Murphy accompanied Native Americans during site visits. Ms. Murphy assisted with the post-survey analysis of the data and the authorization of the technical report.

Sunrise Powerlink Final Environmentally Superior Southern Route

Ms. Murphy served as Native American Coordinator for the construction monitoring effort for the Sunrise Powerlink; an 118-mile transmission line from San Diego Gas & Electric (SDG&E) Imperial Valley Substation near El Centro, Imperial Valley, to SDG&E's Sycamore Canyon Substation in coastal San

Diego, California. Ms. Murphy coordinated and scheduled monitors from the Kumeyaay Indian Tribes and the Cocopah Indian Tribe. Ms. Murphy discussed with and matched cultural monitors with construction activities in potentially culturally sensitive locations based on proximity and/or Tribal interest. Ms. Murphy authored technical Native American monitoring report upon completion of the project.

Palm Avenue Bridge

Ms. Murphy served as project archaeologist for the survey of the proposed the improvements of the Palm Avenue Bridge at the Interstate-805 interchange. Ms. Murphy also authored the report under Caltrans guidelines.

SR-76 Monitoring

Ms. Murphy served as monitor and authored the report for the widening and realignment efforts extending approximately 5 miles along State Route 76 in northern San Diego County. The monitoring effort extended intermittently over a period of 14 months.

La Posta Pipeline

Ms. Murphy served as crew chief for the La Posta Pipeline Project for the La Posta Band of Mission Indians. The survey resulted in one prehistoric bedrock milling site adjacent to the proposed pipeline. Ms. Murphy authored the Department of Parks and Recreation site forms for the resource, as well as co-authored the technical report.

Campo Homes

Ms. Murphy served as crew chief for a survey of six one-acre parcels of land for prospective new homes of residents in the Campo Indian Reservation. The survey resulted in two sites containing bedrock milling features and lithic scatters. The larger of the two sites contained a massive abundance of both lithic and ceramic scatter, including chalcedony and obsidian. Ms. Murphy authored the site forms and assisted in the preparation of the report.

Salton Sea City Landfill

Ms. Murphy served as monitor, field crew, and report co-author for cultural resources studies related to 320 acres allotted for the development of the Salton City Landfill. The survey resulted in approximately 25 resources ranging from historic refuse deposits to prehistoric fish traps, habitation sites, and lithic and ceramic scatters. A data-test and recovery program was implemented to fully mitigate the resources prior to demolition and Ms. Murphy served as crew, lab analysis and report co-author for this as well. Additionally, as the Landfill's progression continues in the future with various ground disturbing activities, Ms. Murphy will serve as monitor.

Boulevard Apartments

Ms. Murphy served as cultural resources monitor for the ground disturbing activity associated with the implementation of a new low income apartment building within the city of San Diego. The project was located in an urban setting between existing structures and streets. The entire project last over a year and resulted in negative findings.

Campo Homes

Ms. Murphy served as survey crew for six one-acre parcels of land for the prospective new homes of residents in the Campo Indian Reservation. The survey resulted in two sites containing bedrock milling features and lithic scatters. The larger of the two sites contained a massive abundance of both lithic and ceramic scatters including chalcedony and obsidian. Ms. Murphy authored the site forms and assisted in the preparation of the report.

Santa Ysabel Homes

Ms. Murphy served as survey crew for seven parcels of land proposed for the development of single family houses on the Santa Ysabel Indian Reservation. Each parcel surveyed consisted of a one-acre allotment for the housing. One of which resulted in the location of a historic house once used at the Camp Kearny Training Base during World War I, circa 1917-1920. Ms. Murphy assisted in the completion of the report and site forms.

Augustine Land Transfer

Ms. Murphy served as survey crew for the 120-acre land transfer of three parcels on the Augustine Indian Reservation in Coachella, California, which resulted in the location of seven cultural resources including lithic scatters and a potential burial. Historic artifact scatters and deposits were located, as well. Ms. Murphy co-authored the report and site forms.

Jacumba Water System Rehabilitation Project

Ms. Murphy assisted in the survey and monitoring of over 8,500 linear feet for the project. The survey resulted in the recording of seventeen historic and prehistoric archaeological sites including a turn-of-the-century stone house, 1920s hotel, and prehistoric habitation sites. Information from the survey was used to direct the planning effort in order to avoid sensitive cultural resources. Ms. Murphy participated in the laboratory analysis of the artifact collection recovered during monitoring for the project. She was responsible for identification and cataloguing of the artifact assemblage.

Niland Waste Water

Ms. Murphy assisted as crew for surveying two linear miles in preparation of new waste water lines and treatment facility to be implemented. She then assisted in the preparation and completion of the report.

Santiago Sedimentation Basin Project

Served as crew for the survey of 21 acres for a housing development upon which two isolated flakes were observed. Ms. Murphy completed the site forms and assisted in the preparation of the report.

Bishop Water System Upgrade

Ms. Murphy authored site forms and participated in the completion of the report for the survey of a new well and water line project that resulted in the location of seven cultural resources.

Ocotillo RV Project

Ms. Murphy assisted in the survey and monitoring of 5-acres proposed for development as an RV storage center. The survey resulted in the recording of two in-situ lithic scatters. Information from the survey was used to direct the planning effort in order to avoid sensitive cultural resources. Ms. Murphy participated in the laboratory analysis of the artifact collection recovered during monitoring for the project. She was responsible for identification and cataloguing of the artifact assemblage.

Programme for Belize, Blue Creek, Belize

Participated in field excavation and laboratory analysis of the University of Texas, Austen's excavation of the third largest Mayan site in Belize, La Milpa, under the supervision of Dr. Fred Valdez Jr. Attempts have been made to understand the chronology of the sites in the northwest region over a period of 15 years.

Rancho Peñasquitos, CA-SDI-8125

Participated in the field excavation under the supervision of Dr. Steve Bouscaren to unveil an eighteenth century Spanish zanja in hopes of better understanding the early water works, both agricultural and natural elements, at this historic and prehistoric site.

Appendix B.

Confidential Map (*bound separately*)
Figure 5. Cultural Resources within Mission Valley

Appendix C.

Native American Heritage Commission & Native American Tribal Correspondence

Sacred Lands File Request

Tierra to NAHC

Sacred Land File Response

NAHC to Tierra

Update Notification & Information Requests

(One Example Letter of 27 sent)

Tierra to Native American Tribes

Update Notification & Information Responses

Native American Tribes to Tierra

Sacred Lands File Request
Tierra to NAHC



August 26, 2015

Ms. Katy Sanchez
Native American Heritage Commission
1550 Harbor Blvd
West Sacramento, CA 95691
(916) 373-3710

Re: Mission Valley Community Plan Information Project

Dear Ms. Sanchez,

Tierra Environmental Services, Inc. (Tierra) has been retained to conduct a cultural resources constraints report for the Mission Valley Community Plan Project located in western San Diego County (Figure 1). The proposed project is located within unsectioned Pueblo Lands of San Diego as depicted on the La Mesa and La Jolla USGS 7.5' quadrangles (Figure 2).

Archaeological site record and literature reviews have been requested from the South Coastal Information Center at San Diego State University.

In addition to informing you about this project, a major purpose of this letter is to request a search of the sacred lands files in possession of the NAHC. Any information you may have about cultural resources on the property would greatly benefit our study.

If I can provide any additional information, please contact me immediately at (858) 578-9064. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "H. Murphy". The signature is written in a cursive, slightly slanted style.

Hillary Murphy
Project Archaeologist

Enclosures

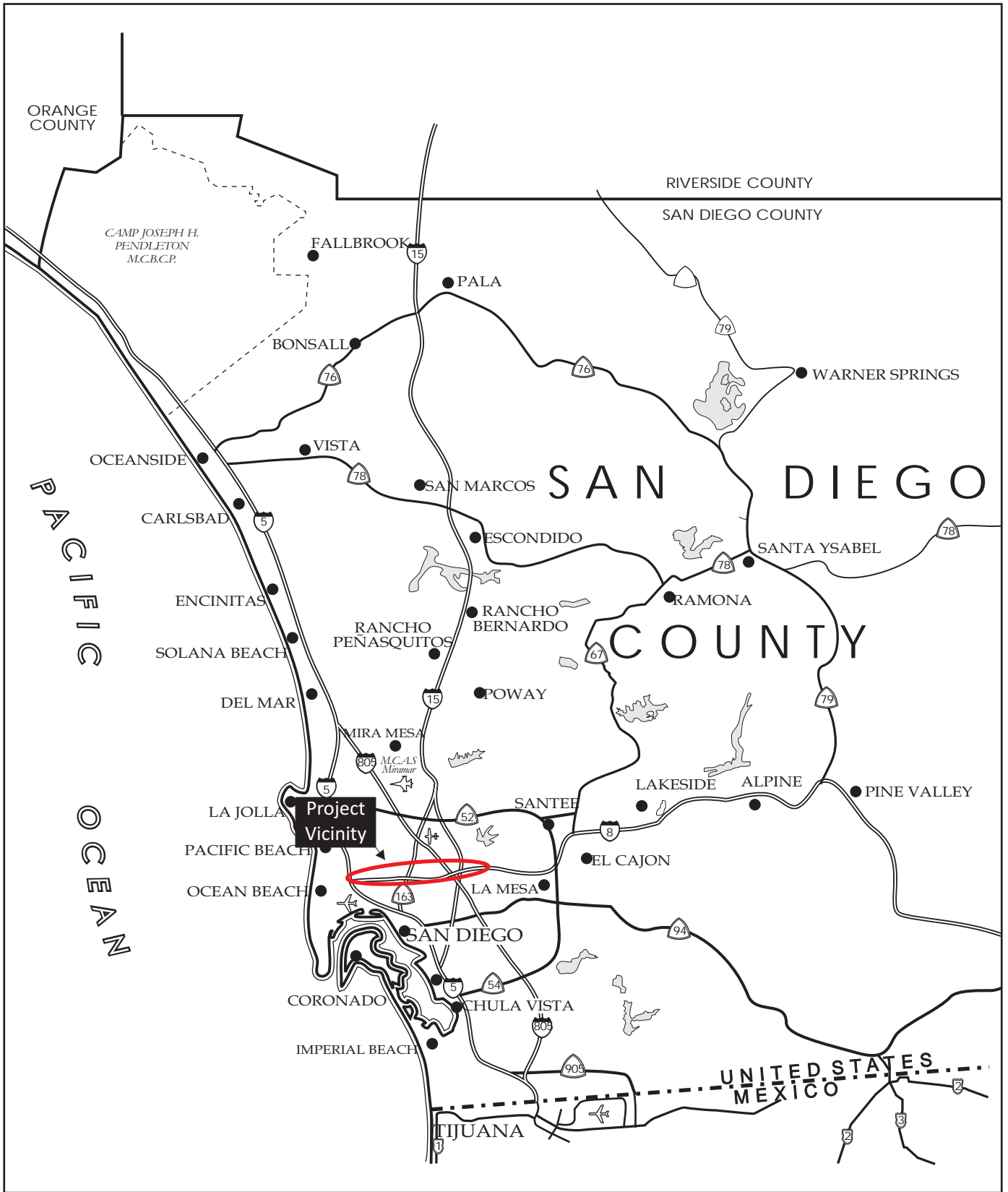


Figure 1. Project Vicinity Map



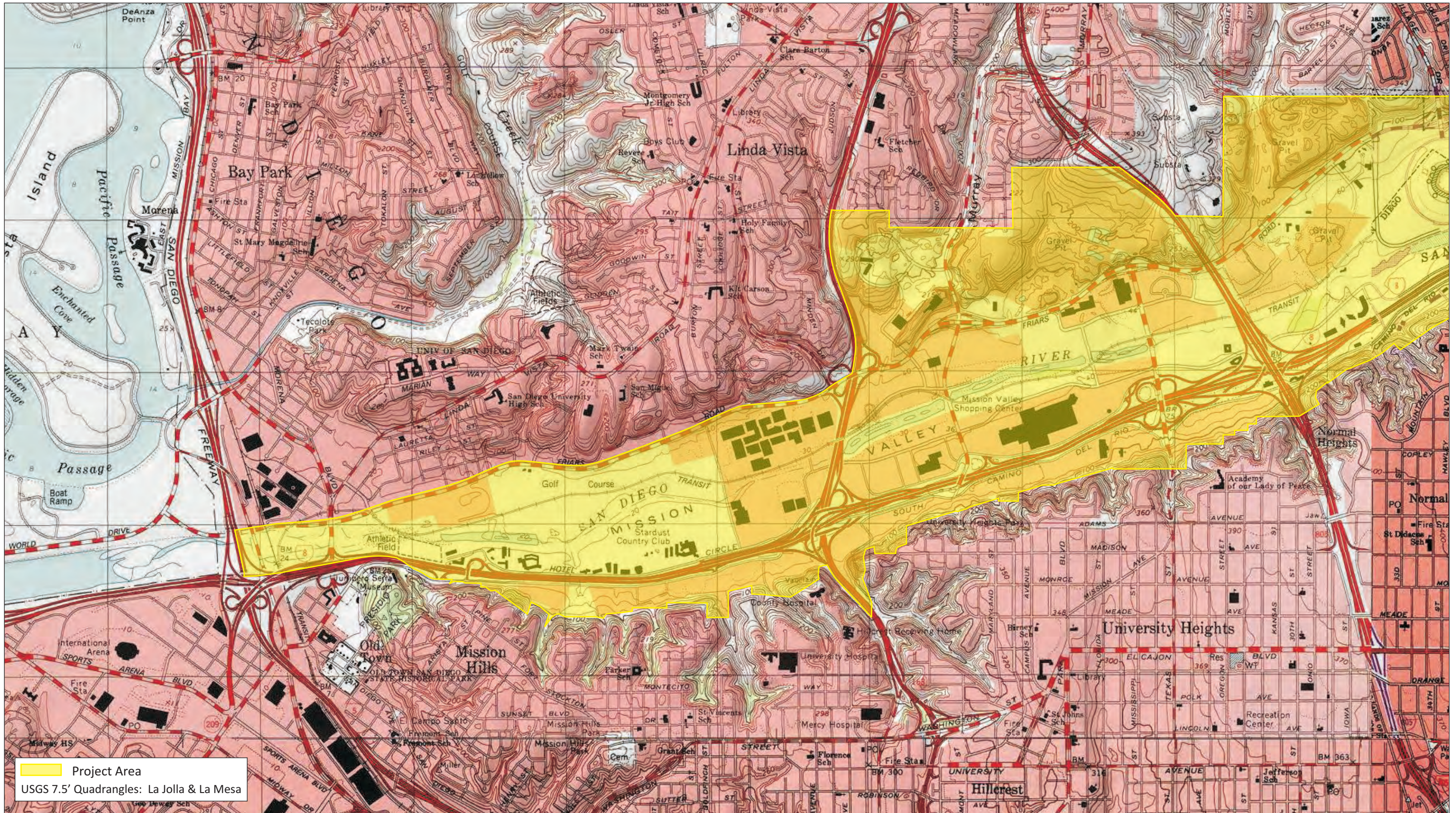


Figure 2a. Project Location Map



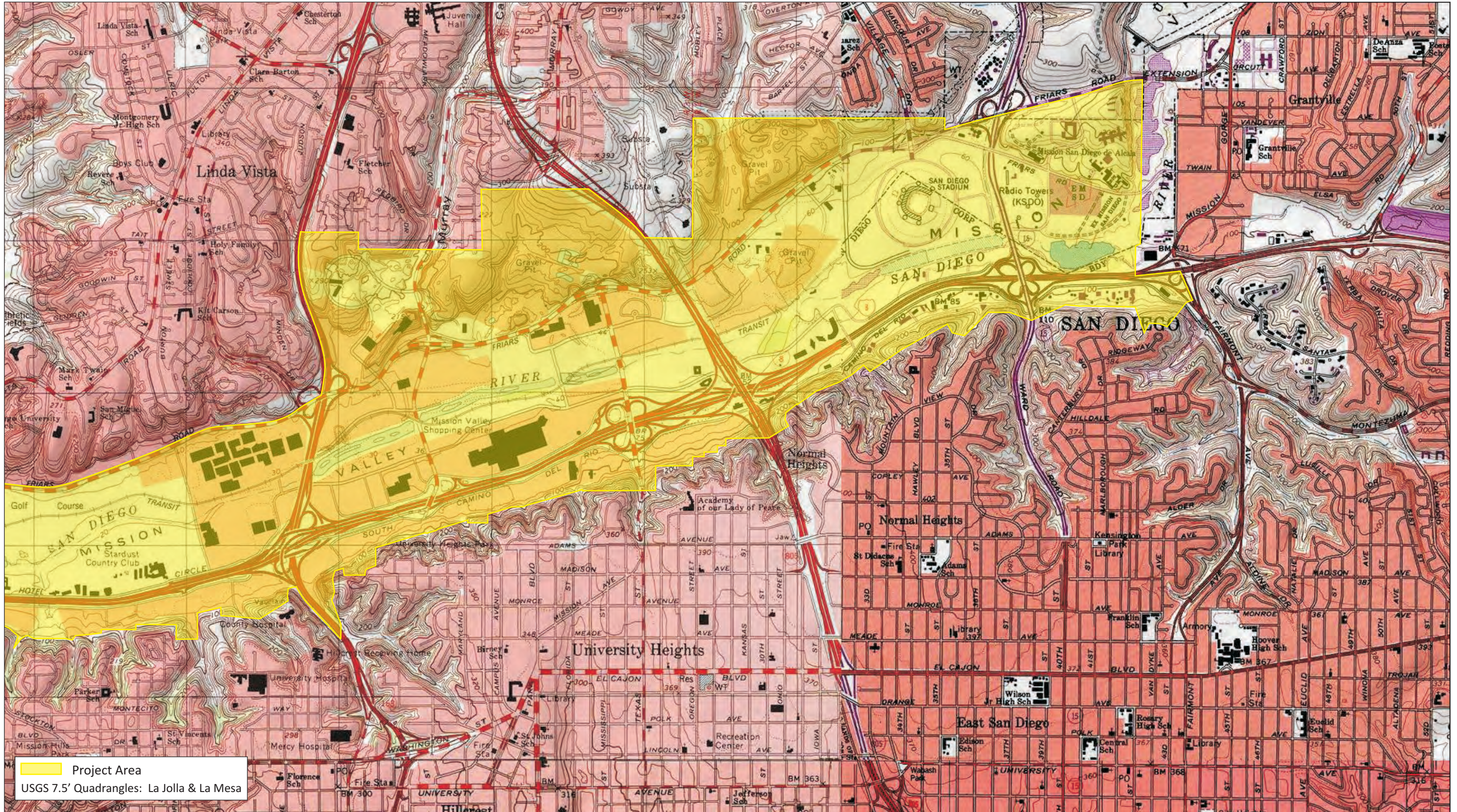
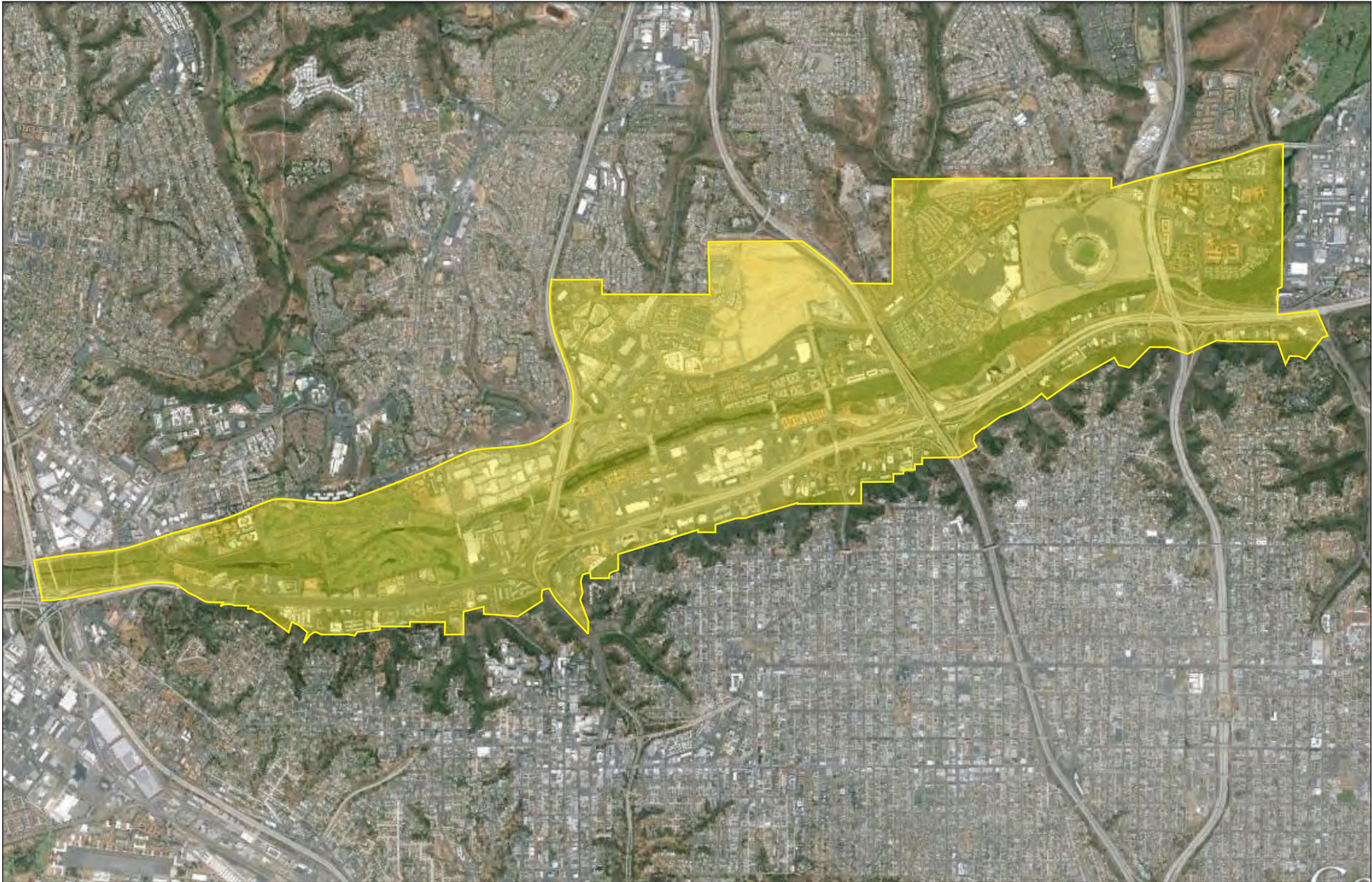


Figure 2b. Project Location Map





Source: Google Earth 2015



Figure 3. Aerial Image of Project Area



TIERRA
ENVIRONMENTAL SERVICES

Sacred Land File Response
NAHC to Tierra

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



January 25, 2016

Hillary Murphy
Project Archaeologist
Tierra Environmental Services

Sent by Email: tierraenv@aol.com
Number of Pages: 4

Reference: Mission Valley Community Plan Information Project, Unsectioned Pueblo Lands of San Diego County as depicted on the La Mesa and La Jolla USGS Quadrangles, San Diego County.

Dear S. Spagnolo:

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above with negative results. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Other sources of cultural resources information should be contacted regarding known and recorded sites.

Please contact all of the people on the attached list. The list should provide a starting place to locate areas of potential adverse impact within the APE. I suggest you contact all of those listed, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3711.

Sincerely,

A handwritten signature in cursive script that reads "Rob Wood".

Rob Wood
Associate Environmental Planner

**Native American Contact List
San Diego County
January 25, 2016**

Barona Group of the Capitan Grande
Clifford LaChappa, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
cloyd@barona-nsn.gov
(619) 443-6612
(619) 443-0681

Ewilaapaay Tribal Office
Robert Pinto Sr., Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
(619) 445-6315

(619) 445-9126 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno/Kumeyaay
Boulevard , CA 91905
LP13boots@aol.com
(619) 478-2113
(619) 478-2125 Fax

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard , CA 91905
aelliottsantos7@aol.com
(619) 766-4930

(619) 766-4957 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center , CA 92082
allenl@sanpasqualtribe.org
(760) 749-3200

(760) 749-3876 Fax

Sycuan Band of the Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 92019
ssilva@sycuan-nsn.gov
(619) 445-2613

(619) 445-1927 Fax

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
P.O. Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jhagen@viejas-nsn.gov
(619) 445-3810

(619) 445-5337 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 91901
(619) 445-0385

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
rgoff@campo-nsn.gov
(619) 478-9046

(619) 478-5818 Fax

Jamul Indian Village
Raymond Hunter, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
Rhunter1948@yahoo.com
(619) 669-4785

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Mission Valley Community Plan Information Project, unsectioned Pueblo Lands of San Diego County as depicted on the La Mesa and La Jolla USGS Quadrangles, San Diego County.

**Native American Contact List
San Diego County
January 25, 2016**

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel, CA 92070
mesagrandeband@msn.com
(760) 782-3818

(760) 782-9092 Fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno-Kwaaymii
Pine Valley, CA 91962 Kumeyaay
(619) 709-4207

Inaja Band of Mission Indians
Rebecca Osuna, Chairman
2005 S. Escondido Blvd. Diegueno
Escondido, CA 92025
(760) 737-7628

(760) 747-8568 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside, CA 92040
sbanegas50@gmail.com
(619) 742-5587

(619) 443-0681 Fax

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road Diegueno
Boulevard, CA 91905
jmiller@Lapostatribes.net
(619) 478-2113

(619) 478-2125- Fax

Barona Group of the Capitan Grande
ATTN: Sheilla Alvarez
1095 Barona Road Diegueno
Lakeside, CA 92040
salvarez@barona-nsn.gov
(619) 443-6612

Viejas Band of Kumeyaay Indians
ATTN: Julie Hagen, Cultural Resources
P.O. Box 908 Diegueno/Kumeyaay
Alpine, CA 91903
jhagen@viejas-nsn.gov
(619) 445-3810
(619) 445-5337

San Pasqual Band of Indians
John Flores, Environmental Coordinator
P.O. Box 365 Diegueno
Valley Center, CA 92082
johnf@sanpasqualtribe.org
(760) 749-3200

(760) 749-3876 Fax

Ewiiapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road Diegueno/Kumeyaay
Alpine, CA 91901
wmicklin@leaningrock.net
(619) 445-6315

(619) 445-9126 Fax

Manzanita Band of Mission Indians
ATTN: David Thompson, EPA
P.O. Box 1302 Kumeyaay
Boulevard, CA 91905
(619) 766-4851

(619) 766-4957 Fax

This list is current only as of the date of this document.

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Mission Valley Community Plan Information Project, unsectioned Pueblo Lands of San Diego County as depicted on the La Mesa and La Jolla USGS Quadrangles, San Diego County.

**Native American Contact List
San Diego County
January 25, 2016**

lipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
cjlinton73@aol.com
(760) 803-5694

lipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
(760) 765-0845

(760) 765-0320 Fax

Sycuan Band of the Kumeyaay Nation
Lisa Haws, Cultural Resource Manager
1 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 92019
(619) 445-4564

Ewiiapaay Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
michaalg@leaningrock.net
(619) 445-6315

(619) 445-9126 Fax

Manzanita Band of the Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P.O. Box 1302 Kumeyaay
Boulevard , CA 91905
nickmepa@yahoo.com
(619) 766-4930
(619) 925-0952 Cell
(919) 766-4957 Fax

Kumeyaay Diegueno Land Conservancy
Mr. Kim Bactad, Executive Director
2 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 92019
kimbactad@gmail.com
(619) 659-1008 Office

(619) 445-0238 Fax

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Secretary
P.O. Box 63 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
bernicepaipa@gmail.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Mission Valley Community Plan Information Project, unsectioned Pueblo Lands of San Diego County as depicted on the La Mesa and La Jolla USGS Quadrangles, San Diego County.

Update Notification & Information Requests
(One Example Letter of 27 sent)
Tierra to Native American Tribes

January 26, 2016

Barona Group of the Capitan Grande
Clifford LaChappa, Chairperson
1095 Barona Road
Lakeside, CA 92040

RE: Mission Valley Community Plan Update – Cultural Resources Constraints Analysis

Dear Mr. LaChappa,

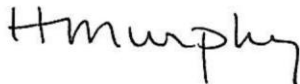
Tierra Environmental Services (Tierra) has been obtained to conduct a cultural resources constraints analysis for the update of Mission Valley's Community Plan (Figure 1). This analysis report is for informational purposes, not intended for specific construction activities at this time. The City of San Diego serves as Lead Agency for this analysis. The analysis study area encompasses Mission Valley within the unsectioned Pueblo Lands of San Diego of the USGS La Jolla and La Mesa 7.5' California Quadrangles (Figure 2), extending from Fairmount Avenue on the East to Interstate 5 on the west.

A records search has been conducted at the South Coastal Information Center at San Diego State University for the analysis area plus a half-mile radius buffer.

In addition to informing you about this project's status, a major purpose of this letter is to request any information that you and other tribal elders may have regarding cultural resources located in the vicinity of the study area, pursuant to AB52 of the California Environmental Quality Act (CEQA). Any information you may have about cultural resources on the property would greatly benefit our study. If you or other tribal members have any knowledge about cultural resources located in the study area, please contact me.

If I can provide any additional information, please contact me immediately at (858) 578-9064 or tierraenv@aol.com. Thank you for your assistance.

Sincerely,



Hillary Murphy
Archaeologist

Enclosures: Figure 1, Figure 2

Native American Contacts, San Diego County - Provided by the NAHC
Letters Mailed and Emailed to the Following:
January 26, 2016

Barona Group of the Capitan Grande

Clifford LaChappa, Chairperson
Sheilla Alvarez

Campo Band of Mission Indians

Ralph Goff, Chairperson

Ewiiaapaayp Tribal Office

Robert Pinto Sr., Chairperson
Michael Garcia, Vice Chairperson
Will Micklin, Executive Director

Iipay Nation of Santa Ysabel

Virgil Perez, Chairperson
Clint Linton, Director of Cultural Resources

Inaja Band of Mission Indians

Rebecca Osuna, Chairperson

Jamul Indian Village

Raymond Hunter, Chairperson

Kumeyaay Cultural Historic Committee

Ron Christman

Kumeyaay Cultural Repatriation Committee

Steve Banegas, Spokesperson
Bernice Paipa, Secretary

Kumeyaay Diegueno Land Conservancy

Mr. Kim Bactad, Executive Director

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas

La Posta Band of Mission Indians

Gwendolyn Parada, Chairperson
Javaughan Miller, Tribal Administrator

Manzanita Band of the Kumeyaay Nation

Angela Elliott Santos, Chairperson
David Thompson, EPA Director
Nick Elliott, Cultural Resources Coordinator

Mesa Grande Band of Mission Indians

Mark Romero, Chairperson

San Pasqual Band of Mission Indians

Allen Lawson, Chairperson
John Flores, Environmental Coordinator

Sycuan Band of the Kumeyaay Nation

Cody Martinez, Chairperson
Lisa Haws, Cultural Resource Manager

Viejas Band of Kumeyaay Indians

Robert Welch, Chairperson
Julie Hagen, Cultural Resources

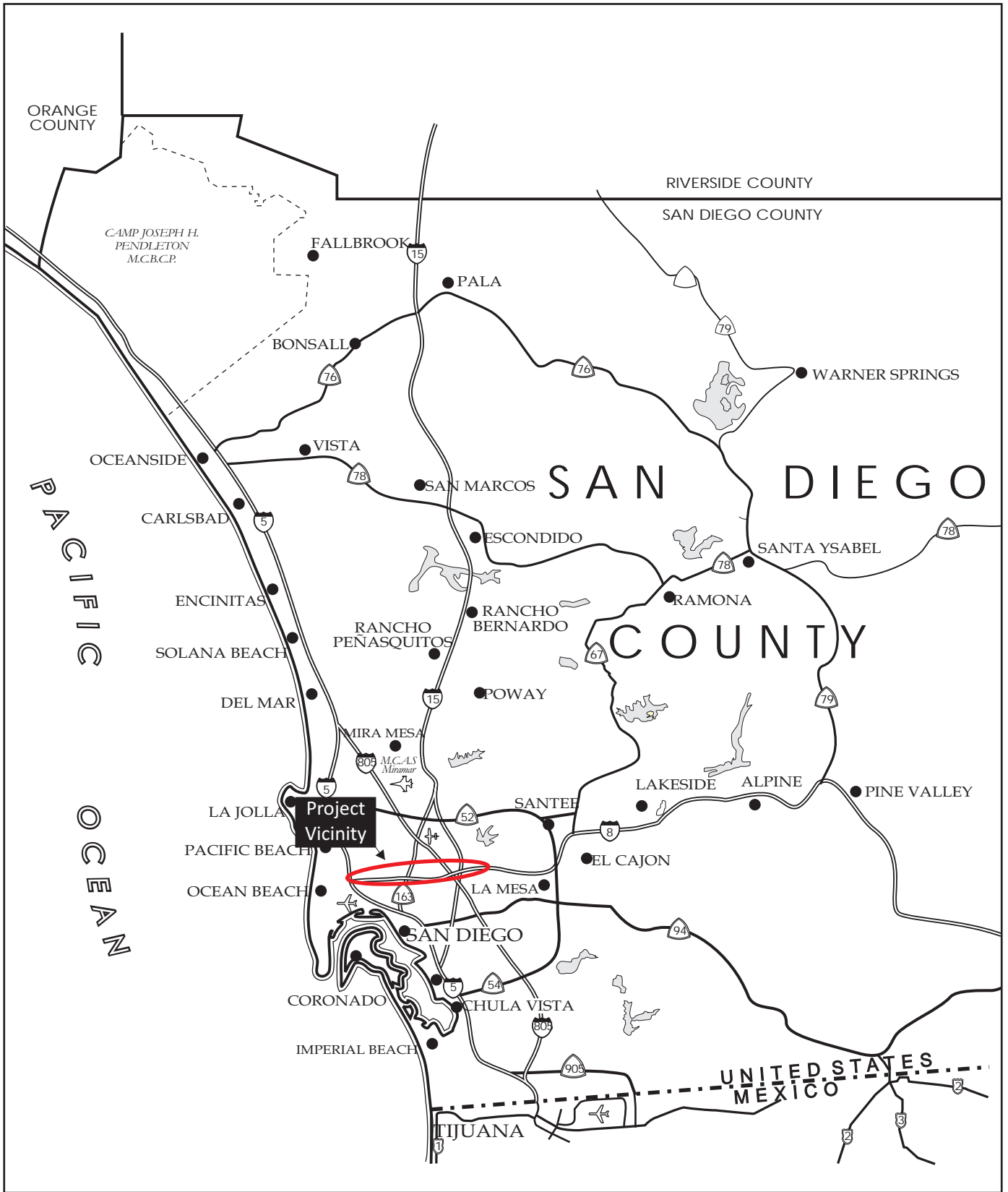


Figure 1. Project Vicinity Map



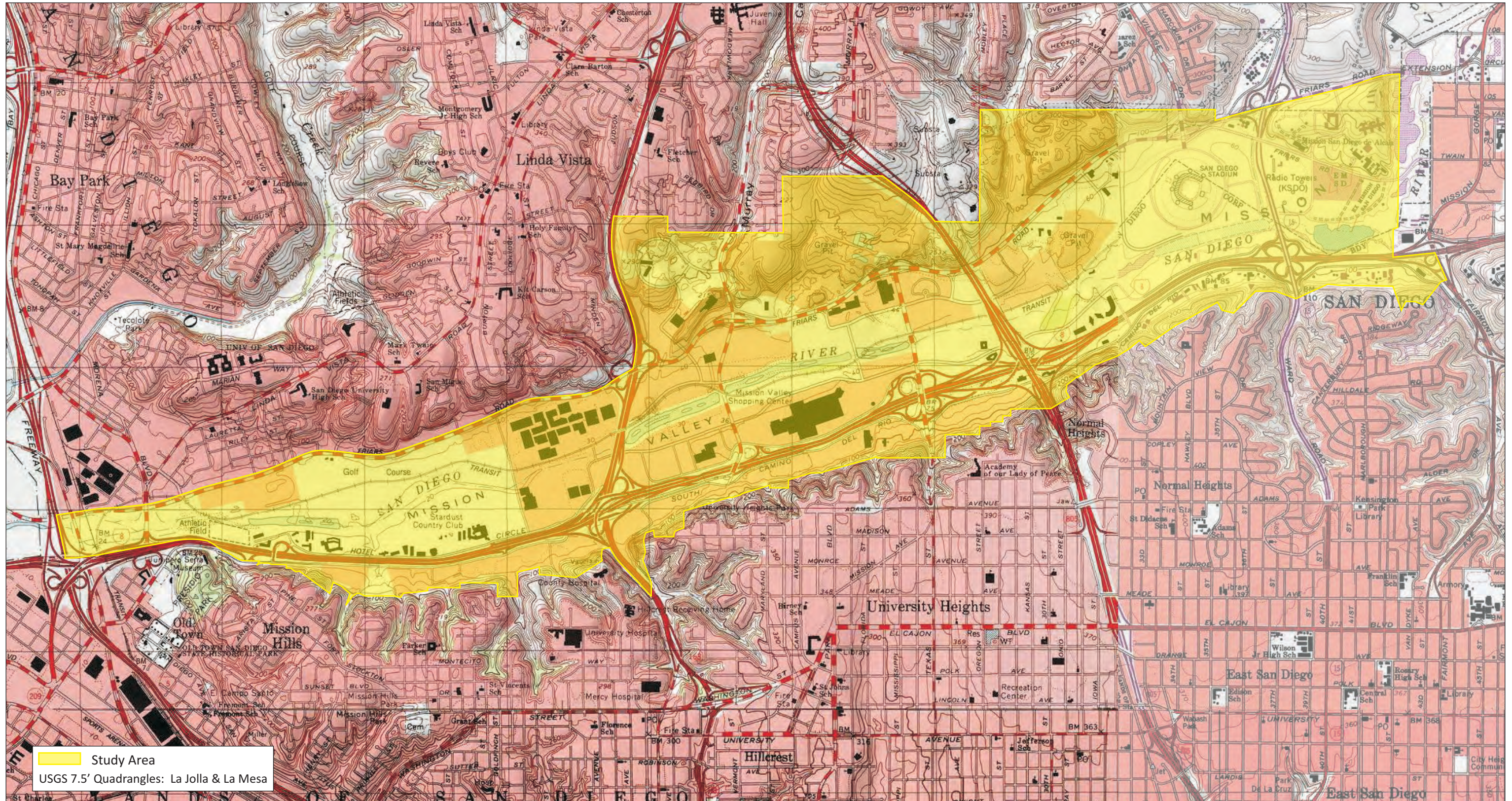


Figure 2. Project Location Map



Update Notification & Information Responses
Native American Tribes to Tierra

From: cjlinton73 <cjlinton73@aol.com>
To: tierraenv <tierraenv@aol.com>
Subject: Re: Mission Valley Community Plan Update Notification
Date: Wed, Feb 3, 2016 2:47 pm

Thanks Hillary!

—Original Message—

From: Tierra Environmental <tierraenv@aol.com>
To: cjlinton73 <cjlinton73@aol.com>
Sent: Wed, Feb 3, 2016 12:44 pm
Subject: Re: Mission Valley Community Plan Update Notification

Hi Clint,

Thank you so much for your response and shared information regarding the Constraints Analysis for the Mission Valley Community Plan Update. Your project area familiarity is essential and we wish to include as much information as you feel comfortable providing for this document to help protect future proposed work from impacting or affecting potential resources. Just to reiterate, since this is a constraints analysis we don't want to include any information that could compromise site confidentiality, but we would want to include anything you might feel is relevant and pertinent to the reporting. Along those lines we are already including your comments and concerns that you have provided thus far into the current draft analysis. Toward this end, please feel free to include anything else you might feel be important to include in the constraints analysis.

Thanks again,

Hillary

Tierra Environmental Services, Inc.
9915 Businesspark Avenue, Ste. C
San Diego, CA 92131
O: (858) 578-9064
F: (858) 578-3646
tierraenv@aol.com

—Original Message—

From: cjlinton73 <cjlinton73@aol.com>
To: tierraenv <tierraenv@aol.com>
Sent: Tue, Feb 2, 2016 10:09 am
Subject: Re: Mission Valley Community Plan Update Notification

Hi Hillary,

With regard to the attached constraints analysis I would like to point out a few areas of particular concern.

1-The village of Kosoy is located in the western portion of this analysis. Having worked on the Hotel Circle South project with Laguna Mt Env I am very familiar with the village boundaries and am happy to share which areas are of most concern as needed.

2-At Bachman Drive and Hotel Circle South we had an inadvertent discovery of human remains across the intersection. These remains were part of a slope wash and migrated down hill to the intersection at some point in time.

3-Mission de Alcalá is located in the far eastern portion of this analysis. No baptized burials are located outside the mission proper and a large buffer zone for their protection should be implemented when finalizing this analysis.

As additional comments I would like to state that all projects within the boundaries of this analysis should be subject to Kumeyaay NAM involvement, giving the NAMs a chance to review individual projects and request their involvement as appropriate.

Thank you,

Clint

—Original Message—

From: Tierra Environmental <tierraenv@aol.com>

To: [cjlinton73](mailto:cjlinton73@aol.com) <cjlinton73@aol.com>

Sent: Thu, Jan 28, 2016 4:35 pm

Subject: Mission Valley Community Plan Update Notification

Hello Mr. Linton,

Please see the attached letter notifying and requesting information of you in regard to the update of the Mission Valley Community Plan. A hard copy of this letter is being mailed to you as well.

Thank you,

Hillary Murphy

Tierra Environmental Services, Inc.

9915 Businesspark Avenue, Ste. C

San Diego, CA 92131

O: (858) 578-9064

F: (858) 578-3646

tierraenv@aol.com

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Phone: 6194453810
Fax: 6194455337
viejas.com

February 2, 2016

Hillary Murphy
Tierra
9915 BusinessPark Ave., Suite C
San Diego, CA 92131

RE: Mission Valley Community Plan Update

Dear Ms. Murphy,

The Viejas Band of Kumeyaay Indians would like to request the Cultural Resource report on the above referenced project in order to make an informed decision/recommendation on the matter.

Sincerely,

VIEJAS BAND OF KUMEYAAY INDIANS

Hillary Murphy

From: Hillary Murphy
Sent: Wednesday, February 03, 2016 12:33 PM
To: 'Julie Hagen'
Subject: RE: Mission Valley

Dear Ms. Hagen and the Viejas Band of Kumeyaay Indians,

Thank you for your recent response to our inquiry for information regarding the Mission Valley Community Plan Update submitted to you on January 28, 2016. Your contact information was provided to us by the Native American Heritage Commission during the initial fact finding phase of our work and as such the constraints analysis technical document report is still in draft format. As per the guidelines of the data collection phase, we will include in the document your concern for the project area and your request to have a final document provided to you by the lead agency, the City of San Diego.

Should you have any additional comments or concerns that you would like included in the report, please contact us at your earliest convenience.

Sincerely,

Hillary Murphy
Archaeologist

Tierra Environmental Services
9915 Businesspark Avenue, Suite C
San Diego, CA 92131
O: (858)578.9064
F: (858)578.3646

From: Julie Hagen [<mailto:jhagen@viejas-nsn.gov>]
Sent: Tuesday, February 02, 2016 4:24 PM
To: Hillary Murphy
Subject: Mission Valley

Hello,

Attached is a comment letter from Viejas Band. Thank you

Julie Hagen
Environmental Coordinator
1 Viejas Grade Rd
Alpine, CA 91901
Phone: 619-659-2339
Cell: 619-890-2346



HISTORIC PRESERVATION

Mission Valley has a rich history that predates the community's discovery by Spanish missionaries in the late 1700s by thousands of years. Though the Mission San Diego de Acala (established in 1774) is the best known landmark in the community, Mission Valley has remnants of several distinct transformative periods, which are described in this section.

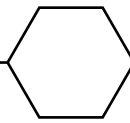
A Cultural Resources Constraints Analysis and a Historic Context Statement were prepared in conjunction with the Mission Valley Community Plan Update. The Cultural Resources Constraints Analysis describes the tribal cultural history (pre-contact/protohistoric and pre-history) in the Mission Valley area; identifies known significant archaeological resources; provides guidance on the identification of possible new resources; and includes recommendations for proper treatment.

The Mission Valley Community Plan Area Historic Context Statement provides information regarding the significant historical themes in the development of Mission Valley and the property types associated with those themes. These documents have been used to inform the policies and recommendations of this plan, and the associated environmental analysis, and can be found in the Technical Appendices to the Program Environmental Impact Report (PEIR) and on the City's website.

Please see the Historic Preservation Element of the General Plan for further guidance and standards as referenced in Table 7.

Table 7: General Plan Historic Preservation Element Reference Policies

Topic	Historic Preservation Element Policies
Historic Preservation Planning	HP-A.2, HP-1.4, HP-A.5
Historical Resources	HP-B.2
Tribal Consultation	HP-A.3
Archaeological Resources	HP-A.4



Tribal Cultural History



Image courtesy of Kumeyaay: First People, KPBS.

The history of Mission Valley began long before the arrival of Spanish missionaries and soldiers in 1769. Located within the traditional territory of the Kumeyaay, the valley had been inhabited for thousands of years prior to the development of the area by Europeans. Ethnohistoric villages and settlements, such as *Kosaii/Kosa'aay/Cosoy*, located in the vicinity of Presidio Hill and Old Town, and *Nipaguay*, located near present-day Mission San Diego de Alcalá, dotted the valley floor for thousands of years, as the groups were drawn by the water of the river and the abundance of plant and animal life. The Kumeyaay are the Most Likely Descendants for all Native American human remains found in the City of San Diego.

The San Diego River, historically a major source of fresh water in the San Diego metropolitan area, has attracted people to the valley since prehistoric times and has been the defining feature of the built environment. The Kumeyaay connection to the river and the valley can be found in many of the words that describe a given landform, showing a close connection with nature, and in stories associated with the land.

The San Diego area in general, including Old Town, the River Valley and the City as it existed as late as the 1920s, was known as *qapai* (meaning uncertain) to the Kumeyaay people. The floodplain from the Mission San Diego de Alcalá to the ocean was *hajir* or *qajir*, and the modern-day Mission Valley area was known as *Emat kuseyaay*, which means spirit land, land with spirits, or place of spirit person and may have been in reference to the presence of Spanish priests in the valley after 1769. The route carved by the Kumeyaay linking the interior of San Diego with the coast has long been referred to by native Kumeyaay speakers as *oon-ya*, meaning trail or road. This route literally paved the way for Highway 80, which eventually became Interstate 8, also known as the Kumeyaay Highway. Mission Valley was known to the Spanish as "La Canada de San Diego," translated as "The Glen of San Diego" and the San Diego River was the center of life.

The first mention of the San Diego River was in the diary of explorer Sebastian Vizcaino. In 1602, Vizcaino left San Diego Bay to explore False Bay (now Mission bay) and reported that it was a "good port, although it had at its entrance a bar of little more than two fathoms depth, and there was a very large grove at an estuary which extended into the land, and many Indians."



Image courtesy of Kumeyaay: First People, KPBS.

Spanish and Mexican Period (1769-1848)

When the Spanish returned in 1769 with the intent to settle the area, Mission Valley and the San Diego River was found to be a “river with excellent water”. Soon thereafter a land expedition led by Gaspar de Portola reached San Diego Bay and initially camp was made on the shore of the bay in the area that is now downtown San Diego. However, lack of water at this location led to moving the camp to a small hill closer to the San Diego River near the Kumeyaay village of *Kosaii/Kosa’ay/Cosoy*.

Establishment of the Mission

The Spanish built a primitive mission and presidio structure on the hill near the river. The padres recommended that the Mission be moved further east in the valley to a location that was “much more suitable for a population, on account of the facility of obtaining necessary water, and on account of the vicinity of good land for cultivation.” The move was accomplished in August of 1774 and Mission Valley became its permanent location.

By 1813, the Mission grounds included a church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. A dam and aqueduct were started in 1807 using Native American labor. The River was dammed at the head of Mission Gorge and an aqueduct was run nearly six miles through a rugged canyon to the fields of the Mission. With the advent of a more reliable water supply, Mission agriculture flourished. Vineyards, orchards and crops were successful, as were herds of cattle. The property types associated with this theme include religious buildings, all of which are currently designated as historic resources.

American Period (1848-1975)

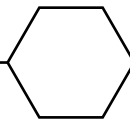
At the conclusion of the Mexican-American War, California was ceded by Mexico to the United States under the Treaty of Guadalupe Hidalgo in 1848. In his survey of the San Diego River in 1853, Lt. George H. Derby records the area as Mission Valley due to the proximity of the Mission San Diego de Alcalá. By 1870, Mission Valley becomes the adopted name. Development of Mission Valley in the American period is marked by development of the valley’s natural resources, followed by commercialization and tourism facilitated by road networks.

Development of Natural Resources (1850-1968)



Mission San Diego de Alcalá, dated 1874. Herve Friend, photographer.

Dry farming of crops such as oats, barley and alfalfa within the valley provided little money for the farmers, and soon dairies dotted the large, flat landscape where land was cheap. By the 1950s, Mission Valley had 20 dairy farms. In addition to farming and dairy operations, sand and gravel mines were scattered throughout the valley, and at



one point occupied about 596 acres. The property types associated with this theme include homes associated with ranch properties, and possibly other associated accessory buildings.

Modern Commercialization, Tourism and Commercialization of the Valley (1940-1970)

Mission Valley's character as it exists today began to take shape during the Post-WWII era. In the 1940s, the rural environment of the valley attracted recreation and leisure activities such as horse farms, riding stables, and polo clubs; and in 1947 the Mission Valley Golf Club was established along the San Diego River. In 1957 the Bowlero Bowling Alley opened along Camino del Rio South and included 56-lanes and a lounge, at the time the largest bowling alley in the west. Businessman C. Arnholt Smith, acquired the Pacific Coast League (PCL) Padres in 1955 and immediately constructed Westgate Park on the site of present-day Fashion Valley mall in 1956-1958. The Padres later relocated to the newly constructed San Diego Stadium (now SDCCU Stadium) upon its completion in 1967.

The development of Hotel Circle was spearheaded by local developer Charles H. Brown in an effort to increase property values and draw business towards Mission Valley and away from downtown.



Fagerheim Dairy, 1927. "Life Along the San Diego River." *The Reader*, July 25, 2002.



Bowlero, 1960s. Ralph Crane, *LIFE Magazine*.

In the 1950s, Brown helped secure zoning variances from the San Diego City Council, founded Atlas Hotel, Inc. and began developing hotels and motels along the I-8. The large span of open land in Mission Valley also began to attract the potentiality of a large regional shopping center at the center of the Valley. At the same time that the Hotel Circle was rezoned, other areas of Mission Valley were rezoned for general commercial construction, specifically for the Mission Valley Shopping Center developed by the May Company in 1958, which became the precedent for the broad commercialization of the community. By the end of the 1960s, office building development began to take root in areas of Mission Valley, particularly along Camino del Rio South and portions of Camino del Rio North.

Unlike other neighborhoods, residential properties within Mission Valley came much later following the commercialization of the valley. Briefly starting in the late 1960s, a wave of residential development did not readily follow until the 1970s when apartment complexes began to develop further east above the Mission San Diego site along Rancho Mission Road. Property types associated with the theme of Commercialization, Tourism and Commercialization of the Valley include golf courses, bowling alleys, stadiums, hotel and motel

developments, regional shopping centers, office buildings, and limited multi-family residential apartment and condominium buildings.

Resource Preservation

The Cultural Resources Constraints Analysis concluded that much of the community of Mission Valley has a moderate or high cultural sensitivity level for the presence of archaeological and tribal cultural resources. Over 157 cultural resource investigations have been conducted in Mission Valley, and 50 pre-historic and historic cultural resources have been recorded. While much of the community of Mission Valley has been developed, it consists of a heavily active, depositional river valley utilized over thousands of years and the potential for intact cultural deposits at depth is probable at many locations. For these reasons, future discretionary projects within the community of Mission Valley would be evaluated by a qualified archaeologist with input from a Native American Monitor following the Mitigation Framework included in the Cultural Resources Constraints Analysis to determine the potential for the presence or absence of tribal cultural and buried archaeological resources.

Mission Valley is home to one designated historic resource, the Mission San Diego de Alcalá (located at 10818 San Diego Mission Road), which was listed as a National Historic Landmark in 1970 and on the City of San Diego's register in 1976. Also located in Mission Valley is the May Company/William Lewis Jr. Building (located at 1702 Camino del Rio North), designated by the Historical Resources Board but currently on appeal. The Mission Valley Historic Context Statement will aid City staff, property owners, developers and members of the community in the future identification, evaluation and preservation of significant historical resources in the community.

The following implementing actions will raise awareness and help facilitate protection of Tribal Cultural, archaeological, and historical resources.



May Co. Image courtesy of Modern San Diego.

IA-64 Interpretive Programs. Support the development of interpretive programs to educate the public and acknowledge the cultural heritage of Mission Valley and its significance to the Kumeyaay people. This could include a physical and/or virtual interpretive program based on the historical, biological and cultural resources of the river that illustrate the cultural use of Mission Valley and its connections to Old Town and Mission Bay to the west and the mountains to the east.

IA-65 Place Names. Acknowledge the place names and places important to Native Americans who utilized and inhabited Mission Valley.

IA-66 Identification of Historic Resources. Conduct a Reconnaissance Survey of the Mission Valley Community to identify the location of resources that may be eligible for historic designation.

IA-67 Support for Nominations. Provide support and guidance to community members and groups who wish to prepare and submit historical resource nominations to the City.

HISTORIC PRESERVATION

New development should identify, preserve, and appropriately treat the significant Tribal Cultural and prehistoric and historic archaeological resources of Mission Valley; consider the history of the built environment; and identify and preserve historically significant resources.

HSP-1	Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.
HSP-2	Conduct project-specific Native American Kumeyaay consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites or sites with cultural and religious significance to the Native American Kumeyaay community in accordance with all applicable local, state, and federal regulations and guidelines.
HSP-3	Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American Kumeyaay sites as part of new development; including measures to monitor and recover buried deposits from the tribal cultural, archaeological, and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.
HSP-4	Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American Kumeyaay cultural sites that may be identified as part of future development within Mission Valley or otherwise, and refer sites to the Historical Resources Board for designation, as appropriate.
HSP-5	Identify, designate, preserve, and restore historical resources in Mission Valley and encourage their adaptive reuse consistent with the U.S. Secretary of the Interior's Standards.
HSP-6	Evaluate properties at the project level to determine whether a historic resource exists and is eligible for designation and refer those properties to the Historical Resources Board for designation, as appropriate.
HSP-7	Due to the highly limited nature of known extant resources related to Mission Valley's agricultural history, evaluate and consider for listing on the City's Historical Resources Register any resource related to agricultural history and development that may be discovered as part of future development within Mission Valley.

4.6 Historical, Cultural, and Tribal Cultural Resources

This section analyzes the potential impacts to historical, archaeological, and tribal cultural resources due to implementation of the proposed CPU. It documents the historical background for the CPU area and addresses prehistoric and historic archaeological resources, the built environment, and tribal cultural resources. The information in this section is based on and references the Cultural Resources Constraints Analysis for the Mission Valley Community Plan Update prepared by Tierra Environmental Services (January 2019) and the Mission Valley Community Plan Update Historic Context Statement prepared by Heritage Architecture and Planning (January 2019), which are included as appendices G and H, respectively, of this PEIR; and the Mission Valley Existing Conditions Map Atlas prepared as part of the CPU process (Dyett & Bhatia, 2016).

4.6.1 Environmental Setting

4.6.1.1 PHYSICAL SETTING

Historical, Archaeological, and Tribal Cultural Resources

Historical resources are physical features, both natural and constructed, that reflect past human existence and are of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance. These resources may include such physical objects and features as archaeological sites and artifacts, buildings, groups of buildings, structures, districts, street furniture, signs, cultural properties, and landscapes. Historical resources in the San Diego region span a timeframe of at least the last 10,000 years and include both the prehistoric and historic periods. For purposes of the PEIR, historical resources consist of archaeological sites and built environment resources determined as significant under CEQA.

Archaeological resources include prehistoric and historic locations or sites where human actions have resulted in detectable changes to the area. This can include changes in the soil, as well as the presence of physical cultural remains. Archaeological resources can have a surface component, a subsurface component, or both. Historic archaeological resources are those originating after European contact. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains include artifact concentrations, building foundations, or remnants of structures.

A Tribal Cultural Resource is defined as a site, feature, place, cultural landscape, sacred place, or object that is of cultural value to a Native American tribe and is either on or eligible for listing on the national, State or a local historic register, or which the lead agency, at its discretion, chooses to identify as a Tribal Cultural Resource.

Prehistory and Ethnohistory

The prehistoric cultural sequence for what is now San Diego County is generally thought of as three basic periods: Paleoindian, locally characterized by the San Dieguito complex; Archaic, characterized by the cobble and core technology of the La Jollan and Pauma complexes; and Late Prehistoric, marked by the appearance of ceramics, small arrow points, and cremation burial practices. Late Prehistoric materials in southern San Diego County, known as Yuman I and Yuman II, are believed to represent the ancestral Kumeyaay, (also known as the Ipay/Tipay).

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in what is now San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay died from introduced diseases or were brought into the mission system. Earliest accounts of Native American life in what is now San Diego were recorded as a means to salvage scientific knowledge of native lifeways. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City.

By the time Spanish colonists began to settle in Alta California in 1769, the areas that are now part of the CPU area and the adjacent community of Old Town were within the territory of the Kumeyaay people, a cultural group comprised of exogamous, nontotemic territorial bands with patrilineal descent. The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. Grass seeds were a staple food resource second only to acorns in the Late Prehistoric native diet, supplemented by other seeds and nuts. Small game such as rabbits, jackrabbits, and rodents were important to the prehistoric diet; deer were somewhat less significant for food, but were an important source of leather, bone, and antlers. Coastal bands ate a great deal of fish, taking them with lines, nets, and bows and arrows. Balsas or reed boats were used. Shellfish and other littoral resources were important to coastal people too. Settlements were moved seasonally to areas where wild foods were in season.

Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River, which bisects the CPU area, provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region. Major coastal villages were known to have existed along the San Diego River, including the village of *Kosaii* (also known as *Cosoy* or *Kosa'aay*) near the mouth of the San Diego River (Gallegos et al. 1998; Kroeber 1925), which took its name from the Kumeyaay word for drying place or dry place (Dumas 2011). This ranchería appears in the earliest of Spanish travelogues for the area, and was the village closest to the Presidio. Although the actual location of the village is unknown, it has been described as being near the mouth of the San Diego River, and also reported by Bancroft in 1884, that a site called *Cosoy/Kosaii/Kosa'aay* by the Native Americans was in the vicinity of Presidio Hill and Old Town. Several investigations have identified possible locations for the village of *Cosoy/Kosaii/Kosa'aay* (Clement and Van Bueren 1993; Felton 1996), but the actual site has

never been found. Several additional large villages have been documented along the San Diego River through ethnographic accounts and archaeological investigations in the area. These include *Nipaquay*, located near present-day Mission San Diego de Alcalá (Kyle 1996); El Corral, located near present-day Mission Gorge; Santee Greens, located in present-day eastern Santee (Berryman 1981); and El Capitan, located approximately 25 miles upstream from the CPU, now covered by the El Capitan Reservoir (Pourade 1961). To the north of the CPU was *onap*, a ranchería of a large settlement located in Rose Canyon; west of the I-5 was a large village known as *hamo, jamo or Rinconada de Jamo*, in present-day Pacific Beach; and further to the north was a prominent rancheria located in present-day Sorrento Valley known as *Ystagua* or *istagua*, a Spanish gloss of *istaawah* or *istawah*, and means worm's (larvae) house.

Native Places and Place Names on the Land

The Kumeyaay have roots that extend thousands of years in the area that is now San Diego County and northern Baja California, and there are hundreds of words that describe a given landform, showing a close connection with nature. There are also stories associated with the land. The San Diego area in general, including Old Town, the River Valley and the City as it existed as late as the 1920s, was known as *qapai* (meaning uncertain). According to Kumeyaay elder Jane Dumas, some native speakers referred to what is now I-8 as *oon-ya*, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. The floodplain from the Mission San Diego de Alcalá to the ocean was *hajir* or *qajir* (Harrington; 1925, 1927), and the modern-day Mission Valley area was known as *Emat kuseyaay*, which means spirit land, land with spirits, or place of spirit person, and may have been in reference to the presence of Spanish priests in the valley after 1769 (Robertson 1982). The narrows of Mission Gorge within present-day Mission Trails Regional Park carries the name *Ewiikaakap*, meaning rocks where the river narrows (Robertson 1982).

Although the river valley itself was extensively used and occupied by Native Americans prior to and during the historic periods and well into the 20th century, development prompted by the construction of I-8 has left little evidence of this occupation behind. However, in the culturally rich alluvial nature of the western river valley, the archaeological record has provided evidence demonstrating the importance of this area to the local Kumeyaay community through further research, including testing, data recovery and construction monitoring efforts.

Spanish, Mexican and Early American Periods

Spanish colonization of Alta California began in 1769 (1769-1821). While camp was initially set up near present-day Downtown San Diego, the settlement was soon moved closer to the San Diego River, near the Kumeyaay village of *Kosti/Cosoy/Kosaii/Kosa'aay* below present-day Presidio Park. By 1774, the Mission San Diego de Alcalá was moved up the river valley to its current location in Mission Valley, while the presidio remained on Presidio Hill.

The Spanish period represents a time of European exploration and settlement. Dual military and religious contingents established the San Diego Presidio and the Mission San Diego de Alcalá. The mission system used Native American labor to build the infrastructure needed for European settlement. Traditional lifeways were disrupted, and Native American populations became tied economically to the missions. In addition to providing new construction methods and architectural

styles, the mission system introduced horses, cattle, and other agricultural goods and implements to the area. The cultural systems and institutions established by the Spanish continued to influence the region beyond 1821, when California came under the rule of newly independent Mexico.

The Mexican period (1821-1848) retained many of the Spanish institutions and laws. In 1834 the mission system was secularized, allowing for increased Mexican settlement and the associated dispossession of many local Native Americans. In the 1830s, the Mexican government began to redistribute church lands under the rancho system. The Mexican government granted 29 ranchos in San Diego County to loyal soldiers, politicians, and powerful landowning families (San Diego State University, 2011). The land was used primarily for grazing cattle (Pourade, 1963). Cattle ranching dominated the agricultural activities and the hide and tallow trade flourished in California during the early part of this period.

This redistribution of land also resulted in the creation of a civilian pueblo in San Diego. In 1834, a group of San Diego residents living near present-day Old Town successfully petitioned the governor to formally declare their settlement as a pueblo. San Diego was granted official pueblo status, which came with the right to self-government and exemption from military rule (Crane, 1991). In addition to the creation of a new town government, “A major consequence of San Diego’s being given pueblo status was the eventual acquisition of vast communal lands. In May 1846 Governor Pío Pico confirmed San Diego’s ownership of 48,000 acres including water rights. It was the largest such concession ever given to a Mexican town in California. The grant, a heritage of the Mexican government, was a rich resource that subsidized much of San Diego’s municipal development well into the twentieth century” (San Diego State University, 2011).

The Pueblo Lands of San Diego were divided into 1,350 parcels, ranging in size from 10-acre parcels near Old Town to 160-acre parcels further from town. A large “City Reservation” was set aside for parkland as part of the Pueblo Lands, and still serves the city in that capacity today as Balboa Park (San Diego County Assessor, n.d.). The Mexican period ended when Mexico ceded California to the United States after the Mexican-American War (1846-1848).

Very early in the American period (1848-present), gold was discovered in California. Few Mexican-owned ranchos remained intact because of land claim disputes and the onerous system set up for proving ownership to the U.S. Government. Development of the railroads opened up much of the country. The homestead system encouraged American settlement in the western territories. Throughout the west, the growth and decline of communities occurred in response to an increasing and shifting population, fostering a “boom and bust” cycle. As early as 1868, San Diego was promoted as a natural sanitarium, and many people suffering from tuberculosis came to the area seeking a cure in the moderate climate.

Mission Valley History

The CPU area is home to one historic building, the Mission San Diego de Alcalá located at 10818 San Diego Mission Road, which is listed on the National Register of Historic Places (NRHP), the City of San Diego Register of Historic Resources, and the California Register of Historical Resources (CRHR) as California Historical Landmark No. 242. The designation of one locally listed property, Macy’s (May Company) Mission Valley at 1702 Camino Del Rio North, is currently under appeal and is not yet finalized. These properties are summarized in Table 4.6-1.

The Mission Valley Historical Context Statement (Heritage Architecture & Planning, 2018) in Appendix H of this PEIR discusses the property types—including residential, commercial, industrial, and social/community—associated with the significant themes of different development periods. For each property type, there is a description of character-defining features and significance statement, which discusses the criteria that such properties must meet in order to be eligible for listing in local, State, or national historical registers.

Table 4.6-1: Designated Historical Resources

Site	HRB #	Address	CPU Area
<i>National Register of Historic Places</i>			
Mission San Diego de Alcalá	113	10818 San Diego Mission Road	Mission Valley
<i>California Register of Historic Places</i>			
Mission San Diego de Alcalá CHL No. 242	113	10818 San Diego Mission Road	Mission Valley
<i>San Diego Register of Historic Resources</i>			
Mission San Diego de Alcalá	113	10818 San Diego Mission Road	Mission Valley
Macy’s	1203	1702 Camino Del Rio North	Mission Valley

Note:

HRB = Historic Resources Board

Sources: National Register of Historic Places, 2018; California Register of Historical Resources, 2019; San Diego Register of Historic Resources, 2018.

4.6.1.2 REGULATORY SETTING

Federal Regulations

National Historic Preservation Act of 1966 and National Register of Historic Places

The National Historic Preservation Act of 1966 established the NRHP as the official federal list of cultural resources that have been nominated by state offices for their significance at the local, state, or federal level. Listing in the NRHP provides recognition that a property is historically significant to the nation, the state, or the community. Properties listed (or potentially eligible for listing) in the NRHP must meet certain significance criteria and possess integrity of form, location, or setting. Barring exceptional circumstances, resources generally must be at least 50 years old to be considered for listing in the NRHP.

Criteria for listing in the NRHP are stated in the Code of Federal Regulations (CFR) (36 CFR 60). A resource may qualify for listing if there is quality of significance in American history, architecture, archaeology, engineering, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and where such resources:

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

Eligible properties must meet at least one of the NRHP criteria and exhibit integrity, measured by the degree to which the resource retains its historical properties and conveys its historical character, the degree to which the original historic fabric has been retained, and the reversibility of changes to the property. The fourth criterion is typically reserved for archaeological and paleontological resources. These criteria have largely been incorporated into the CEQA Guidelines (Section 15065.5) as well.

National Environmental Policy Act

The National Environmental Policy Act (NEPA) was signed into law on January 1, 1970. NEPA created an environmental review process requiring federal agencies to consider the effects of their actions on the environment. Under NEPA, all federal agencies must carry out their regulations, policies, and programs in accordance with NEPA's policies for environmental protection, including project compliance with Section 106 of the National Historic Preservation Act, as previously discussed. Any future federal projects in the CPU area undertaken in accordance with the CPU would be subject to NEPA requirements.

The Secretary of the Interior Standards and Guidelines for Archaeology and Historic Preservation

The Secretary of the Interior Standards and Guidelines for Archaeology and Historic Preservation are not regulatory and do not set or interpret agency policy. They are intended to provide technical advice about archeological and historic preservation activities and methods. Federal agency personnel responsible for cultural resource management pursuant to section 110 of the National Historic Preservation Act, State Historic Preservation Offices responsible under the National Historic Preservation Act, local governments wishing to establish a comprehensive approach, and other individuals and organizations needing basic technical standards and guidelines for historic preservation activities are encouraged to use these standards.

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act (NAGPRA) was passed in 1990 to provide for the protection of Native American graves. The act conveys to Native Americans of demonstrated lineal descent the human remains, including the funerary or religious items, that are held by federal agencies and federally supported museums, or that have been recovered from federal lands. NAGPRA makes the sale or purchase of Native American remains illegal, whether or not they were derived from federal or Native American lands.

State Regulations

California Register of Historical Resources

The California Office of Historic Preservation maintains the California Register of Historical Resources (CRHR). The CRHR is the authoritative guide to the state's significant historic and archeological resources. The program provides for the identification, evaluation, registration and protection of California's historical resources. The CRHR encourages public recognition and protection of resources of architectural, historic, archaeological, and cultural significance; identifies historical resources for State and local planning purposes; determines eligibility for State historic preservation grant funding; and affords certain protection to these resources under CEQA.

The CRHR has also established context types to be used when evaluating the eligibility of a property or resource for listing. The four criteria are as follows:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values.
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.

Similar to the NRHP, eligibility for the CRHR requires an establishment of physical integrity, including the four criteria previously described. California's list of special considerations is less stringent than the NRHP, providing allowances for relocated buildings, structures, or objectives as

reduced requirements for physical integrity. CEQA sections 15064.5 and 21083.2(g) define the criteria for determining the significance of historical resources. The term “historical resources” refers to all prehistoric and historic resources, including archaeological sites, traditional cultural properties, and historic buildings, structures, sites, objects, landscapes, etc. Since resources that are not listed or determined eligible for the State or local registers may still be historically significant, their significance shall be determined if they are affected by a project. The significance of a historical resource under Criterion 4 rests on its ability to address important research questions. Most archaeological sites which qualify for the CRHR do so under Criterion 4 (i.e., research potential).

California Environmental Quality Act

For the purposes of CEQA, a significant historical resource is one that qualifies for the CRHR or is listed in a local historic register or deemed significant in an historical resources survey, as provided under Section 5025.1(g) of the Public Resources Code (PRC). A resource that is not listed in or is not determined to be eligible for listing in the CRHR, is not included in a local register or historic resources, or is not deemed significant in a historical resources survey may nonetheless be deemed significant by a CEQA lead agency.

As indicated above, the California criteria (CEQA Guidelines Section 15065.5) for the registration of significant architectural, archaeological, and historical resources in the CRHR are nearly identical to those for the NRHP. Furthermore, CEQA Section 21083.2(g) defines the criteria for determining the significance of archaeological resources. These criteria include definitions for a “unique” resource, based on its:

- Containing information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
- Having a special and particular quality such as being the oldest or best available example of its type; and/or
- Being directly associated with a scientifically recognized important prehistoric or historic event or person.

California Public Resources Code

Sections 5097–5097.6 of the PRC outline the requirements for cultural resource analysis prior to the commencement of any construction project on State lands. The State agency proposing the project may conduct the cultural resource analysis or they may contract with the State Department of Parks and Recreation. In addition, this section stipulates that the unauthorized disturbance or removal of archaeological, historical, or paleontological resources located on public lands is a misdemeanor. It prohibits the knowing destruction of objects of antiquity without a permit (expressed permission) on public lands and provides for criminal sanctions. This section was amended in 1987 to require consultation with the California Native American Heritage Commission (NAHC) whenever Native American graves are found. Violations for the taking or possessing of remains or artifacts are felonies.

PRC Section 5097.9-991, regarding Native American heritage, outlines protections for Native American religion from public agencies and private parties using or occupying public property.

Also protected by this code are Native American sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines located on public property.

California Health and Safety Code

Section 7052 of the California Health and Safety Code (H&SC) makes the willful mutilation, disinterment, or removal of human remains a felony. Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the NAHC.

H&SC Section 8010-8030 constitutes the California Native American Graves Protection and Repatriation Act of 2001 (CALNAGPRA). CALNAGPRA, like the federal act, ensures that Native American human remains and cultural items are treated with respect and dignity during all phases of the archaeological evaluation process in accordance with CEQA and any applicable local regulations. The code provides a process and requirements for the identification and repatriation of collections of human remains or cultural items to the appropriate tribes from any State agency or museum that receives State funding.

California Government Code Section 65040.2(g)

California Government Code Section 65040.2(g) provides guidelines for consulting with Native American tribes for the following: (1) the preservation of, or the mitigation of impacts to places, features, and objects described in sections 5097.9 and 5097.993 of the Public Resources Code; (2) procedures for identifying through the NAHC the appropriate California Native American tribes; (3) procedures for continuing to protect the confidentiality of information concerning the specific identity, location, character, and use of those places, features, and objects; and (4) procedures to facilitate voluntary landowner participation to preserve and protect the specific identity, location, character, and use of those places, features, and objects.

Native American Burials (PRC Section 5097 et seq.)

State law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and designates the NAHC to resolve disputes regarding the disposition of such remains. The Native American Historic Resource Protection Act (PRC sections 5097.993 - 5097.994) makes it a misdemeanor punishable by up to a year in jail to deface or destroy an Indian historic or cultural site that is listed or may be eligible for listing in the CRHR. In 2006, Assembly Bill (AB) 2641 (Coto) amended the PRC to provide for the protection of human remains when discovered, as well as conferral with descendants to make recommendations or preferences for treatment of human remains. A landowner, upon discovery of human remains, is required to ensure that the immediate vicinity, as described, is not damaged or disturbed, until specific conditions are met, including discussing and conferring, as defined, with the descendants regarding their preferences for treatment. The amended PRC, along with the California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011] ensures that Native American human remains and cultural items are treated with respect and dignity during all phases of the

archaeological evaluation process in accordance with CEQA and any applicable local regulations, and that any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Senate Bill 18

Signed into law in September 2004, and effective March 1, 2005, Senate Bill (SB) 18 permits California Native American tribes recognized by the NAHC to hold conservation easements on terms mutually satisfactory to the tribe and the landowner. The term “California Native American tribe” is defined as “a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC.” The bill also requires that, prior to the adoption or amendment of a city or county’s general plan, the city or county consult with California Native American tribes for the purpose of preserving specified places, features, and objects located within the city or county’s jurisdiction. SB 18 also applies to the adoption or amendment of specific plans. This bill requires the planning agency to refer to the California Native American tribes specified by the NAHC and to provide them with opportunities for involvement.

Assembly Bill 52

AB 52, which created the new category of “tribal cultural resources” that must be considered under CEQA, applies to all projects that file a notice of preparation (NOP) or notice of negative declaration or mitigated negative declaration on or after July 1, 2015. AB 52 requires lead agencies to provide notice to and begin consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of a project if that tribe has requested, in writing, to be kept informed of projects by the lead agency prior to the determination whether a negative declaration, mitigated negative declaration, or environmental impact report will be prepared. If a tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe. The bill also specifies mitigation measures that may be considered to avoid or minimize impacts on tribal cultural resources.

Local Regulations

City of San Diego Municipal Code Historical Resources Regulations

The City’s Historical Resources Regulations (San Diego Municipal Code [SDMC] Chapter 14, Article 3, Division 2) were adopted in January 2000, providing a balance between sound historic preservation principles and the rights of private property owners. The Regulations have been developed to implement applicable local, State, and federal policies and mandates. Included in these are the General Plan, CEQA, and Section 106 of the National Historic Preservation Act of 1966. Historical resources, in the context of the City’s regulations, include site improvements, buildings, structures, historic districts, signs, features (including significant trees or other landscaping), places, place names, interior elements and fixtures designated in conjunction with a property, or other objects of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance to the citizens of the city. These include structures, buildings, archaeological sites, objects, districts, or landscapes having physical evidence of human activities. These resources are usually over 45 years old and they may have been altered or still be in use.

Compliance with the Regulations begins with the determination of the need for a site-specific survey for a project. Pursuant to SDMC Section 143.0212(a), a historic property (built environment) survey can be required for any parcel containing a structure that is over 45 years old and appears to have integrity of setting, design, materials, workmanship, feeling, and association. SDMC Section 143.0212(b) requires that historical resource sensitivity maps be used to identify properties in the city that have a probability of containing historic or pre-historic archaeological sites. These maps are based on records of the California Historical Resources Information System (CHRIS) maintained by the South Coastal Information Center (SCIC) at San Diego State University, archival research from the San Diego Museum of Man, and site-specific information in the City's files. If records show an archaeological site exists on or immediately adjacent to a subject property, the City would require a survey. In general, archaeological surveys are required when the proposed development is on a previously undeveloped parcel, if a known resource is recorded on the parcel or within a 1-mile radius, or if a qualified consultant or knowledgeable City staff member recommends it. In both cases, the determination for the need to conduct a site-specific survey must be made in 10 days for a construction permit (ministerial) or 30 days for a development permit (discretionary) pursuant to SDMC Section 143.0212(c).

SDMC Section 143.0212(d) states that if a property-specific survey is required, it shall be conducted according to the criteria included in the City's Historical Resources Guidelines. Using the survey results and other available applicable information, the City shall determine whether a historical resource exists, whether it is eligible for designation as a designated historical resource, and precisely where it is located.

Historical Resources Guidelines

Historical Resources Guidelines are incorporated in the San Diego Land Development Manual by reference. The Guidelines establish a development review process to review projects in the City. This process is composed of two aspects: the implementation of the Historical Resources Regulations and the determination of impacts and mitigation under CEQA.

City of San Diego Historical Resources Register

As compared to CEQA, the City provides a broader set of criteria for eligibility for the City's Historical Resources Register. As stated in the City's Historical Resources Guidelines, "Any improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area, or object may be designated as historic by the City of San Diego Historical Resources Board [(HRB)] if it meets any of the following criteria:

- Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development;
- Is identified with persons or events significant in local, State, or national history;
- Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

- Is listed or has been determined eligible by the National Park Service for listing in the National Register of Historic Places or is listed or has been determined eligible by the State Historic Preservation Office (SHPO) for listing in the State Register of Historical Resources; or
- Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest, or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.”

City of San Diego General Plan Historic Preservation Element

The Historic Preservation Element of the General Plan provides guidance on archaeological and historic site preservation in San Diego, including the roles and responsibilities of the HRB, the status of cultural resource surveys, the Mills Act, conservation easements, and other public preservation incentives and strategies. A discussion of criteria used by the HRB to designate landmarks is included, as is a list of recommended steps to strengthen historic preservation in San Diego. The Element sets a series of goals for the City for the preservation of historic resources, and the first of these goals is to preserve significant historical resources. These goals are realized through implementation of policies that encourage the identification and preservation of historical resources.

General Plan Policies HP-A.1 through HP-A.5 are associated with the overall identification and preservation of historical resources. This includes policies to provide for comprehensive historic resource planning and integration of such plans within City land use plans, such as the proposed CPU being analyzed within this PEIR. These policies also focus on coordinated planning and preservation of tribal resources, promoting the relationship with Kumeyaay/Diegueño tribes. Policy HP-A.5.e states that Native American monitors should be included during all phases of the investigation of archaeological resources; this would include surveys, testing, evaluations, data recovery phases, and construction monitoring. Historic Preservation policies HP-B.1 through HP-B.4 address the benefits of historical preservation planning and the need for incentivizing maintenance, restoration, and rehabilitation of designated historical resources. This is proposed to be completed through a historic preservation sponsorship program and through cultural heritage tourism.

4.6.2 Impact Analysis

4.6.2.1 SIGNIFICANCE CRITERIA

Historical resources significance determinations, pursuant to the City of San Diego's CEQA Significance Determination Thresholds (2016), consist first of determining the sensitivity or significance of identified historical resources and, second, determining direct and indirect impacts that would result from project implementation. Based on the City's CEQA Significance Determination Thresholds, which have been utilized to guide a programmatic assessment of the proposed CPU, impacts related to historical resources would be significant if the proposed CPU would result in any of the following:

- 1) An alteration, including the adverse physical or aesthetic effects and/or the destruction of an historic building (including an architecturally significant building), structure, object or site;
- 2) A substantial adverse change in the significance of a prehistoric or historic archaeological resource, a religious or sacred use site, or the disturbance of any human remains, including those interred outside of formal cemeteries; or
- 3) A substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
 - b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The City of San Diego's CEQA Significance Determination Thresholds define a significant historical resource as one that qualifies for the CRHR or is listed in a local historic register or deemed significant in a historical resource survey, as provided under PRC Section 5024.1(g), although even a resource that is not listed in or determined eligible for listing in the CRHR, not included in a local register, or not deemed significant in a historical resource survey may nonetheless be historically significant for the purposes of CEQA. The City's Historical Resources Guidelines state the significance of a resource may be determined based on the potential for the resource to address important research questions as documented in a site-specific technical report prepared as part of the environmental review process.

As a baseline, the City of San Diego has established the following criteria to be used in the determination of significance under CEQA:

- An archaeological site must consist of at least three associated artifacts/ecofacts (within a 50-square-meter area) or a single feature and must be at least 45 years of age. Archaeological sites containing only a surface component are generally considered not significant, unless demonstrated otherwise. Such site types may include isolated finds, bedrock milling stations, sparse lithic scatters, and shellfish processing stations. All other archaeological sites are considered potentially significant. The determination of significance is based on a number of factors specific to a particular site including site size, type and integrity; presence or absence of a subsurface deposit, soil stratigraphy, features, diagnostics, and datable material; artifact and ecofact density; assemblage complexity; cultural affiliation; association with an important person or event; and ethnic importance.
- The determination of significance for historic buildings, structures, objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.
- A site will be considered to possess ethnic significance if it is associated with a burial or cemetery; religious, social, or traditional activities of a discrete ethnic population; an important person or event as defined by a discrete ethnic population; or the mythology of a discrete ethnic population.

4.6.2.2 METHODOLOGY AND ASSUMPTIONS

The Cultural Resources Constraints Analysis (Appendix G) and the Mission Valley Historic Context Statement (Appendix H) were prepared for the proposed CPU. The Cultural Resources Constraints Analysis describes the prehistory, ethnohistory and importance of the CPU area to the local Kumeyaay community; identifies significant archaeological and tribal cultural resources (prehistoric and historic periods); provides guidance on the identification of possible new significant archaeological and tribal cultural resources; and includes recommendations for treatment of significant resources. The Mission Valley Historic Context Statement (addressing the built environment) provides information regarding the significant historical themes in the development of the CPU area, the property types that convey those themes in an important way, and the location of potential historical resources within the community, including individual resources, and districts.

Prehistoric and Historic Archaeological Resources and Tribal Cultural Resources

Cultural sensitivity levels for the CPU area are rated low, moderate, or high based on the results of an archival records search conducted at the SCIC, a records update at the San Diego Museum of Man, a Sacred Lands File check by the NAHC, and regional environmental factors as further described in the Cultural Resources Constraints Analysis for the Mission Valley Community Plan Update prepared by Tierra Environmental Services (January 2019) with additional information provided by qualified City staff (Appendix G).

A low sensitivity rating indicates few or no previously recorded resources within the area. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. The potential for identification of additional resources in such areas would be low. A moderate sensitivity rating indicates that some previously recorded resources were identified within the area.

These are more complex resources consisting of more site structure, diversity of feature types, and diversity of artifact types. The potential for the presence of additional resources in such areas would be moderate.

Areas identified as high sensitivity would indicate that the records search identified several previously recorded sites within the area. These resources may range from moderately complex to highly complex, with more-defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted archaeological resources.

Historical Resources

The historical resources analysis is based on information presented in the Mission Valley Historic Context Statement prepared for the Mission Valley Community Plan Update (Appendix H). Research for the Historic Context Statement included a review of previous studies and archival research. Documents reviewed include the NRHP, the San Diego Register of Historical Resources, and previously prepared historic resource surveys and context statements. Archival research included primary and secondary sources such as Sanborn Fire Insurance Maps, newspaper articles, city directories, census data, historic photographs, books and publications, Geographic Information System (GIS) maps, and internet sources. Research took place at local, regional, and online repositories including the San Diego Central Library (California Room), San Diego Historical Society Research Library, San Diego County Assessor's Office, and the City of San Diego Planning Department.

The Mission Valley Historic Context Statement follows guidelines from the following National Park Service publications:

- National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation
- National Register Bulletin No. 16A How to Complete the National Register Registration Form
- National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form
- National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning.

Guidelines published by the California Office of Historic Preservation were also consulted, including the State's official Instructions for Recording Historical Resources and a guide entitled "Writing Historic Context Statements." The City of San Diego's Historic Resource Survey Guidelines (July 2008) were also consulted.

4.6.2.3 IMPACTS

Impact 4.6-1: Historic Structures, Objects, or Sites

Would the proposed CPU result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of an historic building (including an architecturally significant building), structure, object or site?

The CPU area contains two known historic resources. The Mission San Diego de Alcalá is listed in the NRHP and the San Diego Historical Resources Register. The Macy's Building (May Company/William Lewis, Jr. Building) may be listed in the San Diego Historical Resources Register, but that designation is currently on appeal. Properties of architectural or thematic interest were noted and include single and multiple family residences, a former bowling alley, four motels, a stadium, and six office buildings. These properties fall under the following themes and sub-themes:

- Establishment of the Mission
- Development of Natural Resources
- Sub-theme: Sports, Recreation, and Leisure
- Sub-theme: Motels/Hotels
- Sub-theme: Commercial Regional Shopping Centers and Office Development
- Sub-theme: Residential – Apartment Buildings

While the SDMC provides for the regulation and protection of designated and potential historical resources, it is not possible to ensure the successful preservation of all historic built environment resources within the proposed CPU area at a programmatic level. Although the CPU does not propose specific development, future development and related construction activities facilitated by the proposed CPU at the project level could result in the alteration of a historic building, structure, object, or site. Direct impacts of specific projects may include substantial alteration, relocation, or demolition of historic buildings, structures, objects, sites and districts. Indirect impacts may include the introduction of visual, audible, or atmospheric effects that are out of character with a historic property or alter its setting, when the setting contributes to the resource's significance. Thus, potential impacts to individual historic resources could occur where implementation of the CPU would result in increased development potential. Mitigation Measure MM-CULT-1 is provided below to address potential significant impacts. However, even with implementation of the mitigation framework, as the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the impact would be considered significant and unavoidable.

Mitigation Measures

The City of San Diego's General Plan, combined with federal, State, and local regulations, provide a regulatory framework for project-level historical resources evaluation/analysis criteria and, when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources, such as designated historical resources, historical buildings, districts, landscapes, objects, and structures, are subject to site-specific review in accordance with

the City's Historical Resources Regulations and Historical Resources Guidelines, through the subsequent project review process. Mitigation Measure MM-CULT-1 would be required of all development projects with the potential to impact significant historical resources.

MM-CULT-1 Historic Buildings, Structures, and Objects

Prior to issuance of any permit that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure meets any of the following criteria: (1) National Register-Listed or formally determined eligible, (2) California Register-Listed or formally determined eligible, (3) San Diego Register-Listed or formally determined eligible, or (4) meets the CEQA criteria for a historical resource. The evaluation of historic architectural resources shall be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity as indicated in the Historical Resources Guidelines and Historic Resources Regulations (SDMC sections 143.0201–143.0280).

The preferred mitigation for historic buildings or structures shall be to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures shall include, but are not limited to:

- Preparing a historic resource management plan;
- Designing new construction that is compatible in size, scale, materials, color, and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation;
- Screening incompatible new construction from view through the use of berms, walls and landscaping in keeping with the historic period and character of the resource;
- Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources, to identify potential impacts from a proposed development and evaluate the significance of any identified historical resources. If potentially significant impacts to an identified historical resource are identified, these reports shall also recommend appropriate mitigation to reduce the impacts to below a level of significance. If required, mitigation programs can also be included in the report.

Development implemented in accordance with the Proposed CPU that would potentially result in impacts to significant historical resources would be required to incorporate mitigation measure MM-CULT-1, to be adopted in conjunction with the certification of this PEIR and consistent with existing requirements of the Historic Resources Regulations and Historic Resources Guidelines.

The mitigation framework combined with the proposed CPU policies promoting the identification and preservation of historical resources would reduce the program-level impact related to historical resources of the built environment. However, even with implementation of the mitigation framework, the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historical resources, including historic structures, objects, or sites, would be significant and unavoidable.

Impact 4.6-2: Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains

Would the proposed CPU result in a substantial adverse change in the significance of a prehistoric or historic archaeological resource, a religious or sacred use site, or the disturbance of any human remains, including those interred outside of formal cemeteries?

According to the Cultural Resources Constraints Analysis, 57 archaeological and cultural resources have been previously recorded within the CPU area. These include 16 historic archaeological sites; 21 prehistoric sites; 2 multi-component sites with both prehistoric and historic period artifacts; 10 isolated prehistoric and historic artifacts; one modern site, and one site of unknown origin. In addition, several key areas have been identified that may be of high interest to local Native American communities because of proximity to the CPU, such as, but not limited to, the prehistoric Rancheria of *Kosti/Cosoy/Kosaii/Kosa'aay*, the Presidio de San Diego, the ethnohistoric route through the valley known today as the Kumeyaay Highway, and the Mission San Diego de Alcalá which is within the CPU boundary. Several of these are listed on the City's Historical Resources Register or identified as "Landmarks" on the California Register of Historic Resources and the National Register of Historic Places, or have not been formally recognized to date. Despite ethnohistoric and historic information about the prehistoric Rancheria of *Kosti/Cosoy/Kosaii/Kosa'aay* and presence of the Kumeyaay in the San Diego River Valley and surrounding area, the Sacred Lands File check from the Native American Heritage Commission (NAHC) indicated that no sacred lands have been identified within the vicinity of the community of Mission Valley.

As discussed in the Constraints Analysis, while much of the community of Mission Valley has been developed, it consists of a heavily active, depositional river valley utilized over thousands of years and the potential for intact cultural deposits at depth is probable at many locations. As is illustrated by the high density of documented cultural resources (Tables 2 and 3 in Section II of the Constraints Analysis), the area represents a prehistorically and historically active environment. Beginning with early Spanish establishment of the Presidio, the areas between present-day Old Town and the Mission San Diego de Alcalá played a pivotal role in the historic development of the San Diego region. Prior to the arrival of the Spanish, the area was extensively occupied and exploited by Native Americans, further contributing to the community's rich cultural heritage and sensitivity for archaeological resources. Considering these factors in conjunction with Native American correspondence, much of the CPU area is of either moderate or high cultural sensitivity. However, due to continued use and development in the CPU area, it is likely that numerous prehistoric and historical resources in the community of Mission Valley have been disturbed over the years, and any remaining undisturbed soils up to several feet deep anywhere along the San Diego River Valley

have the potential to contain sensitive cultural resources. As such, the archaeological sensitivity level for the community of Mission Valley is high.

Participation of the local Native American community is crucial to the effective identification and protection of cultural resources within the community of Mission Valley in accordance with the City's Historical Resources Guidelines (City of San Diego, 2001). Native American participation is required for all levels of future investigations in the community of Mission Valley including those areas that have been previously developed, unless additional information can be provided to demonstrate that the property has been graded to a point where no resources could be impacted. Areas that have not been previously developed should be surveyed to determine potential for historical resources to be encountered, and whether additional evaluation is required. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring.

Future development and related construction activities could result in the alteration or destruction of prehistoric or historic archaeological resources, objects, or sites, and could impact religious or sacred use or disturb human remains, particularly considering the cultural significance of the CPU area. Direct impacts may include substantial alteration or demolition of archaeological sites from grading, excavation, or other ground-disturbing activities. Indirect impacts may include the potential for vandalism or destruction of an archaeological resource or traditional cultural property.

Avoiding impacts on religious or sacred places or human remains may be unavoidable in certain circumstances when resources are discovered during construction. Although there are no known religious or sacred uses within the proposed CPU area, the potential exists for these to be encountered during future construction activities, particularly given the high cultural sensitivity of canyon areas leading into the Mission Valley area, which has been previously identified as an area of concern to the local Native American community, and in proximity to the Presidio and areas bordering Old Town. Several historic period cemeteries containing Native American and Old Town descendent burials have been documented in the adjacent community of Old Town, which were utilized prior to and after the Mission San Diego de Alcalá moved to its current location in Mission Valley. The burial ground associated with the Mission San Diego de Alcalá is the only one documented in the Mission Valley CPU area and is considered sacred to the local Native American community.

Because Native American human remains have been encountered within the CPU area, the potential for encountering human remains outside of the documented cemetery within the CPU area is high, during both archaeological investigations and grading activities. Therefore, tribal consultation in accordance with AB 52 and the Public Resources Code, as well as consultation with the Old Town descendent community has been incorporated into Mitigation Measure MM-Cult-2 for subsequent projects to ensure that tribal cultural resources and descendent community concerns are addressed early in the development review process.

The City has developed Historical Resource Sensitivity Maps that provide general locations of where historical resources are known to occur or have the potential to occur. These maps were developed in coordination with technical experts and tribal representatives. Upon submittal of permit applications, a parcel is reviewed against the Historical Resource Sensitivity Maps specifically to determine whether the project has the potential to adversely impact an archaeological

resource which may be eligible for individual listing on the local register (SDMC Section 143.0212). This review is supplemented with a project specific records search of the NAHC Sacred Lands File by qualified staff, and, as stated above, a site-specific archaeological survey would be required.

The proposed CPU is designed to support the historic preservation goals of the City's General Plan, and contains policies for protection and preservation of significant archaeological resources in the proposed Historic Preservation Element. Policy APH-2 to conduct Native American consultation early in the development review process is also included in the proposed CPU to identify prehistoric and historic archaeological cultural resources and to develop adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, State, and federal regulations and guidelines.

Human remains, particularly those interred outside of formal cemeteries, could be disturbed during grading, excavation, or other ground-disturbing activities associated implementation of the Proposed CPU. The treatment of Native American human remains is regulated by PRC Section 5097.98, as amended by AB 2641, which addresses the disposition of Native American burials, protects remains, and appoints the NAHC to resolve disputes. In addition, H&SC Section 7050.5 includes specific provisions for the protection of human remains in the event of discovery, and Section 7052 makes the willful mutilation, disinterment, or removal of human remains a felony. The H&SC is applicable to any project where ground disturbance would occur.

While existing federal, State, and local regulations, and proposed CPU policies would provide for the regulation and protection of prehistoric and historic archaeological resources and human remains and avoid potential impacts, it is not possible to ensure the successful preservation of all prehistoric and historic archaeological resources. Therefore, implementation of the proposed CPU could adversely impact prehistoric or historic archaeological resources including religious or sacred use sites and human remains. Mitigation Measure MM-CULT-2 is provided to address potential impacts. However, impacts to prehistoric and historic archaeological resources, sacred sites, and human remains would remain significant and unavoidable.

Mitigation Measures

The City of San Diego's General Plan, combined with federal, State, and local regulations, provides a regulatory framework for project-level cultural resources evaluation/analysis criteria and, when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect archaeological and/or tribal cultural resources are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines, through the subsequent project review process. Mitigation Measure MM-CULT-2 would be required of all development projects with the potential to impact significant archaeological and tribal cultural resources.

MM-CULT-2 Archaeological and Tribal Cultural Resources

Prior to issuance of any permit for a future development project implemented in accordance with the CPU that could directly affect an archaeological or tribal cultural resource; the City shall require the following steps be taken to determine: (1) the presence of archaeological or tribal cultural resources and (2) the

appropriate mitigation for any significant resources which may be impacted by a development activity. Sites may include, but are not limited to, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socioeconomic and ethnic backgrounds. Resources may also include resources associated with prehistoric Native American activities.

Initial Determination

The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System and the City's "Historical Inventory of Important Architects, Structures, and People in San Diego") and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depicts three levels of sensitivity (Figure 4.6-1). Review of this map shall be done at the initial planning stage of a specific project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the Historical Resources Guidelines. These levels, which are described below, are not part of any federal or State law.

- **High Sensitivity:** These areas contain known significant cultural resources and have a potential to yield information to address a number of research questions. These areas may have buried deposits, good stratigraphic integrity, and preserved surface and subsurface features. If a project were to impact these areas, a survey and testing program is required to further define resource boundaries subsurface pressure or absence and determine level of significance. Mitigation measures such as a Research Design and Archaeological Data Recovery Plan (ADRP) and construction monitoring shall also be required.
- **Medium Sensitivity:** These areas contain recorded cultural resources or have a potential for resources to be encountered. The significance of the cultural resources within these areas is not known. If a project impacts these areas, a survey and significance evaluation is required if cultural resources were identified during the survey. Mitigation measures may also be required.
- **Low Sensitivity:** These areas have slopes greater than 25 degrees. Steep slopes have a low potential for archaeological deposits because they were not occupied by prehistoric peoples but rather used for gathering and other resource procurement activities. Many of these activities do not leave an archaeological signature. If a project impacts these areas, a survey is needed to confirm the lack of cultural resources. Should cultural resources be identified, a significance evaluation is required followed by mitigation measures.

Review of this map shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the City's Historical Resources Guidelines. If there is any evidence that the project area contains archaeological or tribal cultural resources, then an

archaeological evaluation consistent with the City's Guidelines shall be required. All individuals conducting any phase of the archaeological evaluation program shall meet professional qualifications in accordance with the City's Historical Resources Guidelines.

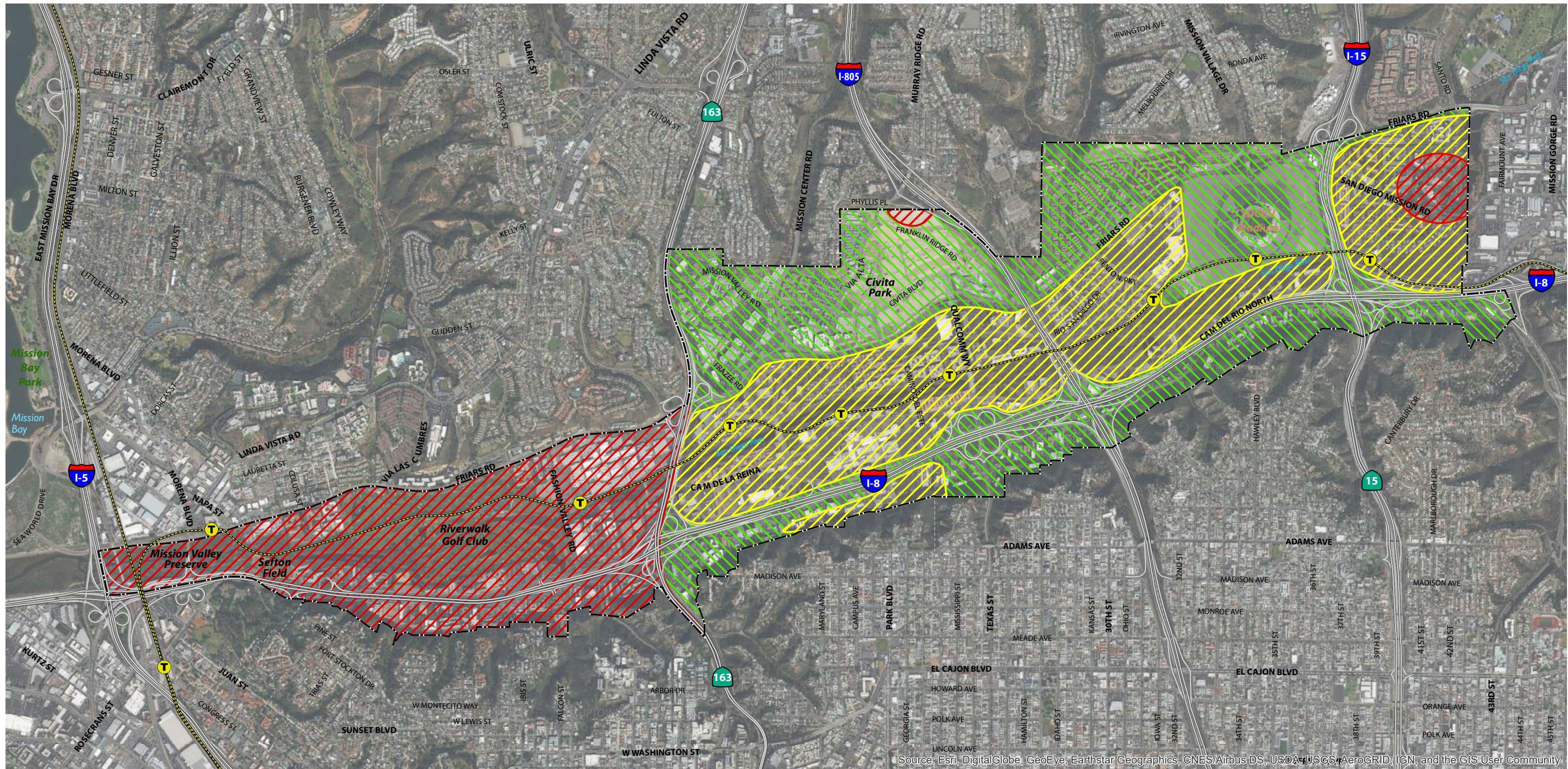
Step 1

Based on the results of the initial determination, if there is evidence that the project area contains archaeological resources, preparation of an evaluation report is required. The evaluation report shall generally include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a record search at the South Coastal Information Center (SCIC) at San Diego State University. A review of the Sacred Lands File maintained by the NAHC shall also be conducted at this time. Information about existing archaeological collections shall also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the records searches mentioned above, background information may include, but is not limited to, examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews, including consultation with descendant communities. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet City standards. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a case-by-case basis by the tribal representative during the project-specific AB 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance, based on the City's Guidelines, shall be performed by a qualified archaeologist.

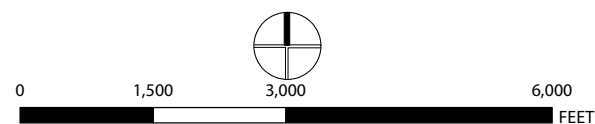
Figure 4.6-1: Cultural Resources Sensitivity



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- | | | | | |
|--|---------------|--------------------|--|--|
| | Trolley Stops | Sensitivity | | Mission Valley Community Plan Boundary |
| | Light Rail | | | Community Planning Areas |
| | Freeways | | | |
| | Ramps | | | |

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Step 2

Where a recorded archaeological site or tribal cultural resource (as defined in the PRC) is identified, the City shall initiate consultation with identified California Indian tribes pursuant to the provisions in PRC sections 21080.3.1 and 21080.3.2, in accordance with AB 52. It should be noted that during the consultation process, tribal representative(s) will be involved in making recommendations regarding the significance of a tribal cultural resource which also could be a prehistoric archaeological site. A testing program may be recommended which requires reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). The archaeological testing program, if required, shall include evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies including surface and subsurface investigations can be found in the City of San Diego's Historical Resources Guidelines. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the proposed project.

The results from the testing program shall be evaluated against the Significance Thresholds found in the Historical Resources Guidelines. If significant historical resources are identified within the area of potential effects, the site may be eligible for local designation. However, this process will not proceed until such time that the tribal consultation has been concluded and an agreement is reached (or not reached) regarding significance of the resource and appropriate mitigation measures are identified. The final testing report shall be submitted to Historical Resources Board (HRB) staff for designation. The final testing report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria. This process shall be completed prior to distribution of any draft environmental document.

An agreement with each consulting tribe on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found and site conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

Step 3

Preferred mitigation for archaeological resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Archaeological Data Recovery Program (ADRP) is required, which includes a Collections Management Plan for review and approval. When tribal cultural resources are present and also cannot be avoided, appropriate and feasible mitigation will be determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable, or project-specific mitigation measures incorporated into the project. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery program shall be reviewed and approved by the City's Environmental Analyst prior to distribution of any draft environmental document and shall include the results of the tribal consultation process. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations on public or private property, including geotechnical testing and other ground disturbing activities whenever a tribal cultural resource or any archaeological site, would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of California Public Resources Code Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, State, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program included in a subsequent project-specific environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

Step 4

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Historical Resources Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation. Specific types of historical resource reports are required

to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and tribal cultural resources, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the project, and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

Step 5

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information and final reports recovered during public and/or private development projects must be permanently curated with an appropriate institution, one which has the proper facilities and staffing for insuring research access to the collections consistent with State and federal standards, unless otherwise determined during the tribal consultation process. In the event that a prehistoric and/or historical deposit is encountered during construction monitoring, a Collections Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., AB 2641 [Coto] and California Native American Graves and Repatriation Act [NAGPRA] of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA [USC 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation of all recovered artifacts must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance. When tribal cultural resources are present, or non-burial-related artifacts associated with tribal cultural resources are suspected to be recovered, the treatment and disposition of such resources will be determined during the tribal consultation process. This information must then be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collections (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.

Development implemented in accordance with the project could potentially result in impacts to significant archaeological resources, and therefore would be required to implement Mitigation Measure MM-CULT-2, which addresses measures to minimize impacts to archaeological resources. This mitigation, combined with the policies of the General Plan and proposed CPU policies promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with CEQA and PRC Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historic Resources Regulations (SDMC Section 143.0212), which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps, would reduce the program-level impact related to prehistoric or historical archaeological resources. However, even with application of the existing regulatory framework and mitigation framework which would reduce and/or minimize future project-level impacts, the feasibility and efficacy of mitigation measures cannot be determined at this program level of analysis. Thus, potential impacts to prehistoric and historic archaeological resources, sacred sites, and human remains would remain significant and unavoidable.

Impact 4.6-3: Tribal Cultural Resources

Would implementation of the proposed CPU result in a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or*
- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

While much of the Mission Valley community has been developed, it consists of a heavily active, depositional river valley utilized over thousands of years by the Kumeyaay people, and the potential for intact cultural deposits at depth is probable at many locations. As such, a Sacred Lands File Check was requested from the NAHC by City staff with initiation of the community plan update in 2009 in accordance with the provisions of SB 18. The NAHC response indicated that although the search for sacred lands resulted in a negative finding, the absence of specific resources information in the Sacred Lands File does not preclude the presence of Native American cultural resources in the CPU area and an updated list of tribal contacts specific to the CPU area for that purpose was provided by the NAHC for consultation during the environmental review process. Letters were sent via email to the tribal contacts describing the City's CPU process, formally inviting tribal representatives to request consultation or additional information within the 90-day period pursuant to the provisions of SB 18; however, no responses have been received to date.

Additionally, a literature search and archival research was conducted at the SCIC and a Sacred Lands File Check was initiated by Tierra Environmental Services in 2016 to support the Cultural Resources Constraints Analysis for the proposed CPU. Two responses were received, one of which identified the potential for the discovery of tribal cultural resources in the CPU area. Through subsequent email correspondence, Mr. Clint Linton, Director of Cultural Resources for the Iipay Nation of Santa Ysabel noted several areas of concern in the San Diego River Valley associated with the ethnohistoric village of *Kosti/Cosoy/Kosaii/Kosa'aay*, and the potential for impacting human remains. Mr. Linton also identified the need for a large buffer zone around the Mission San Diego de Alcalá, and that all projects within the boundary of this analysis should be subject to Kumeyaay [Native American Monitor] involvement, giving the [Native American Monitors] a chance to review individual projects and request their involvement as appropriate.

In July 2017, the City of San Diego sent the NOP for the PEIR to all culturally affiliated Native American tribes, organizations, and individuals and included notification to all tribal groups in San Diego County. In October 2017, in accordance with AB 52, project notification letters and the draft Cultural Resources Constraints Analysis were sent to the Jamul Indian Village and the Iipay Nation of Santa Ysabel providing an opportunity to consult on the proposed CPU. Consultation was conducted in 2017 which addressed the CPU scope, proximity of the ethnohistoric village of *Kosti/Cosoy/Kosaii/Kosa'aay* and the importance of the River Valley to the Kumeyaay community, as well as a discussion regarding assurance that human remains would not be impacted with future projects. While this cannot be guaranteed at the program level, the proposed mitigation framework was discussed, including the specific procedures for project review, tribal consultation, and proper treatment of Tribal Cultural Resources at the project level. Consultation with the culturally affiliated tribal groups identified above is ongoing and any additional requirements will be incorporated into the Final EIR.

As stated, the Sacred Lands File check from the NAHC indicated that no sacred lands have been identified within the vicinity of the CPU area. Several key areas have been identified, however, that may be of high interest to local Native American communities, such as the Mission San Diego de Alcalá within the CPU area, and the Presidio de San Diego, located in proximity to the CPU area. Both of these resources are already listed on the City's Historical Resources Register, the CRHR, and the NRHP. For any subsequent projects implemented in accordance with the proposed CPU where a recorded archaeological site or Tribal Cultural Resource (as defined in the Public Resources Code) is identified, the City would be required to initiate consultation with identified California

Indian tribes pursuant to the provisions in Public Resources Code sections 21080.3.1 and 21080.3.2, in accordance with AB 52. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the project and appropriate mitigation measures for direct impacts that cannot be avoided.

A policy to ensure that Native American consultation is conducted early in the project review process is also included in the proposed CPU to identify tribal cultural resources, and to develop adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, State and federal regulations and guidelines.

While existing regulations, the SDMC, and proposed CPU policies would provide for the regulation and protection of tribal cultural resources, it is not possible to ensure the successful preservation of all tribal cultural resources. Therefore, potential impacts to tribal cultural resources would be significant. Mitigation Measure MM-CULT-2 would address potential significant impacts. However, even with application of the existing regulatory framework and mitigation framework, impacts to tribal cultural resources would be significant and unavoidable.

Mitigation Measures

Development implemented in accordance with the proposed CPU would potentially result in impacts to significant tribal cultural resources, and therefore, would be required to implement Mitigation Measure MM-CULT-2, which addresses measures to minimize impacts to tribal cultural resources. This mitigation, combined with the policies of the General Plan and proposed CPU policies promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with CEQA and Public Resources Code Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historical Resources Regulations (SDMC Section 143.0212), which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps, would reduce the program-level impact related to tribal cultural resources. However, even with application of the existing regulatory framework and mitigation framework, impacts to tribal cultural resources would remain significant and unavoidable.



Save Our Heritage Organisation
Protecting San Diego's architectural and cultural heritage since 1969

Wednesday, March 20, 2019

Rebecca Malone, Environmental Planner
City of San Diego Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Re: Mission Valley Community Plan Update

Ms. Malone,

Save Our Heritage Organisation (SOHO) acknowledges that a draft Program Environmental Impact Report has been prepared for the Mission Valley Community Plan Update (CPU) as well as a Historic Context Statement and Constraints Analysis.

Many historical resources have been identified within the context statement, however, SOHO wants to highlight the National Register eligible San Diego Stadium specifically (also listed on SOHO's 2018 Most Endangered List), and that under CEQA any project involving this resource will require the development of an EIR with various alternatives that retain all or a portion of this historical resource. Second, the CPU draft notes that several areas may be of high interest to Native American communities, which SOHO believes will be highly likely due to the ethnohistoric route through the valley, and encourages any projects that involve this area communicate early in the project timeline to the Native communities.

Last, the sensitivity map within the Constraints Analysis should be expanded to "high sensitivity" around the San Diego Mission de Alcalá to include the areas that were once the gardens and agricultural fields for the Mission.

Thank you for the opportunity to comment,

A handwritten signature in black ink, appearing to read "Bruce Coons", is written over a vertical line.

Bruce Coons
Executive Director
Save Our Heritage Organisation

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March 23, 2019

VIA EMAIL

Rebecca Malone
Environmental Planner
City of San Diego Planning Department
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San Diego, California 92123
PlanningCEQA@sandiego.gov

Re: Mission Valley Community Plan Update Draft Environmental Impact Report and Draft Plan

Dear Ms. Malone:

Thank you for the opportunity to review and submit comments on the City's Draft Mission Valley Community Plan Update ("Draft Update") and Draft Program Environmental Impact Report ("DPEIR"). Our client, Westfield LLC, has appreciated the opportunity to participate, together with other stakeholders, in the community outreach process for the Draft Update. Westfield looks forward to continued involvement in the Community Plan Update process, including submitting these comments on the Draft Update and the DPEIR. Our detailed comments are provided in **Attachment 1** to this letter.

Westfield owns and operates Westfield Mission Valley, a large shopping center in the heart of the Mission Valley Community Plan.¹ Westfield acquired the shopping center in 1994, and since then continued to bring in high-quality tenants that serve neighborhood and regional shopping needs, which generate significant revenues for the City and play an important function in the Mission Valley Community.

In addition to the variety of shopping and dining options provided, Westfield Mission Valley provides much-valued entertainment and community-serving uses, including pop-ups and seasonal events. In the future, Westfield would like to incorporate additional entertainment and community-serving uses into the center to serve the increasing population of Mission Valley.

¹ The Westfield sites include (1) "Mission Valley East," which includes the retail center site generally bounded by Camino del Rio North to the south, Mission Center Road to the west, Camino de la Reina to the north, and Qualcomm Way to the east; and (2) "Mission Valley West," which includes the retail site generally bounded by Camino del Rio North to the south and east, Camino de la Reina to the north, and Mission Center Road to the east.

We want to ensure that these types of entertainment and community uses are encouraged by the Community Plan Update.

Westfield is also looking to the future in other ways. Westfield is interested in pursuing investment opportunities on the property that may include shopping, dining, entertainment, office, hotel, residential, and community-serving uses, much like Westfield has done at other centers. For example, Westfield Century City Mall is analogous to the Mission Valley Mall in that it was an existing mall in an urban center. Westfield expanded and remodeled the existing facility, updating its look and expanding the retail offering to complement adjacent office, hotel, and residential uses. The existing mall served as the base for development and allowed the mall to modernize while continuing to operate. Westfield Century City is an example of how allowing a broad mix of uses, while respecting the existing facility that will act as the “roots” of the development, can lead to an innovative and dynamic project that catalyzes adjacent development.

A similar development at Westfield Mission Valley would provide a host of new public benefits—especially given the site’s location largely within one-quarter mile of an existing transit stop. We see great potential in Mission Valley, and want to work closely with the City through the Community Plan Update process to help ensure that this potential can be realized on the Westfield sites.

To that end, Westfield has been working with the City since 2015 to share its vision for the long-term success of Westfield Mission Valley as a regional retail center within a larger urban hub. Over the next decade, Westfield anticipates continuing to invest in the existing retail center to further activate the center and provide supporting development in the lesser-developed areas surrounding the existing retail space. We look forward to working further with the City to implement and achieve that vision.

Accordingly, it is imperative that the Community Plan Update reflect that portions of Westfield’s property are developed with existing buildings. This shopping center has been serving the Mission Valley community for decades, is home to more than 100 businesses, and hosts over 14 million visitors per year. The Community Plan Update should provide flexibility for redevelopment or expansion of existing uses, and not require renovation or redevelopment of one portion of a site to impose physical requirements such as internal roads or rights-of-way that would be unduly burdensome or impossible for Westfield to meet given the existing development on site.

Westfield also remains particularly interested in the ability of its customers and employees to access the site as the Mission Valley community grows and changes. Therefore, Westfield retained Michael Baker International (“MBI”) to review the DPEIR’s transportation analysis. Based on MBI’s analysis, we have identified several transportation assumptions and conclusions that would benefit from further explanation. These traffic-related comments are also summarized in Attachment 1.

We remain excited about the opportunity to participate in the Community Plan Update process and to provide input on the vision of the future of Mission Valley. Given Westfield’s

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major holdings in Mission Valley and its desire to continue to invest in Mission Valley, we appreciate the opportunity to submit these comments to ensure that under the Community Plan Update, Westfield will be able to continue to provide a first-class experience at Westfield Mission Valley now and in the future.

Very truly yours,



Jennifer K. Roy
of LATHAM & WATKINS LLP

cc: Kim Brewer
Tom Fitzpatrick

XV. HISTORICAL RESOURCES

Policy HSB-1 encourages the preservation and adaptive reuse of historical resources in Mission Valley. As the City is aware, Westfield is in the process of developing plans for the adaptive reuse of the May Company building within the Westfield Mission Valley site, and we appreciate the Historical Resources Board's guidance in developing that proposal. While Westfield is excited about the adaptive reuse of the May Company building, the designation of historical buildings can provide significant challenges to redevelopment. Further, the preservation of historical buildings is a City-wide issue, and different standards should not be imposed for Mission Valley that are not required in other parts of the City. Therefore, to ensure City-wide consistency, the policy should be revised to clarify that development on sites containing historical resources shall comply with the City's Historical Resources Regulations.

XVI. STREET TREES

Table 9 of the Draft Update contemplates California Sycamore trees planted along Camino de la Reina and Camino del Rio North. We request that there be additional flexibility in the selection of street trees based on existing uses and specific locations.

XVII. BASELINE AND FUTURE GROWTH TRAFFIC MODELING – WESTFIELD SITE

Westfield appreciates the City Planning Department sharing the traffic model runs for the Westfield Mission Valley East and West properties (MGRA 6187 and 6191, respectively). Our review of the traffic modeling revealed several concerns, addressed below.

A. Existing Conditions – Westfield Sites

We have reviewed the existing conditions assumptions used in the City's modeling. However, the floor area numbers used in the model do not accurately reflect existing conditions. We request that City update its modeling to provide an accurate baseline for future development, or explain why revisions to the existing conditions inputs were required for model calibration.

B. Future Conditions – Westfield Sites

While we appreciate that the City used best efforts to develop a hypothetical estimate of future conditions, the hypothetical future conditions used in the City's modeling does not reflect what Westfield views as the future potential of Westfield Mission Valley.

For example, the model's hypothetical scenario contemplates a reduction in the amount of regional and community retail, and a reduction in the number of employee trips. Westfield believes that there is significant growth potential for retail at Westfield Mission Valley. In addition, the model contemplates a reduction in the amount of Regional Shopping Center use, while the amount of Community Shopping Center use stays the same. We believe that there is potential for both types of retail uses to increase, and we are especially concerned that the Regional Shopping Center floor area has been reduced. In addition, as discussed above