APPENDIX F1

Historical Resources Technical Report

Historical Resources Technical Report
for the
North City Project
San Diego County, California
City Project No. 386038
PTS #499621

Prepared for:

City of San Diego
Public Utilities Department
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DUDEK
605 Third Street
Encinitas, California 92024

FEBRUARY 2018

Type of Study: Historical Resources Inventory
USGS Quadrangles: Del Mar, El Cajon, La Jolla, La Mesa, Poway, and San Vicente Reservoir, California
Area: Approximately 52 miles

Key Words: Historical Resources Inventory, City of San Diego

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TABLE OF CONTENTS

Section **Page No.**

TABLE OF CONTENTS (CONTINUED)

Section **Page No.**

APPENDIX

TABLE OF CONTENTS (CONTINUED)

Page No.

FIGURES

TABLE OF CONTENTS (CONTINUED)

Page No.

TABLES

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
APE	area of potential effects
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of San Diego
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
HRB	Historical Resources Board
I-	Interstate
LFG Pipeline	Landfill Gas Pipeline
MBC	Metro Biosolids Center
MCAS	Marine Corps Air Station
Morena Pipelines	Morena Wastewater Forcemain and Brine/Centrate Line
NCPWF	North City Pure Water Facility
NCWRP	North City Water Reclamation Plant
NHPA	National Historic Preservation Act
North City Pipeline	North City Pure Water Pipeline
North City Pump Station	North City Pure Water Pump Station
NRHP	National Register of Historic Places
PRC	Public Resources Code
San Vicente Pipeline	San Vicente Pure Water Pipeline
SCMWC	Southern California Mountain Water Company
SDRHR	San Diego Register of Historical Resources

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EXECUTIVE SUMMARY

The City of San Diego (City) Public Utilities Department contracted Dudek to initiate the processing of a joint Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) for the North City Project, Pure Water San Diego Program (North City Project). As a requirement of the EIR/EIS, an historical resources technical report was prepared for the North City Project's area of potential effect (APE), which included the North City Project footprint and a 100-foot buffer.

The North City Project consists of multiple components, including the North City Pure Water Facility, the North City Water Reclamation Plant Expansion, the Morena Pipelines (Morena Wastewater Forcemain and Brine/Centrate Line), the North City Renewable Energy Facility, the Landfill Gas Pipeline, North City Pure Water Facility Influent Pump Station, and Morena Pump Station. Additionally, the North City Project includes two proposed alternative reservoirs (Project Alternatives) to receive the purified water produced by the North City Pure Water Facility: the Miramar Reservoir and San Vicente Reservoir. Alternative routes have also been proposed within several of the North City Project components. This study has separately inventoried the historical resources identified in each of the North City Project components' APE to better assist the City in managing these resources.

Archival research was conducted for the pertinent parcels in September and October 2016. A records search was conducted at the South Coastal Information Center, located at San Diego State University. Two previous built environment inventories included two properties, one of which was identified as an historic property/resource. Two further potential historic properties/resources were identified. For these properties, research was conducted at the San Diego History Center for relevant City of San Diego directory information, historic photographs, biographical information, and building history. The archival investigation was conducted at the City of San Diego for relevant building/construction permit records, engineering maps, subdivision maps, and water and sewer connection records. Lastly, research was conducted at the County of San Diego for relevant residential building records, notices of completion, County of San Diego lot and block books, and deed information.

Kara R. Dotter, Dudek senior historic preservation specialist and architectural historian, completed an architectural history survey in August 2016. Ms. Dotter inventoried potential historical resources for evaluation and recordation on appropriate Department of Parks and Recreation forms according to instructions by the California Office of Historic Preservation.

Based on the current analysis, the area of potential effects contains four historic-period built environment resources: 877 Sherman Street, the Tecolote Creek concrete channel, the Scripps

Meanley Stables and House Complex, and 5111 Private Road. Two of these resources were previously assessed for their historic significance and eligibility for listing in the California Register of Historical Resources (CRHR) or San Diego Register of Historical Resources (SDRHR), and other two, Tecolote Creek concrete channel and 5111 Private Road, were evaluated as part of this current effort. Three of the historic-period built environment resources were found to not meet the criteria for listing in the CRHR or SDRHR. Two of these properties were substantially modified through renovations subsequent to their original construction, and the third failed to rise to a level of significance under any criteria.

One resource, the Scripps Meanly Stables and Ranch Complex, is listed on the SDRHR. This historic property/resource was assessed for potential impacts due to construction or operation of the Project components under the National Environmental Policy Act and California Environmental Quality Act. Impacts analysis determined that there was a potential for an adverse impact during construction. Prior to the initiation of any construction-related, ground-disturbing activities, a qualified historic preservation specialist shall prepare a Protection and Stabilization Plan for the stone wall associated with the Scripps Meanley Stables and House Complex (HRB 450). The plan shall detail the methods that will be used to protect the structure during construction activities. This includes attachment methods for installing temporary protection to stabilize the wall, fencing around the wall, and an analysis of vibration source amplitudes. However, if the vibration engineer determines that the resource could be damaged by construction-related vibration, additional protection measures would be required prior to the start of construction. Such measures would include rehabilitation in conformance with the Secretary of the Interior's Standards and daily construction monitoring by a qualified historic preservation specialist during periods of construction, which utilize equipment known to be significant sources of vibration. If the specialist identifies a need for further protection of the resource, construction methods in the vicinity of the resource will be modified to avoid any damaging levels of vibration. There is **no direct impact**, and by following the recommended mitigation measures, the potential for adverse effect/significant impact would be **less than significant**.

1 INTRODUCTION

The Pure Water Program is the City of San Diego Public Utilities Department's proposed program to use advanced water purification technology to produce potable water from recycled water. The City of San Diego (City) is the California Environmental Quality Act (CEQA) lead agency, and the United States Bureau of Reclamation is the federal lead agency. Dudek was retained to initiate the processing of a joint Environmental Impact Report/Environmental Impact Statement in preparation for the North City Project, Pure Water San Diego Program (North City Project). As a requirement of the Environmental Impact Report/Environmental Impact Statement, an historical resources inventory was conducted for the North City Project's area of potential effects (APE). In accordance with the City's Historical Resources Guidelines, separate technical reports are required for archaeological and built environment resources (City of San Diego 2009a).

The North City Project consists of the design and construction of a new North City Pure Water Facility (NCPWF), upgrades to existing water reclamation facilities, and design and construction of new pump stations and pipelines. The North City Project would construct the NCPWF east of I-805 and north of Eastgate Mall, across from the existing North City Water Reclamation Plant (NCWRP). Upgrades would occur at the existing NCWRP in order to provide sufficient tertiary influent for the NCPWF. Pump station and pipeline facilities would convey different types of flows to and from the treatment facilities for: (1) diverting wastewater flows to NCWRP, (2) conveying recycled water to the NCPWF, (3) conveying purified water from the NCPWF to a reservoir, and (4) transporting waste flows (brine, centrate, and sludge) from treatment processes to solids handling facilities or back into the Metro Sewer System. Upgrades would also occur at the Metro Biosolids Center (MBC) to handle the additional sludge produced by the NCWRP Expansion and NCPWF. A new North City Renewable Energy Facility would be constructed at NCWRP, which would receive landfill gas from the City's Miramar Landfill gas collection system via a new Landfill Gas (LFG) Pipeline. From the NCPWF, purified water would be piped to either the Miramar Reservoir or San Vicente Reservoir via a purified water pipeline.

The North City Project would create up to 30 million gallons per day of locally controlled potable water and reduce flows to the Point Loma Wastewater Treatment Plant, which in turn would reduce total suspended solids discharged to the ocean.

The proposed project footprint extends from the existing NCWRP at 4949 Eastgate Mall to the proposed Morena Pump Station near the intersection of Friars Road and Interstate 5 (I-5) in the south and will extend east to either the Miramar Reservoir or the San Vicente Reservoir (Figure 1, Regional Map). The APE is located on the Del Mar, El Cajon, La Jolla, La Mesa, Poway, and San Vicente Reservoir, California, United States Geological Survey quadrangles (Figures 2A

through 2L, 3, and 4). At the time of this report, the exact footprint and pipeline route for the Project Alternatives has not yet been determined. Large portions of the APE are located within highly developed areas, and preferential placement of the pipeline would be within existing utility corridors and paved roadways. As such, pedestrian survey was deemed unnecessary in the highly developed areas of the APE (see Chapter 3, Methods and Results). The entire APE was subject to a reconnaissance-level survey to verify building ages and the condition of known resources, and to identify any historic-era buildings not previously investigated.

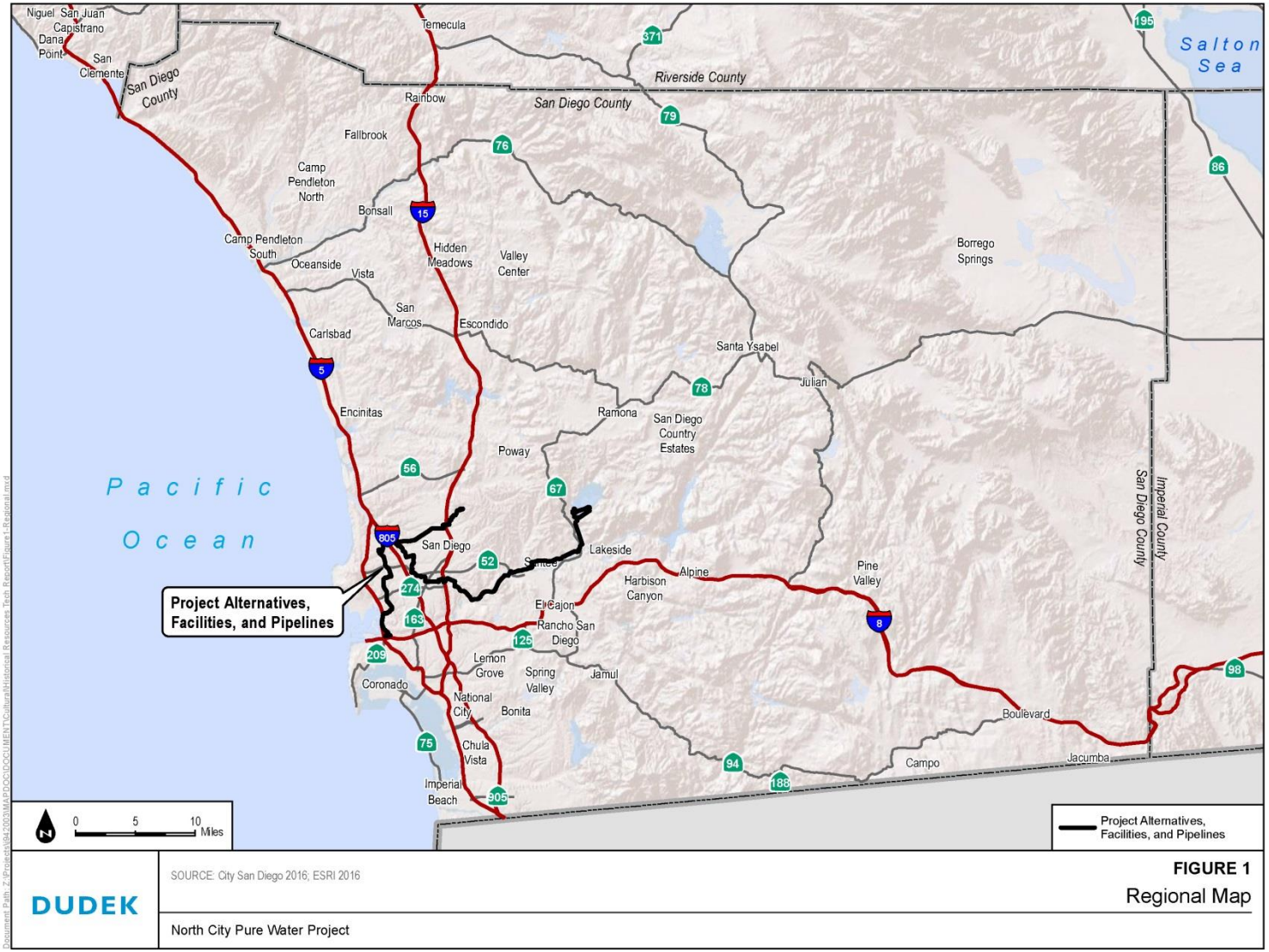
This Historical Resources Technical Report summarizes the historical resources investigations completed for construction work for the North City Project, located in the City of San Diego and County of San Diego, California. This investigation was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code. The purpose of this investigation was to evaluate built environment resources for the California Register of Historical Resources (CRHR) and the San Diego Register of Historical Resources (SDRHR).

1.1 Regulatory Framework

1.1.1 Federal

The National Historic Preservation Act (NHPA) established the National Register of Historic Places (NRHP) and the President's Advisory Council on Historic Preservation, and provided that states may establish State Historic Preservation Officers to carry out some of the functions of the NHPA. Most significantly for federal agencies responsible for managing cultural resources, Section 106 of the NHPA directs that "[t]he head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP." Section 106 also affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on the undertaking (16 U.S.C. 470f).

The content of 36 Code of Federal Regulations (CFR), Part 800 implements Section 106 of the NHPA. It defines the steps necessary to identify historic properties (those cultural resources listed in or eligible for listing in the NRHP), including consultation with federally recognized Native American tribes to identify resources with important cultural values; determine whether or not cultural resources may be adversely affected by a proposed undertaking; and outline the process for eliminating, reducing, or mitigating any adverse effects.



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SOURCE: City San Diego 2016; ESRI 2016

FIGURE 1
Regional Map

North City Pure Water Project

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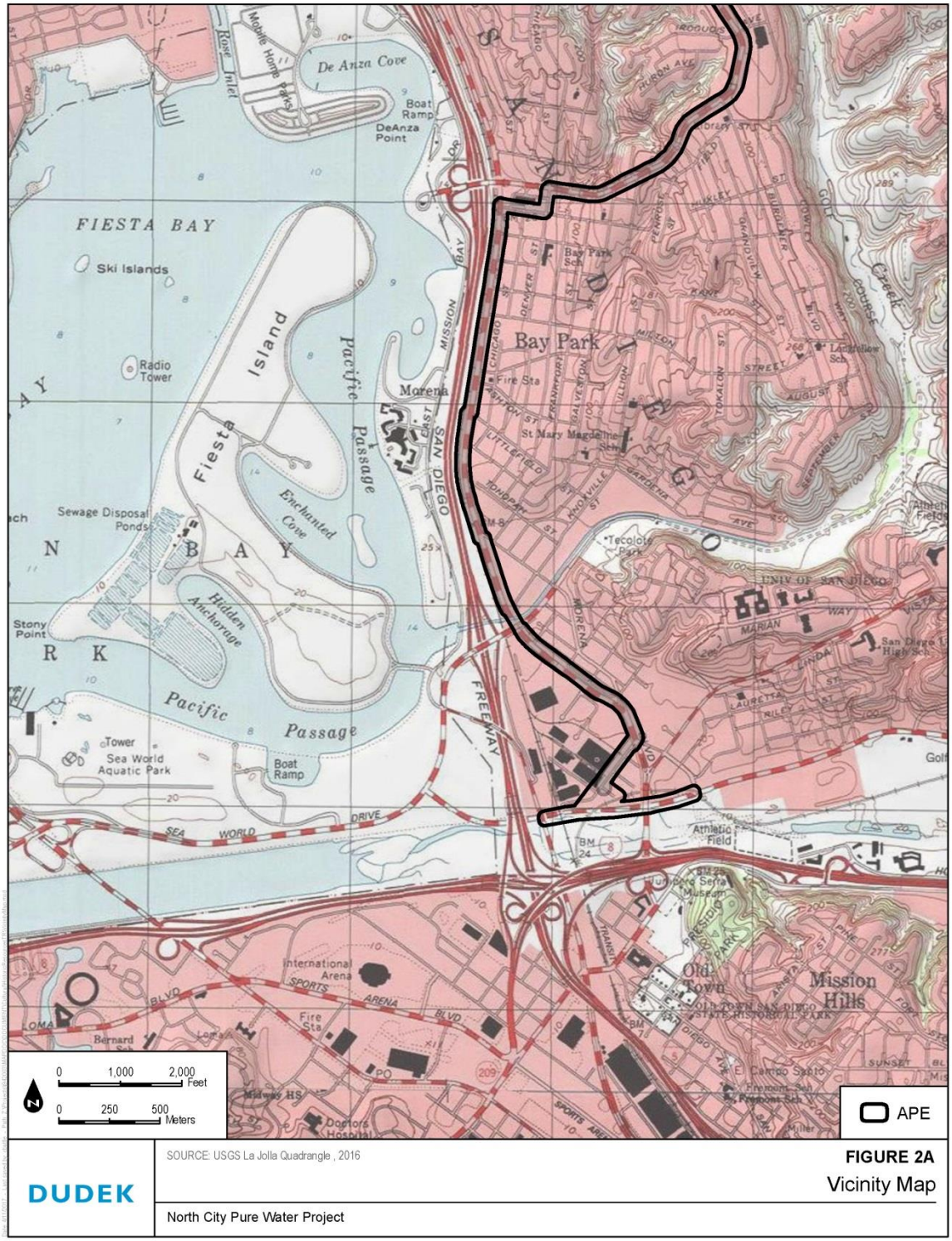

SOURCE: USGS La Jolla Quadrangle , 2016

FIGURE 2A
Vicinity Map

DUDEK

North City Pure Water Project

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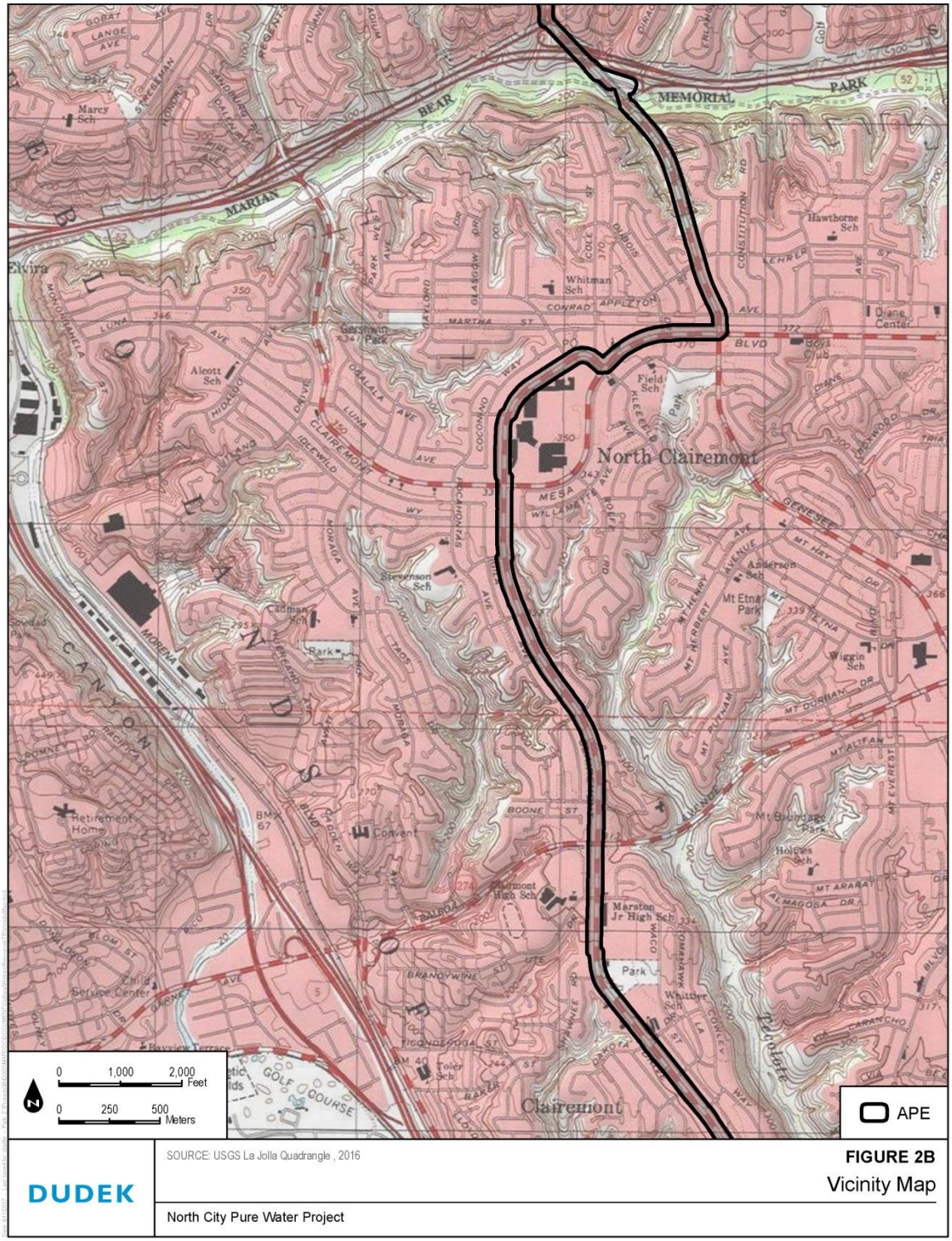
North Clairemont
Clairemont
MEMORIAL PARK
BEAR
MARIAN
BLVD
MESA
CLAIREMONT
MORENA
CANYON
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS La Jolla Quadrangle , 2016
DUDEK
FIGURE 2B
Vicinity Map
North City Pure Water Project

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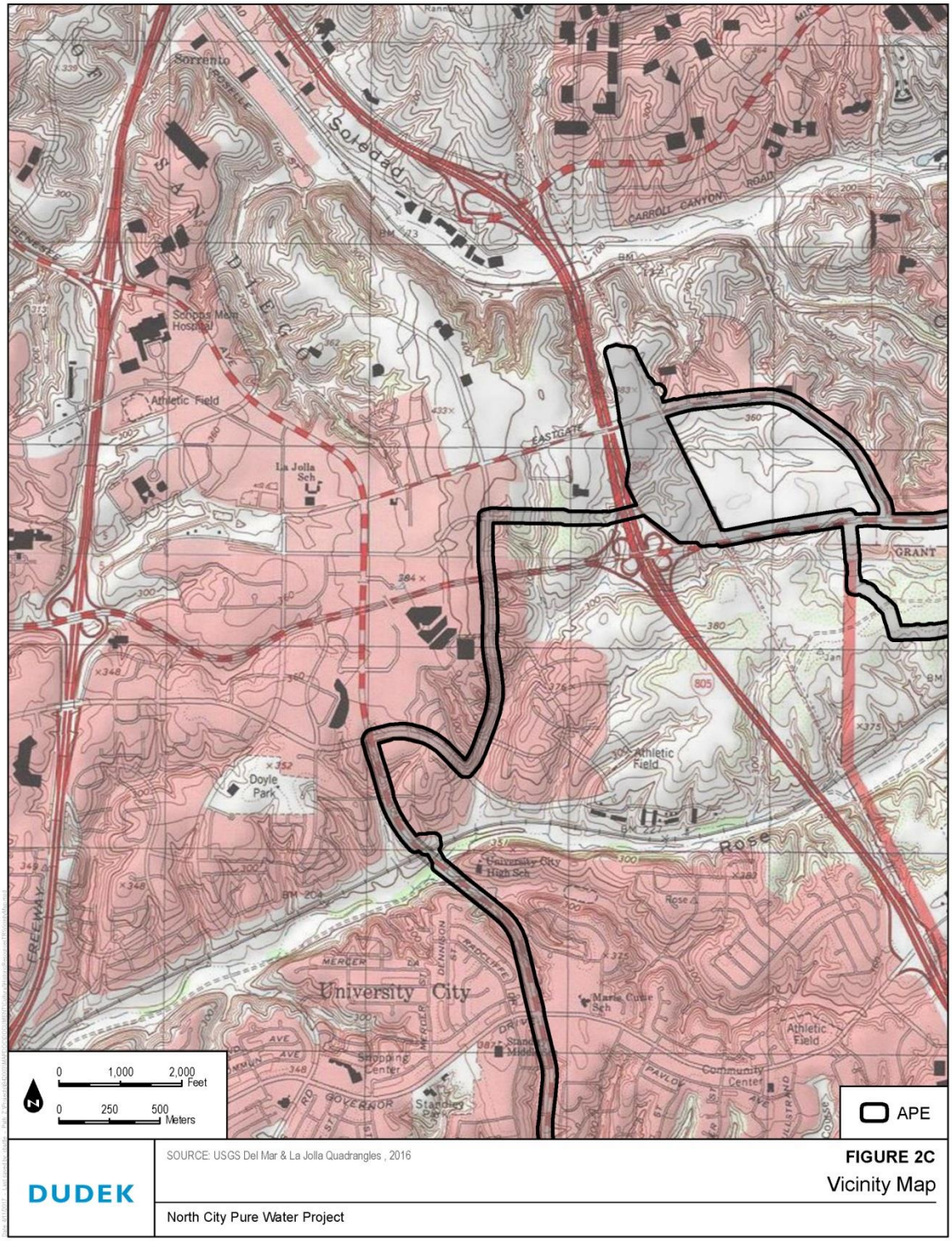
Sorrento
Mesa Rd
Soledad
Carroll Canyon Road
Scripps Mem Hospital
Athletic Field
Eastgate
La Jolla Sch
Grant
Doyle Park
Athletic Field
Rose
University City High Sch
Mercer
University City
Marie Curie Sch
Athletic Field
Shopping Center
Community Center
Governor
Standley Park
Freeway
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS Del Mar & La Jolla Quadrangles , 2016
DUDEK
FIGURE 2C
Vicinity Map
North City Pure Water Project

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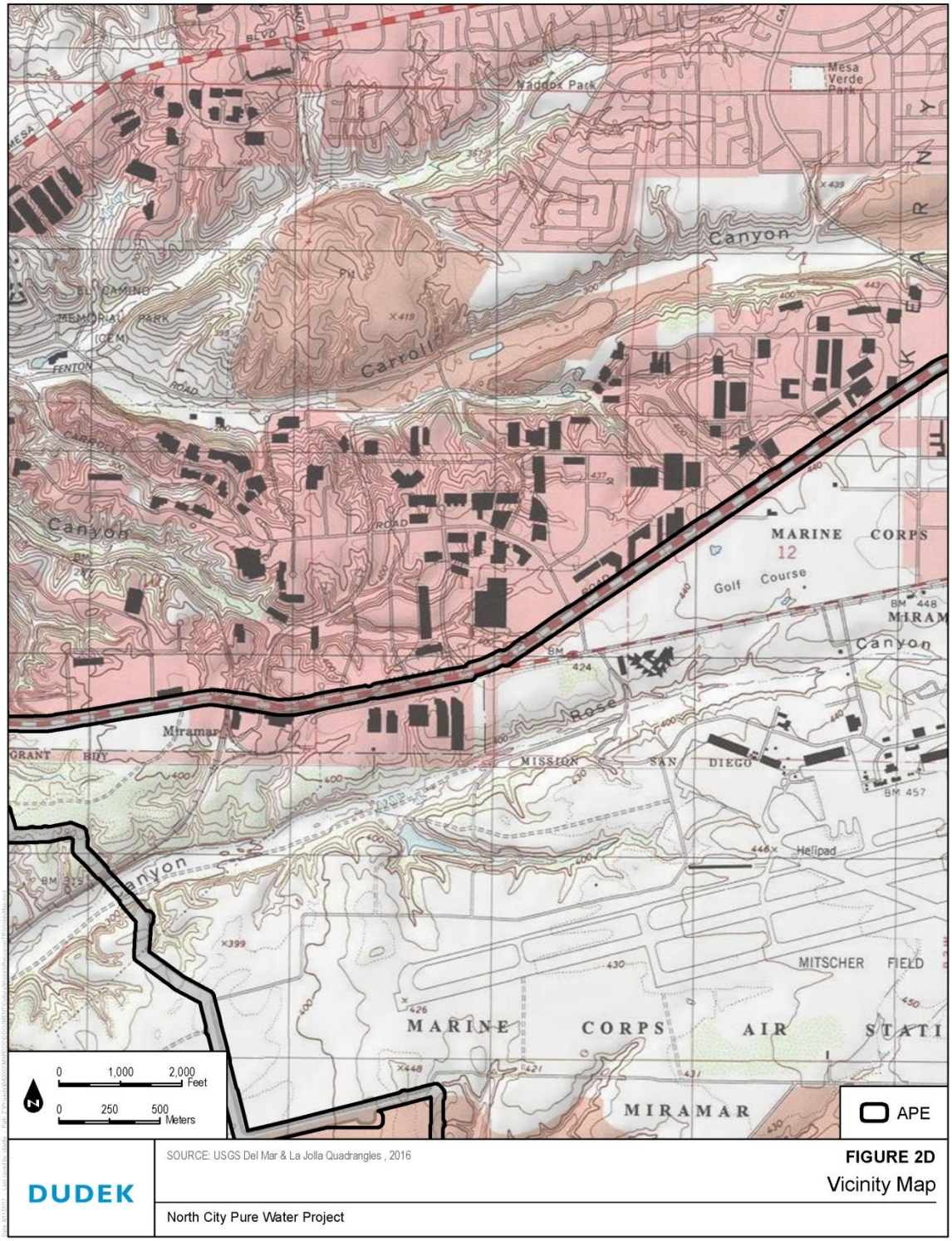
Naddox Park
Mesa Verde Park
Canyon
EL CAMINO MEMORIAL PARK (CEM)
FENTON ROAD
Carroll
Canyon
MARINE CORPS
12
Golf Course
MIRAM
Canyon
Rose
Miramar
GRANT
MISSION SAN DIEGO
Helipad
MITSCHER FIELD
MARINE CORPS AIR STATI
MIRAMAR
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS Del Mar & La Jolla Quadrangles , 2016
DUDEK
FIGURE 2D
Vicinity Map
North City Pure Water Project

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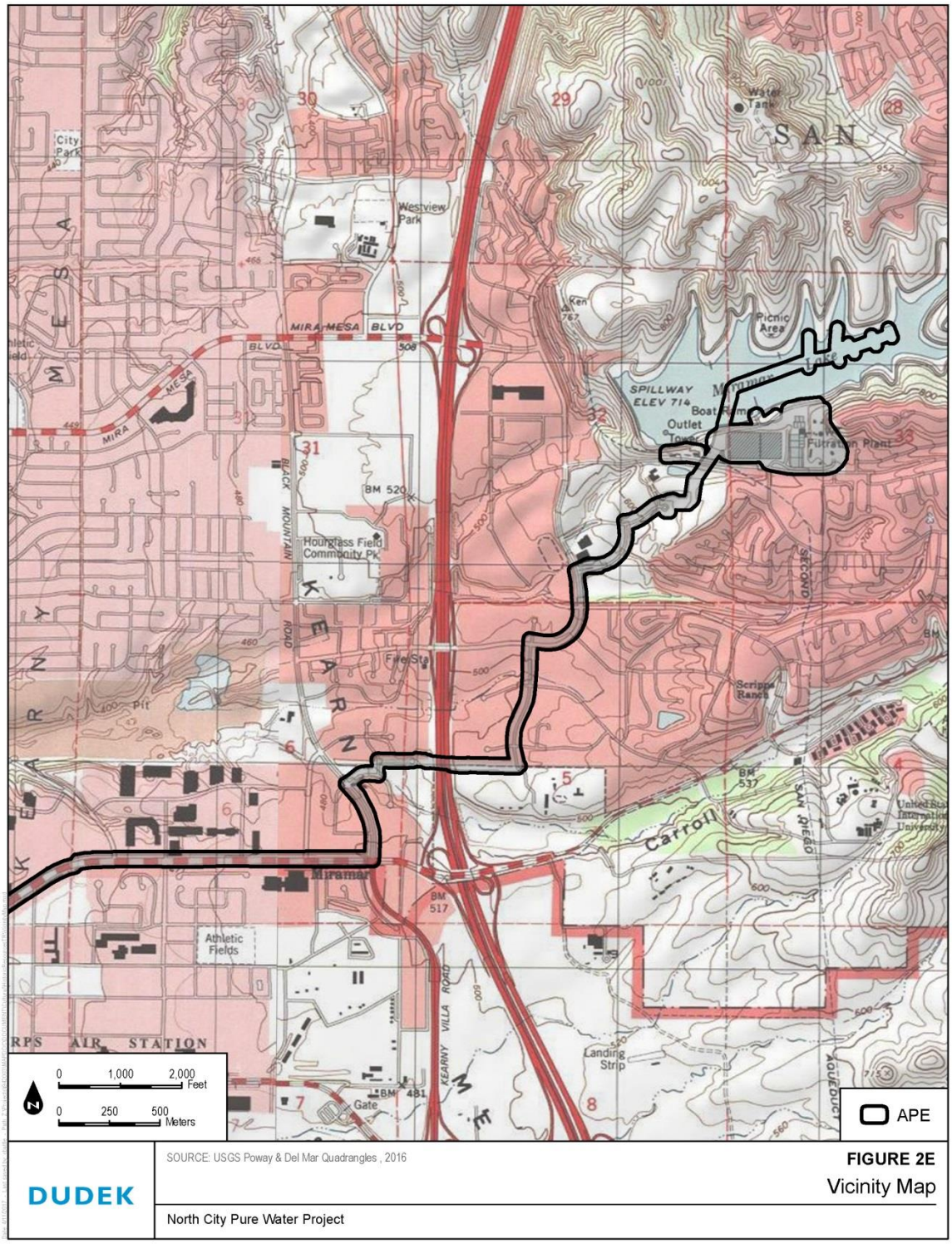
MIRA MESA BLVD
Westview Park
City Park
Hourglass Field Community Pk
BM 520
Fire Sta
Pit
Athletic Fields
Miramar
BM 517
Gate
BM 431
Landing Strip
Scripps Ranch
BM 537
Carroll
Picnic Area
SPILLWAY ELEV 714
Outlet
Filtration Plant
Water Tank
SAN DIEGO AQUEDUCT
KEARNY VILLA ROAD
BLACK MOUNTAIN ROAD
SECOND
MESA
MIRA
RPS AIR STATION
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS Poway & Del Mar Quadrangles , 2016
FIGURE 2E
Vicinity Map
DUDEK
North City Pure Water Project

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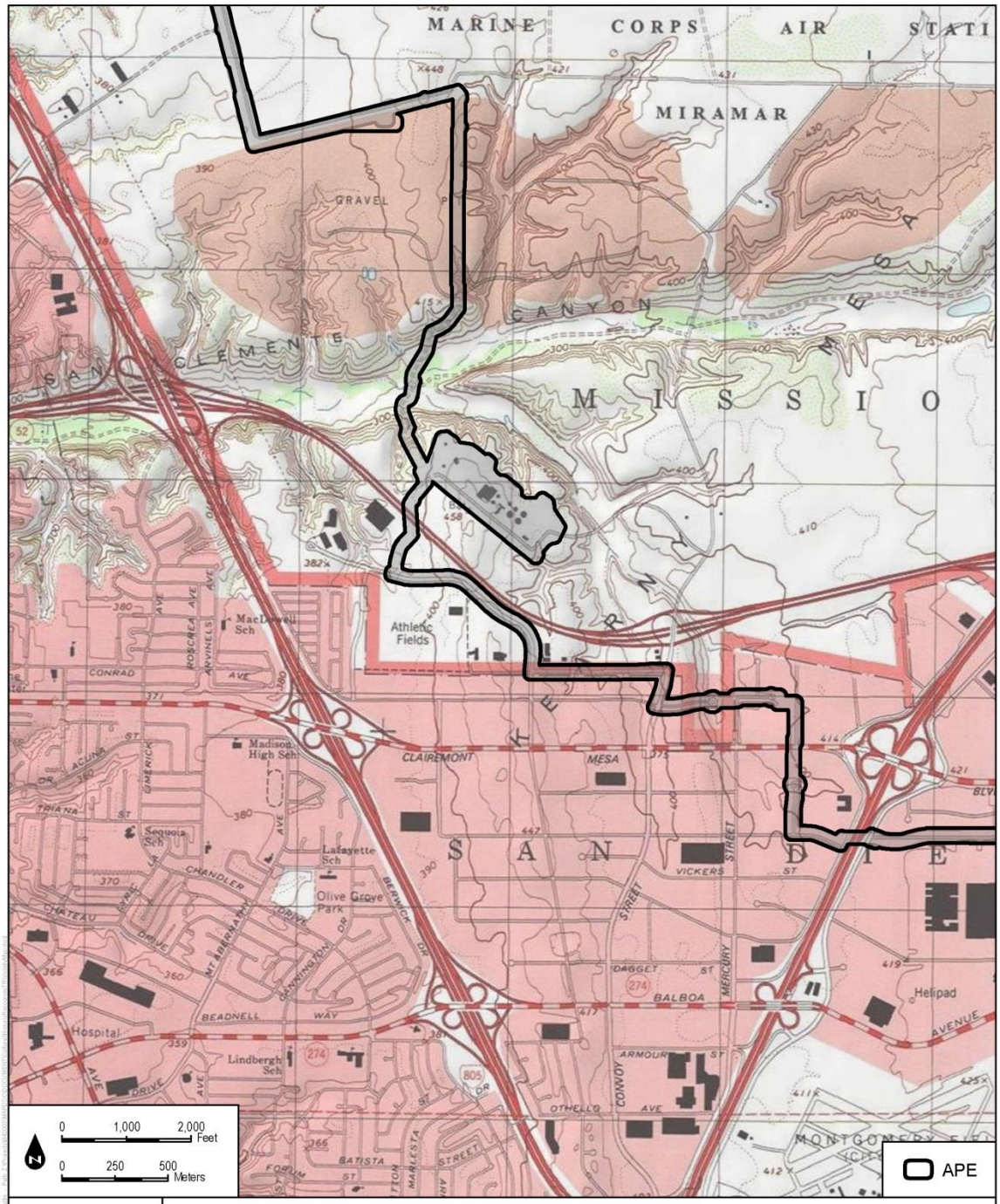
MARINE CORPS AIR STATI
MIRAMAR
GRAVEL
CANYON
SAN CLEMENTE
MISSIO
Athletic Fields
MacDowell Sch
Madison High Sch
Sequoia Sch
Lafayette Sch
Olive Grove Park
Hospital
Lindbergh Sch
CLAIREMONT MESA
SANDIE
Helipad
0 1,000 2,000 Feet
0 250 500 Meters
APE
DUDEK
SOURCE: USGS La Jolla Quadrangle , 2016
FIGURE 2F
Vicinity Map
North City Pure Water Project

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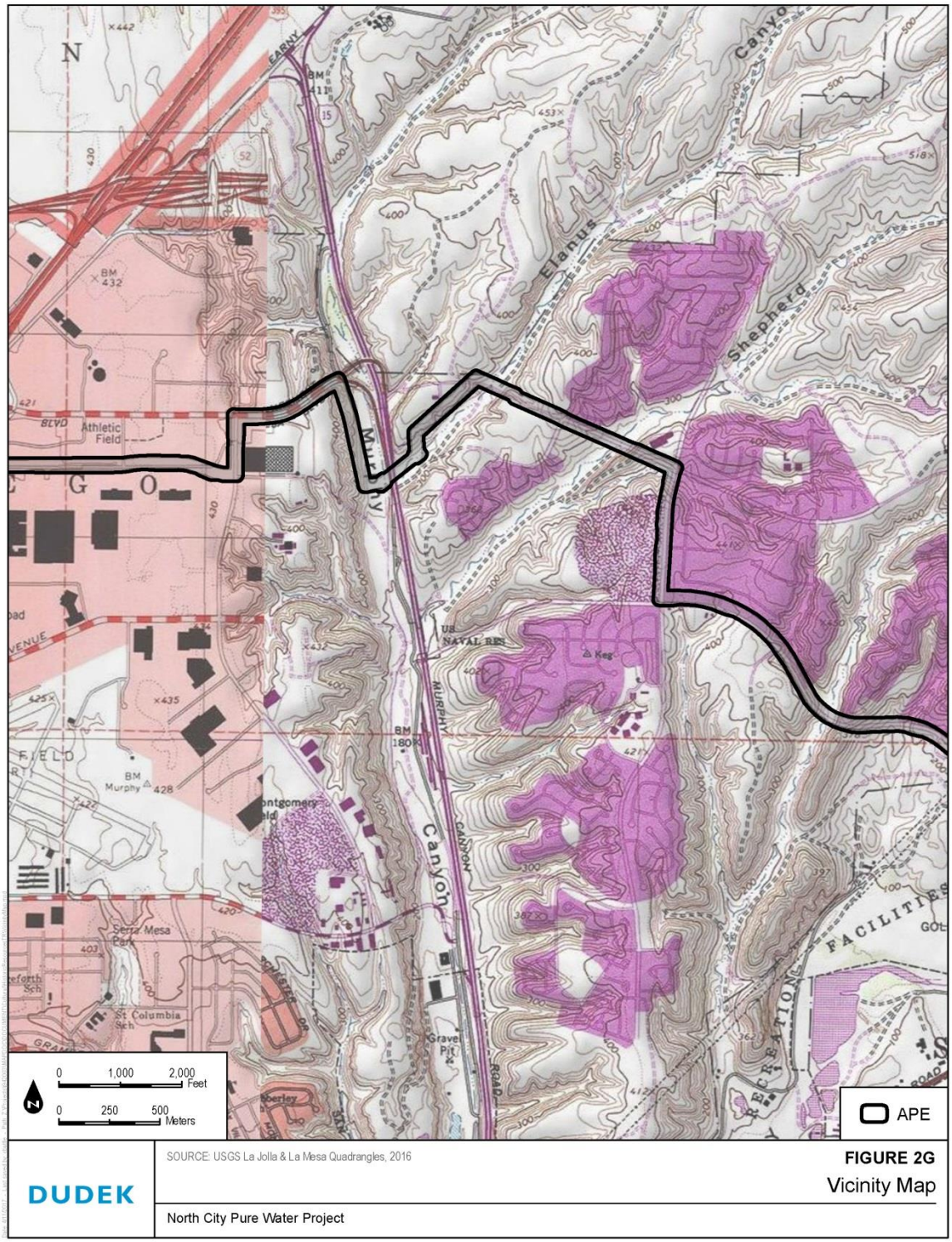
N
Athletic Field
Elanus
Shepherd
Canyon
MURPHY CANYON
Serra Mesa Park
St Columbia Sch
Gravel Pit
0 1,000 2,000 Feet
0 250 500 Meters
APE
DUDEK
SOURCE: USGS La Jolla & La Mesa Quadrangles, 2016
FIGURE 2G
Vicinity Map
North City Pure Water Project

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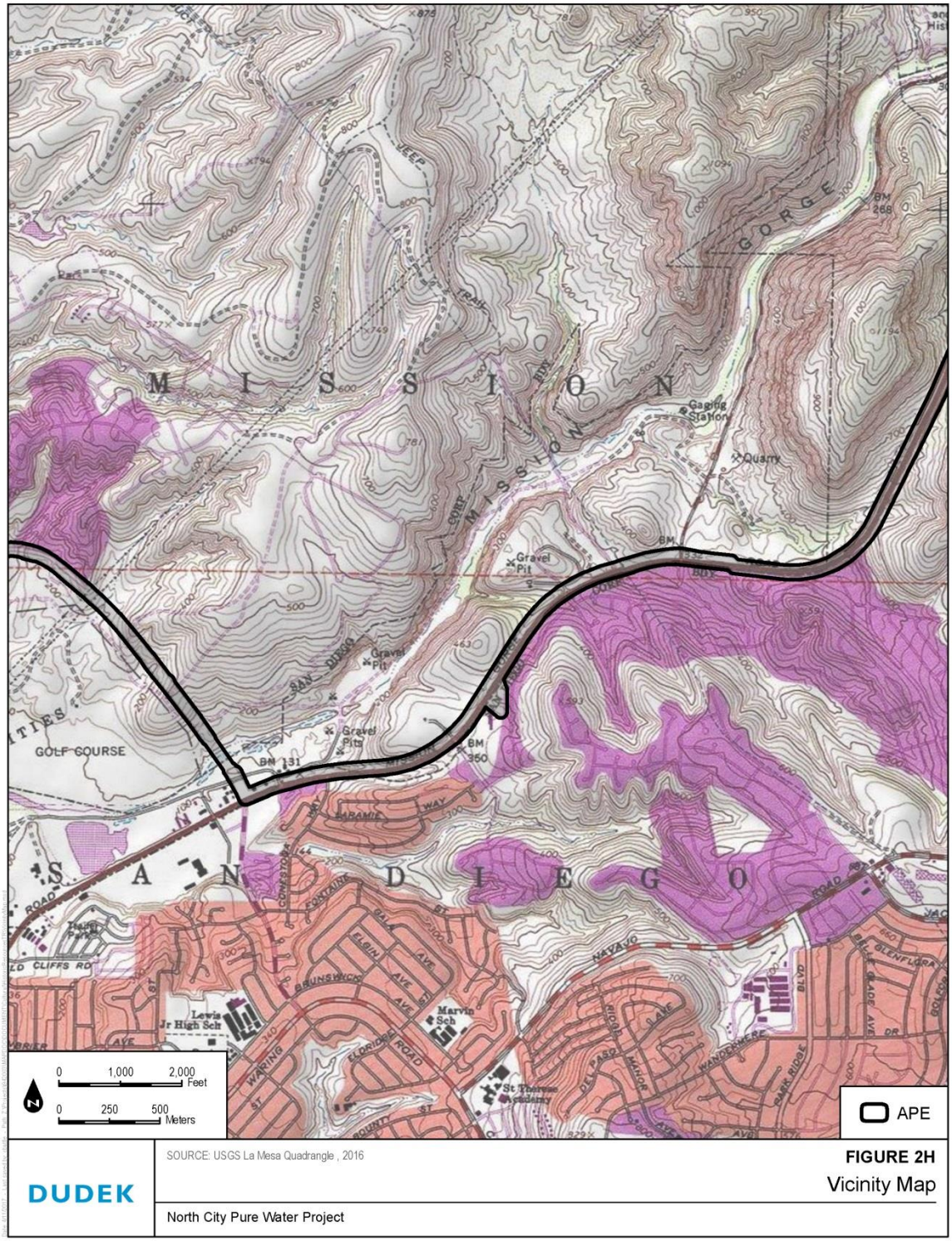
M I S S I O N
G O R G E
S A N D I E G O
GOLF COURSE
Gaging Station
Quarry
Gravel Pit
Gravel Pits
Lewis Jr High Sch
Marvin Sch
St Therese Academy
0 1,000 2,000 Feet
0 250 500 Meters
APE
DUDEK
SOURCE: USGS La Mesa Quadrangle , 2016
FIGURE 2H
Vicinity Map
North City Pure Water Project

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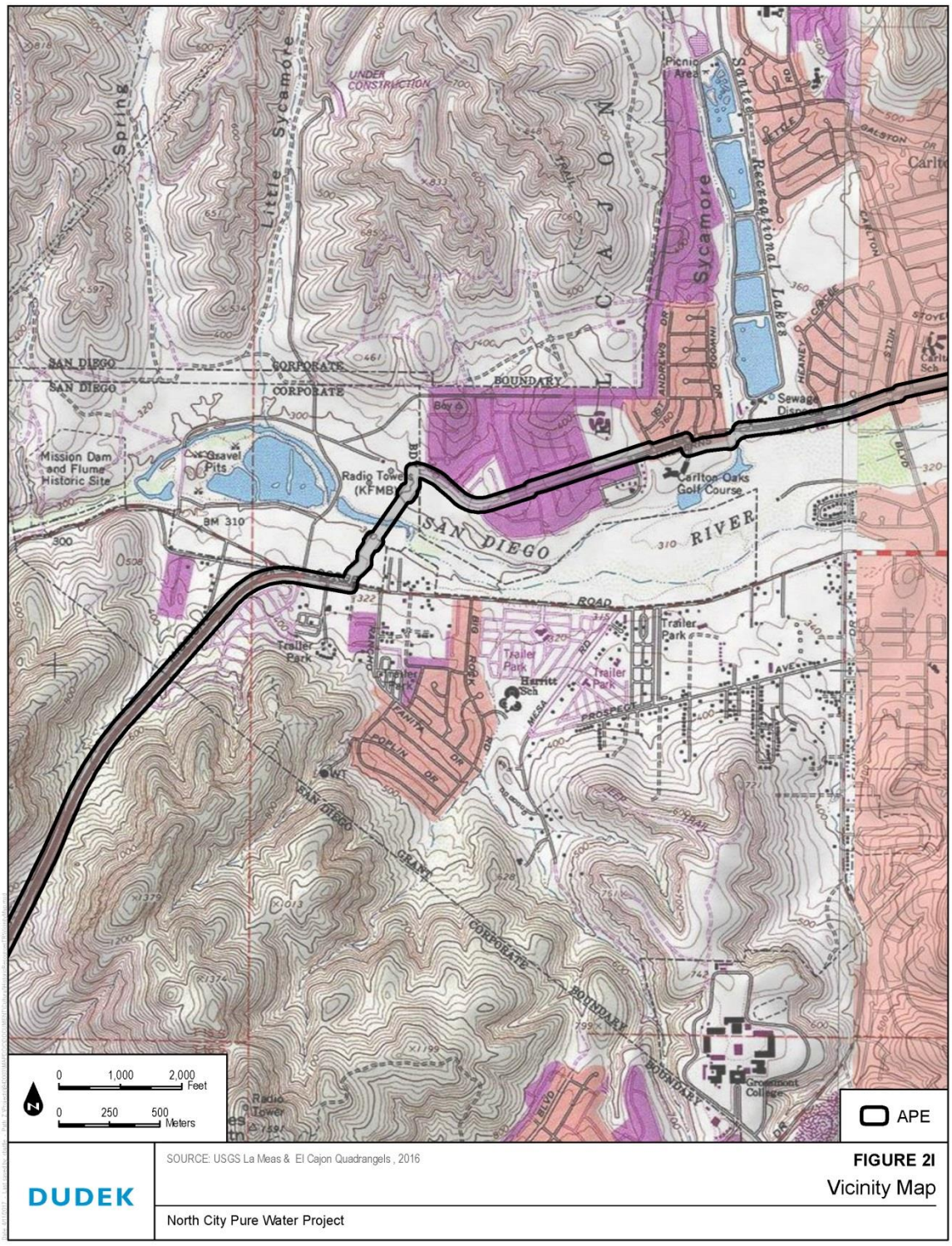
Spring
Little Sycamore
UNDER CONSTRUCTION
EL CAJON
Sycamore
Santee Recreational Lakes
Picnic Area
SAN DIEGO
CORPORATE
BOUNDARY
Mission Dam and Flume Historic Site
Gravel Pits
Radio Tower (KFMB)
Carlton Oaks Golf Course
Sewage Disposal
SAN DIEGO RIVER
ROAD
Trailer Park
Hewitt Sch
MESA ROCK RD
PROSPECT AVE
ZANITA DR
COPLIN DR
SAN DIEGO TRAIL
GRANT
Cromwell College
BM 310
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS La Meas & El Cajon Quadrangels , 2016
FIGURE 2I
Vicinity Map
DUDEK
North City Pure Water Project

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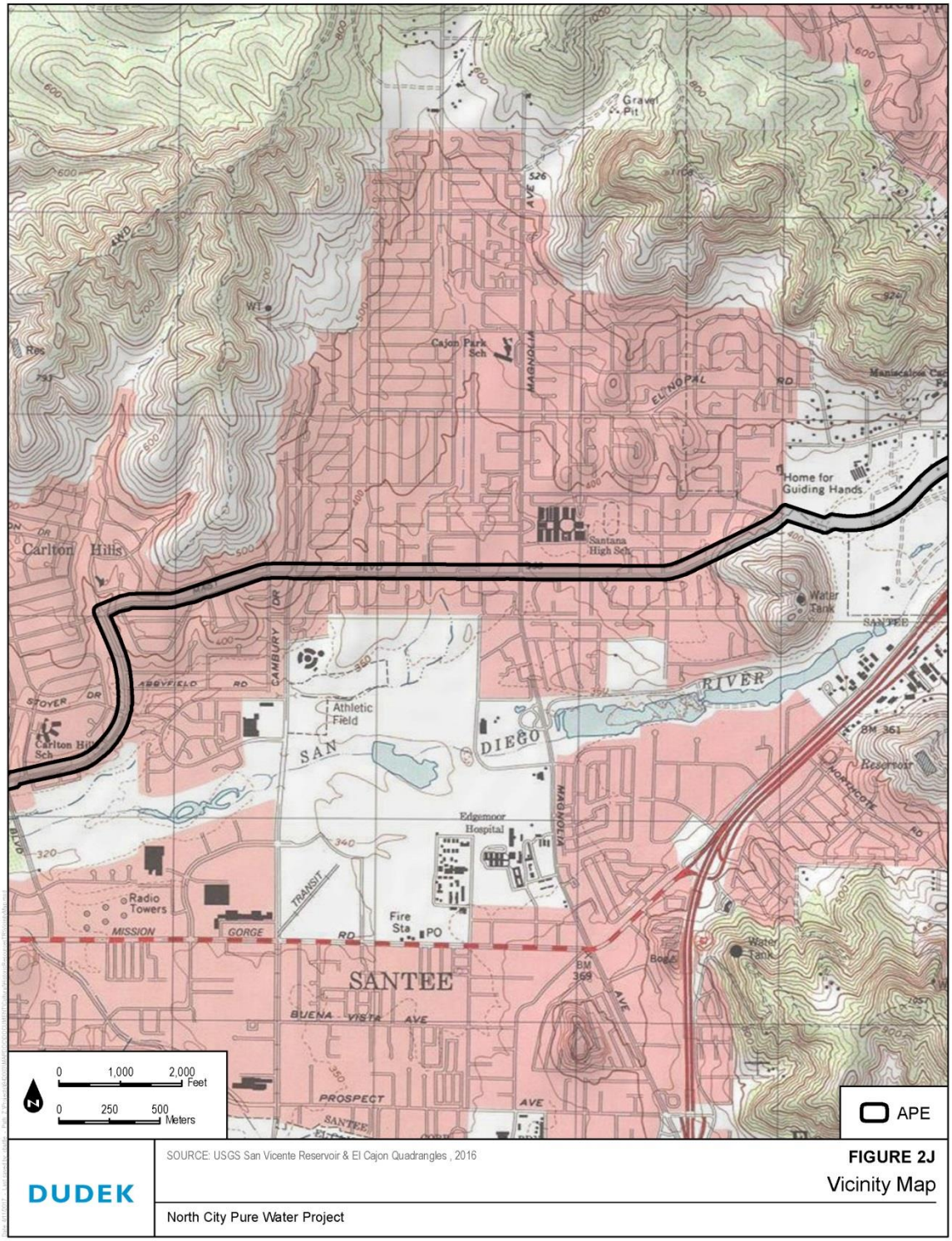
Gravel Pit
Cajon Park Sch
MAGNOLIA AVE
ELNOPAL RD
Home for Guiding Hands
Carlton Hills
Santana High Sch
Water Tank
CAMBURY DR
ABBYFIELD RD
STOYER DR
Athletic Field
SAN DIEGO
RIVER
Reservoir
Edgemoor Hospital
Radio Towers
MISSION GORGE RD
TRANSIT
Fire Sta
PO
SANTEE
BUENA VISTA AVE
PROSPECT AVE
0 1,000 2,000 Feet
0 250 500 Meters
APE
DUDEK
SOURCE: USGS San Vicente Reservoir & El Cajon Quadrangles , 2016
FIGURE 2J
Vicinity Map
North City Pure Water Project

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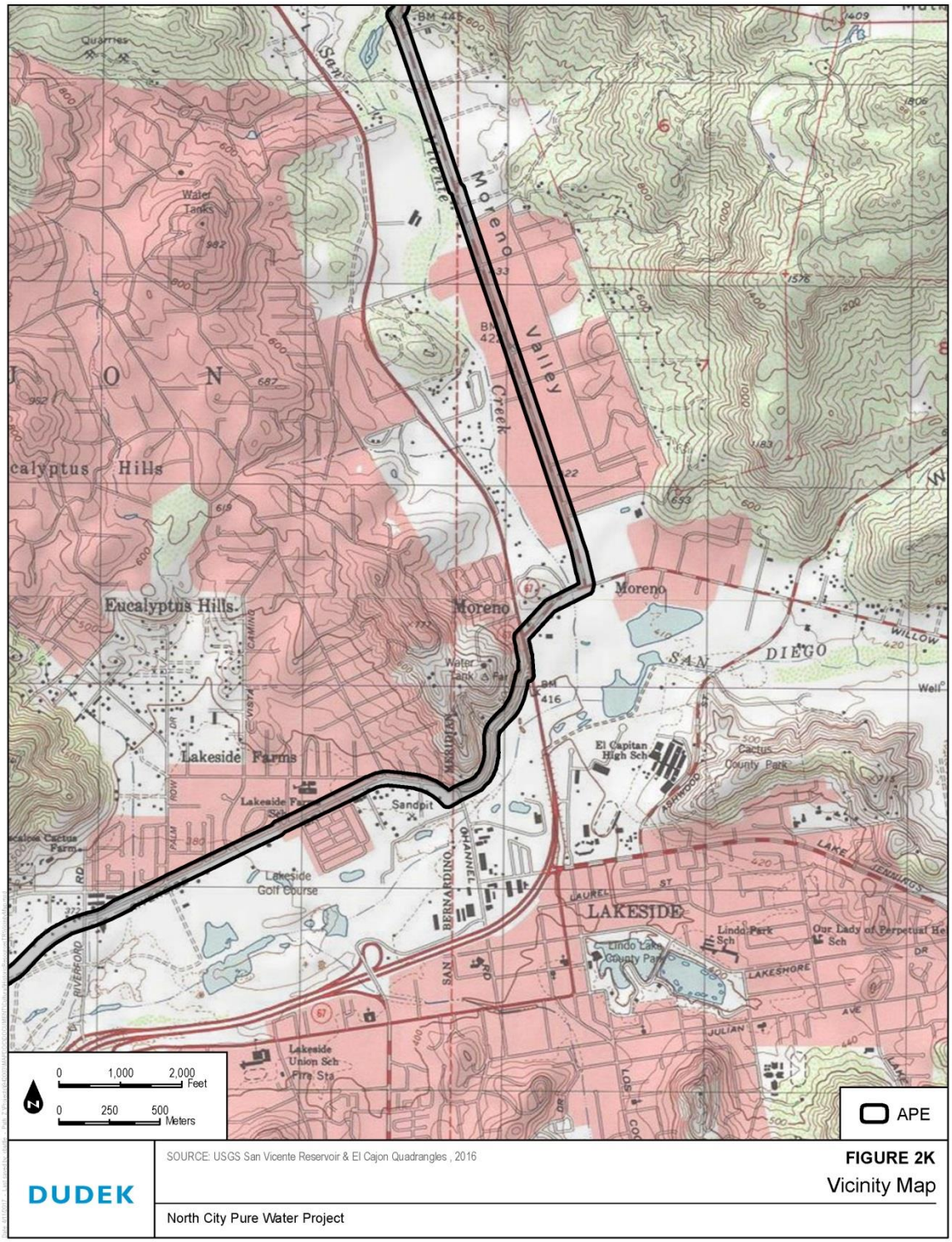
Moreno Valley
Creek
Eucalyptus Hills
Lakeside Farms
Moreno
SAN DIEGO
LAKESIDE
Lakeside Golf Course
Sandpit
El Capitan High Sch
Cactus County Park
Lindo Park
Lindo Lake County Park
Our Lady of Perpetual He Sch
Lakeside Union Sch
Fire Sta
Water Tanks
Quarries
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS San Vicente Reservoir & El Cajon Quadrangles , 2016
DUDEK
FIGURE 2K
Vicinity Map
North City Pure Water Project

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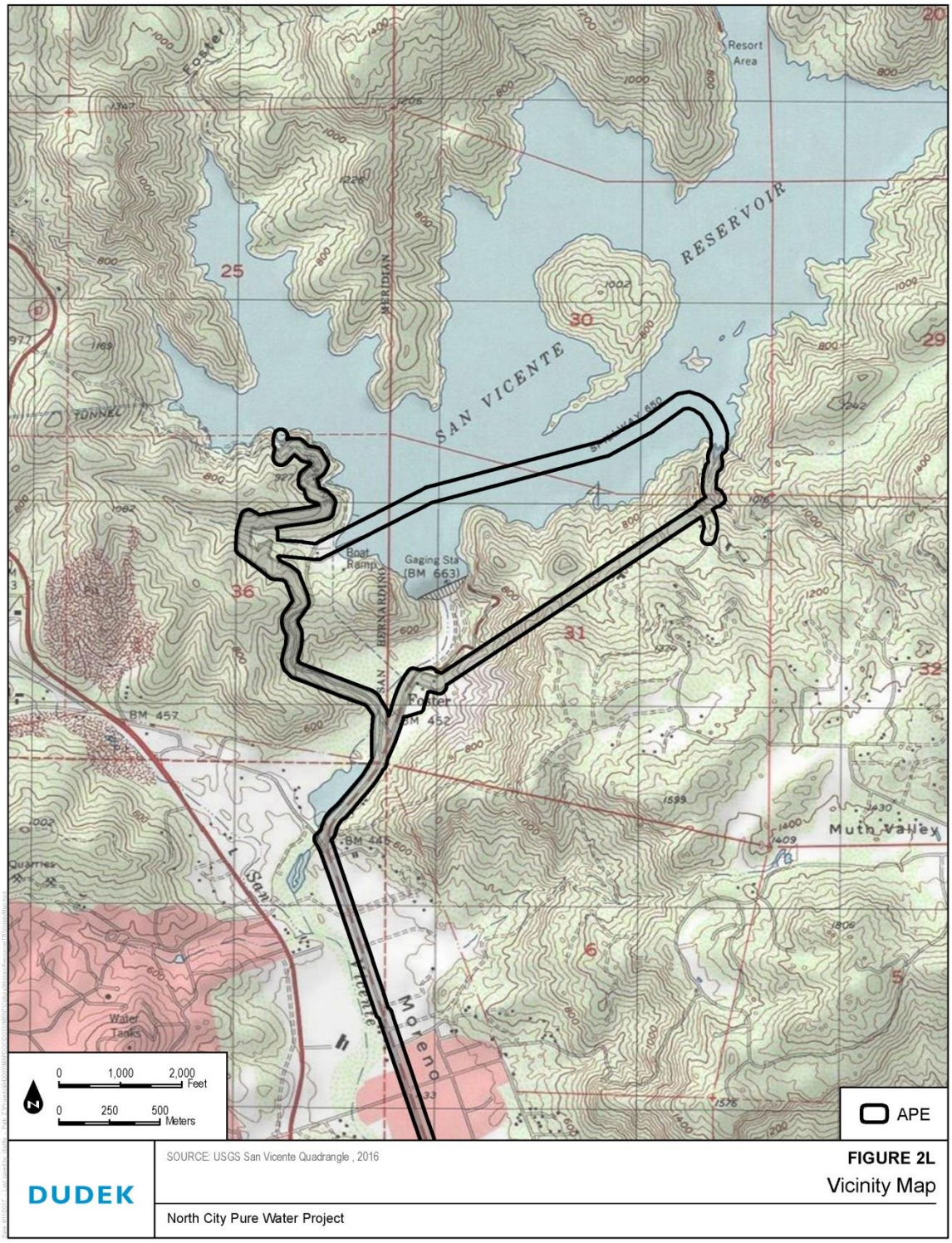
Resort Area
RESERVOIR
SAN VICENTE
MERIDIAN
TUNNEL
Boat Ramp
Gaging Sta (BM 663)
Foster
BM 457
BM 452
BM 445
Muth Valley
Water Tanks
Moreno
25
30
29
36
31
32
6
5
0 1,000 2,000 Feet
0 250 500 Meters
APE
SOURCE: USGS San Vicente Quadrangle , 2016
DUDEK
FIGURE 2L
Vicinity Map
North City Pure Water Project

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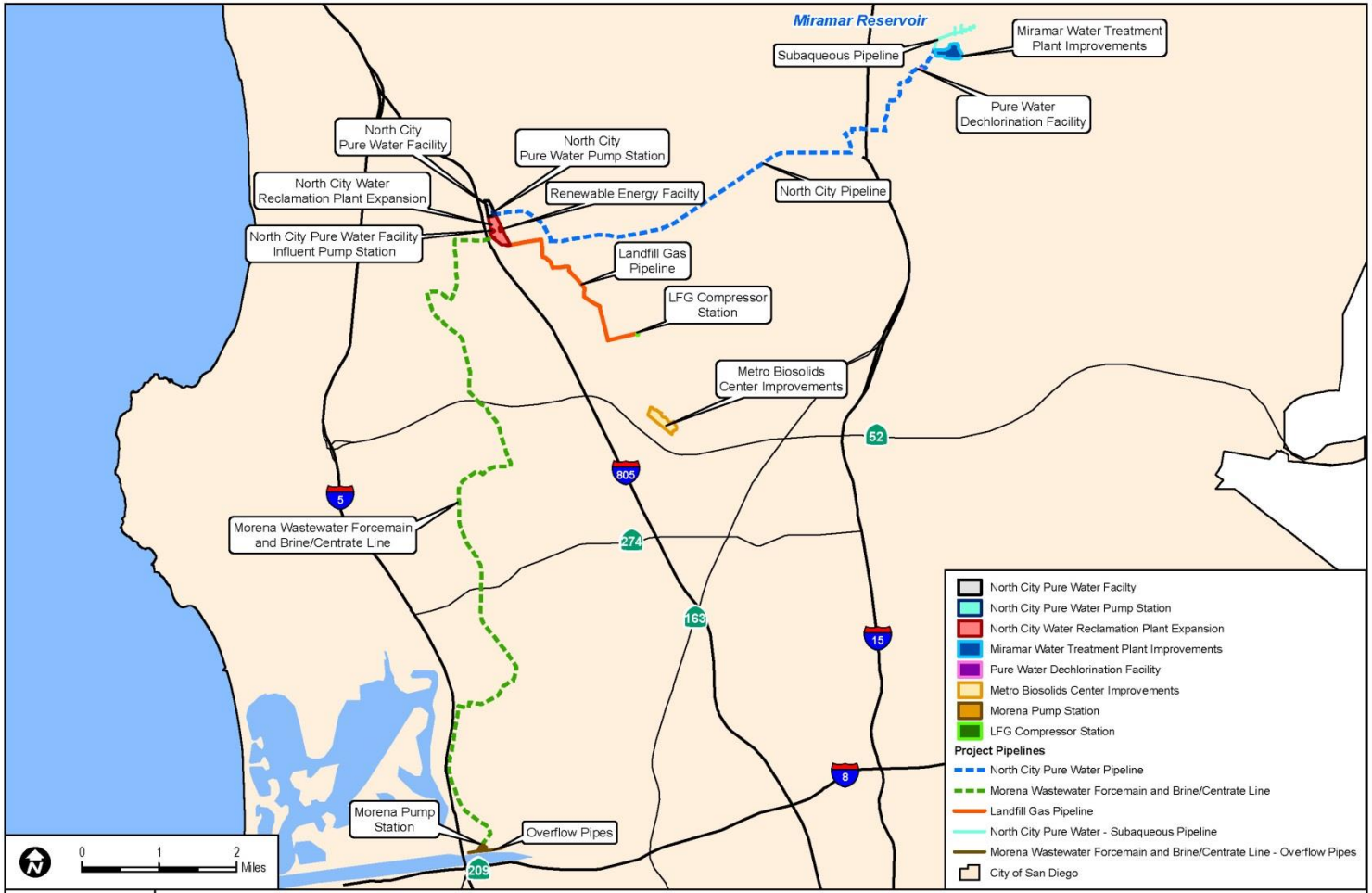
Miramar Reservoir
Miramar Water Treatment Plant Improvements
Subaqueous Pipeline
Pure Water Dechlorination Facility
North City Pure Water Facility
North City Pure Water Pump Station
North City Water Reclamation Plant Expansion
Renewable Energy Facilty
North City Pipeline
North City Pure Water Facility Influent Pump Station
Landfill Gas Pipeline
LFG Compressor Station
Metro Biosolids Center Improvements
Morena Wastewater Forcemain and Brine/Centrate Line
Morena Pump Station
Overflow Pipes
0 1 2 Miles
North City Pure Water Facilty
North City Pure Water Pump Station
North City Water Reclamation Plant Expansion
Miramar Water Treatment Plant Improvements
Pure Water Dechlorination Facility
Metro Biosolids Center Improvements
Morena Pump Station
LFG Compressor Station
Project Pipelines
North City Pure Water Pipeline
Morena Wastewater Forcemain and Brine/Centrate Line
Landfill Gas Pipeline
North City Pure Water - Subaqueous Pipeline
Morena Wastewater Forcemain and Brine/Centrate Line - Overflow Pipes
City of San Diego
SOURCE: City of San Diego, 2015, 2016; SanGIS 2016
DUDEK
FIGURE 3
Miramar Reservoir Alternative
North City Pure Water Project

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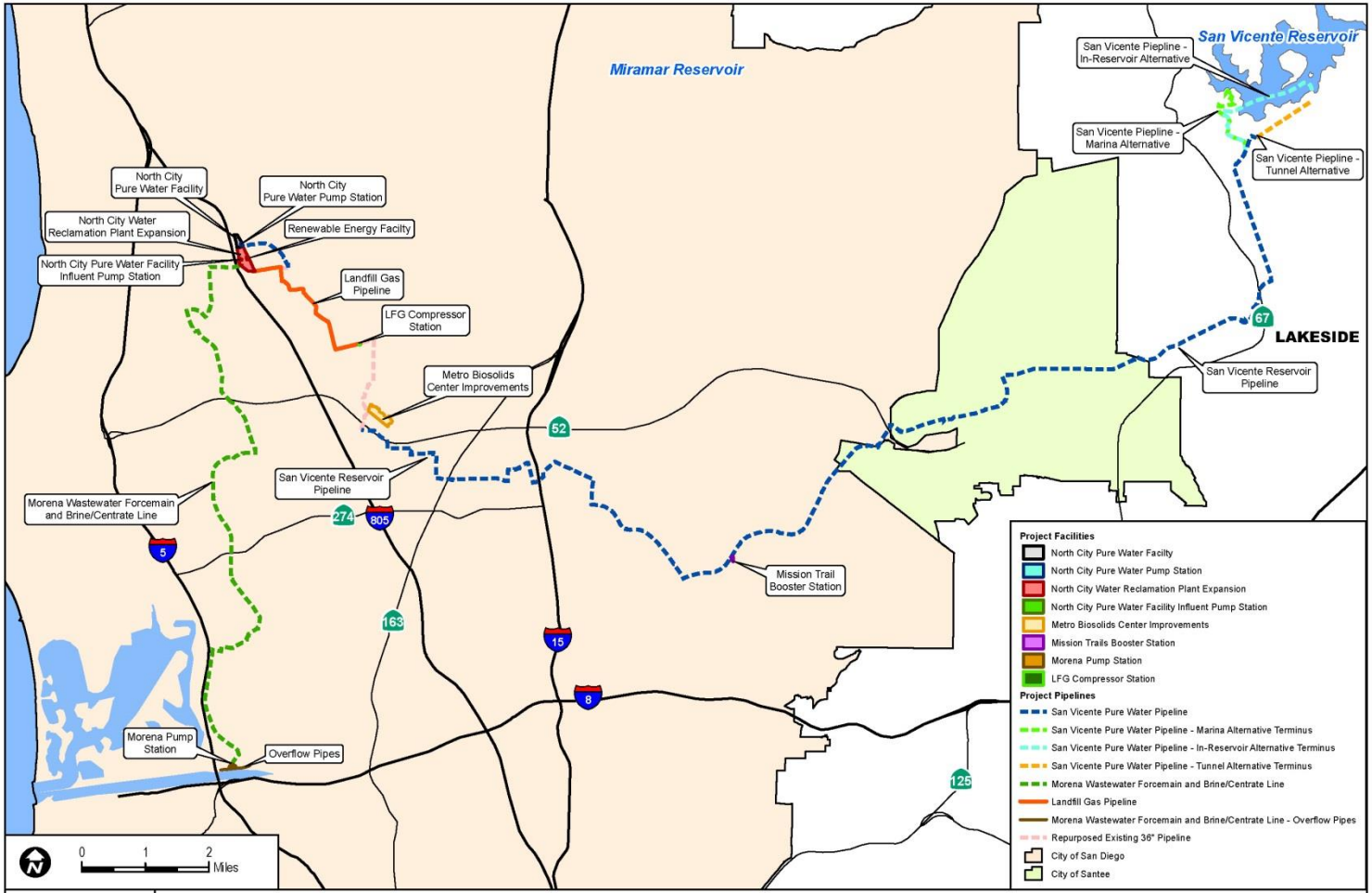

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SOURCE: City of San Diego, 2015, 2016; SanGIS 2016

FIGURE 4

San Vicente Reservoir Alternative

North City Pure Water Project

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The content of 36 CFR 60.4 defines criteria for determining eligibility for listing in the NRHP. The significance of cultural resources identified during an inventory must be formally evaluated for historical significance in consultation with the California State Historic Preservation Officer to determine if the resources are eligible for inclusion in the NRHP. Cultural resources may be considered eligible for listing if they possess integrity of location, design, setting, materials, workmanship, feeling, and/or association.

NRHP Criteria A through D are used to evaluate the quality of significance in American history, architecture, archaeology, engineering, and culture for their presence in districts, cultural resources, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (36 CFR 60.4):

A. Are associated with events that have made a significant contribution to the broad patterns of our history; or

B. Are associated with the lives of persons significant in our past; or

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

   or

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

The Advisory Council on Historic Preservation provides methodological and conceptual guidance for identifying historic properties. In 36 CFR 800.4, the steps necessary for identifying historic properties are as follows:

- Determine and document the APE (36 CFR 800.16(d)).
- Review existing information on historic properties within the APE, including preliminary data.
- Confer with consulting parties to obtain additional information on historic properties or concerns about effects to these.
- Consult with Native American tribes (36 CFR 800.3(f)) to obtain knowledge on resources that are identified with places where they attach cultural or religious significance.
- Perform appropriate fieldwork (including phased identification and evaluation).
- Apply NRHP criteria to determine resource eligibility for NRHP listing.

Fulfilling these steps is generally thought to constitute a reasonable effort to identify historic properties within the APE for an undertaking. The obligations of a federal agency must also assess whether an undertaking will have an adverse effect on cultural resources. An undertaking will have an adverse effect when (36 CFR Part 800.5(a)(1)):

> "an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative."

The process of determining whether an undertaking may have an adverse effect requires the federal agency to confer with consulting parties to appropriately consider all relevant stakeholder concerns and values. Consultation regarding the treatment of an historic property may result in a programmatic agreement and/or memorandum of agreement between consulting parties that typically include the lead federal agency, State Historic Preservation Officer, and Native American tribes if they agree to be signatories to these documents. Treatment documents—whether resource-specific or generalized—provide guidance for resolving potential or realized adverse effects to known historic properties or to those that may be discovered during implementation of an undertaking. In all cases, avoidance of adverse effects to historic properties is the preferred treatment measure, and it is generally the burden of the federal agency to demonstrate why avoidance may not be feasible. Avoidance of adverse effects may not be feasible if it would compromise the objectives of an undertaking that can be reasonably said to have public benefit. Other non-archaeological considerations about the benefit of an undertaking may also apply, resulting in the determination that avoidance is not feasible. In general, avoidance of adverse effects is most difficult when a permitted undertaking is already underway, such as identification of an NRHP-eligible archaeological resource during earthmoving.

1.1.2 State

CEQA requires a lead agency to determine whether a project may have a significant impact on historical resources (California Code of Regulations (CCR) Section 21084.1). An historical resource is a resource listed in, or determined to be eligible for listing, in the CRHR (Section 21084.1). This includes any resource included in a local register of historical resources (CCR

Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR Section 15064.5(a)(3)).

California Public Resources Code (PRC) Section 5024.1, CCR Section 15064.5, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

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

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

Historical resources achieving significance within the past 50 years. To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance.

1.1.3 Local

County of San Diego Ordinance No. 9493

The purpose and intent of the County's Ordinance No. 9493 is to create a local register of historical resources located within unincorporated areas of the County of San Diego by the addition of Section 396.7 to the San Diego County Administrative Code. Section 1 of the Ordinance states that:

> The Local Register is an authoritative listing and guide to be used by local agencies, private groups, and citizens in identifying historical resources in the

County of San Diego. In addition, the listing shall also be used as a management tool for planning, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.

Section IV of the Ordinance defines what historical resources are eligible for listing in the San Diego County Local Register of Historical Resources as follows:

(a) Historical resources to be listed automatically in the Local Register include the following:

(1) Historical resources listed on the National Register of Historic Places or California Register of Historical Resources. Normally, sites that are determined as eligible for listing on the National Register of Historic Places or California Register of Historical Resources or sites previously designated as Historic/Archaeological Landmarks or Districts through the application of the "H" or "J" special area designator are eligible for listing in the Local Register.

(b) Historical resources that require nomination to be listed in the Local Register may be nominated by individuals, organizations, or governmental agencies. Resources that are to be listed in the Local Register must have owner approval prior to consideration for listing. These resources include:

(1) Local historical resources identified as significant during CEQA environmental review.

(2) An historical resource or historic district.

(3) An historical resource contributing to the significance of a nominated historic district.

(4) A group of historical resources identified in historic resource surveys, if the survey meets the criteria and standards of documentation as identified in Section V(e) below.

(5) An historical resource, a group of historical resources, or historic districts designated or listed as County landmarks or historical resources or districts pursuant to any County ordinance, if the criteria for designation or listing under the ordinance have been reviewed by the Historic Site Board as meeting the Local Register criteria.

(6) Historic Landmarks or Districts designated through the application of the "H" or "J" special area designator.

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

(1) Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;

(2) Is associated with the lives of persons important to the history of San Diego County or its communities;

(3) Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(4) Has yielded or may be likely to yield, information important in prehistory or history.

The historical resource must also retain sufficient integrity. Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the Local Register must meet one of the criteria of significance described in Section V(b), above, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been preserved, rehabilitated, or restored according to the guidelines approved by the Secretary of Interior may also be evaluated for listing.

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

City of San Diego Land Development Code

The purpose and intent of the City's Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, Article 2) is to protect; preserve; and, where damaged, restore the historical resources of the City of San Diego. The regulations apply to all proposed development within the City when historical resources are present on the premises, regardless of the requirement to obtain a Neighborhood Development Permit or Site Development Permit. When any portion of a premises contains historical resources, as defined in the Land Development Code Chapter 11, Article 3, Division 1, the regulations apply to the entire premises (City of San Diego 2009a).

City of San Diego Comprehensive Historic Preservation Plan

The Comprehensive Historic Preservation Plan (City of San Diego 1992) was prepared by the Historical Site Board and the San Diego Planning Department to direct and focus the City's efforts to deal with increasingly complex historic preservation issues. There are four elements to this plan: the Inventory Element, the Incentives Element, the Education Element, and the Draft Historic Resource Board Ordinance. The first three elements were adopted by the City Council in February 1992; the final element was incorporated into Chapter 14, Article 3, Division 2 of the City's Land Development Code.

City of San Diego Historical Resources Board

The Historical Resources Board (HRB) was established by the City Council as an advisory board to identify, designate, and preserve the historical resources of the City; to review and make recommendations to the appropriate decision-making authority on applications for permits and other matters relating to the demolition, destruction, substantial alteration, removal, or relocation of designated historical resources; to establish criteria and provide for an Historical Resources Inventory of properties within the boundaries of the City; and to recommend to the City Council and Planning Commission procedures to facilitate the use of the Historical Resources Inventory results in the City's planning process in accordance with Section 111.0206 of the Land Development Code (City of San Diego 2016).

City of San Diego Progress Guide and General Plan

The Historic Preservation Element of the City's General Plan offers a general guide for preserving, protecting, restoring, and rehabilitating historical and cultural resources within the City to maintain and encourage appreciation of its history and culture, improve the quality of the City's built environment, maintain the character and identity of its communities, and enhance the local economy through historic preservation. The primary goals of the Historic Preservation Element are outlined below (City of San Diego 2008):

A. Identification and Preservation of Historical Resources
    - Identification of the historical resources of the City.
    - Preservation of the City's important historical resources.
    - Integration of historic preservation planning in the larger planning process.

B. Historic Preservation, Education, Benefits, and Incentives
    - Public education about the importance of historical resources.

- Provision of incentives supporting historic preservation.
- Cultural heritage tourism promoted to the tourist industry.

City of San Diego Historical Resources Board Designation Criteria

The Historical Resources Guidelines of the City's Land Development Manual 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 may be designated an historical resource by the City of San Diego Historical Resources Board if it meets one or more of the following designation criteria (City of San Diego 2009a):

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;

b. Is identified with persons or events significant in local, state or national history;

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;

d. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;

e. Is listed or has been determined eligible by 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

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.

1.2 Report Organization

In this Historical Resources Technical Report, potentially affected historical resources are identified, evaluated, and documented. Chapter 1 of this report includes a brief overview of the North City Project, its location, the regulatory setting, and the Dudek personnel involved in its preparation. Chapter 2 describes the North City Project's physical setting and Project Area and vicinity, and provides the relevant historic context under which the properties were evaluated. A review of the archival research and fieldwork, as well as descriptions of identified resources, are included in Chapter 3. Chapter 4 provides significance evaluations for potential historical resources in consideration of all local (City of San Diego), state (CRHR), and national (NRHP)

designation criteria. Chapter 5 contains this report's findings and conclusions, as well as a discussion of all potential impacts that the Project components would have on historical resources under CEQA and the National Environmental Policy Act. Chapter 6 provides a list of all references cited in this report.

1.3 Project Area

The APE for the Project components is located predominantly within urban commercial and residential areas. Due to the nature of the Project components, the built environment APE is composed of the public right-of-way along streets and utility corridors under which pipes would be laid, and parcels of land on which new facilities would be built. The APE also includes parcels that contain known historical resources or historic district contributors on either side of the public right-of-way.

1.4 Project Personnel

All fieldwork, research, and primary preparation of this technical report was conducted by Dudek Kara R. Dotter, MSHP, senior historic preservation specialist and architectural historian. Samantha Murray, Dudek senior architectural historian and archaeologist, compiled Department of Parks and Recreation (DPR) forms and assisted in addressing final report issues. Ms. Dotter and Ms. Murray exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) in architectural history. Matthew DeCarlo, Dudek archaeologist, assisted with project coordination and report preparation.

2 PROJECT SETTING

2.1 Physical Project Setting

The APE is located predominantly within suburban residential, commercial, and light industrial areas in the northern and eastern areas of the City, and extends into County of San Diego jurisdiction. The extent of the proposed pipeline route is bounded by the northeast corner of the intersection of Interstate (I) 8 and I-5, the northeast portion of the intersection between I-5 and Miramar Road, Lake Miramar to the northeast, and San Vicente Reservoir to the east.

2.2 Project Area and Vicinity

The Historical Resources APE predominately lies within public right-of-ways, specifically roadways and utility corridors, and includes existing water facilities and pump stations. If the Project components intersected a potentially historical resource, the full parcel was included within the Historical Resources APE. Similarly, if the Project components intersected a designated historic district, the district was included within the Historical Resources APE. To identify potential historic properties, a detailed visual analysis of historic images and a reconnaissance-level survey along the entire proposed route were conducted.

Historic aerial photographs (from NETR Online) of the Project Area provide a timeline for the area's developmental history. Aerial photographs were available for 1953, 1964, 1966, 1968, 1971, 1972, 1981, 1989, 1990, 1994, 1996, 1997, 2002, 2003, 2005, 2009, 2010, and 2012.[1] Historic U.S. Geological Survey topographic maps dating between 1893 and 2001 provided further information relating to developmental history of the APE, although their coverage was limited (USGS 1893, 1901, 1903, 1939, 1942, 1952, 1955, 1967, 1979, 1994, 1996a, 1996b, and 2001).

Aerial photographs from 1953 show that the majority of the Project Area was undeveloped at this time, with a few residences and ranch homes scattered across the area. The exception to this is the area from the intersection of modern day I-8 with I-5 north to Clairemont Drive. The southernmost portion shows commercial and industrial buildings, shifting to commercial properties along Morena Boulevard, surrounded by relatively new residential neighborhoods northward to Clairemont Drive. Continuing northward along the Project components route, the aerial photographs show new residential neighborhoods interspersed with undeveloped lands. North of modern-day State Route 52 up to I-5 at Miramar Road and eastward to Lake Miramar and San Vicente Reservoir lay undeveloped lands, with the notable exception of Marine Corps Air Station (MCAS) Miramar.

[1] Not all dates were available for the entire length of the proposed route.

By 1971, residential development extends all the way up to I-5 at Miramar Road, with major streets such as Clairemont Drive lined with commercial parcels. Some commercial and light industrial development spreads eastward from that intersection, north of MCAS Miramar, with undeveloped lands increasing toward I-15 where there is a cluster of residential development covering the area north of Miramar Road and 1 mile west of I-15. Heading east toward Lake Miramar from I-15, the land is undeveloped until the area south of Lake Miramar where new residential development occurs south of the Scripps Meanley Ranch. The area through which the San Vicente Reservoir pipeline runs south of State Route 52 eastward toward the reservoir shows extensive growth; commercial and light industrial development south of MCAS Miramar shifts to predominantly residential development once it crosses I-15. As it passes through the burgeoning towns of Santee and Lakeside, the residential development becomes interspersed with commercial development and minor amounts of industrial development before reaching the San Vicente Reservoir.

By 1981, development along the proposed route takes the shape seen today. During the previous 10 years, extensive development occurred within and around the APE. The majority of property along the route is fully developed.

Given the developmental history of the area along the route, combined with the majority of the Project being located within the public right-of-way, there were very few historical resources/properties over 45 years of age and no designated historic districts intersected by the Project components. Of the properties over 45 years of age, only three properties intersected the proposed route and were included within the Historical Resources APE.

2.3 Historical Overview

San Diego history can be divided into the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–Present). European activity in the region began as early as AD 1542, when Juan Rodríguez Cabrillo landed in San Diego Bay. Sebastián Vizcaíno returned in 1602, and it is possible that there were subsequent contacts that went unrecorded. These brief encounters made the local native people aware of the existence of other cultures that were technologically more complex than their own. Epidemic diseases may also have been introduced into the region at this time, either by direct contact with the infrequent European visitors or through waves of diffusion emanating from native peoples farther to the east or south (Preston 2002). It is possible, but as yet unproven, that the precipitous demographic decline of native peoples had already begun prior to the arrival of Gaspar de Portolá and Junípero Serra in 1769.

2.3.1 Spanish Period (1769–1821)

The Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769, to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July of the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in construction of a stockade that, by 1772, included barracks for the soldiers; a storehouse for supplies; a house for the missionaries; and a chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location 6 miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched chapel and compound built of willow poles, logs, and tules, the new mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace, and were irrigated by a dam and aqueduct system. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800, soldiers and their families began to move down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821, of which only five that were within the boundaries of what would become Old Town had houses in 1821. These were the retired commandant Francisco Ruiz's adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street,

the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron.

2.3.2 Mexican Period (1821–1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. At this time, the town had a population of nearly 500 residents, later reaching a peak of roughly 600. By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new Pueblo of San Diego did not prosper, as some other California towns did during the Mexican Period.

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, lead to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838, and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

2.3.3 American Period (1846–Present)

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town, and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction, since they were primarily built for temporary vacation housing.

Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was not large tract housing development of those neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership.

San Ysidro began to be developed at about the turn of the 20th century. The early settlers were followers of the Littlelanders movement. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of

Germanic and Swiss background. Some of the prime citrus groves in California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes.

San Diego State University was established in the 1920s, and development of the state college area began, including development of the Navajo community as outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the 20th century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots.

Tierrasanta, previously owned by the United States Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks.

Examples of every major period and style remain in San Diego County. Among the recognized styles are Spanish Colonial, Pre-Railroad New England, National Vernacular, Victorian Italianate, Stick, Queen Anne, Colonial Revival, Neoclassical, Shingle, Folk Victorian, Mission, Craftsman, Prairie, French Eclectic, Italian Renaissance, Spanish Eclectic, Egyptian Revival, Tudor Revival, Modernistic, and International.

2.3.4 Development of San Diego County's Source Water System

The procurement of water has played an instrumental role in the growth and development of the City of San Diego since its founding. The region receives very little rainfall, and local mountain streams and groundwater provide only a limited supply of water. During the Mission Period (1769–1834), Franciscan missionaries sought an adequate water supply by digging wells near the San Diego River and constructing ditches, small dams, and cisterns. They built the Mission Dam in 1816 at Mission Gorge and an aqueduct to the Mission, portions of which still remain intact. During the Mexican and early American Periods, there was no regional coordination for

procuring and maintaining a reliable water supply. By the late 1860s, fresh water in San Diego was becoming increasingly difficult to acquire (JRP and Caltrans 2000; Sholders 2002).

One of the earliest attempts at the development of an organized water system in San Diego County began when F.A. Kimball acquired all the riparian rights to water on the lower reaches of the Sweetwater River. Kimball purchased 27,000 acres of the former Rancho de la Nacion in 1869, and selected and surveyed a site for a dam and reservoir. He then organized a water company, and in June 1869 acquired land for Kimball Brothers Water Company (Fowler 1953).

In 1873, the first major steps toward organized water infrastructure within the City began with the formation of the San Diego Water Company. The corporation began drilling a well near B and Eleventh Streets in San Diego that supplied the City's first piped water to a few residences in 1874 (City of San Diego 2017a). Unfortunately, the groundwater quality was quite poor and the supply rather low, which led to the origination of San Diego's long-standing "bad water" reputation. To remedy its supply and quality issues, the San Diego Water Company increased its stock from $10,000 to $250,000 in 1875, which allowed for drilling wells in the San Diego River, construction of a new pumping plant, and extension of the distribution system (Fowler 1953). The water was pumped to a reservoir in University Heights and from there to various destinations through a network of pipes. Before long, piping water to individual homes became common practice.

The development of reliable water infrastructure throughout the region did not begin in earnest until the 1880s, as a result of a significant population boom. The County's population swelled from 8,600 in 1880 to over 30,000 residents by 1887. Developers and land speculators descended on the region, looking to capitalize on San Diego's rapid growth. During this period over 50 private water companies formed, all with the same goal of racing to be the first to supply the region with a reliable water supply. These companies worked to design, construct, and implement water conveyance projects as quickly as possible, with some success and many failures (Hill 2002).

One of the great engineering achievements during this period was construction of the Sweetwater Dam, which at the time of its completion in 1888 was the tallest masonry arch dam in the United States. Constructed on part of the former Rancho de la Nacion, the gravity arch dam provided the necessary infrastructure to establish the town sites of Chula Vista and National City, which pass along the Sweetwater River (Fowler 1953).

The City during this period acquired a substantial portion of their water through the San Diego Water Company, which was purchasing water from the San Diego Flume Company. Established in 1885, the San Diego Flume Company supplied water to the City through a 35.6-mile-long

redwood flume that originated from the San Diego River. Construction of the flume was no small feat; redwood lumber was brought by boat to San Diego harbor, cut to the required lengths, and loaded onto wagons to bring to the future flume site. More than 800 horses and mules and 100 wagons were used to transport approximately 9 million board feet of redwood for the Project. When completed, the flume proceeded down the Capitan Grande Valley to El Cajon Valley, roughly 250 feet from El Monte. From there, it proceeded to the east and south of El Cajon, and from El Cajon it was brought to the City by Mesa Road (Lakeside Historical Society 2015, San Diego History Center 2015).

The San Diego Flume Company was successful for several years; however, it began to face a number of issues that slowly led to its failure. Plans to divert the headwaters of the Tijuana, Sweetwater, and San Diego rivers to storage reservoirs on the San Diego River failed due to high construction costs. As a result, their system was often in short supply during certain times of the year. Additionally, the company was losing 23% to 30% of its water supply during delivery due to leakage, which required the entire flume to be relined. To add to these problems, the local demand for water continued to increase with the growing population.

To address the ongoing water needs, the City entered into agreements with other water companies, including the Southern California Mountain Water Company (SCMWC). The SCMWC was formed in 1894 by E.S. Babcock and the Spreckels brothers. The SCMWC was born from a consolidation of water companies that included the Otay Water Company and the Mount Tecate Land and Water Company (Fowler 1953).

The SCMWC was led by Elisha Spurr Babcock, Jr. (1848–1922) a native of Indiana, who earned his fortune in the railroad industry. After retiring to San Diego in 1884, Babcock became one of the most influential individuals in San Diego. He purchased property on Coronado Beach, establishing the Coronado Beach Company (McGrew 1922). In 1886, he created the San Diego and Coronado Ferry Company to accommodate the growing number of visitors to Coronado Island (Historic Coronado 2015). He was also involved in building the City of Coronado and Hotel del Coronado which was designed to promote real estate sales on Coronado Island (Ormsby 1966). Babcock persuaded John D. Spreckels to invest in a number of his organizations, including the SCMWC (Smythe 1908). As a result of these transactions, Spreckels owned nearly half of Babcock's enterprises, yet he retained Babcock as his business manager (Hennessey 1978).

John Diedrich Spreckels (1853–1926) was the son of German-American Claus Spreckels, a major industrialist. Raised in San Francisco, Spreckels earned his fortune in the shipping business. During an 1887 visit to San Diego, Spreckels was impressed by the real estate boom that was taking place at the time, which led him to invest in construction of a wharf and coal

bunkers at Broadway, at the time known as D Street. With his brother, Adolph Spreckels (1857-1924), who remained a silent partner in many of their ventures, he purchased part interest in Hotel del Coronado in 1899, and later became the sole owner (Ormsby 1966). In 1892, Spreckels acquired control of the Coronado Beach Company from E.S. Babcock, Hotel del Coronado, and Coronado Tent City. He also purchased the San Diego street railway system and changed it from horse power to electricity (Deutsch 2011).

Spreckels eventually became the wealthiest man in San Diego and owned all of North Island, the San Diego-Coronado Ferry System, the Union-Tribune Publishing Company, San Diego Electric Railway, San Diego & Arizona Railway, and Belmont Park in Mission Beach. Spreckels also built several buildings in downtown San Diego, including the Union Building (1908) and the Spreckels Theater and office building (1913).

Through the SCMWC, Babcock envisioned an ambitious system that would provide sufficient water to the City and surrounding region. The planned system would be established along the Otay-Cottonwood watershed, beginning with the construction of the Morena Dam and followed downstream with the Lower Otay and Barrett dams. From this point, water would be piped via a network of conduits throughout the region. Construction of the rockfill Morena Dam began in 1896; however, it was not completed until 1912 due to serious construction concerns (Fowler 1953).

The Lower Otay Dam was completed in 1897. Babcock ordered the construction of the Lower Otay Dam without consulting the expertise of an engineer, a policy that would lead to future problems for the company. Designed as a rockfill dam with a steel plate barrier in the center, the Lower Otay Dam required extra storage for water to be diverted from the Cottonwood Creek. As a result, the Barrett Dam on Cottonwood Creek and the Dulzura Conduit (which would discharge into the Otay drainage basin) were subsequently constructed (Fowler 1953).

During the summer of 1901, the Chollas earth fill dam was constructed. This dam was located on a tributary to Las Chollas Creek east of the City limits, and was to serve as terminal storage for the pipeline extending from the Lower Otay Reservoir. This pipeline delivered water to the Coronado Water Company, which supplied the City of Coronado.

By 1905, most of San Diego's water companies had disappeared, having failed to survive the drought of 1895-1904. Realizing the need to gain better control of its infrastructure, the City began purchasing the holdings of the San Diego Water Company and the SCMWC that were within the City limits. Such holdings included reservoirs, pumping plants and machinery, pipelines, buildings, and tools (Fowler 1953). The City also began constructing its own facilities and infrastructure to keep up with increasing demand. To ensure a continuous supply of water,

the City entered into a contract with the SCMWC in the summer of 1906, replacing the San Diego Flume Company as chief water supplier (Smythe 1908).

In 1906, Babcock and Spreckels hired famed engineer, Michael Maurice O'Shaughnessy to serve as chief engineer for the SCMWC and oversee completion of the Morena Dam and Dulzura Conduit (SNAC 2015). Michael Maurice O'Shaughnessy (1864–1934) was a civil engineer from Ireland, chiefly engaged in projects in the western United States, and best recognized for his role as the City Engineer of San Francisco from 1912 to 1932, as well as engineer for the Hetch Hetchy Reservoir and Power Project, Lake Eleanor Dam, and O'Shaughnessy Dam. In 1913, as a regular contributor to the publications of the Society of Civil Engineers, he won the James Laurie Prize for his article, "Construction of the Morena Rockfill Dam" (1911), noted arguably as the largest rockfill dam in the world at the time (SNAC 2015).

Also in 1913, the City purchased the Otay portion of the SCMWC, and in 1914, the pipeline that connected Otay Valley with the Otay Reservoir was purchased by the Coronado Water Company from the SCMWC. As the major portions of the company had already been purchased by the City, Morena Dam was also agreed to be purchased at a fixed price following a 10-year lease. Thus, by 1914, all portions of the SCMWC were owned by the City of San Diego (Fowler 1953).

For the time being, it seemed that the City had addressed its immediate and long-term water problems. Population growth continued and water was plentiful. However, beginning in 1912, a drought struck San Diego, which continued through 1915. Since most of the water stored in the region's dams was replenished by captured rainfall, the reserves diminished quickly (Hill 2002). The City's solution to their drought problem was Charles Hatfield. Charles Hatfield (1875–1958) was a native of Pasadena who was a self-proclaimed "moisture accelerator." He dedicated himself to rainmaking, inspired by the terrible years of drought near the end of the 19th century. His technique involved the mixing of a secret chemical compound, which he claimed attracted/extracted rain. Between 1899 and 1912, Hatfield traveled to Alaska and throughout central California for rainmaking activities (Perry 2015).

On December 8, 1915, the City's Common Council received a letter from Hatfield, who offered to produce at least 40 inches of rain in the vicinity of the Morena Reservoir (Pourade 1965):

> I will fill the Morena Reservoir to overflowing between now and next December 20th, 1916, for the sum of ten thousand dollars, in default of which I ask no compensation; or I will deliver at the Morena Reservoir thirty inches of rain free of charge, you to pay me $500 per inch from the thirtieth to the fiftieth inch—all above fifty inches to be free, on or before the 1st of June, 1916. Or I will deliver

> forty inches during the next twelve months, free of charge, provided you pay me $1,000 per inch for all between forty and fifty inches, all above fifty inches free.

Following receipt of his letter, the City hired Hatfield for $10,000 to address the severe drought and more specifically to fill the Morena Dam (Pourade 1965). To begin the rainmaking process, Hatfield built a tower with a square basin on a wooden platform measuring approximately 12 feet wide on a slope alongside the road leading to the dam. After a period of inactivity, the Hatfield name began to vanish from local newspapers. Those who visited the tower site were less than impressed by what they saw, or rather did not see. There were no explosive sounds or no clouds of fumes, just Hatfield tinkering with chemicals that he dissipated into the sky.

On January 5, 1916, a good rain was reported at Morena Reservoir, and 48.5 million gallons had been impounded since December 27 (Patterson 1970). The rain fell again beginning on January 10, 1916, and continued until January 18 in San Diego and the surrounding area (Patterson 1970). On January 27, a second storm hit bursting open the Lower Otay Dam, and flooding the Tijuana River Valley. The storms caused the San Diego River to go over its banks and spread across Mission Valley. Nearby infrastructure including rail lines and bridges were also destroyed and local trains were stopped for more than a month. Highways and the telegraph and telephone were also cut off, leaving the only means of transportation being by sea. Three days later, the Sweetwater Dam was overtopped by more than 3 feet, and the canyon side walls began eroding away. Although the dam itself was undamaged, its abutments had been breached and it was unable to retain water (Reynolds 2008; Patterson 1970). The waters behind Morena Dam rose to within 18 inches of the top of the parapet wall, or 18 inches above the crest of the dam. Debris that had been washed into the reservoir accumulated on the trash racks in front of the spillway and choked the flow of water (Fowler 1953; Pourade 1965).

Hatfield remained in the Morena area until a few days after the second storm and deconstructed his tower before leaving the site in early February. The City of San Diego refused to compensate him for his rainmaking services, as a long debate had come about over the damages the storms had caused and the quantity of water that had filled the Morena Dam. Hatfield filed suit in an effort to urge settlement, which was dismissed nearly two decades later in 1938 (Patterson 1970). Although the controversy and litigation continued for many years, it did not hurt Hatfield's career. However, the Depression forced him to leave the rainmaking practice and go back to his original trade of selling sewing machines (Perry 2015; Patterson 1970).

As a result of the 1916 floods, the Lower Otay Dam was a complete loss. The floods left scars on the mountains and hills of San Diego County, and washed out river channels to bedrock. The hillsides were saturated with water and the soil gave way, resulting in mudslides. In addition, the pumping plants of the Coronado Water Company were destroyed, cutting off all supplies from

the Otay Valley. Nevertheless, water service was maintained through the City's pipeline under the bay with water from the system of the Cuyamaca Water Company (Fowler 1953).

In the years immediately following the floods, a number of new water infrastructure projects were completed throughout San Diego to replace what was destroyed and to accommodate the constantly increasing needs. In 1918, the San Dieguito Dam, Murray Dam, and Hodges Dam were all completed. Additionally, the Lower Otay Dam was replaced with a new concrete gravity-arch dam, named Savage Dam in honor of hydraulic engineer H.N. Savage, who was hired to assist with repairing the damaged water infrastructure. Hiram Newton Savage (1861-1934) was an engineer who had expertise in infrastructure, working in railroad, mining, and water industries throughout the United States. He arrived in San Diego in the 1890s and was employed by the San Diego Land and Town Company of National City to work on the construction of the Sweetwater Dam and distribution system, as well as the associated City plan and rail lines. He also served as a consulting engineer for the SCMWC in 1895, where he assisted with the construction of the Upper and Lower Otay Dams. From 1903 to 1915 he worked for the U.S. Reclamation Service designing and managing a number of important water projects throughout the West.

Following the floods, Savage returned to San Diego and took the role of consulting and supervising engineer for the Sweetwater Company of California. During that time, he was engaged in the reconstruction and enlargement of the Sweetwater Dam, the spillway, and abutments, which were damaged during the floods (SNAC 2015). Savage served as the City's hydraulic engineer from 1917 until 1923, during which time he supervised the design and construction of the Barrett Dam (1923), the design and construction of the new Lower Otay Dam, and the reconstruction and enlargement of Morena Dam and Spillway, as well as additions to San Diego's sand filtration plants (Hollins 2005).

Significant developments in the local water infrastructure did not come again until the late 1920s, following the collapse of the St. Francis Dam. Located in the Santa Clara Valley in Ventura County, the St. Francis Dam was built in 1926 and designed by famed water engineer, William F. Mulholland. Constructed for the City of Los Angeles, the dam was designed to contain a year's water supply for the city. The dam was designed as a curved concrete gravity dam with a height of 205 feet, and was reportedly the second largest reservoir in southern California at the time it was completed. At approximately midnight on the evening of March 12, a massive landslide occurred along the dam's left abutment, pushing a 140-foot wall of water down the canyon. Because of the flooding, 7,900 acres of farmland were lost, 1,250 buildings were destroyed, and 430 people lost their lives, making it one of the worst recorded dam failures in U.S. history (Rogers and Hasselmann 2002).

After the St. Francis disaster, more than a dozen panels convened to investigate the failure. As a result of the findings, California passed increased safety legislation, giving the State Engineer authority to review all non-federal dams over 25 feet in height. Additionally, the State Engineer was tasked with examining all dams in the state. Between August 1929 and November 1931, the State Engineer inspected 827 dams. Approximately one-third were found to require significant repairs, needing increases to the spillway capacity in particular (Rogers and Hasselmann 2002). In San Diego, there were significant public concerns about the safety of the largest dams, including Barrett, Lower and Upper Otay, and Morena (Chino Champion 1928). A number of improvements were completed to San Diego's Dams following the St. Francis disaster, including at Morena, which underwent a "Dam and Spillway Safe Duty Enlargement" (City of San Diego 1929).

California's groundbreaking legislation also led to significant safety changes at the federal level. The continued drought and flooding episodes of the early twentieth century forced action to address the nation's water problems. The passing of the Reclamation Act in 1902 initiated interests in acquiring waters of the Colorado River to alleviate supply needs from unpredictable local watersheds. By the 1920s, studies and agreements were underway to bring Colorado River water west, via construction of the Colorado River Aqueduct, the All American Canal, and the Boulder Dam. The St. Francis disaster highlighted the problems of acquiring and storing water throughout the western United States and directly affected development of the Boulder Dam and the All American Canal (Rogers and Hasselmann 2002).

The City monitored the progress of the Boulder Dam and the All American Canal with great anticipation. Initial discussions about drawing water from the Colorado River began in 1921, and in 1933 another application was submitted to receive water from Lake Mead at Hoover Dam. Despite their increasing needs to supplement the local supply, Colorado River water would not arrive in San Diego until after World War II, leaving the region to rely on their local reservoirs. In 1935, the El Capitan Dam and pipeline were constructed, providing an additional supply of 10,000,000 gallons per day (SNAC 2015).

Although there were periodic shortages, San Diego's system of local reservoirs provided sufficient water for the county until World War II, when a vastly expanded military presence practically doubled the region's population in 6 years. The military growth resulted in the need for additional sources and storage capacity of water for the entire County. These demands were exacerbated by a drought in the late 1940s. The Metropolitan Water District finished construction on their Colorado River Aqueduct in 1941. The San Diego County Water Authority was created June 9, 1944, by an act of the State Legislature as a public agency to administer the region's Colorado River water rights. Colorado water first flowed into San Diego County in 1947, into the newly constructed San Vincente Aqueduct (Sholders 2002). San Diego County

Water Authority charts demonstrated that, "without Colorado River water, all City of San Diego reservoirs would have been bone dry in September 1949" (Cooper 1968:106).

Today, San Diego County's three million residents rely on imported water for 75% to 95% of its total supply. In addition to maintaining existing demand, the local water agencies continuously work to improve infrastructure and increase emergency storage supplies to accommodate disruptions in supply from natural disasters.

2.3.4.1 Miramar Reservoir

Miramar Dam is an earth-filled dam completed in 1960 as part of the second San Diego Aqueduct project. Water flowing south to the reservoir originates from both the Colorado River Aqueduct and the California Aqueduct. Adjacent to the Miramar Water Treatment Plant (Miramar WTP), when full the reservoir covers 162 surface acres, reaches a maximum water depth of 114 feet, and has four shoreline miles. Miramar Reservoir has a water storage capacity of 6,682.4 acre-feet (City of San Diego 2017b).

2.3.4.2 San Vicente Reservoir

The San Vicente Dam is a concrete gravity dam on San Vicente Creek near Lakeside, California. The dam was built between 1941 and 1943 and created San Vicente Reservoir for the purpose of municipal water storage, flood control, and recreation. Although the reservoir is fed by run-off, its main source is the First San Diego Aqueduct. Construction on the dam included pouring concrete into blocks measuring 5 by 50 feet and incorporating a 275-foot-wide uncontrolled ogee-type spillway on the dam's downstream face. It was not until 1947 that the First Aqueduct was complete and the San Vicente Reservoir began to receive its water (City of San Diego 2017; HillQuest 2017).

In June 2009, construction to raise the height of the dam by 117 feet, effectively doubling the reservoir size, commenced. Completed in 2014, it was the largest dam raise in the United States and largest roller-compacted concrete dam raise in the world (SDCWA 2017a; Keller et al. 2008; SDCWA 2017b).

3 METHODS AND RESULTS

3.1 Archival Research

During July 2016, a records search was conducted of the California Historical Resources Information System cultural resources database for relevant, previously recorded historical resources and properties in the APE. Information reviewed by Dudek included location maps for previously recorded historic sites, site record forms and updates for cultural resources previously identified, previous investigation boundaries, historic maps, historic aerial photographs, and historic addresses. Also reviewed were properties listed on/as California Points of Historical Interest, California Historical Landmarks, the California Historical Resources Inventory, local registries of historic properties, the CRHR, and the NRHP. Of the four historic-era properties within the APE, two were previously documented:

- Schultz, E., and K. Harper. 2013. "DPR for Property No. 21 (877 Sherman Street)." In *Historic Property Survey and Eligibility Determination Report for Mid-Coast Corridor Transit Project*. San Diego Association of Governments.
- Baksh, M.G. 2000. "Historical Nomination of the Scripps Meanley Stables and House Complex."

Of the two previously documented, 877 Sherman Street was found to be not eligible for listing as an historic resource at the national, state, or local level. The cultural landscape of the Scripps Meanley Stables and House Complex was listed in the San Diego Register during November 2000.

3.2 Field Survey

In August 2016, Ms. Dotter completed an architectural history survey of the APE on behalf of Dudek. Table 1 summarizes the properties intersected by the Project components and whether said property was potentially historic. Ms. Dotter and Ms. Murray recorded potential historical resources for evaluation on DPR forms according to instructions by the California Office of Historic Preservation. Field survey of the previously documented structures revealed little had changed since they were first documented. The remaining two properties, the Tecolote Creek concrete channel, San Diego, and 5111 Private Road in the 13500 block of Moreno Avenue, Lakeside, California, were researched and then documented on DPR 523 forms (Appendix A). The relevant forms for the two previously evaluated properties are also included in Appendix A for reference. These four properties are listed below in relation to the program component with which they are associated, and are then individually described in Section 3.3.

Table 1
Summary of Properties Examined

APN	Property	Over 45 Years Old?	Comments
436-451-06	877 Sherman Street	Yes	Previously determined to not be an historical resource
N/A	Tecolote Creek concrete channel	Yes	Evaluated as part of the current study; determined to not be an historical resource
345-021-01, 343-122-08	North City Water Reclamation Plant	No	Built c. 1994
356-011-08, 760-146-99	Metro Biosolids Center	No	Built c. 1996
319-170-22, 319-170-33	Scripps Meanley Stables and Ranch Complex	Yes	Listed locally as HRB 450
319-160-19, 760-147-62	Miramar Water Treatment Plant	No	Original plant demolished c. 2009-2010; new facilities built on existing site
319-160-19	Miramar Dam	Yes	Dam may be an historical resource, but is well outside of Project area
319-160-19, 760-147-62	Miramar Reservoir	n/a	Reservoir is a natural valley (the potential historical resource being the dam); proposed terminus alternatives route through an existing water treatment plant and empty subaqueously
383-071-06	9200 Inwood Drive	Yes	Below-grade pipeline runs under vacant land, over 200 feet away from buildings
329-121-03	5111 Private Road, in the 13500 block of Moreno Avenue	Yes	Evaluated as part of the current study; determined to not be an historical resource
329-121-03	San Vicente Dam	Yes	Dam may be an historical resource, but is well outside of Project area
329-121-03, 329-080-01, 326-061-17, 326-030-02	San Vicente Reservoir	n/a	Reservoir is a natural valley (the potential historical resource being the dam); proposed terminus alternatives route under existing roadways and empty in either natural drainage courses or subaqueously

3.2.1 North City Project Components

Two North City Project Alternatives (Project Alternatives) are proposed. The Miramar Reservoir Alternative would construct the NCPWF and would pipe purified water to Miramar Reservoir. The San Vicente Reservoir Alternative would also construct the proposed NCPWF, but would include fewer treatment processes at the facility and would pipe purified water to the San Vicente Reservoir rather than the Miramar Reservoir. The San Vicente Reservoir Alternative would also include an additional pump station, the Mission Trails Booster Station (MTBS), along the San Vicente Pure Water Pipeline (San Vicente Pipeline). The Miramar Reservoir Alternative would include improvements at the Miramar WTP (see Figure 3 for a map of facilities proposed by the Miramar Reservoir Alternative and Figure 4 for a map of facilities

proposed by the San Vicente Reservoir Alternative). Section 3.2.1 describes the components that are common to both Project Alternatives. The components that are unique to the Miramar Reservoir Alternative and the San Vicente Reservoir Alternative are discussed in Sections 3.2.2 and 3.2.3, respectively. Refer to Table 2 for a summary of the potential resources and their relation to the Project components.

Table 2
Summary of Potential Resources and their Relation to Project Components

Project Component	Potential Resource
Common Project Components	
Morena Pump Station and Overflow Pipes	877 Sherman Street
Wastewater Forcemain and Brine/Centrate Line (Morena Pipelines)	Tecolote Creek concrete channel
North City Pure Water Facility (NCPWF) Influent Pump Station	none
North City Water Reclamation Plant (NCWRP) Expansion	none
North City Pure Water Facility	none
North City Pure Water Pump Station (North City Pump Station)	none
North City Renewable Energy Facility	none
Landfill Gas (LFG) Pipeline and LFG Compressor Station	none
Metro Biosolids Center (MBC) Improvements	none
Miramar Reservoir Alternative	
North City Pure Water Pump Station (North City Pump Station)	none
North City Pure Water Dechlorination Facility	none
North City Pure Water Pipeline (North City Pipeline)	Scripps Meanley Ranch House & Stables
San Vicente Reservoir Alternative	
Mission Trails Booster Station (MTBS)	none
San Vicente Pure Water Pipeline (San Vicente Pipeline)	none
Pipeline In-Reservoir Alternative	none
Pipeline Marina Alternative	none
Pipeline Tunnel Alternative	5111 Private Road in 13500 Block of Moreno Avenue

3.2.1.1 Morena Pump Station and Overflow Pipes

One potential resource was identified within the Morena Pump Station APE: 877 Sherman Street, the original site of the San Diego Humane Society. Investigation revealed that the property was not eligible for listing at the national, state, or local level.

3.2.1.2 Morena Wastewater Forcemain and Brine/Centrate Line

One potential resource was identified within the Morena Pipelines section of the APE: the Tecolote Creek concrete channel. Investigation revealed that the structure was not eligible for listing at the national, state, or local level.

3.2.1.3 North City Pure Water Facility Influent Pump Station

No built environment resources were identified within the NCPWF Influent Pump Station expansion APE.

3.2.1.4 North City Water Reclamation Plant Expansion

No built environment resources were identified within the NCWRP Expansion APE.

3.2.1.5 North City Pure Water Facility

No built environment resources were identified within the NCPWF section of the APE.

3.2.1.6 North City Pure Water Pump Station

No built environment resources were identified within the North City Pump Station section of the APE.

3.2.1.7 North City Renewable Energy Facility

No built environment resources were identified within the North City Renewable Energy Facility section of the APE.

3.2.1.8 Landfill Gas Pipeline and LFG Compressor Station

No built environment resources were identified within the LFG Pipeline and LFG Compressor Station section of the APE.

3.2.1.9 Metro Biosolids Center

No built environment resources were identified within the MBC section of the APE.

3.2.2 Miramar Reservoir Alternative

This section describes the components relating to the Miramar Reservoir Alternative.

3.2.2.1 Miramar Water Treatment Plant

The Miramar WTP was constructed at the beginning of the 1960s, and began operating in 1962. However, as part of the City of San Diego's Miramar Water Treatment Plant Upgrade & Expansion Project, the original building and water treatment facilities were demolished during the Contract B portion of that project (City of San Diego 2009b). Historic aerials indicate the demolition likely occurred during 2009-2010, and the new facilities were built on the former building site (NETR 2009, 2010). Therefore, no built environment resources were identified within the North City Pure Water Pump Station section of the APE.

3.2.2.2 North City Pure Water Pipeline

One resource was identified within the North City Pipeline APE: the parcel located between 10256 and 10301 Meanley Drive, adjacent to and south of the Scripps Miramar Ranch Library Center. Investigation revealed that the property was listed locally in the SDRHR as HRB 450.

The proposed pipeline empties into the Miramar Reservoir, which gradually filled a natural valley after completion of the Miramar Dam in 1960. Sited at a natural choke point occurring at the downstream end of a natural valley system, water then gradually filled the valley system to a maximum water depth of 114 feet. As the bed of the reservoir is a natural valley, the only potential historical resource/property would be the dam structure itself; the dam is more than 1,000 feet west of the APE. Furthermore, the current design of the Project components calls for a subaqueous pipe beginning at the Miramar WTP and discharging on the far eastern end of the reservoir, along with upgrades to the existing Miramar WTP (discussed in Section 3.2.2.1). All project components would be either below grade (i.e., submerged) or part of an existing facility.

3.2.3 San Vicente Reservoir Alternative

This section describes the components relating to the San Vicente Reservoir Alternative.

3.2.3.1 Mission Trails Booster Station

No built-environment resources were identified within the MTBS APE.

3.2.3.2 San Vicente Pure Water Pipeline

The San Vicente Dam was built during 1941–1943. During 2009–2014, the dam height was raised from the original 220 feet to a total of 337 feet, doubling its water storage capacity to 242,000 acre-feet. Sited at a natural choke point located at the downstream end of a natural valley system, water now fills the valley system to a maximum water depth of 306 feet. As the

bed of the reservoir is a natural valley, the only potential historical resource/property would be the dam structure itself; the dam is more than 1,000 feet away from the APE.

Three possible routes for the terminus of the San Vicente Pure Water Pipeline were inventoried. Of the three pipeline options proposed, the in-reservoir option would utilize a subaqueous pipe similar to that proposed for the North City Pipeline at Miramar Reservoir, which would enter the reservoir below grade in the vicinity of the recently constructed marina. The remaining two options would be located away from view and disgorge into a low-profile reinforced concrete discharge structure, across a riprap area, and into a natural drainage way leading to the reservoir. All Project components would be either below grade (i.e., submerged, in the case of the marina option) or be visually unobtrusive and utilize natural drainage patterns.

In-Reservoir Alternative Terminus

No built environment resources were identified within the In-Reservoir Alternative Terminus section of the APE.

Marina Alternative Terminus

No built environment resources were identified within the Marina Alternative Terminus section of the APE.

Tunnel Alternative Terminus

One potential resource was identified within the Tunnel Alternative Terminus APE: 5111 Private Road in the 13500 block of Moreno Avenue. Investigation revealed that the property was not eligible for listing at the national, state, or local level.

3.3 Description of Surveyed Resources

3.3.1 877 Sherman Street

The commercial property located at 877 Sherman Street lies within the Linda Vista community of the City of San Diego. Situated in an area dominated by commercial and light industrial properties, the subject property is bounded by Sherman Street to the northwest, Custer Street to the northeast, the San Diego Northern Railroad tracks to the southeast, and an undeveloped commercial property to the southwest.

Originally a milk plant, the property was adapted in 1951 to house the San Diego Humane Society, which was founded on March 10, 1880, by George W. Marston and George W. Hazard. New kennels were added along the southwestern boundary of the property between 1953 and

1964. In 1958, a new garage was designed by John S.M. Daniels and built by R.E. Hazard. A house at the southeastern side of the property was on the site prior to 1966. In 1974, a thrift store was opened on the property to raise funds for operating costs and for construction of a new two-story building. Several modern modular temporary buildings also exist on the site (San Diego Humane Society 2016) (see Figures 5 through 10).

Figure 5. Public entrance to the Humane Society, main elevation; view south from Sherman Street (Photo credit: Dudek).

Figure 6. Main elevation east of public entrance; view looking southeast from Sherman Street (Photo credit: Dudek).

Figure 7. View of the main and east elevations; looking southwest from the intersection of Custer Street with Sherman Street (Photo credit: Dudek).

Figure 8. View of part of the east elevation; looking southwest from Custer Street (Photo credit: Dudek).

Figure 9. Western portion of southwest elevation; view looking northeast (Photo credit: Dudek).

Figure 10. Eastern portion of southwest elevation; view looking east (Photo credit: Dudek).

3.3.2 Tecolote Creek Concrete Channel

The structure referred to as the Tecolote Creek concrete channel is located within the Linda Vista community of the City of San Diego. Situated in an area dominated by residential, commercial, and light-industrial properties, the subject structure is approximately 1 mile long, and runs from near the eastern end of Gardena Avenue westward, under the San Diego Northern Railroad tracks and I-5 highway, to empty into the Pacific Passage section of Mission Bay. The concrete channel through which the western portion of Tecolote Creek flows is U-shaped and shallow, with a broad, flat bottom and angled sides; the width gradually increases downstream. At the point where W. Morena Boulevard crosses the channel, it is approximately 50 feet wide (Figure 11). The channelized stream ends about 250 feet west of W. Morena Boulevard.

The City of San Diego built the concrete channel c. 1953-1958, shifting the stream course a few hundred feet south of its then-unconfined location (NETR 1953, SanGIS 2012). Repositioning the stream and controlling its location by creating the mile-long concrete channel enabled development of the area for commercial, light- industrial, and residential uses. The concrete channel does not appear to have any significant associations to an historic event (Criterion A/1) or a significant person (Criterion B/2), nor does it embody distinctive architectural or engineering characteristics (Criterion C/3). Moreover, the structure has not yielded, nor is likely to yield, information important to history (Criterion D/4). Although the concrete channel appears to retain sufficient historic integrity, the concrete channel lacks any significant historical associations and architectural/engineering significance. Therefore, the structure is recommended as not eligible for listing in the NRHP or the CRHR.

Figure 11. View of the Tecolote Creek concrete channel, looking east-northeast from W. Morena Boulevard at a point just north of Tecolote Road (Photo credit: Dudek).

3.3.3 Scripps Meanley Stables and House Complex (HRB 450)

This historical resource was originally recorded in 1986 as the T.M. Meanley House, a ranch complex constructed during 1934–1935 for Thomas Meanley and Nackey Scripps Meanley, daughter of prominent newspaper publisher Edward Willis Scripps. At the time of initial recordation, the complex consisted of a Mission Revival architectural style home; stables; workshops; a stone wall; a eucalyptus-tree-lined dirt drive; and Evan's Pond, which originally provided irrigation water for the property. Nackey Scripps Meanley passed away in 1981, and her husband Thomas died in 1985. In June 1985, the property, including the ranch, stable complex, and the acreage, was sold to Currie/Samuelson Development Co. for $11,505,000 for commercial/industrial development (Ryon 1985). The 1986 recordation of the complex served as mitigation for proposed demolition of the house and outbuildings, which aerial photographs show was completed prior to 1989 (NETR 1980, 1989) (Figure 12).

In 2000, the site was revisited and three of the original features were found to be extant: the stone wall, the segment of eucalyptus-tree-lined dirt drive adjacent to the wall, and Evan's Pond. The remaining features were nominated and listed at that time in the San Diego Register of Historical Resources as CR 450. The stone wall, segment of tree-lined dirt drive, and Evan's Pond are still recognizable today, and are used as public space adjacent to the Scripps Miramar Ranch Library Center (Figures 13 and 14).

The current survey revisited the site and found it to be in relatively the same condition as recorded in 2000. A site survey conducted on August 27, 2016, documented the existing conditions of the three remaining built historical resources. The tree-lined dirt drive and Evan's Pond are intact and in good condition. However, the stone wall is in fair to poor condition. Sections along the top edge and sporadic cobbles are missing, and, despite evidence of previous mortar repair campaigns, numerous cracks (some quite large) are evident (Figures 15 through 19).

Figure 12. The Scripps Meanley ranch house as it existed c. 1986, view looking southeast; note the stone wall and eucalyptus-tree-lined dirt drive (Photo credit: Hector & Van Wormer 1986).

Figure 13. View of the Scripps Meanley stables and house property, looking north-northeast; from left to right: Scripps Miramar Ranch Library, dirt road embankment (supported by the stone wall to the north), and former location of the stables and attendant outbuildings; Evan's Pond lies beyond (Photo credit: Dudek).

Figure 14. View of the stone wall and Evan's Pond, looking east-southeast (Photo credit: Dudek).

Figure 15. View of the stone wall showing missing portions, looking east-southeast (Photo credit: Dudek).

Figure 16. View of wall section showing missing portions and cracks (red arrows) (Photo credit: Dudek).

Figure 17. Detail view of above wall section showing missing portions and cracks (red arrows) (Photo credit: Dudek).

Figure 18. Length of wall; notice the large crack near center-right of the picture (Photo credit: Dudek).

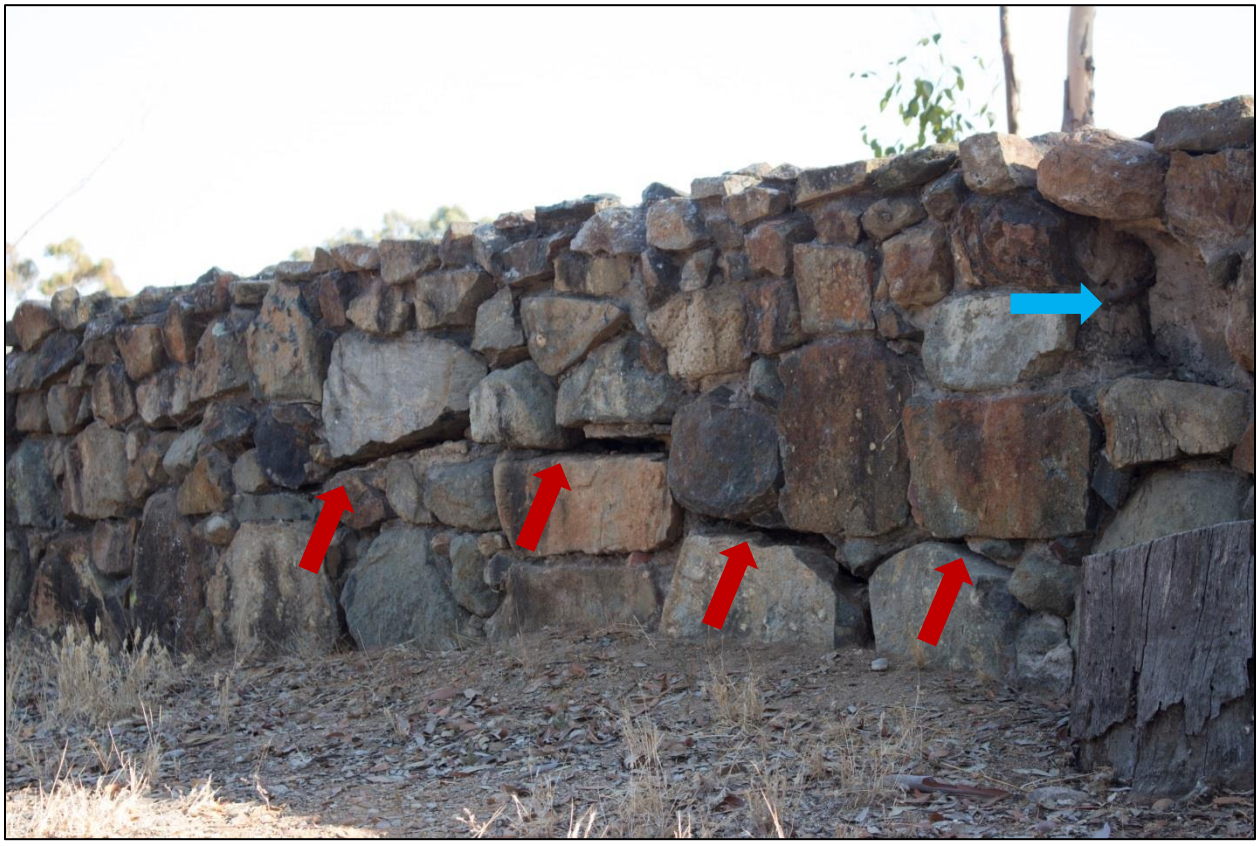

Figure 19. Detail view of above wall section showing large crack (red arrows) and a missing cobblestone (blue arrow) (Photo credit: Dudek).

3.3.4 5111 Private Road, in the 13500 Block of Moreno Avenue

The subject property is located in the community of Lakeside, California, in unincorporated San Diego County, on a parcel identified with Assessor's Parcel Number 329-121-0300. The property is situated on the east side of the 13500 block of Moreno Avenue, approximately 1,200 feet south of where Moreno Avenue reaches a dead end at the San Vicente Reservoir dam at the reservoir's southern bank. An address above the door on the property reads "5111," and the associated street is simply noted as "Private Road" on maps.

The house is a one-story, single-family residence, likely constructed between 1947 and 1953 (NETR 2012); it is a heavily altered example of the Minimal Traditional style. The building is roughly rectangular in plan, with a front-facing, moderately pitched gable roof clad in composition shingles and a slight eave overhang with exposed rafters. Turbine roof vents and a brick chimney project from the roof. The exterior of the building is clad in textured stucco. Windows throughout the property consist of various sized horizontal sliding aluminum sash windows. The northwest elevation contains a large screened-in porch addition set atop a concrete block foundation and accessed via a set of concrete block steps with a metal pipe hand railing. The porch has a flat shed roof extension supported by a series of beams that align with the base of the main gable. Once inside the porch, the residence is accessed via a sliding glass door with an aluminum frame. The southwest elevation contains a simple wooden door with a single-hung aluminum sash window set atop a set of concrete steps and set beneath a shed roof extension supported by simple wooden posts with attached porch railings. The southeast elevation contains a dilapidated shade structure supported by metal posts with a wood panel awning. The northeast elevation contains a large concrete pad that connects to a concrete walkway in front of the northwest elevation. The grounds surrounding the property contain two wooden pergola structures, a series of picnic tables and benches, metal storage containers, a water tank, a small outhouse, utility boxes, and a scatter of debris consisting of building materials and crates. Observed alterations include the front porch addition on the west elevation, the rear awning addition on the east elevation, replacement windows, and the addition of a sliding glass door on the northwest elevation (dates unknown). Figures 20 through 23 depict the existing condition of each building elevation.

Figure 20. View of the southwest (main) elevation; note the two additions and the proximity to the San Vicente Reservoir dam (Photo credit: Dudek).

Figure 21. View of the southeast elevation (Photo credit: Dudek).

**Figure 22. View of the northeast elevation; note the carport addition on the left (south) and the enclosed patio addition on the right (north)
(Photo credit: Dudek).**

Figure 23. View of the northwest elevation, with the full-width enclosed patio addition (Photo credit: Dudek).

4 SIGNIFICANCE EVALUATION

The results of previous determinations of eligibility regarding two of the three properties, 877 Sherman Street and the Scripps Meanley Ranch and House Complex (HRB 450), are concurred with and upheld. The third historic-era property within the APE is discussed below.

4.1 Tecolote Creek Concrete Channel

The subject structure was built between 1953 and 1958 (NETR 2012, SanGIS 2017), concurrent with residential, commercial, and light-industrial development in the area. The utilitarian concrete channel is located on land owned by the City of San Diego.

4.1.1 NRHP/CRHR Evaluation

Because the criteria for the CRHR were designed to mirror those for the NRHP, this evaluation considers them concurrently to avoid duplicative text.

Criterion A/1: *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.*

- The subject structure was not part of a larger project or development, and archival research did not reveal any associations with events that have made a significant contribution to the broad patterns of local or regional history. Therefore, the subject structure does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: *Associated with the lives of persons important to local, California, or national history.*

- Archival research failed to indicate any associations with persons important to California's past. Therefore, the subject structure does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: *Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.*

- The subject structure is not the work of a master architect or builder. It represents a ubiquitous, utilitarian type of structure for stream channelization and flood control, and does not reflect high artistic values. There are numerous extant examples of similar structures throughout Southern California that better reflect this property type. In addition, the structure was altered at both ends. Therefore, the subject structure does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

- There is no evidence to suggest that this structure has the potential to yield information important to national, state, or local history. Therefore, the subject structure does not appear eligible under NRHP/CRHR Criteria D/4.

4.1.2 Integrity

The subject structure remains sited in its original location and, therefore, retains integrity of location. Research revealed little regarding past alterations to the subject structure; however, the subject structure appears to have undergone several alterations over time that have diminished its historic integrity, including alteration and slight extension of the eastern end of the channel and the approximately 50 feet added to the western end of the concrete channel. These alterations diminish the subject structure's integrity of design, materials, workmanship, and feeling. The subject structure continues to serve as a channel for the western portion of Tecolote Creek, thus retaining integrity under association.

4.1.3 Evaluation Conclusion

As a result of the current study, the Tecolote Creek concrete channel was found not eligible under all local, state, and national designation criteria.

4.2 5111 Private Road, in the 13500 Block of Moreno Avenue

The subject property was likely built between 1947 and 1953 (NETR 2012), shortly after construction of the San Vicente Reservoir dam was completed in 1943. The heavily altered building is located on unincorporated San Diego County lands, approximately 1,000 feet south of the dam.

4.2.1 NRHP/CRHR Evaluation

Because the criteria for the CRHR were designed to mirror those for the NRHP, this evaluation considers them concurrently to avoid duplicative text.

Criterion A/1: *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.*

- The subject property was not part of a residential development, and archival research did not reveal any associations with events that have made a significant contribution to the broad patterns of local or regional history. Therefore, the subject property does not appear eligible under NRHP/CRHR Criteria A/1.

Criterion B/2: *Associated with the lives of persons important to local, California, or national history.*

- Archival research failed to indicate any associations with persons important to California's past. None of the current or former property owners or tenants have been identified as individuals significant to California or national history. Therefore, the subject property does not appear eligible under NRHP/CRHR Criteria B/2.

Criterion C/3: *Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values.*

- The subject property is not the work of a master architect or builder. It represents a very common type, and does not reflect high artistic values. Additionally, there are numerous extant examples of Minimal Traditional-style residences throughout Southern California that better reflect this property type and its character-defining features. In addition, the property is heavily altered due to the front porch addition on the west elevation, the rear awning addition on the east elevation, replacement windows, and the addition of a sliding glass door to the northwest elevation. Therefore, the subject property does not appear eligible under NRHP/CRHR Criteria C/3.

Criterion D/4: *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

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

4.2.2 Integrity

The subject property remains sited in its original location and, therefore, retains integrity of location. Building permit research revealed little regarding past alterations to the subject property. However, the subject property appears to have undergone several alterations over time that have significantly compromised its historic integrity, including the front porch addition on the west elevation, the rear awning addition on the east elevation, insertion of replacement windows, and the addition of a sliding glass door to the northwest elevation. These alterations negatively affect the subject property's integrity of design, materials, workmanship, and feeling. The subject property also no longer serves as a private residence, appearing abandoned, with the site used for storage; therefore, it does not maintain integrity under association.

4.2.3 Evaluation Conclusion

As a result of the current study, the property at 5111 Private Road was found not eligible under all local, state, and national designation criteria.

5 FINDINGS AND CONCLUSIONS

Based on the current analysis, the APE contains four historic-era built environment resources: 877 Sherman Street, Tecolote Creek concrete channel, Scripps Meanley Ranch and House Complex (HRB 450), and 5111 Private Road in the 13500 block of Moreno Avenue. Two resources were previously assessed, and this report concurs with those findings. The property at 877 Sherman Street was previously determined to be not eligible. However, the Scripps Meanley Ranch and House Complex was found eligible and is listed in the local SDRHR as HRB 450, and is therefore an historical resource for the purposes of CEQA. The remaining two resources, the Tecolote Creek concrete channel and 5111 Private Road in the 13500 block of Moreno Avenue, were found not eligible under all local, state, and national designation criteria, and are, therefore, not historical resources for the purposes of CEQA.

5.1 Impacts Discussion

Only one historical resource was identified within the APE, the Scripps Meanley Ranch and House Complex. This property lies within the North City Pipeline portion of the APE, and is part of the Miramar Reservoir Alternative. A summary of the historic property/resource impacts can be found in Table 3.

5.1.1 National Historic Preservation Act

Several types of impacts to historic properties, including direct and indirect impacts from construction and operation activities, must be considered when determining whether there might be the potential for an adverse effect to an historic property under Section 106 of the NHPA. An "effect" is defined as an alteration to the characteristics of an historic property that qualify it for listing in, or eligible for listing in, the NRHP. These effects include those that:

- physically destroy or damage the property;
- alter the property in a way that is inconsistent with the Secretary of the Interior's Standards for Treatment of Historic Properties (see 36 CFR part 68);
- remove the property from its historic location;
- change the character of the property's use, or of physical features within the property's setting that contribute to its historic significance;
- introduce an atmospheric, audible, or visual feature to the area that would diminish the integrity of the property's significant historic features, including its setting, provided the setting has been identified as a contributing factor to the property's historical significance; and/or

- result in neglect of the property that would cause its deterioration or the transfer, sale, or lease of a property out of federal ownership or control without adequate protection to ensure the long-term preservation of the property's historic significance.

In reference to the Scripps Meanley Stables and House Complex, the North City Pipeline would be located on previously graded land near the far eastern boundary of the parcel containing the historic property. Work in that area would entail digging trenches to accommodate an underground water pipeline and a launching/receiving pit near the northeastern corner of the parcel to facilitate subsurface horizontal drilling deep underneath Evan's Pond and Scripps Lake Drive northward to Lake Miramar. The stone wall, dirt drive, and Evan's Pond, the contributing features to the historic property, would be more than 100 feet away from construction activity. Furthermore, the land in that section of the parcel is already graded and clear of all vegetation except for wild grasses and eucalyptus trees lining the south shore of Evan's Pond. Therefore, there is **no adverse effect** to the Scripps Meanley Ranch and House Complex.

There are two main concerns during construction relating to the historic resource: the possibility for coming across buried artifacts dating to the time the historic property was operating as a ranch, and the poor condition of the stone wall (described in Section 3.3.2). Therefore, due to construction vibration and noise, as well as sub-surface digging, there is the **potential for an adverse effect** to the property during construction. As a mitigation measure, it is recommended that the site be monitored during construction of the North City Pipeline by a qualified cultural resource specialist trained in archaeology. It is further recommended that the stone wall be documented prior to construction through scaled drawings and photography performed by a qualified individual as defined in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Regarding operational effects, the pipeline would be buried, and there would be no noise or vibrations emanating from it. Therefore, there would be **no adverse effect** to the historic property as a result of operating the North City Pipeline.

5.1.2 California Environmental Quality Act

Under CEQA, a significant impact occurs when there is a "substantial adverse change" to the significance of an historical resource. This includes the physical demolition, destruction, relocation, or alteration of the historical resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. CEQA defines "materially impaired" as work that alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the CRHR, a local register of historical resources, or an historical resource survey.

In reference to the Scripps Meanley Stables and House Complex, the North City Pipeline would be located on previously graded land near the far eastern boundary of the parcel containing the historic property. Work in that area would entail digging trenches to accommodate an underground water pipeline and a launching/receiving pit near the northeastern corner of the parcel to facilitate subsurface horizontal drilling deep underneath Evan's Pond and Scripps Lake Drive northward to Lake Miramar. The stone wall, dirt drive, and Evan's Pond, the contributing features to the historic property, would be more than 100 feet away from construction activity. Furthermore, the land in that section of the parcel is already graded and clear of all vegetation except for wild grasses and eucalyptus trees lining the south shore of Evan's Pond. Therefore, there is **no direct impact** to the Scripps Meanley Ranch and House Complex.

There are two main concerns during construction relating to the historical resource: the possibility for coming across buried artifacts dating to the time the historic property was operating as a ranch, and the poor condition of the stone wall (described in Section 3.3.2). Therefore, due to construction vibration and noise, as well as sub-surface digging, there is the **potential for an indirect impact** to the property during construction. As a mitigation measure, it is recommended that the site be monitored during construction of the North City Pipeline by a qualified cultural resource specialist trained in archaeology. It is further recommended that the stone wall be documented prior to construction through scaled drawings and photography performed by a qualified individual as defined in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Regarding operational effects, the pipeline would be buried, and there would be no noise or vibrations emanating from it. Therefore, there would be **no direct impact** to the historic property as a result of operating the North City Pipeline.

Table 3
Summary of Historic Property/Resource Impacts by Program Component

	NEPA		CEQA	
	Construction	*Operation*	*Construction*	*Operation*
Common to Both Alternatives				
Morena Pump Station and Overflow Pipes	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Wastewater Forcemain and Brine/Centrate Line (Morena Pipelines)	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
North City Pure Water Facility Influent Pump Station	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
North City Water Reclamation Plant Expansion	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact

Table 3
Summary of Historic Property/Resource Impacts by Program Component

	NEPA		CEQA	
	Construction	*Operation*	*Construction*	*Operation*
North City Pure Water Facility	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
North City Pure Water Pump Station	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
North City Renewable Energy Facility	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Landfill Gas Pipeline and LFG Compressor Station	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Metro Biosolids Center Improvements	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Miramar Reservoir Alternative				
North City Pure Water Pump Station	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
North City Pure Water Pipeline	**Potential Adverse Effect**	No Adverse Effect	**Less-Than-Significant Impact After Mitigation**	No Significant Impact
San Vicente Reservoir Alternative				
Mission Trails Booster Station	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
San Vicente Pure Water Pipeline	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Pipeline In-Reservoir Alternative	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Pipeline Marina Alternative	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact
Pipeline Tunnel Alternative	No Adverse Effect	No Adverse Effect	No Significant Impact	No Significant Impact

NEPA = National Environmental Policy Act

5.2 Recommended Mitigation

Construction of the North City Pipeline component of the proposed project has the potential to adversely affect/significantly impact the historic Scripps Meanley Stables and House Complex for which mitigation is recommended: the potential for discovery of cultural materials and the existing condition of the historic stone wall. Mitigation relating to the potential for discovery of cultural materials is addressed in the Cultural Resources Inventory Report for the Pure Water Project. The mitigation relating to the stone wall is addressed below.

MM-HIS-1 Stone Wall

Prior to the initiation of any construction-related ground disturbing activities, a qualified historic preservation specialist shall prepare a Protection and Stabilization Plan for the stone wall associated with the Scripps Meanley Stables and House Complex (HRB 450). The plan shall detail the methods that will be used to protect the structure during construction activities. This includes attachment methods for installing temporary protection to stabilize the wall, fencing around the wall, and an analysis of vibration source amplitudes. The vibration test shall be conducted by a qualified vibration engineer to determine if nearby construction-related vibration has the potential to damage the wall or further degrade its condition. If the engineer determines that vibration source amplitudes will not reach damaging levels, no additional protection will be required beyond stabilization and fencing. However, if the engineer determines that the wall could be damaged by construction-related vibration, additional protection measures would be required prior to the start of construction. Such measures would include rehabilitation of the wall in conformance with the Secretary of the Interior's Standards to repair existing cracks in the mortar and replace missing stones to strengthen the structure; and daily construction monitoring of the wall by a qualified historic preservation specialist during periods of construction which utilize equipment known to be significant sources of vibration. If the specialist identifies a need for further protection of the resource, construction methods in the vicinity of the wall will be modified to avoid any damaging levels of vibration.

The final Protection and Stabilization Plan shall be appended to the final set of construction plans and brought to the attention of contractors prior to the start of any construction activities occurring within 1,000 feet of the stone wall.

Implementation of this protective mitigation measure will avoid potential adverse effects to the stone wall, and reduce construction-related impacts to a **less than significant** level.

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USGS. 1952. Poway Valley Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1955. San Vicente Reservoir Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1967. Poway Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1979. Poway Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1994. Del Mar Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1996a. Poway Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1996b. La Jolla Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 1996c. San Vicente Reservoir Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

USGS. 2001. Poway Quadrangle, California [map]. 1:24,000. 7.5 Minute Series. Reston, Virginia: United States Department of the Interior.

APPENDIX A

DPR Forms for Tecolote Creek Concrete Channel and 5111 Private Road in the 13500 Block of Moreno Avenue

AND

Existing DPR and Nomination Forms for 877 Sherman Street and the Scripps Meanley Ranch and House Complex

APPENDIX A

DPR Forms for Tecolote Creek Concrete Channel and 5111 Private Road in the 13500 Block of Moreno Avenue

AND

Existing DPR and Nomination Forms for 877 Sherman Street and the Scripps Meanley Ranch and House Complex

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 **of** 4 ***Resource Name or #:** (Assigned by recorder) Tecolote Creek Concrete Channel
P1. Other Identifier:

*__P2. Location:__ ☐ **Not for Publication** ■ **Unrestricted**

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

***b. USGS 7.5' Quad** La Jolla **Date** 1996 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**

c. Address W. Morena Blvd. near Tecolote Rd. City San Diego Zip 92110

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 480810 mE/ 3625940 mN (W. Morena Blvd.)
Western end: Zone 11S, 480708 mE/ 3625938 mN
Eastern end: Zone 11S, 482074 mE/ 3626326 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Geocoordinates: 32.771195, -117.204888 (W. Morena Blvd. bridge)

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

The concrete channel through which the western portion of Tecolote Creek flows is U-shaped and shallow, with a broad, flat bottom and angled sides. Roughly one mile in length, the width gradually increases downstream. At the point where W. Morena Blvd. crosses the channel, it is approximately 50 feet wide. The channelized stream empties into Mission Bay about 250 feet west of W. Morena Blvd.

***P3b. Resource Attributes:** (List attributes and codes) HP 11 – concrete channel

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

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

P5b. Description of Photo: (view, date, accession #) View looking west from W. Morena Blvd. bridge, 06/25/2017 (IMG_6760)

***P6. Date Constructed/Age and Source:** ■ Historic ☐ Prehistoric ☐ Both
c.1953-58 (NETR, San Diego Assessor's Office)

***P7. Owner and Address:**
City of San Diego

***P8. Recorded by:** (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek
605 Third St.
Encinitas, CA 92024

***P9.Date Recorded:** June 25, 2017

***P10. Survey Type:** (Describe)
Intensive Pedestrian

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.")
Dotter, Kara R., Samantha Murray, and Matthew DeCarlo. 2017. *Historical Resources Technical Report for the North City Project, San Diego County, California City Project*. Prepared by Dudek for the City of San Diego Public Utilities Department.

***Attachments:** ☐NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California ♘ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 **of** 4 ***Resource Name or #** (Assigned by recorder) Tecolote Creek Concrete Channel
***Map Name:** La Jolla Quadrangle ***Scale:** 1:24,000 ***Date of map:** 1996

State of California ♿ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Tecolote Creek Concrete Channel ***NRHP Status Code** 6Z
Page 3 **of** 4

B1. Historic Name: unknown
B2. Common Name: unknown
B3. Original Use: stream channelization B4. Present Use: stream channelization
***B5. Architectural Style:** utilitarian ***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built c. 1953-58. The western end was extended another 50 ft. sometime between 1966 and 1972, and the eastern end was altered sometime between 1981 and 1989.

***B7. Moved?** ■No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: N/A b. Builder: N/A
***B10. Significance: Theme** Infrastructure, flood control **Area**
Period of Significance **Property Type** **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of San Diego built the concrete channel c. 1953-1958, shifting the stream course a few hundred feet south of its then-unconfined location. Repositioning the stream and controlling its location by creating the mile-long concrete channel enabled development of the area for commercial, light industrial, and residential uses. The concrete channel does not appear to have any significant associations to an historic event (Criterion A/1) or a significant person (Criterion B/2), nor does it embody distinctive architectural or engineering characteristics (Criterion C/3). Moreover, the structure has not yielded, nor is likely to yield, information important to history (Criterion D/4). Although the concrete channel appears to retain sufficient historic integrity, the concrete channel lacks any significant historical associations and architectural/engineering significance. Therefore, the structure is recommended as not eligible for listing in the National Register of Historical Places or the California Register of Historical Resources.

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

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

B13. Remarks:

***B14. Evaluator:** Kara R. Dotter, MSHP
***Date of Evaluation:** June 30, 2017

(This space reserved for official comments.)

***B12. References:**

NETR, LLC. 2017. Historic aerial photos from 1953, 1964, 1966, 1981, 1989, 1990, 1994, 1997, 2002, 2003, 2005, 2009, 2010, and 2012. Accessed June 30, 2017. https://www.historicaerials.com/viewer/12894

SANDAG. 2017. *SanGIS Interactive Map*. Publicly available parcel information from the San Diego County Assessor's Office. Accessed June 29, 2017. http://sdgis.sandag.org/

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

***Resource Name or #:** 5111 Private Rd., in the 13500 block of Moreno Avenue

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *San Vicente Reservoir* **Date:** 1955, PR 1971 **T** 14S; **R** 1E ; NW ¼ **of** SW ¼ **of Sec** 31**; B.M.** SB

c. Address: n/ a City: Zip:

d. UTM: Zone: 11S; 506980.00 mE/ 3641137.00 mN (G.P.S.) Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 490 ft. amsl.

The subject property is located in the community of Lakeside, California in Unincorporated San Diego County. The property is situated on the east side of the 13500 block of Moreno Avenue, approximately 1,200 feet south of where Moreno Avenue reaches a dead end at the San Vicente Reservoir dam, at the reservoir's southern bank. An address above the door on the property reads "5111" but the associated street is simply noted as "Private Road" on maps. APN. 3291210300.

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

The subject property is a one-story, single-family residence constructed pre-1953 (NETR 2012), and is a heavily altered example of the Minimal Traditional style. The building is roughly rectangular in-plan with a front-facing, moderately pitched gable roof clad in composition shingles, and a slight eave overhang with exposed rafters. Turbine roof vents and a brick chimney project from roof. The exterior of the building is clad in textured stucco. Windows throughout the property consist of various sized horizontal sliding aluminum sash windows. The west elevation contains a large screened-in porch addition set atop a concrete block foundation, and accessed via a set of concrete block steps with a metal pipe hand railing. The porch has a flat, shed roof extension supported by a series of beams that align with the base of the main gable. Once inside the porch, the residence is accessed via a sliding glass door with aluminum frame. The south elevation contains a simple wooden door with a single-hung aluminum sash window set atop a set of concrete steps and set beneath a shed roof extension supported by simple wooden posts with attached porch railings. The east elevation contains a dilapidated shade structure supported by metal posts with wood panel awning. The north elevation contains a large concrete pad that connects to a concrete walkway in front of the west elevation. The grounds surrounding the property contain two wooden pergola structures, a series of picnic table/ benches, metal storage containers, water tank, a small outhouse, utility boxes, and a scatter of debris consisting of building materials and crates. Observed alterations include: the front porch addition on the west elevation, the rear awning addition on the east elevation, replacement windows, and the addition of sliding glass door to northwest elevation (dates unknown).

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

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

P5b. Description of Photo: (View, date, accession #) Overview of property, view to southeast, 9/ 12/ 14, IMG_0276.

***P6. Date Constructed/Age and Sources:**
■ Historic ☐Prehistoric ☐Both
Pre-1953 (NETR 2012)

***P7. Owner and Address:**
City of San Diego, California

***P8. Recorded by:** (Name, affiliation, and address)
Samantha Murray and Matthew DeCarlo
Dudek
605 Third Street
Encinitas, CA 92024

***P9. Date Recorded:** 9/ 12/ 16

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") *Historical Resources Technical Report for the Pure Water Project, San Diego County, California. City Project No. 386038.* Prepared for the City of San Diego Public Works Department by Dudek 2016.

***Attachments:** ☐NONE ■ Location Map ☐Sketch Map ☐Continuation Sheet ☐Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

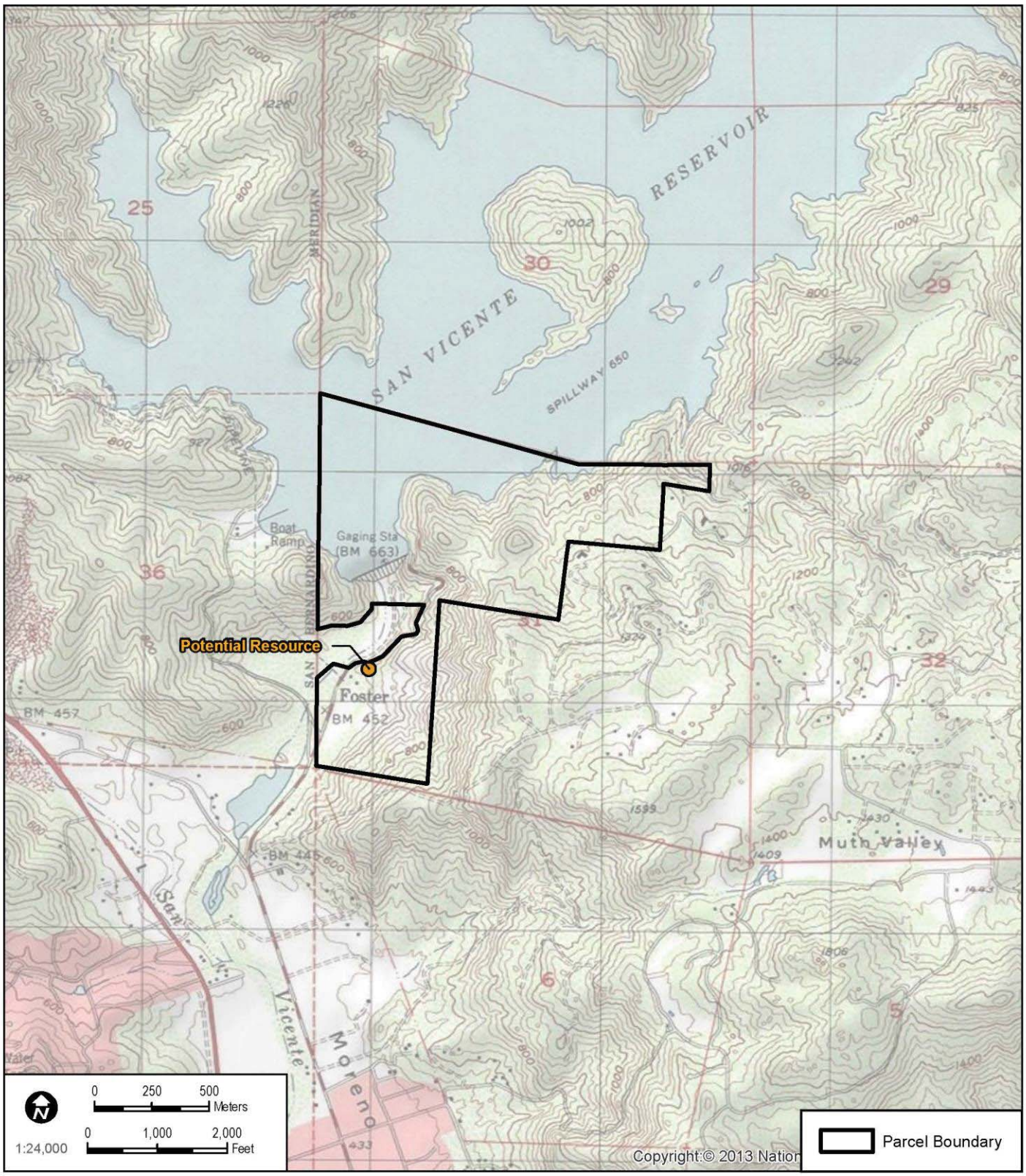
State of California ◊ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

*Resource Name or # 5111 Private Rd., in the 13500 block of Moreno Avenue

*Map Name: USGS 7.5" San Vicente Reservoir Quadrangle *Scale: 1:24,000 *Date of map: 1995



* Required information

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

Primary #_____
HRI #_____
Trinomial_____
NRHP Status Code_____
Other Listings_____
Review Code_____ Reviewer_____ Date_____

Page 1 **of** 8 ***Resource Name or #** Property No. 21 (877 Sherman Street)

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** La Jolla **Date:** 1975 **T** 16 South; **R** 3 West; **of Sec** unsectioned; S.B. **B.M.**

c. Address: 877 Sherman Street City: San Diego Zip: 92110

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: APN# 436-45-106-00, south of the intersection with Sherman and Custer streets

***P3a. Description:**

The commercial property addressed as 877 Sherman Street is located on a parcel bounded by Sherman Street on the northwest, Custer Street on the northeast, the San Diego Northern Railroad tracks on the southeast, and another commercial property on the southwest, in San Diego's Linda Vista community. The surrounding development is comprised of light industrial properties. Interstate 5 (I-5) runs north-south approximately a quarter-mile to the west of the property, and the San Diego River runs east-west through Mission Valley Preserve about 500 feet to the south. The building sits on a flat, corner parcel and is enclosed by a concrete wall, with paving around the buildings. The wall blocked many of the buildings from view during the intensive survey conducted from the public right-of-way. (See continuation street.)

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

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

P5a. Photo or Drawing

P5b. Photo: View southeast toward 877 Sherman Street at the intersection of Sherman Street and Custer Street. Taken on November 1, 2011 (Photo Accession #521-01-1416).

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
Constructed in 1951; archival research and historic aerial photographs

***P7. Owner and Address:**
San Diego Humane Society and S.P.C.A.
500 Gaines Street
San Diego, CA 92110

***P8. Recorded by:**
E. Schultz and K. Harper
Garcia & Associates (GANDA)
104 S. C Street, Suite G
Lompoc, CA 93436

***P9. Date Recorded:** October 25, 2011

***P10. Survey Type:** Intensive

***P11. Report Citation:** San Diego Association of Governments (SANDAG). Historic Property Survey and Eligibility Determination Report for Mid-Coast Corridor Transit Project, San Diego, California. April 2013.

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #_____
HRI#_____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** Property No. 21 (877 Sherman Street)

B1. Historic Name:
B2. Common Name:
B3. Original Use: Animal shelter
B4. Present Use: Animal shelter
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** Constructed in 1951. New garage was constructed in 1958 (Building Permit [BP] #B02796). Most southern building constructed in 1974 (newspaper article). Modern temporary office buildings constructed facing Sherman Street (unknown date).
***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** small paved parking lot along the southern parcel boundary
B9a. Architect: Original architect unknown
John S. M. Daniels designed a garage in 1958.
b. Builder: Original builder unknown
R.E. Hazard constructed a garage in 1958.
***B10. Significance: Theme:** Commercial Development **Area:** Linda Vista, San Diego
Period of Significance: N/A **Property Type:** Commercial **Applicable Criteria:** N/A

Historic Context
(See continuation sheet.)

B11. Additional Resource Attributes: None
***B12. References:** See continuation sheet.
B13. Remarks: None
***B14. Evaluator:** E. Schultz and K. Harper, GANDA; C. Anderson, ICF International (peer review)
***Date of Evaluation:** November 18, 2011; March 7, 2013

(This space reserved for official comments.)

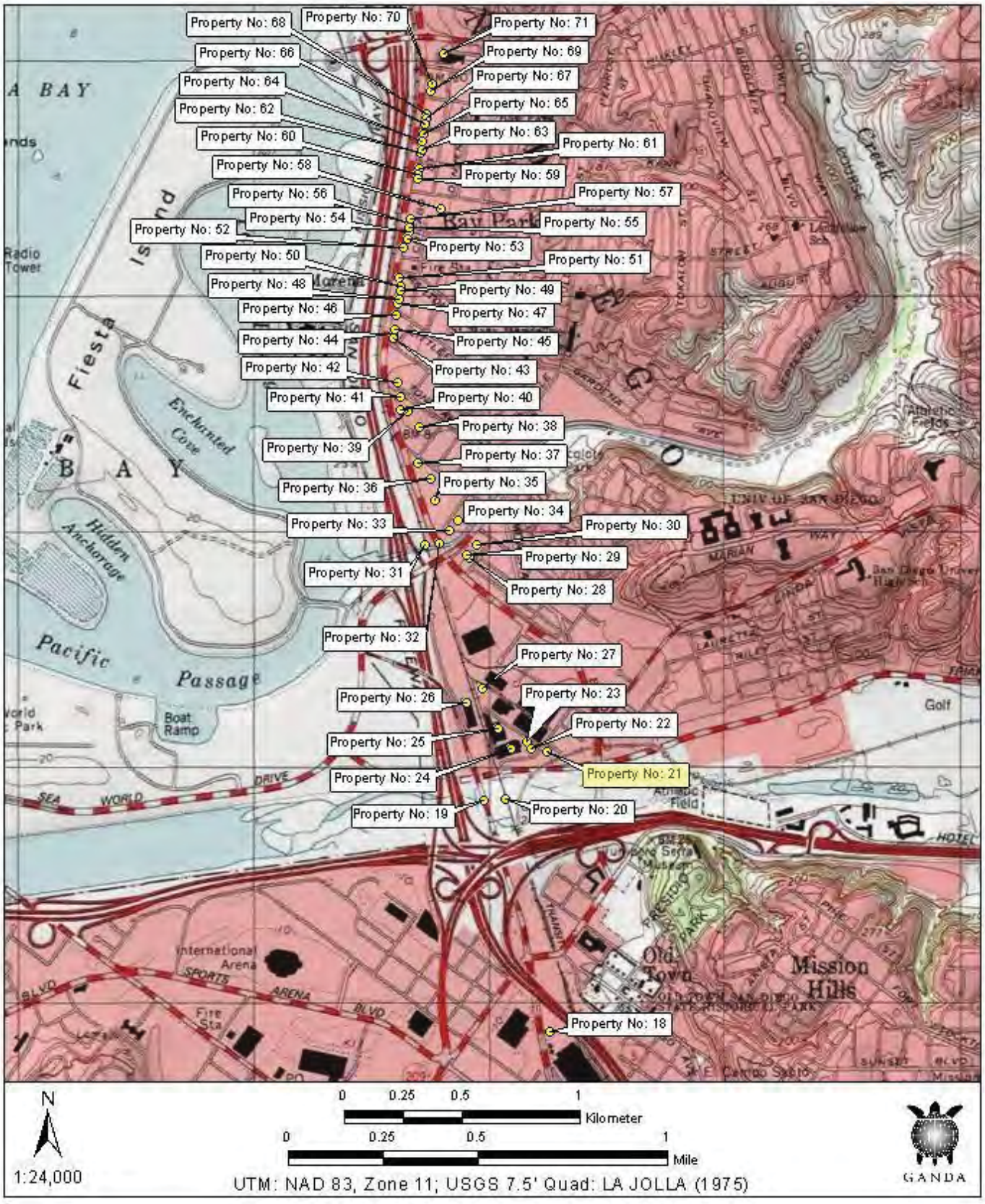
Sketch Map
No Scale. ↑ **N** Subject property highlighted in blue.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #:** Property No. 21 (877 Sherman Street)

***Map Name:** *La Jolla, California*, USGS 7.5-minute topographic quadrangle ***Scale:** 1:24,000 ***Date of Map:** 1975



*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

 ***Resource Name or #** Property No. 21 (877 Sherman Street)
***Recorded by** E. Schultz and K. Harper, GANDA ***Date** October 25, 2011 ☒ Continuation ☐ Update

Continuation of P3a. Description:

The commercial property consists of a large main building, three portable buildings, and a number of small structures and sheds. The main building appears to have been built in three parts. It consists of two two-story blocks, connected by a one-story hyphen. It is utilitarian in style, clad with large dimension concrete bricks, and capped by flat roofs. Typical fenestration consists of sliding, aluminum-sash windows. The primary entrance features a fully-glazed, metal door. Flush metal doors are located elsewhere on the building, including at the second story of the south two-story block. The façades of the two-story blocks terminate in cornices made of textured bricks set vertically.

Also present are smaller structures standing adjacent to Custer Street. This include a shed, featuring concrete block construction and a gable roof with exposed rafter tails, and an open shed made of wood studs enclosed with wire mesh and topped by a shed roof. A modern building (ca. 1970s) also stands at the southern portion of the parcel facing Sherman Street. It has stucco cladding, a flat roof with a clay tile-clad hipped parapet, and a clerestory comprised of aluminum sash windows set between paired metal louvered vents.

Continuation of B10. Significance:

Although San Diego was the fastest-growing city in America in the 1950s, the growth spurt did not last, as a huge decline in military spending after the war resulted in the decline of Convair and other defense-related businesses.. This development trend is reflected at Linda Vista, where new construction continued, albeit at a much slower place after the war.In the 1950s, a small industrial area formed along the community's western edge adjacent to the north-south I-5/railroad corridor. The properties in this area primarily consisted of large-scale, box-like warehouses located between I-5, Tecolote Road, Morena Boulevard, and Friars Road.

The commercial property at 5258-5264 Anna Avenue was constructed in 1951 in this small industrial area within Linda Vista. The San Diego Humane Society and Society for the Prevention of Cruelty to Animals (SPCA) moved to the property from 3656 Wright Street following its completion. The original architect and building remain unknown. Founded in 1880, the San Diego Humane Society and SPCA is the oldest non-profit animal welfare organization in San Diego County. George W. Hazzard and George W. Marston founded the organization to "encourage and promote enactment and enforcement of laws for the prevention of cruelty to animals; [and] to foster public sentiment and high ideals of kindness and gentleness toward helpless animals." In 1888, the organization levied its first fine of $2 against a man accused of overworking a horse. In 1934, it signed a contract with the City of San Diego to operate an animal shelter under the supervision of the San Diego County Department of Health. The facility grew and in 1938, its staff of seven people cared for over 6,200 dogs, 7,800 cats, and 232 other animals at the shelter. It moved to its current location in 1951, and in 1958, it increased the capacity of the facility by constructing a new administration building and 34 new dog kennels with radiant heat slabs to provide heat for the animals. Building permits also indicate a garage was designed by architect John S. M. Daniels and constructed by the local firm R. E. Hazard that same year. In 1974, it expanded and remodeled the facility again to include a modern thrift shop to raise money for its operations. Based on its architectural style and construction materials, it is presumed that the large building to the south on the property and visible from the public right-of-way was constructed at this time. Although the organization no longer functions as an animal control agency and does not accept stray animals, it continues to investigate animal abuse and violations of state laws regarding the care and treatment of animals. Most recently, several small, temporary office buildings have been installed on the property facing Custer Street (construction date unknown) (San Diego Humane Society and SPCA 2011; newspaper clippings 1958, 1974; O'Sullivan 1990; City of San Diego building permits).

Evaluation

Summary Statement
As described below, the commercial property at 877 Sherman Street was found not eligible for listing in NRHP/CRHR due to a lack of significance. Therefore NRHP Status Code 6Z (found ineligible for the NRHP/CRHR consideration through survey evaluation) has been assigned to the building.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

***Resource Name or #** Property No. 21 (877 Sherman Street)
***Recorded by** E. Schultz and K. Harper, GANDA
***Date** October 25, 2011 ☒ Continuation ☐ Update

Continuation of B10. Significance:

National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) Evaluation
The property at 877 Sherman Street was found to be ineligible for listing in the NRHP/CRHR under Criterion A/1, for an association 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. The office/warehouse was constructed during the postwar period in the Linda Vista area, by which time development had slowed following an intense growth period during World War II. It did not have as significant an impact on the neighborhood as did the massive wartime housing development and large-scale postwar projects such as the University of San Diego campus. While it provides important animal welfare services within the local community, the San Diego Humane Society and SPCA also did not contribute substantially to the growth of the surrounding area or the city at large. Therefore, the property did not meet the significance threshold for listing under Criterion A/1.

The property also was found not to be associated with the lives of persons important to local, California, or national history. Archival research did not reveal significant persons associated with the San Diego Humane Society and SPCA. Therefore, it was found not eligible for listing in the NRHP/CRHR under Criterion B/2.

Additionally, the property was found to be ineligible for listing in the NRHP/CRHR under Criterion C/3, for possessing the distinctive characteristics of a type, period, region, or method of construction; for representing the work of a master; or possessing high artistic values. The building possesses a largely utilitarian design with a minimal exterior design features. None of the buildings are known to be associated with a master architect or builder, including the 1958 garage designed by John S. M. Daniels and R. E. Hazard. It was constructed using typical materials and methods of industrial buildings of that era.

Integrity Evaluation
The property at 877 Sherman Street retains a fair level of integrity. The complex underwent alterations and expansions in 1958 and again in 1974, when a large building with a prominent clay tile-clad hipped parapet was constructed at the southern edge. Most recently at least two, modern temporary office buildings with T1-11 cladding were installed facing Custer Street. The remaining buildings have undergone alterations and maintenance-relatded changes since their construction, including the replacement of some windows. These changes have diminished the property's integrity of design, workmanship, materials, feeling, and association. However, it retains its integrity of location, having never been moved, and its integrity of setting, which continues to consist of large-scale industrial warehouses.

Additional Photographs:

View southwest toward 877 Sherman Street from Custer Street. Taken on November 1, 2011 (Photo Accession #521-01-1415).

View southeast toward the most southern building at 877 Sherman Street. Taken on November 1, 2011 (Photo Accession

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

***Resource Name or #** Property No. 21 (877 Sherman Street)
***Recorded by** E. Schultz and K. Harper, GANDA
***Date** October 25, 2011 ☒ Continuation ☐ Update

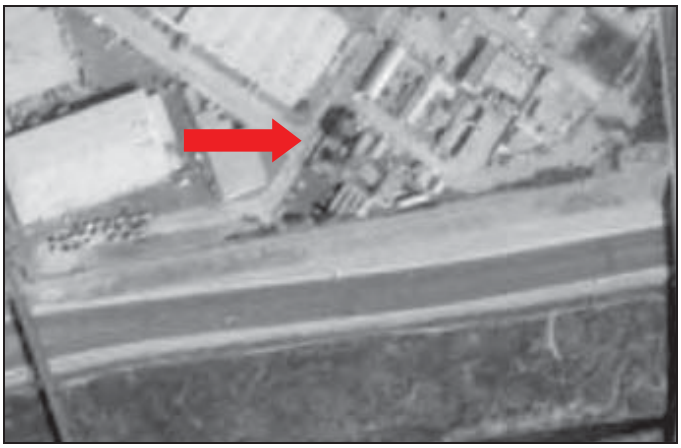
View southwest toward 877 Sherman Street from Custer Street. Taken on November 1, 2011 (Photo Accession #521-01-1413).

Additional Photographs:

1953 aerial photograph; arrow points to 877 Sherman Street. Courtesy of Environmental Data Resources (EDR).

1963 aerial photograph; arrow points to 877 Sherman Street.

Courtesy of EDR.



1973 aerial photograph; arrow points to 877 Sherman Street.
Courtesy of EDR.

Continuation of B12. References:

City of San Diego
Building Permits # B02796, 1958; #B29970, 1960; #B03315, 1958; #A0190, 1958; and #B08642, 1958.

2007 *San Diego Modernism Historic Context Statement.*

City of San Diego Historical Resources Board
2011 *Biographies of Established Masters.*

City of San Diego Planning Department
2006 *Midway/Pacific Highway Corridor Community Plan and Local Coastal Program Land Use Plan.*

2011 *Linda Vista Community Plan and Local Coastal Program Land Use Plan.*

Davis, Mike, Kelly Mayhew, and Jim Miller
2003 *Under the Perfect Sun: The San Diego Tourists Never See*. The New Press, New York.

Environmental Data Resources, Inc. (EDR). "The EDR Aerial Photo Decade Package, Mid-Coast Corridor Project, San Diego, California, Inquiry Number: 3016399.2, March 21, 2011." Historic aerial photographs, 1953, 1963, 1974, 1990, 1994, 2002, and 2005.

Galvin Preservation Associates
2011 *Draft City of San Diego Midway Community Plan Area Historic Resources Reconnaissance Survey: Historic Context and Survey Report.* Prepared for City of San Diego City Planning & Community Investment Department.

Hazard Construction Company
2011 "About Us: A Part of San Diego's History." http://www.hazardconstruction.com/web_pages/about.html (accessed November 12, 2011).

Heritage Architecture and Planning

2005 *Warehouse Thematic Historic District, Draft City of San Diego Local District Nomination.* Prepared for Centre City Development Corporation, San Diego, California.

"Humane Society's Capacity Doubled." Newspaper clipping from an unknown newspaper. August 17, 1958. On file at San Diego History Center, San Diego, California.

"Humane Society Plans Drive for Funds on Anniversary of 1888 Founding; Organization's First 'Office' in Desk Drawer; Growth Aided by Pioneers." *San Diego Tribune.* February 28, 1938.

"Humane Society to Stage Special Events at Shelter." *San Diego Tribune.* August 14, 1974.

Nationwide Environmental Title Research (NETR). Historic aerial photographs, 1953, 1964, 1980-1, 1989, 2003, 2005. http://www.historicaerials.com (accessed April 15, 2011).

O' Sullivan, Irene
1990 "110 Years of Caring for and Protecting the Animals of San Diego County." *The Californian.* April 18, 1990.

San Diego City Directories, 1940-2001.

San Diego County Assessor records.

San Diego History Center
2011 "Timeline of San Diego History." http://www.sandiegohistory.org/timeline/timeline3.htm (accessed on March 31, 2011).

San Diego Humane Society and SPCA
2011 "About Us." http://www.sdhumane.org/site/PageServer?pagename=abt_History (accessed November 21, 2011).

San Diego Modern
2011 "Architects." http://www.modernsandiego.com/ (accessed November 21, 2011).

Sanborn Fire Insurance Maps, 1920-1950; 1920-1956.

Starr, Kevin
2002 *Embattled Dreams: California in War and Peace, 1940-1950.* Oxford University Press, New York.

450

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

Primary #: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: _____
Other Listings: _____
Review Code: Reviewer: Date:

 Resource Name or #: (Assigned by recorder): SM-1

P1. Other Identifier: Scripps Meanley stables and house complex

P2. **Location:** ☐ Not for Publication ■ Unrestricted **a. County:** San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. **USGS 7.5' Quad:** Poway Date: 1975 photorevised T 14S ; R 2W ; SE ¼ of Sec 32; SB B.M.
c. Address: 10330 Meanley Drive, City: San Diego Zip: 92131
d. UTM: Zone 11 ; NAD 83 ; 490310 mE/ 3641210 mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 319-170-22; Lot 3 of Scripps Ranch Business Park Phase III, Map No. 12130

P3a. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): This site consists of the remains of the Scripps Meanley stables and house complex. Originally, the site included a single-story, four-wing, rectangular house with an interior courtyard, stables located to the east of the house, an irrigation pond (known as Evans Lake), a stone wall, and a narrow dirt drive lined with eucalyptus trees built circa 1934-1935. The house was considered a significant representation of the Mission Revival architectural style. The four-wing rectangular floor plan with rooms opening upon a central courtyard is drawn directly from Mexican-period California adobes and is highly reminiscent of many mission complexes. Following documentation of the historical architecture of the house, it was demolished. Certain important architectural elements of the house were incorporated into the design of the Scripps Ranch public library which was constructed in the immediate vicinity of the house. The remaining elements of the Scripps Meanley stables and house complex include a stone wall, Evans Lake, and a narrow dirt path lined with eucalyptus trees which are highly visible from the adjacent public library and from Scripps Lake Drive.

P3b. **Resource Attributes** (List attributes and codes): HP46 rock wall; HP29 landscape architecture; HP22 lake; HP30 trees

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

P5a. Photograph or Drawing (Photo required for buildings, structures, and objects)
see attached Continuation Sheet
P5b. Description of Photo (View, date, accession #):

P6. **Age and Sources:** ■Historic ☐Prehistoric ☐Both
Scripps Meanley stables and house complex was constructed in circa 1934-1935; estimated based on historic USGS maps and archival records; house used until death of Thomas Meanley, Sr. in 1985; house demolished but property still used by members of the Scripps Ranch community. See attached reports by Susan Hector and Steve Van Wormer (1986 and 1987).
P7. **Owner and Address:** IRP Scripps, 4350 La Jolla Village Dr. #110, San Diego, CA 92122

P8. **Recorded by** (Name, affiliation, and address):

Michael G. Baksh, Ph. D
Save Our Scripps Ranch
10495 Canyon Lake Dr.
San Diego, CA 92131

P9. **Date Recorded:** August 15, 2000

P10. **Survey Type** (Describe): previous studies involved intensive survey and historic architectural study; current effort from community volunteers to record remaining elements of complex

P11. **Report Citation** (Cite survey report and other sources, or enter "none"): Hector, Susan M. and Stephen R. Van Wormer (1986) Preliminary Historical Assessment of the T. M. Meanley House. RECON, San Diego. Van Wormer, Stephen R. and Susan M. Hector (1987) Historic Architectural Study of the Meanley Residnece, Scripps Ranch. RECON, San Diego.

Attachments: ☐NONE ■Location Map ☐Sketch Map ■Continuation Sheet ■Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #: _____
Trinomial: _____

Page 2 of 4

Resource Name or #: (Assigned by recorder): SM-1

Map Name: *

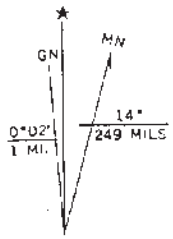
Scale: *

Date of Map:

SCALE 1:24000

1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



UTM GRID AND 1975 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

POWAY, CALIF.

32117-H1-TF-024

1967
PHOTOREVISED 1975
DMA 2549 I NE—SERIES V895

Rock wall, Evans Pond, and tree-lined drive
Looking South

Rock wall looking west toward Scripps Ranch Library

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #: _____
Trinomial: _____

NRHP Status Code: 3S

 Resource Name or #: (Assigned by recorder): SM-1

B1. Historic Name: Scripps Meanley stables and house complex

B2. Common Name: rock wall

B3. Original Use: natural rock wall supporting yard associated with horse and cattle ranch; single-family residence

B4. Present Use: community gathering place

B5. Architectural Style: the house and grounds were designed in the Mission Revival style; the rock wall measures 168 feet long, 17 inches wide and tapers from 7 feet high at the central portion to 2.5 feet high at the eastern end

B6. Construction History: (Construction date, alterations, and date of alterations) House, stables, irrigation pond, rock wall, and landscape architectural elements originally constructed in circa 1934 to 1935. Original owner resided in house until his death in 1985. The house was demolished at that time. Pond, dirt path lined with eucalyptus trees, and rock wall remain today. The rock wall is located 60 feet from the pond, 30 feet from the Scripps Ranch public library parking area and 72 feet from the corner of the library building

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

B8. Related Features: Evans Pond (irrigation pond) and tree lined dirt drive

B9a. Architect: unknown b. Builder: unknown

B10. Significance: Theme: Ranching; community identity **Area:** Scripps Ranch, San Diego
Period of Significance: 1930's to present
Property Type: cultural landscape **Applicable Criteria:** City of San Diego Historical Resources Board
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The house was considered a significant representation of the Mission Revival architectural style. The four-wing rectangular floor plan with rooms opening upon a central courtyard is drawn directly from Mexican-period California adobes and is highly reminiscent of many mission complexes. Certain important architectural elements of the house were incorporated into the design of the Scripps Ranch public library which was constructed in the immediate vicinity of the house. The remaining elements of the Scripps Meanley stables and house complex are highly visible from the adjacent public library and from Scripps Lake Drive. Numerous members of the Scripps Ranch community visit this serene and beautiful area daily. Adults and children can regularly be seen walking, playing, or sitting along the wall or by the pond, and it is a favorite picnic spot for many. The overall setting has a very natural feel to it even though it has be modified.

B11. Additional Resource Attributes: (List attributes and codes) HP46 – rock wall; HP29 – landscape architecture; HP22 -- pond; HP30 – trees

B12. References: Hector, Susan M. and Stephen R. Van Wormer (1986) Preliminary Historical Assessment of the T. M. Meanley House. RECON, San Diego. Van Wormer, Stephen R. and Susan M. Hector (1987) Historic Architectural Study of the Meanley Residnece, Scripps Ranch. RECON, San Diego.

B13. Remarks: The pond and some of the trees and path are situated on the same lot as the library which is designated for open space uses by the community plan. The wall and many of the trees are located on the adjacent lot which is privately owned and designated for industrial uses. The wall and trees are located within approximately 20 feet of the property line.

B14. Evaluation: Michael G. Baksh, Ph. D; Save Our Scripps Ranch
Date of Evaluation: August 15, 2000

(Sketch Map with north arrow required.)

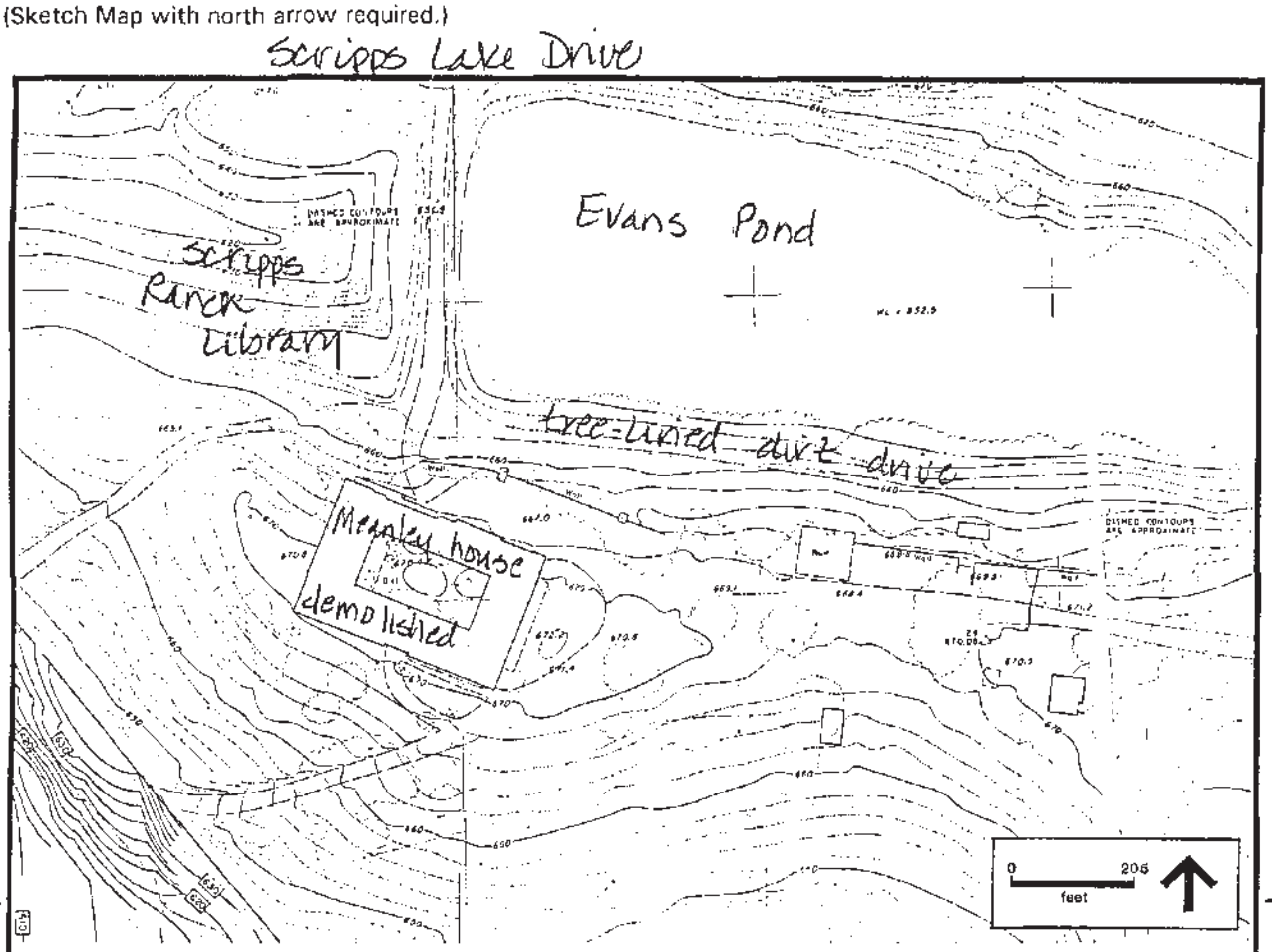


FIGURE 6. PLOT PLAN AT MEANLEY HOUSE SETTING, 1987

RECON

(This space reserved for official comments.)

ATTACHMENT A

The historical value of the Meanley house and Scripps Meanley stables is well documented and was based on extensive research provided in two reports prepared by Susan Hector and Steven Van Wormer in 1986 and 1987. Copies of these reports are included as attachments to the nomination checklist.

This site consists of the remains of the Scripps Meanley stables and house complex. Originally, the site included a single-story, four-wing, rectangular house with an interior courtyard, stables located to the east of the house, an irrigation pond (known as Evans Pond), a stone wall, and a narrow dirt drive lined with eucalyptus trees. The Meanley house was built circa 1934-1935 for Thomas Meanley, Sr. and Nankey Scripps Meanley, the youngest daughter of newspaper publisher E.W. Scripps. Mrs. Meanley was considered one of California's foremost horsewomen and was a very successful breeder of American saddle-bred horses and Hereford cattle. She won many championship trophies for both her horses and cattle.

The house was considered a significant representation of the Mission Revival architectural style. The four-wing rectangular floor plan with rooms opening upon a central courtyard is drawn directly from Mexican-period California adobes and is highly reminiscent of many mission complexes. Following documentation of the historical architecture of the house, it was demolished. Certain important architectural elements of the house were incorporated into the design of the Scripps Ranch public library which was constructed in the immediate vicinity of the house. The remaining elements of the Scripps Meanley stables and house complex include a stone wall, Evans Pond, and a narrow dirt path lined with eucalyptus trees (see attached DPR form and current photographs). These elements are highly visible from the adjacent public library and from Scripps Lake Drive.

Numerous members of the Scripps Ranch community visit this serene and beautiful area daily. Adults and children can regularly be seen walking, playing, or sitting along the wall or by the pond, and it is a favorite picnic spot for many. The overall setting has a very natural feel to it even though it has be modified. The pond and some of the trees and path are situated on the same lot as the library which is designated for open space uses by the community plan. The wall and many of the trees are located on the adjacent lot which is privately owned and designated for industrial uses. Figure 10 of the Scripps Miramar Ranch Community Plan (attached) identifies this site as a proposed historical site. The industrial lot has been graded and infrastructure is in place to support future development. The wall and trees are located within approximately 20 feet of the property line. Preservation of the wall and trees could easily be incorporated into future site development plans.

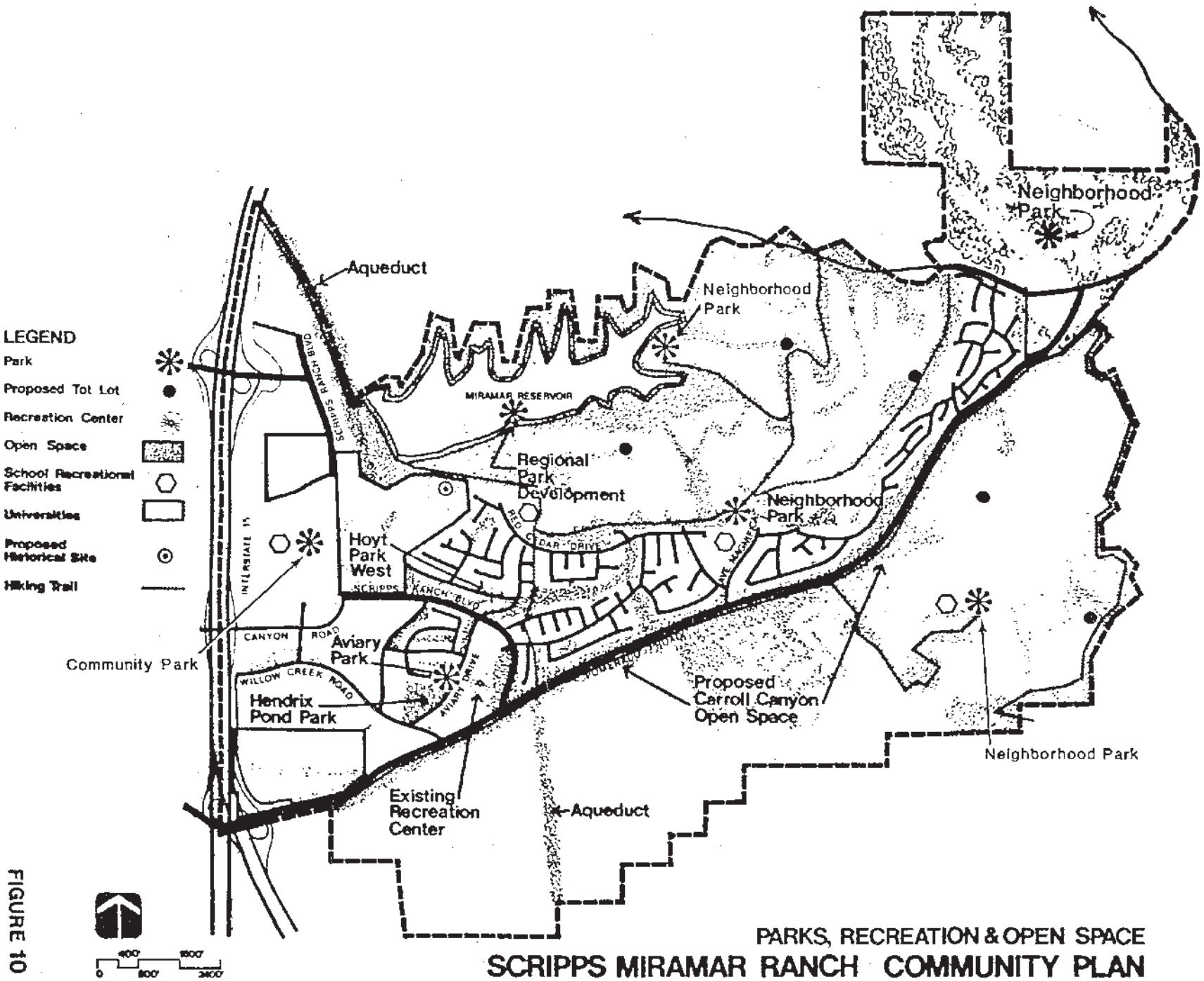


FIGURE 10

PARKS, RECREATION & OPEN SPACE

SCRIPPS MIRAMAR RANCH COMMUNITY PLAN

PRELIMINARY HISTORICAL ASSESSMENT OF THE T. M. MEANLEY HOUSE

Prepared for

SCRIPPS RANCH BUSINESS PROPERTIES
9666 BUSINESSPARK AVENUE, SUITE 110
SAN DIEGO, CALIFORNIA 92131

Prepared by

Susan M Hector

SUSAN M. HECTOR, Ph.D.
SENIOR ARCHAEOLOGIST

STEPHEN R. VAN WORMER
PROJECT HISTORIAN

RECON
Regional Environmental Consultants
1276 Morena Boulevard, San Diego, CA 92110-3615 275-3732

RECON NUMBER R-1508A
MAY 21, 1986

TABLE OF CONTENTS

I. INTRODUCTION AND SUMMARY

The purpose of this study is to provide a preliminary historical architectural assessment of the T. M. Meanley home in the Scripps Miramar Ranch community, San Diego, California. The historical information in this report was prepared by Stephen R. Van Wormer and is based on extensive documentation and research. The study included archival research and an in-field architectural assessment of the building. These studies resulted in a determination that the structure represents an important example of the Mission Revival architectural style. The impact associated with the proposed demolition of the house could be mitigated through further documentation of the architectural features of the structure. This report forms a basis for the additional documentation.

II. HISTORICAL BACKGROUND

The T. M. Meanley home was built for Thomas Meanley, Sr., and Nankey Scripps Meanley. Mrs. Meanley was the youngest daughter of newspaper publisher E. W. Scripps. At the age of 18, she married Thomas Meanley. For several years the couple leased and ran the 7,000-acre Fanita Ranch in El Cajon. They had the house on the present project property constructed in the early 1930s.

Mrs. Meanley was considered one of California's foremost horsewomen and was a very successful breeder of American saddle-bred horses. In addition to horses, she also bred Hereford cattle. Mrs. Meanley won many championship trophies for both her horses and cattle. In addition to livestock interests, Mrs. Meanley served on the board of the Ellen Browning Scripps Foundation and Scripps Memorial Hospital. She was also a member of the Bishop's School for Boys and Girls and the La Jolla Bridle Paths Association (San Diego Union, May 15, 1981; San Diego Evening Tribune, May 15, 1981). Mrs. Meanley died in 1981 and was survived by her husband.

In 1985, the property was sold by the Meanley family to Currie-Samuelson Development Group, with the condition that Mr. Meanley be allowed to live in the home until his death. Mr. Meanley continued to reside in the house until his death in late 1985.

III. ARCHITECTURAL BACKGROUND

The T. M. Meanley house was built during the 1930s. The house does not appear on a County of San Diego 1928 aerial photograph of the project property nor on a 1930 U.S.G.S. topographic map (La Jolla Quadrangle) of the area. The structure is shown, however, on a 1939 U.S.G.S. map of the region (1942 U.S.G.S. map, Poway Quadrangle). It appears, therefore, that the house was built sometime between 1930 and 1939 and is representative of the Mission Revival architectural style.

Mission Revival architecture originated at the turn of the century as part of the Craftsman movement in art and architecture. As an architectural style, Mission Revival paralleled and overlapped the Craftsman movement. It shared many of the same values, although the majority of its forms, especially exterior design, were distinctly different. The Craftsman movement was a reaction to the pretentiousness of highly ornate Queen Anne and East Lake architecture, popular throughout the 1880s and 1890s. Many felt the glut of decorative wooden gingerbread forms characteristic of Victorian structures was overwhelming (Gleye et al. 1981:62-65). The Craftsman movement found architectural expression in development of the California bungalow: a low house with shallow pitched roof and broad overhanging eaves. The style exhibited exposed woodwork and built-in cabinetry. Structural members such as roof rafters were exposed and emphasized to give the feel of hand craftsmanship in construction of the entire house (Gleye et al. 1981:65).

Mission Revival or Mission Style architecture sought expression of Craftsman movement values by emphasizing a romanticized view of California's Spanish and Mexican heritage through use of architectural motifs of mission and adobe structures. At the turn of the century, California was seen as a romantic landscape with a profound history. The Spanish and Mexican periods were seen as a time when people had simpler, less complex lives. Ruined missions and adobes throughout the state did much to convey this image to the public. In addition, late nineteenth-century popular literature, especially the novel Ramona and the travel log Glimpses of California and the Missions, written by Helen Hunt Jackson, publicized this image throughout the nation. The books gave vivid, if overly romanticized, illustrations and descriptions of ruined missions and rectangular adobe houses built around central courtyards (Gleye et al. 1981:76-84; Jackson 1903).

Mission Revival architecture borrowed designs from the California missions, though it was by no means a composite of mission architecture. The style was essentially based on four distinct elements: (1) stucco exteriors and red Spanish tile roofs; (2) scalloped parapets above the roof; (3) a tower patterned after Mission bell towers that were often terraced and articulated with small arched windows and exhibited either domed or overhanging hipped roofs; and (4) an arcade often constructed as the front porch, consisting of a single arch suggestive of an entranceway to a mission church (Gleye et al. 1981:75-84). Examples of Mission Revival architecture ran a full gamut of interpretations, ranging from very simple structures to elegant homes that so overdeveloped the style as to defeat its purpose (Gleye et al. 1981:75-84).

IV. DESCRIPTION OF THE MEANLEY HOUSE

The house was planned and built for the Meanleys by Southard Studios, a San Diego-based contracting firm (County of San Diego 1930). The home was designed as a four-wing rectangular structure measuring 92 feet north-south by 140 feet east-west. The courtyard measures 44 feet north-south by 86 feet east-west with a small cement pond in the center. All major rooms opened onto the courtyard either directly or by way of a common corridor that ran along the interior side of the south and east wings. Access from the courtyard was gained through large arched glass doors with wooden frames. The courtyard was landscaped with a variety of trees, flowering shrubs, and trellised vines. The four-wing rectangular floor plan with rooms opening onto a central gardened courtyard is drawn directly from Mexican-period California adobe houses and is also highly reminiscent of many mission complexes that were constructed as quadrangles around interior gardens (Gleye et al. 1981:13-47).

The main living areas of the house were located in the east, south, and west wings. The east and south wings contained seven bedrooms, a den, and a museum where Mrs. Meanley's livestock trophies were displayed. In the east wing were located the living room and dining room. The north wing included a kitchen, pantries, servants' quarters, and a four-car garage.

Based on a ground plan inspired by early California adobe houses and mission quadrangles, the home was designed to exemplify the values and style of Mission Revival, both in its exterior and interior finish. The house exhibits all but one major exterior design element of Mission Style architecture. The Meanley home lacks traditional scalloped parapets of many Mission Style structures but has all three of the other major exterior design motifs. Built of wood-frame construction, the house's exterior is finished in white stucco and roofed with red Spanish-style tiles. A facade bell tower is located on the structure's northwest corner. It exhibits small arched windows and an overhanging hipped roof of Spanish-style tiles. The final Mission Revival motif used on the exterior of the house is the arcade incorporated into the front porch and entryway. This feature consists of a single arch over the front door covered by an overhanging hipped roof of Spanish-style tiles and is highly reminiscent of the entrance to many California missions.

The interior finishing of the Meanley home also exhibits many varied Mission Revival motifs, which in some instances overlap into Craftsman-style architecture. Floors in the corridor, living room, and dining room are of rectangular red mosaic tile. Living and dining rooms exhibit stucco fireplaces with tiled hearths, as well as arched doorways and large roughly finished wooden doors. Bedrooms have hardwood floors and stuccoed ceilings, and one has a small domed fireplace reminiscent of Mission-period beehive-shaped adobe ovens.

With the use of wood and hand-crafted finishes, the interior of the Meanley home reflects both Mission Revival and Craftsman styles. Ceilings of stucco, or simple open beams combined with a rough stucco finish, are typical of Mission Revival structures (Gleye et al. 1981:75-84). The

wooden ceiling in the living room, emphasizing massive roughly finished open beams, is part of the Craftsman school and not an element of true Mission Revival.

An emphasis on handicraft is also reflected in door latches and lighting fixtures of the Meanley house. Wrought iron candelabras in the dining room and bedrooms are hand-finished pieces reminiscent of a Spanish past. Smaller candle holders on walls give the same effect. There is a highly ornate brass chandelier in the living room that is so decorated as to almost defeat the values of simplicity that are central to the themes of Mission Revival and Craftsman architecture. The rough wooden front doors are covered with a series of hand-finished brass studs, and a variety of handmade brass door latches are found throughout the structure. These elements serve to project the emphasis of craftsmanship throughout the house.

In summary, the Meanley home exemplifies the Mission Revival architecture style. It contains the essential elements of Mission Style structures and, with the exception of the highly ornate chandelier in the living room, is not so overstated as to lose the values of simplicity and handicraft that were fundamental to both Mission and Craftsman architectural styles. The ground plan, exterior motifs, and most of the interior finishing designs of the Meanley house are drawn directly from the Mission Revival school. In addition, designs of some of the interior finishing overlap into the Craftsman Bungalow style. As such, the structure is an important representative of these architectural styles.

V. CONCLUSIONS AND RECOMMENDATIONS

The Meanley house is an important example of Mission Revival architecture. Impacts to the structure would occur as a result of development of the property, since current project plans include demolition of the structure. Three alternative mitigation strategies are presented below. All include plans to preserve the structure or the Mission Revival elements of the structure in a building to be used by the community.

1. Preservation Through Documentation

This would involve the preparation of a detailed architectural study of the building. In addition, the applicant proposes to construct a facsimile of the structure near the existing pond that would be used for community purposes (e.g., as a library). This structure would contain elements and hardware from the original house, and an interpretive display featuring documentation of the original Meanley residence could also be included. These measures would provide adequate mitigation of the impact resulting from the loss of the house. The methodology to further document the house is described below.

To adequately record the structure prior to its destruction, a complete historical architectural study should be done of the residence. This will be particularly valuable since the original construction blueline maps are still in existence. The following elements are essential to a record of a structure:

a. Measured Drawings. These will be particularly important because the significance of the site is in its architectural qualities. These drawings can be produced through the use of photogrammetry.

b. Floor Plans. These exist and need only be reproduced.

c. Decorative Details. Handcrafted hardware and hinges should be recorded through detailed drawings.

d. Photographs. A complete photographic record should be made of the interior and exterior.

e. Documentation. A complete history of the house has been accomplished by Stephen R. Van Wormer.

The study prepared should be kept on file at the City of San Diego, the San Diego Historical Society, the San Diego Museum of Man, and San Diego State University, History Department and Anthropology Department. This document will provide an important resource for the architectural history of the area.

By following the measures detailed above, adequate mitigation of impacts could be achieved. These methods are acceptable to the applicant and would be a condition of final map approval. No additional studies would be required.

2. Preservation of the House On-Site

Because of its present condition, the house would require extensive structural renovation before it could be used in its present location. In addition, in a letter written shortly before his death, Mr. Meanley requested that the house be demolished and not used by the public. Project grading plans show the house site as a developable lot; the area near the existing ponds has been designated as a community use area. Therefore, the applicant examined the possibility that the house could be moved to that part of the property.

3. Preservation of the House at Another Location

This alternative has been examined by the applicant. A determination was made that movement of the structure would be infeasible because (a) it consists of a series of small rooms around a central courtyard, (b) there is a cistern water system below the house, and (c) the house is not structurally stable. In addition, because of the configuration of the house, it may not be suitable for adaptive reuse as a library or community center requiring meeting rooms.

VI. REFERENCES CITED

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1981 The Architecture of Los Angeles. Prepared in collaboration with the Los Angeles Conservancy. Knapp Press, Los Angeles.

Jackson, Helen Hunt
1903 Glimpses of California and the Missions. Little Brown and Co., Boston.

San Diego, County of
1930 Business Directory for San Diego County. On file at the California Room, San Diego Public Library, and the San Diego Historical Society Research Archives.

San Diego Union and Evening Tribune
1931 On file in the Scripps Biographical File, San Diego Historical Society Research Archives.

HISTORIC ARCHITECTURAL STUDY OF THE MEANLEY RESIDENCE, SCRIPPS RANCH

Prepared for

RON CURRIE
CURRIE-SAMUELSON DEVELOPMENT GROUP
9666 BUSINESSPARK AVENUE, SUITE 110
SAN DIEGO, CA 92131

Prepared by

Stephen R. Van Wormer

STEPHEN R. VAN WORMER
PROJECT HISTORIAN

Under the Supervision of

Susan M Hector

SUSAN M. HECTOR, Ph.D.
DIRECTOR, CULTURAL RESOURCES

RECON
Regional Environmental Consultants
1276 Morena Boulevard, San Diego, CA 92110-3815 275-3732

RECON NUMBER R-1508D
NOVEMBER 9, 1987

TABLE OF CONTENTS

FIGURES

I. INTRODUCTION

The purpose of this report is to provide results of an architectural study of the T. M. Meanley house, located in Scripps Ranch, San Diego County (Figures 1 and 2). A preliminary historical assessment conducted by RECON in May 1986 concluded that the house was an important example of the Mission Revival architectural style. The report recommended that impacts associated with the proposed demolition of the house could be mitigated by detailed architectural documentation (Hector and Van Wormer 1986). This study provides that documentation.

Historical research was conducted at the San Diego Historical Society Research Archives. Architectural photographer Marvin Rand photographed the house and grounds. The Meanley family was contacted by Karen Kissane of the Scripps Ranch Friends of the Library and graciously provided photographs and important historical information. Without the efforts of Ms. Kissane and the information provided by the Meanleys, this study could not have been completed at its present level. Blueprints of the original house plans were provided by Currie-Samuelson Development Group.

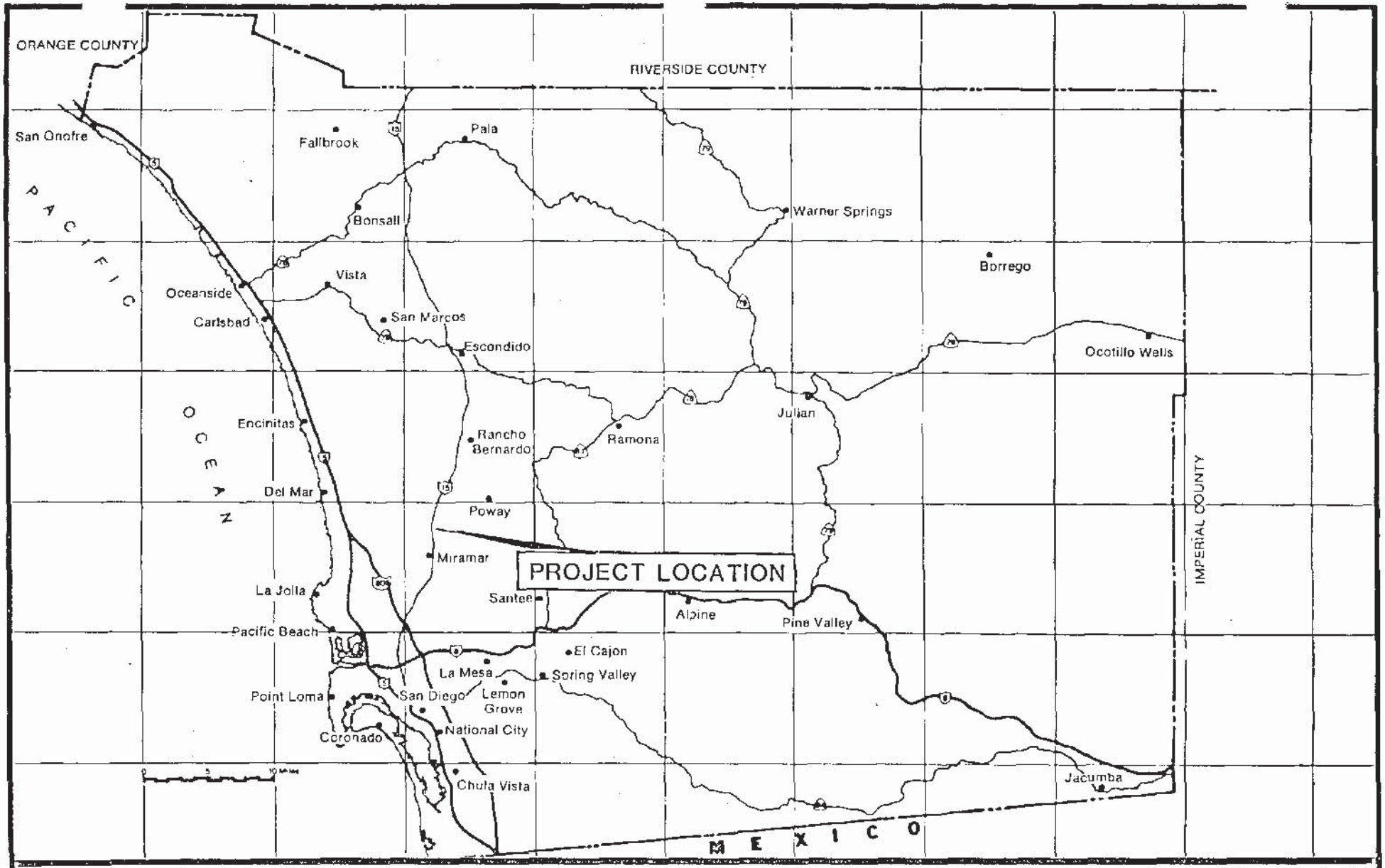

FIGURE 1. THE LOCATION OF THE PROPOSED PROJECT RELATIVE TO THE COUNTY OF SAN DIEGO.

RECON

R-1508 8/27/85

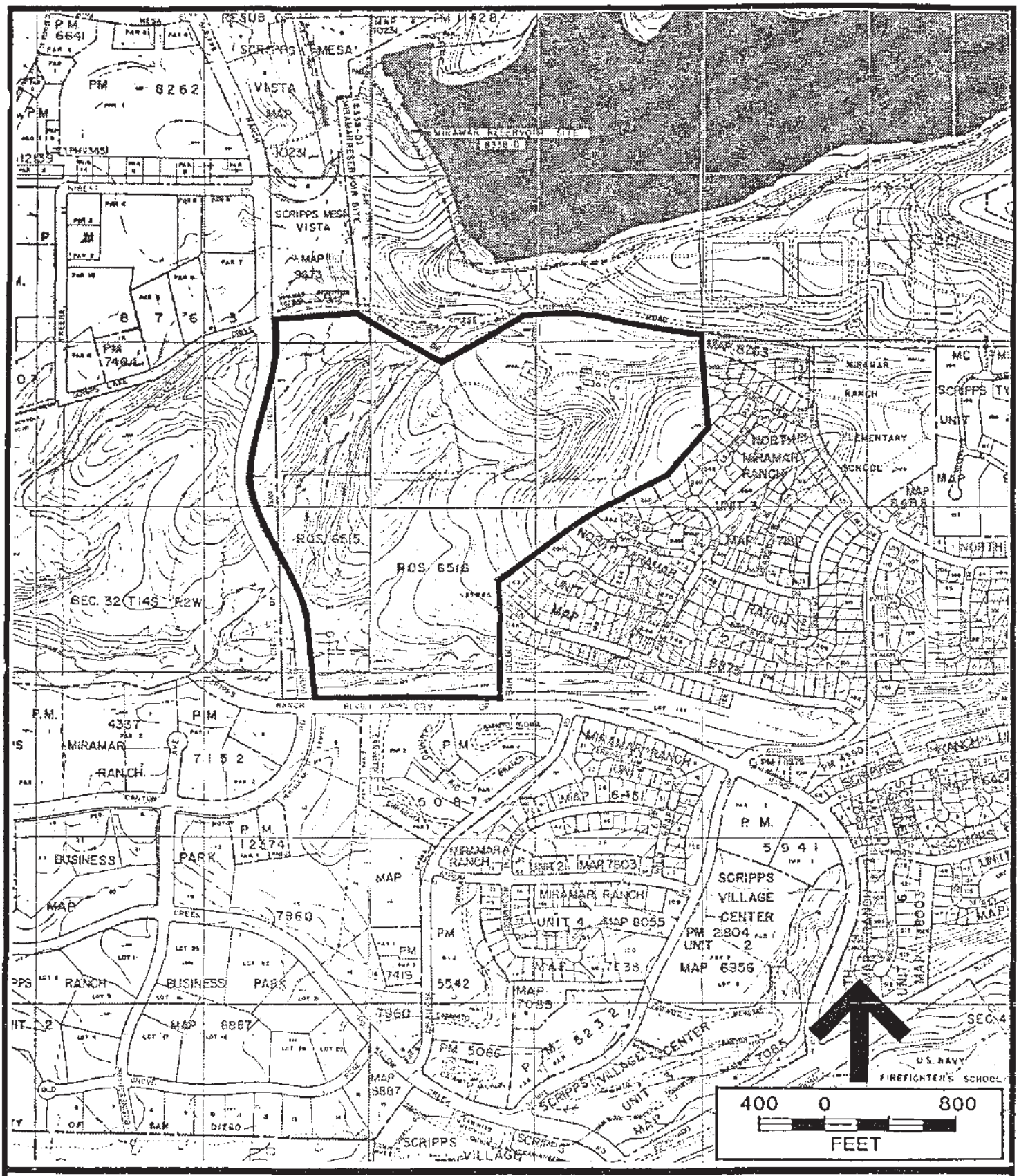

FIGURE 2. PROJECT LOCATION AS SHOWN ON CITY OF SAN DIEGO 800' SCALE MAPS, NUMBERS 266-1725 AND 266-1737

RECON

II. HISTORICAL BACKGROUND

Nackey Scripps Meanley, daughter of newspaper tycoon E. W. Scripps, was born in 1898. At 18 she married Thomas Meanley, Sr. Mr. Meanley had been born in 1888 at Williamsburg, Virginia, and was employed as E. W. Scripps' personal secretary (Figures 3 and 4).

Horses and ranching were Mrs. Meanley's life-long interests. The couple leased the 4,300-acre Fanita Ranch in Santee from her father and began raising cattle. Mrs. Meanley's life was not that of a genteel country lady while on Fanita Ranch. She helped her husband herd cattle on horseback through the Cuyamaca Mountains. Twice they had to abandon the ranch in horse-drawn wagons when the San Diego River flooded. While at Fanita, the couple had six boys: Thomas, Jr., born in 1917; Gerald, born in 1919; William, born in 1923; Edward, born in 1926; and Robert, born in 1929. The third son, George, died at the age of three.

During the 1930s the family left Santee and moved to Scripps Ranch. In 1933 Mrs. Meanley purchased approximately 100 acres from her brother, Robert P. Scripps to build a family home. Designed by the Southard Studios, a San Diego-based contracting firm, the Mission Revival-style house was based on the Coutts adobe at Guajome Rancho in northern San Diego County. The place was named Mira Mesa (County of San Diego 1930; Meanley 1987).

While living at Mira Mesa, Nackey Meanley established the Scripps Meanley stables. She earned a reputation as one of California's foremost horsewomen and was a very successful breeder of American saddle-bred horses. She also raised Hereford cattle, winning trophies for both horses and cattle throughout the state (Figure 5).

In addition to her livestock interests, Mrs. Meanley served on the board of the Ellen Browning Scripps Foundation and Scripps Memorial Hospital. She was also a member of the Bishop's School for boys and the La Jolla Bridle Paths Association. Mrs. Meanley died in 1981. She was survived by her husband, 4 sons, 16 grandchildren, and 16 great grandchildren.

In 1985 the Mira Mesa property, including the house, was sold to Currie-Samuelson Development Group, with the condition that Mr. Meanley be allowed to reside in the house until his death. Mr. Meanley passed away in 1985. In addition to his involvement with his wife's various livestock enterprises, Mr. Meanley had been known for his ability at the piano and his skill as a golfer. He was twice elected president of the La Jolla Country Club (*San Diego Union*, May 15, 1981; *San Diego Evening Tribune*, May 15, 1981; Meanley 1987).

FIGURE 3. NACKEY SCRIPPS MEANLEY, 1934

SAN DIEGO HISTORICAL SOCIETY-TICOR COLLECTION

FIGURE 4. THOMAS MEANLEY SR., 1934

SAN DIEGO HISTORICAL SOCIETY–TICOR COLLECTION

FIGURE 5. MRS. MEANLEY WITH LIVESTOCK RIBBONS AT THE SCRIPPS MEANLEY STABLES SAN DIEGO HISTORICAL SOCIETY–TICOR COLLECTION

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III. ARCHITECTURAL ASSESSMENT

This section presents descriptions of the various components that make up the Meanley house, including geographical setting, the house, the stable buildings, and the water system.

A. SETTING

The Meanley house is located on a westerly trending ridge top at 670 feet above sea level (AMSL). A large pond known as Evans Lake is located approximately 80 feet north of the house. A stone wall runs along the south edge of the lake for approximately 160 feet. Scripps Lake Drive is situated approximately 320 feet north of the house along the northern edge of Evans Lake. A narrow dirt drive lined with eucalyptus trees leads from Scripps Lake Drive across a dam at the western edge of Evans Lake to the house (Figure 6).

The terrain to the west and south of the house falls away steeply to drainages below the ridge at approximately 500 feet AMSL. The house is situated near the western edge of the ridge. Ruins of numerous stable buildings are located approximately 100 feet east of the house and extend for approximately 300 feet to the east along the ridge top.

Original vegetation on the property consisted of coastal chaparral. Eucalyptus trees planted by E. W. Scripps at the turn of the century surround the house and lake along the ridge top. Eucalyptus immediately surrounding the house and in the courtyard were removed during the late 1930s to prevent root damage to the structure. Pine and palm trees have been planted around the house and palm trees are in the courtyard. Flower gardens were located in the courtyard, around the house exterior, and along dirt walkways. Native chaparral remains on the surrounding hillsides and in drainages to the east, south, and west.

Overall, the Meanley house setting connotes the feeling of a natural environment in spite of various man-made alterations that have occurred. The pond, although man-made, appears natural. The eucalyptus trees, which are now the dominant vegetation surrounding the house, have adapted so well to the environment that they appear to be part of the natural landscape rather than purposefully planted. The predominance of native coastal chaparral on the immediately surrounding terrain also greatly adds to the unaltered feel of the surroundings. Just as significant, the house and other man-made structures do not detract or draw attention away from the surroundings. The single-story Mission Revival house, exhibiting simple rectangular lines and white stucco and earth tone finishings, does not call attention to itself and away from the setting. Likewise, earthen drives and walkways, walls of native stone, and a general lack of concrete or blacktop pavement provide unobtrusive approaches to the house. When visiting the house and grounds, one is impressed with the apparently natural setting of the structure rather than the manufactured alterations to the environment (Figure 7).

B. HOUSE DESCRIPTION

The T. M. Meanley home was built circa 1934-35. The house is representative of the Mission Revival architectural style. Mission Revival architecture originated at the turn of the century as part of the Craftsman movement in art

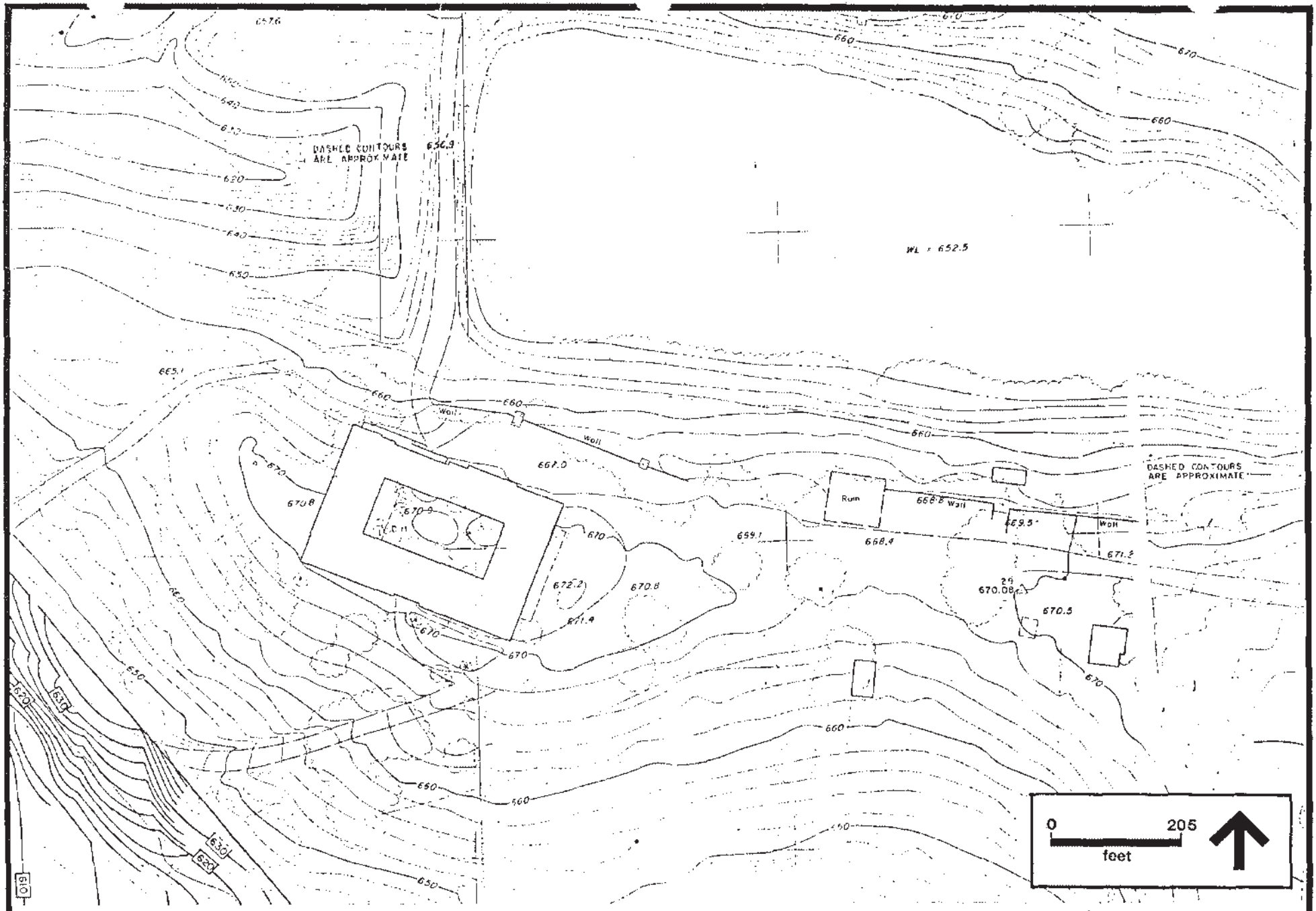

FIGURE 6. PLOT PLAN AT MEANLEY HOUSE SETTING, 1987

RECØN

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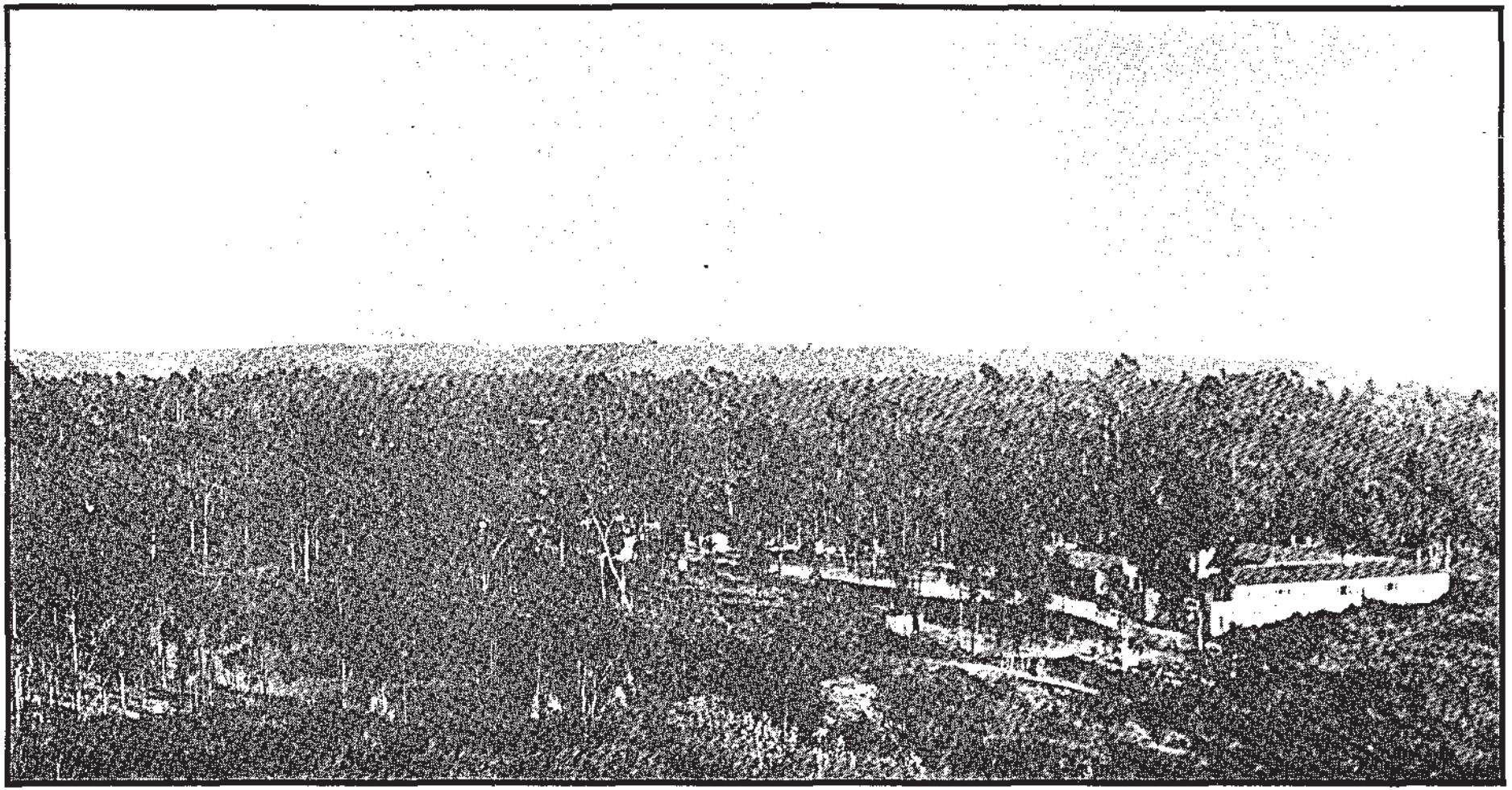

FIGURE 7. MEANLEY HOUSE SETTING, LOOKING NORTH EAST, CIRCA 1940. EVANS LAKE IS IN THE LEFT FOREGROUND

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and architecture. As an architectural style, Mission Revival paralleled and overlapped the Craftsman movement. It shared many of the same values, although the majority of its forms, especially exterior design, were distinctly different. The Craftsman movement was a reaction to the pretentiousness of highly ornate Queen Anne and East Lake architecture, popular throughout the 1880s and 1890s. Many felt overwhelmed by the glut of decorative wooden gingerbread forms characteristic of Victorian structures (Gleye et al. 1981:62-65). The Craftsman movement found architectural expression in development of the California Bungalow: a low house with shallow, pitched roof and broad overhanging eaves. The style exhibited exposed woodwork and built-in cabinetry. Structural members such as roof rafters were exposed and emphasized to give a feel of hand craftsmanship in construction of the entire house (Gleye et al. 1981:65).

Mission Revival or Mission-style architecture sought expression of Craftsman movement values by emphasizing a romanticized view of California's Spanish and Mexican heritage through use of architectural motifs of mission and adobe structures. At the turn of the century, California was seen as a romantic landscape with a profound history. The Spanish and Mexican periods were seen as a time when people had simpler, less complex lives. Ruined missions and adobes throughout the state did much to convey this image to the public. In addition, late nineteenth century popular literature, especially the novel *Ramona* and the travel log *Glimpses of California and the Missions*, both written by Helen Hunt Jackson, publicized this image throughout the nation. The books gave vivid, if overly romanticized, illustrations and descriptions of ruined missions and rectangular adobe houses built around central courtyards (Gleye et al. 1981:76-84; Jackson 1903).

Mission Revival architecture borrowed designs from California missions, though it was by no means a composite of mission architecture. The style was essentially based on four distinct elements: (1) stucco exteriors and red Spanish-style roofs; (2) scalloped parapets above the roof; (3) a tower patterned after Mission bell towers that were often terraced and articulated with small arched windows and exhibited either domed or overhanging hipped roofs; and (4) an arcade often constructed as the front porch, consisting of a single arch suggestive of an entranceway to a mission church (Gleye et al. 1981:75-84). Examples of Mission Revival architecture ran a full gamut of interpretations, ranging from very simple structures to elegant homes that so overdeveloped the style as to defeat its purpose (Gleye et al. 1981:75-84).

The Meanley home was designed as a single-story, four-wing, rectangular structure measuring 92 feet north-south by 140 feet east-west. The courtyard measures 44 feet north-south by 86 feet east-west. The courtyard originally had a small cement pool in the center. Mrs. Meanley placed a small bronze statue of her son Edward as a two-year-old on the east end of the pool. All major rooms opened upon the courtyard, either directly or by way of a common corridor that ran along the interior side of the south and east wings. Access from the courtyard was gained through large, arched glass doors with wooden frames. The courtyard was originally landscaped with a variety of trees, flowering shrubs, and trellised vines. The four-wing rectangular floor plan with rooms opening upon a central courtyard is drawn directly from Mexican-period California adobes and is also highly reminiscent of many mission complexes that were constructed around interior gardens (Gleye et al. 1981:13-47). The use of a series of arches opening onto the courtyard was developed by California architect Irving Gill between 1910 and 1920 (Gill 1914) (Figures 8-10).

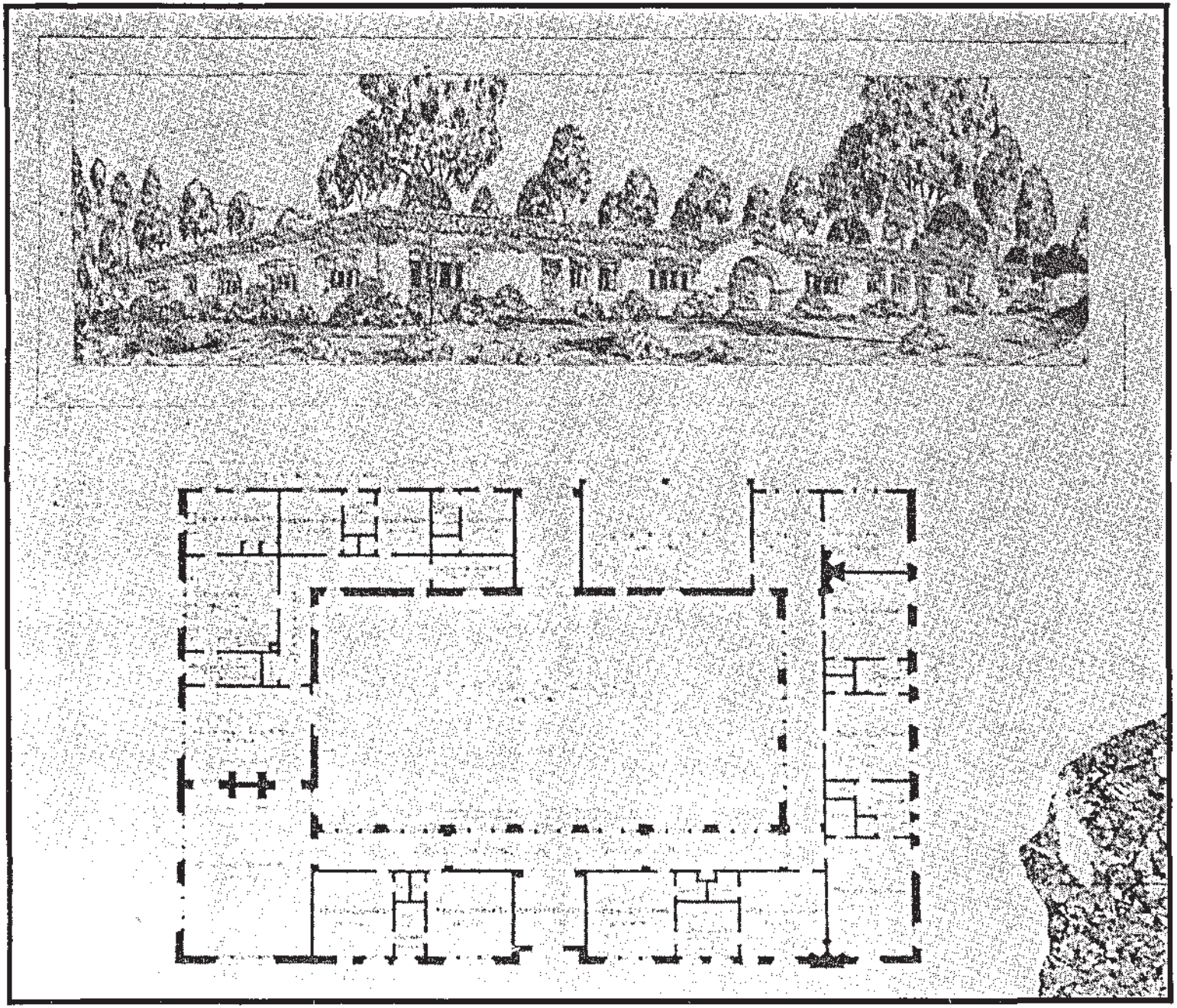

FIGURE 8. FLOORPLAN AND SOUTHWEST ELEVATION OF THE MEANLEY HOUSE