



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: July 9, 2020 REPORT NO. HRB 20-031

ATTENTION: Historical Resources Board  
Agenda of July 23, 2020

SUBJECT: **ITEM #13 – Kearny Mesa Community Plan Update**

APPLICANT: City of San Diego

LOCATION: Kearny Mesa Community, Council District 6

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

### STAFF RECOMMENDATION

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

### BACKGROUND

In 2016 the City Council authorized a comprehensive update to the Kearny Mesa Community Plan, which was last updated in 1992. The City Planning Department contracted with HELIX Environmental Planning and their sub-consultants to assist in the preparation of the Kearny Mesa Community Plan Update (KMCPU) and its associated technical studies, which include a Cultural Resources Constraints Analysis addressing archaeological and Tribal Cultural resources, and a Historic Context Statement that addresses built environment resources. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historic resources; and provide context for the development of the Program Environmental Impact Report (PEIR).

The Historic Context Statement was presented to the Historical Resources Board (HRB) in November of 2018, and the Cultural Resources Constraints Analysis and the Historic Preservation section of the

KMCPU were presented to the HRB as an Information Item in February of 2019. Information presented included an overview of the KMCPU process to date, the results of the Historic Context Statement and the Cultural Resources Constraints Analysis, and an overview of the goals and policies of the Historic Preservation section of the KMCPU. The staff memo and meeting audio from the November 2018 hearing are included as Attachments 1 and 2, respectively, and the staff memo and audio from the February 2019 hearing are included as Attachments 3 and 4, respectively. At the hearings, the Board was supportive of the documents presented, with only minor comments related to formatting and changes to language. No significant issues were identified for any of the documents reviewed, and no comments were made during public testimony at either hearing.

Following the hearing, staff reviewed all comments received and completed minor edits to the Cultural Resources Constraints Analysis, the Historic Context Statement and the Historic Preservation Section of the KMCPU. In regard to the Historic Context Statement, minor text edits were made, and one property was removed from the study list. The former Convair/General Dynamics building at 8695 Spectrum Center Boulevard was originally included in the study list at the time the Kearny Mesa Historic Context Statement was presented to the HRB as an information item. However, additional research by staff revealed that the General Dynamics/Convair complex was redeveloped in the late 1990s and replaced with the New Century Center development. Although the complex was less than 40 years old at the time of the evaluation, the EIR for New Century Center analyzed impacts of the project on historic resources. The EIR concluded that while the General Dynamics/Convair complex did appear to be significant for its association with the Atlas Intercontinental Ballistic Missile (ICBM) program and the Centaur program between 1958 and 1968, the demolition of several of the buildings had impacted the overall integrity of the complex site to the extent that it was no longer eligible for designation. All remaining buildings on the complex site were demolished as part of the New Century Center development with the exception of Building 24, which remains standing and is occupied by Sharp Healthcare. This is the building that the Historic Context Statement included in the study list. Although the building appears to be from the modern period, Building 24 was actually constructed in 1990, and its appearance was likely intended to be complimentary to the 1958-1968 complex. Due to its recent age and lack of association with the Atlas or Centaur programs, Building 24 was removed from the study list, and the information regarding the redevelopment of the site was folded into the Historic Context Statement.

In regard to the Cultural Resources Constraints Analysis, the Ethnohistory section was moved to the front of the document and additional information was added regarding the City's consultation process with local tribal representatives under SB 18 and AB 52, including the names and titles of the tribal representatives. Lastly, in regard to the Historic Preservation section of the KMCPU, a policy was added to "Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the aerospace industry in San Diego" and the captions to the photos used within the Historic Preservation section were expanded to provide better context.

The Kearny Mesa Community Plan Update Draft Program Environmental Impact Report (PEIR) was posted for public review on March 17, 2020 with public review ending on May 1, 2020. Limited comments were received in regard to the Historical, Archaeological and Tribal Cultural Resources Section. Staff is currently preparing a formal response to comments, which will be incorporated into the Final PEIR. Due to the public hearing schedule of the KMCPU, the Final PEIR will be released on or shortly after the release date of this staff report. Therefore, in the event that publication of the

Final PEIR trails the release of this staff report, the relevant comment letters received have been included as Attachment 10, and staff responses to those comments are summarized here.

The comment letter from SOHO was supportive of the KMCPU and associated historical and cultural reports, but requested that, "a specific date should be determined now, by which to re-evaluate the Pan-Asian presence in Kearny Mesa, such as 2025," and that the policy goal to explore a Multiple Property Listing (MPL) related to the aerospace industry "should be prioritized in the City's work plan." While the Planning Department appreciates and shares SOHO's interest in the development of these context statements, pre-determining a sufficient passage of time for re-evaluation of a very recent context would be arbitrary at this point in time. Additionally, because work program priorities change and shift in response to both City-wide priorities and the interests and priorities of community members and historic preservation advocates, it would not be appropriate to prescribe future work program priorities. Therefore, no change to the policies are proposed. However, these context statements will remain on the Historic Preservation Planning section's list for inclusion in future work programs.

The comment letter from the San Diego County Archaeological Society states only that the Cultural Resources Constraints Analysis and the Historic Context Statement are "well done and will serve as good bases for evaluating future projects in the community plan area." Dr. Shasta C. Gaughen, Tribal Historic Preservation Officer for the Pala Band of Mission Indians replied that the Kearny Mesa planning area "is not within the boundaries of the recognized Pala Indian Reservation... [and] is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area." Lastly, the comment letter from Angelina Gutierrez, Tribal Historic Preservation Officer for the San Pasqual Band of Mission Indians stated that the Kearny Mesa planning area "is not within the boundaries of the recognized San Pasqual Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we request to be kept in the information loop as the project progresses..."

The City distributed a Notice of Preparation for the PEIR to all culturally affiliated Native American tribes, organizations, and individuals and included notification to all tribal groups in San Diego County. Consultation began in September 2017 and concluded in October 2018. The consultation process involved a review of the project scope and analysis, along with review of the draft sensitivity maps for the proposed project. Proposed project areas that were identified to have tribal cultural resource sensitivity by Native American Tribes were taken into account in the development of Historical Resources Sensitivity Maps for the project areas. During review of future projects (ministerial and discretionary), the City will review these Historical Resources Sensitivity Maps to determine the potential for tribal cultural resources to be impacted. Implementation of the Historical Resources Regulations and Historical Resources Guidelines requires site-specific cultural surveys where warranted and implementation of measures to avoid or minimize impacts to the extent feasible. In accordance with this review, the City would ensure all federal, state, and local applicable regulations are followed and appropriate tribes would be notified of any inadvertent discoveries.

## ANALYSIS

## **Cultural Resources Constraints Analysis**

A Cultural Resources Constraints Analysis (Attachment 5) was prepared by HELIX Environmental Planning in support of the community plan update for the community of Kearny Mesa. The document provides a discussion of the environmental and cultural setting; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission and local tribal representatives; analyzes the cultural sensitivity levels within the community; and provides recommendations to best address archaeological and tribal cultural resources in the Kearny Mesa Community. The Cultural Resources Constraints Analysis concluded that much of the community of Kearny Mesa has a low cultural sensitivity level for the presence of prehistoric and historic archaeological resources, based on the records search, the Sacred Lands File search, environmental factors, and the amount of modern development that has occurred within the Kearny Mesa Community Planning Area. Undeveloped areas within or near the canyons contain a moderate sensitivity for archaeological resources.

## **Historic Context Statement**

The Draft Kearny Mesa Historic Context Statement (Attachment 6) presents an overview of the history of the Kearny Mesa community, with a specific emphasis on describing the historic themes and patterns that have contributed to the community's physical development. It presents the history of the community's built environment from the Spanish Period to the present in order to support and guide the identification and evaluation of historic properties throughout the community, as well as to inform future planning decisions. It is important to note that the Kearny Mesa Historic Context Statement is intended only to address extant built environment resources. Archaeological and Tribal Cultural resources are addressed in the Cultural Resources Constraints Analysis.

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

- Early Development & the Influence of Surrounding Development (1918-1949)
  - Theme: Aviation
- Mid-Century Development Boom (1950-1969)
  - Theme: Industry
- Transition to Commercial, Retail, and Office Development (1965-1989)
  - Theme: Commercial, Retail, and Office Development

## **Historic Preservation Section**

The Historic Preservation section of the KMCPU (Attachment 7) guides the preservation, protection and restoration of historical and cultural resources within the community plan area. Community Plans are intended to work in concert with the General Plan, and therefore content and policies from the General Plan are not replicated in Community Plan Updates. Instead, the Community Plans focus on issue areas and policies that are unique to the needs to the community at hand. Each element or section within the Community Plan provides the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate. All Community Plan



policies are contained within a single section of the plan, allowing property owners, applicants, community members and City staff to quickly locate and review all policies to ensure project compliance.

The Historic Preservation section of the KMCPU provides a brief overview of information provided in the Cultural Resources Constraints Analysis and the Historic Context Statement, and a discussion of resource preservation in the community. The archaeological, Tribal Cultural and historic preservation policies of the plan are included in the “Regulatory Framework and Policies” section of the KMCPU.

## **Environmental Analysis of Historical Resources**

A Draft Program Environmental Impact Report (PEIR) was prepared for the KMCPU and includes an analysis of potentially significant impacts to Historical Resources (prehistoric, historic archaeological, tribal cultural and built environment resources), which is detailed in Section 5.5 “Historical, Archaeological and Tribal Cultural Resources” of the PEIR (Attachment 9). The General Plan, combined with federal, state, and local regulations, provides a regulatory framework for project-level historical resources evaluation/analysis criteria and, when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources, such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; tribal cultural resources; and traditional cultural properties are subject to site-specific review in accordance with the City’s Historical Resources Regulations and Historical Resources Guidelines.

Although the proposed KMCPU and associated discretionary actions do not propose specific development, future development could result in the alteration of historical resources as defined in the Land Development Code (e.g. historic building, structure, object, or site.) Even after application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources Regulations, the degree of future impacts and the applicability, feasibility, and success of future avoidance measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historical, archaeological, or tribal cultural resources would be significant and unavoidable.

In response to comments received during public review, minor revisions and clarifications have been made to the document which do not change the conclusions of the Draft PEIR regarding the proposed CPU’s potential environmental impacts and required mitigation. The City of San Diego has prepared an errata to the Draft PEIR which summarizes the revisions that were made in response to comments received during the public review period. Relevant excerpts of the errata are provided in Attachment 11. The errata, together with the circulated Draft PEIR, serve as the Final PEIR for the project. The complete, Final PEIR, once posted, will be available on the City’s website at the link provided in Attachment 12.

In regard to the Historical, Archaeological and Tribal Cultural Resources section, minor changes were made to the moderate and low cultural sensitivity descriptions in the Final EIR for the KMCPU. These changes provide further clarification regarding the diversity and complexity of resource types that could be encountered (moderate), and/or would not be expected to be encountered and why

(low), and that areas with steep hillsides would not require further evaluation (low). Please note that these changes are not reflected in the final technical report; however, they have been incorporated into the Mitigation, Monitoring, and Reporting Program which will be attached to the environmental resolution and adopted in conjunction with certification of the Final EIR. Lastly, mitigation measures were expanded beyond the requirements of the existing Historical Resources Guidelines to include the same historical, archaeological and tribal cultural resource mitigation framework that has been included in all recent community plan update PEIRs. No new significant environmental impacts would occur from the modifications contained in the errata to the PEIR, and similarly, no substantial increase in the severity of environmental impacts would occur.

## CONCLUSION

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



---

Kelley Stanco  
Development Project Manager

KS

### Attachments:

1. Staff Memo: INFORMATION ITEM A – Kearny Mesa Community Plan Update Historic Context Statement Workshop (without attachments)
2. Link to Digital Audio Recording of HRB Hearing of November 15, 2018  
*(Note that Information Item A, Kearny Mesa Community Plan Update Historic Context Statement, begins 37 minutes and 15 seconds into the audio file.)*  
<http://sandiego.granicus.com/player/clip/7563?>
3. Staff Memo: INFORMATION ITEM A – Kearny Mesa Community Plan Update Workshop (without attachments)
4. Link to Digital Audio Recording of HRB Hearing of February 28, 2019  
*(Note that Information Item A, Kearny Mesa Community Plan Update Workshop, begins 13 minutes and 48 seconds into the audio file.)*  
<https://sandiego.granicus.com/player/clip/7647?>

5. Draft Kearny Mesa Community Plan Update Cultural Resources Constraints Analysis prepared by HELIX Environmental Planning, dated March 2019.
6. Draft Kearny Mesa Community Plan Area Historic Context Statement, dated March 2019.
7. Historic Preservation Section of the Draft Kearny Mesa CPU, dated March 2020.
8. [NOT USED]
9. Draft Kearny Mesa PEIR Section 5.5, Historical, Archaeological and Tribal Cultural Resources, dated March 2020
10. Public Comment Letters Received on the Kearny Mesa PEIR Related to Historical, Archaeological, and Tribal Cultural Resources.
11. Relevant Excerpts from the Errata to the Kearny Mesa PEIR, dated July 2020
12. Kearny Mesa Final Environmental Impact Report available online at:  
<https://www.sandiego.gov/ceqa/final>



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

DATE: November 1, 2018

TO: Historical Resources Board

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

SUBJECT: **INFORMATION ITEM A: Kearny Mesa Community Plan Update Historic Context Statement Workshop**

---

*Background*

The community of Kearny Mesa is surrounded by the primarily residential communities of Clairemont Mesa and Linda Vista to the west, Serra Mesa to the south, and Tierrasanta to the east. The Miramar Naval Air Station, currently known as Marine Corps Air Station (MCAS Miramar), is located to the north of Kearny Mesa.

In June of 2016 the City Council authorized a comprehensive update to the Kearny Mesa Community Plan, which was last updated in 1992. In February of 2018 the City Planning Department contracted with HELIX Environmental Planning and IS Architecture to complete a Historic Context Statement for the Kearny Mesa Community in support of the comprehensive community plan update. The information in the Kearny Mesa Historic Context Statement will be used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of historic resources; and will provide context for the development of the Program Environmental Impact Report.

*Kearny Mesa Community Plan Historic Context Statement*

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

The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within

Kearny Mesa limits were identified. The periods and themes identified in the context statement are outlined below:

**Early Development & the Influence of Surrounding Development (1918-1949)**

The Kearny mesa remained relatively open land until the turn of the 20th century, when military developments following the outbreak of World War I required the first improvements to the area. The use of the land for military training operations dictated the early development of the area and resulted primarily in the growth of aviation and other defense related activities.

- **Theme #1: Aviation**

The development of aviation capabilities, in the form of what is now Montgomery-Gibbs Executive Airport, was the first non-infrastructure development. The airport continues to make its influence known on both the economy and city planning of Kearny Mesa.

**Mid-Century Development Boom (1950-1969)**

Beginning in the 1950s, the City's need for both residential and industrial land led to the first developments on the Kearny mesa. The areas closer to the coast, like Linda Vista and Clairemont, were zoned for residential development. The area that is now Kearny Mesa was zoned for industrial development and soon became the new industrial powerhouse of the City.

- **Theme #2: Industry**

Industry was the primary driver of development in Kearny Mesa. Archival sources depict a tug-of-war between the need for continued residential development to serve the Post-War increase in San Diego's population and the need to industrialize San Diego's economy to support that population increase.

**Transition to Commercial, Retail, and Office Development (1965-1989)**

Most of the available industrial land in Kearny Mesa was occupied by 1969, with less than 100 acres left available for new industrial development. A second wave of development began in earnest. While the large tracts of land necessary for new industrial development were no longer available, smaller parcels were becoming available for commercial, retail, and office use.

- **Theme #3: Commercial, Retail, and Office Development**

Small amounts of commercial, retail, and office development have existed in Kearny Mesa since the area's first development boom in the 1950s. There is a clear shift, however, to prioritizing these types of development over industrial development beginning in the mid-1960s.

At this time, staff is seeking the Board's review of and comment on the Draft Kearny Mesa Historic Context Statement. Staff will review all comments and direction received from the Board and the public and revise the historic context statement as appropriate as we proceed with the community plan update process. The Program Environmental Impact Report (PEIR)

for the CPU will be prepared over the next several months and is anticipated to be released for public review and comment sometime in spring of 2019. The adoption hearing process for the Kearny Mesa CPU is expected to begin at the end of 2019, at which time the Board will provide a recommendation to the City Council on the adoption of the Kearny Mesa Community Plan Area Historic Context Statement, the Prehistoric Cultural Resources Study, the historic preservation policies of the CPU, and the environmental mitigation related to impacts to historical resources.



Kelley Stanco  
Development Project Manager

KS/ks

Attachment: 1. Draft Kearny Mesa Community Plan Update Historic Context Statement





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

DATE: February 14, 2019

TO: Historical Resources Board

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

SUBJECT: **INFORMATION ITEM A: Kearny Mesa Community Plan Update**

---

*Background*

The community of Kearny Mesa is surrounded by the primarily residential communities of Clairemont Mesa and Linda Vista to the west, Serra Mesa to the south, and Tierrasanta to the east. The Miramar Naval Air Station, currently known as Marine Corps Air Station (MCAS Miramar), is located to the north of Kearny Mesa.

In June of 2016 the City Council authorized a comprehensive update to the Kearny Mesa Community Plan, which was last updated in 1992. In February of 2018 the City Planning Department contracted with HELIX Environmental Planning and IS Architecture to complete a Cultural Resources Constraints Analysis and a Historic Context Statement for the Kearny Mesa Community in support of the comprehensive community plan update. These documents were used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historic resources; and will provide context for the development of the Program Environmental Impact Report.

In November of 2018, staff presented the Draft Kearny Mesa Historic Context Statement to the Board as an Information Item for review and comment. Since that time, drafts of the Cultural Resources Constraints Analysis and the Historic Preservation section of the Kearny Mesa Community Plan Update (KMCPU) have been completed. With this Information Item, staff is seeking the Board's review and comment on the Cultural Resources Constraints Analysis and the draft Historic Preservation section of the KMCPU.

*Historic Preservation Section of the Kearny Mesa Community Plan Update*

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



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

The Historic Preservation section of the KMCPU is the first plan update to utilize this new format. The Historic Preservation section (Attachment 1) provides a brief overview of information provided in the Cultural Resources Constraints Analysis and the Historic Context Statement, and a discussion of resource preservation in the community. The archaeological, Tribal Cultural and historic preservation policies of the plan are the included in the "Policies" section of the plan.

#### *Kearny Mesa Community Plan Cultural Resources Constraints Analysis*

A Cultural Resources Constraints Analysis (Attachment 2) was prepared by Helix Environmental Planning, Inc. in support of the community plan update for the community of Kearny Mesa. The Constraints Analysis provides a discussion of the environmental and cultural setting; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission and local tribal representatives; analyzes the cultural sensitivity levels within the community; and provides recommendations to best address archaeological and tribal cultural resources in the Kearny Mesa Community.

The Cultural Resources Constraints Analysis concluded that much of the community of Kearny Mesa has a low cultural sensitivity level for the presence of prehistoric and historic archaeological resources, based on the records search, the Sacred Lands File search, environmental factors, and the amount of modern development that has occurred within the Kearny Mesa Community Planning Area. Undeveloped areas within or near the canyons contain a moderate sensitivity for archaeological resources.

A Cultural Resource Sensitivity Map has been developed that identifies the areas of low and moderate sensitivity. Review of this map shall be done at the initial planning stage of a project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the City's Historical Resources Guidelines. If there is any evidence that the project area contains archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City's Guidelines shall be required. All individuals conducting any phase of the archaeological evaluation program shall meet professional qualifications in accordance with the City's Historical Resources Guidelines.

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

### *Conclusion*

At this time, staff is seeking the Board's review of and comment on the Draft Kearny Mesa Cultural Resources Constraints Analysis and the draft Historic Preservation Section of the KMCPU. Staff will review all comments and direction received from the Board and the public and consider them as we proceed with the community plan update process. The Program Environmental Impact Report (PEIR) for the CPU will be prepared over the next several months and is anticipated to be released for public review and comment sometime in spring of 2019. The adoption hearing process for the Kearny Mesa CPU is expected to begin at the end of 2019, at which time the Board will provide a recommendation to the City Council on the adoption of the Kearny Mesa Community Plan Area Historic Context Statement, the Cultural Resources Constraints Analysis, the Historic Preservation section of the KMCPU, and the environmental mitigation related to impacts to historical resources



Kelley Stanco  
Development Project Manager

KS/ks

- Attachment: 1. Draft Historic Preservation Section of the Kearny Mesa CPU
2. Draft Kearny Mesa Community Plan Update Cultural Resources Constraints Analysis



# Kearny Mesa Community Plan Update

## Cultural Resources Constraints & Sensitivity Analyses

March 2019



---

Stacie Wilson, M.S., RPA  
Senior Archaeologist

*Prepared for:*

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

*Prepared by:*

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942

This page intentionally left blank

# Kearny Mesa Community Plan Update

## Cultural Resources Constraints & Sensitivity Analyses

*Prepared for:*

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

*Prepared by:*

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942

March 2019

### **National Archaeological Database Information**

Authors:	Stacie Wilson, M.S., RPA
Firm:	HELIX Environmental Planning, Inc.
Client/Project:	City of San Diego / Kearny Mesa Community Plan
Report Date:	March 2019
Report Title:	Cultural Resources Constraints and Sensitivity Analyses for the Kearny Mesa Community Plan Update, City of San Diego, California
Submitted to:	City of San Diego, Planning Department
Type of Study:	Constraints and Resources Sensitivity Analyses
New Sites:	N/A
Updated Sites:	N/A
USGS Quad:	La Jolla and La Mesa 7.5' Quadrangle
Acreage:	Approximately 4,423 acres
Key Words:	San Diego County; Mission San Diego Land Grant; City of San Diego; Community of Kearny Mesa; Community Plan Update; Constraints Analyses.

# TABLE OF CONTENTS

---

<b><u>Section</u></b>	<b><u>Page</u></b>
EXECUTIVE SUMMARY .....	ES-1
1.0 INTRODUCTION .....	1
1.1 Project Location .....	1
1.2 Project Description .....	1
1.3 Project Personnel .....	1
2.0 METHODS .....	2
3.0 EXISTING CONDITIONS .....	2
3.1 Natural Environment .....	2
3.2 Cultural Setting .....	4
3.2.1 Ethnohistory .....	4
3.2.2 Archaeological Record .....	5
3.2.3 Historical Background .....	6
4.0 ARCHIVAL RESEARCH .....	8
4.1 Records Search .....	8
4.1.1 Previous Surveys .....	8
4.1.2 Previously Recorded Resources .....	12
4.1.3 Prehistoric Archaeological Resources .....	14
4.1.4 Historic-Era Resources .....	15
4.2 Other Archival Research .....	15
4.3 Native American Contact Program .....	16
5.0 CULTURAL SENSITIVITY ANALYSIS .....	18
6.0 RECOMMENDATIONS .....	19
6.1 Mitigation Framework .....	19
7.0 REFERENCES .....	25



## TABLE OF CONTENTS (cont.)

---

### LIST OF APPENDICES

- A Resumes
- B Native American Correspondence (Confidential, bound separately)

### LIST OF FIGURES

<b><u>No.</u></b>	<b><u>Title</u></b>	<b><u>Follows Page</u></b>
1	Regional Location.....	2
2	USGS Topography .....	2
3	Aerial Photograph .....	2
4	Archaeological Resources within the Kearny Mesa Community Planning Area .....	(Confidential, bound separately)
5	Kearny Mesa Cultural Sensitivity: Archaeological Resources and Tribal Cultural Resources .....	18

### LIST OF TABLES

<b><u>No.</u></b>	<b><u>Title</u></b>	<b><u>Page</u></b>
1	Previous Studies within the KMCP Area .....	9
2	Previously Recorded Resources within the Study Area .....	13
3	Native American Contact Program Responses .....	16

## ACRONYMS AND ABBREVIATIONS

---

AMSL	above mean sea level
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
HELIX	HELIX Environmental Planning, Inc.
HRG	Historical Resources Guidelines
KMCPU	Kearny Mesa Community Plan Update
MCAS	Marine Corps Air Station
NAHC	Native American Heritage Commission
OHP	Office of Historic Preservation
PEIR	Programmatic Environmental Impact Report
SCIC	South Coastal Information Center
USGS	U.S. Geological Survey

This page intentionally left blank

## EXECUTIVE SUMMARY

HELIX Environmental Planning, Inc. (HELIX) was contracted by the City of San Diego (City) to conduct a constraints analysis and resources sensitivity analysis for archaeological resources and Tribal Cultural Resources for the community of Kearny Mesa, San Diego County, California, in support of the Kearny Mesa Community Plan Update (KMCPU) and its Programmatic Environmental Impact Report (PEIR). A cultural resources study including a records search, Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and review of existing documentation was completed for the Kearny Mesa Community Planning Area.

The records search of the California Historical Resources Information System (CHRIS), on file at the South Coastal Information Center (SCIC), indicated that 83 previous cultural resources studies have been conducted, and a total of 23 cultural resources have been previously identified, within the Kearny Mesa Community Planning Area, or study area. These include 12 prehistoric archaeological resources, one historic archaeological resource, and 10 historic buildings or structures. The prehistoric resources documented within the study area consist of six lithic scatters, a total of five isolated flakes (recorded as four resources), one site that was determined during updates to not be cultural, and a resource recorded by Malcom Rogers that was described as scattered artifacts and cobble hearths over a 20-square-mile area of Kearny Mesa. All but two of the isolated resources have been destroyed by modern residential, commercial, and infrastructure development. The historic-period archaeological resource is the remnants of an abandoned segment of Murphy Canyon Road.

A search of the Native American Heritage Commission (NAHC) Sacred Lands File indicated that sacred lands have not been identified within the study area. The NAHC provided a list of local tribal representatives and other interested parties, and a contact program was conducted in coordination with the City.

The majority of cultural sensitivity of the KMCPU area was assessed as low, based on the records search, the Sacred Lands File search, environmental factors, and the amount of modern development that has occurred within the Kearny Mesa Community Planning Area. Undeveloped areas within or near the canyons contain a moderate sensitivity for archaeological resources.

Prior to any future projects that could directly affect an archaeological resource, steps should be taken to determine (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted. According to the City's Historical Resources Guidelines (HRG; City of San Diego 2001), for Purposes of Environmental Review (CEQA), cultural resource surveys are required under the following circumstances:

Archaeological surveys are required when development is proposed on previously undeveloped parcels, when a known resource is identified on site or within a one-mile radius, when a previous survey is more than five years old if the potential for resources exists, or based on a site visit by a qualified consultant or knowledgeable City staff.

In addition, participation of the local Native American community is crucial to the effective identification and protection of cultural resources, in accordance with the HRG, Native American participation is required for all levels of future investigations in the community, including those areas that have been previously developed. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring.

Tribal consultation in accordance with Senate Bill 18 (SB 18) for the community plan update was initiated by the City of San Diego in September 2017 and October 2018; however, no requests for consultation have been received by any tribal group culturally affiliated with the Kearny Mesa community plan area. Additional notices will be sent concurrently with release of the Draft EIR and 10-days prior to the City Council hearing on the project.

Tribal consultation in accordance with Assembly Bill 52 (AB 52) was initiated by the City of San Diego with Mr. Clint Linton, Director of Cultural Resources from the Lipay Nation of Santa Ysabel and Ms. Lisa Cumper, Tribal Historic Preservation Officer (THPO) from the Jamul Indian Village, and conducted on February 1, 2019 and continued March 6, 2019. This report, as well as confidential data was provided to both representatives to assist with their review determine if the CPU area contains any Tribal Cultural Resources or areas of tribal importance which would require further evaluation or special consideration during the environmental review process. Mr. Clint Linton reviewed the materials and did not have any concerns with the program-level analysis and subsequent mitigation framework, however did provide additional feedback regarding the tribal cultural context which was incorporated into the report and the Historical, Archaeological, and Tribal Cultural Resources Section in the Environmental Impact Report. Ms. Lisa Cumper, spoke to the importance of Kearny Mesa as an area where the Kumeyaay passed through from villages in the river valley to the coastal villages north and west of Kearny Mesa and that Kumeyaay monitoring should be required for future projects. Consultation was concluded on March 6, 2019.

# 1.0 INTRODUCTION

HELIX Environmental Planning, Inc. (HELIX) completed a constraints analysis and resources sensitivity analysis for archaeological resources and Tribal Cultural Resources for the community of Kearny Mesa, San Diego County, California in support of the Kearny Mesa Community Plan Update (KMCPU). This report documents the existing cultural resources located within the Kearny Mesa Community Planning Area (study area) and identifies the cultural resources sensitivity for the KMCPU. Within the Kearny Mesa Community Planning Area is the Montgomery-Gibbs Executive Airport; however, the airport property is governed by a separate master plan. An update to the Montgomery-Gibbs Executive Airport Master Plan is being prepared by the City of San Diego's (City) Airports Division. Due to the location and size of the airport property in the Kearny Mesa Community Planning Area, the airport property was considered in the records search for the study area and constraints and sensitivity analysis.

## 1.1 PROJECT LOCATION

Kearny Mesa is located in the central portion of the City in San Diego County (Figure 1, *Regional Location*). The study area is located within the Mission San Diego Land Grant, on the U.S. Geological Survey (USGS) 7.5' La Jolla and La Mesa quadrangles (Figure 2, *USGS Topography*). The KMCPU area is bounded by State Route 52 (SR 52) on the north and Interstate 805 (I-805) and Interstate 15 (I-15) on the west and east, respectively, and encompasses approximately 4,423 acres (Figure 3, *Aerial Photograph*). Marine Corps Air Station (MCAS) Miramar is situated to the north of the study area, the community of Tierrasanta to the east, the community of Serra Mesa to the south, and the community of Clairemont Mesa to the west.

## 1.2 PROJECT DESCRIPTION

The KMCPU is a comprehensive update to the current community plan, which was adopted in 1992 and most recently amended in January 2018 (City of San Diego 2018a). The purpose of the KMCPU is to continue to guide the growth and development of Kearny Mesa.

Within the boundaries of the Kearny Mesa Community Planning Area are three locally approved planning documents: the Stonecrest Specific Plan, the New Century Center Master Plan, and the Montgomery-Gibbs Airport Master Plan (Figure 3). The Stonecrest Specific Plan was adopted by City Council in February 1988 with amendments approved in 1996 (City of San Diego 1996). The New Century Center Master Plan was approved by City Council in November 2002 (City of San Diego 2002). An update to the Montgomery-Gibbs Airport Master Plan is being prepared by the Airports Division.

## 1.3 PROJECT PERSONNEL

Stacie Wilson, M.S., RPA served as principal investigator and is the primary author of this technical report. Mary Robbins-Wade, M.A., RPA provided senior technical review. Resumes for key project personnel are presented in Appendix A.

## 2.0 METHODS

A records search of California Historical Resources Information System (CHRIS) was conducted by the City in support of the KMCPU. The CHRIS records for San Diego County are on file at the South Coastal Information Center (SCIC) and provided to the City under contract. HELIX conducted a supplemental records search and literature review at the SCIC, located at San Diego State University, and reviewed in-house records for resources on file the San Diego Museum of Man. The records search included locations and records for archaeological and historical resources, locations and citations for previous cultural resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory. Historic maps and aerial photographs were reviewed to assess the potential for historic archaeological resources to be present.

The Native American Heritage Commission (NAHC) was contacted on May 10, 2018 for a Sacred Lands File search and list of Native American contacts, which were received on May 14, 2018. Letters were sent to the tribal representatives identified by the City and the NAHC on June 11, 2018 informing them of the project and asking them of any knowledge or information about cultural resources they may have about the study area. Native American correspondence is included as Confidential Appendix B to this report.

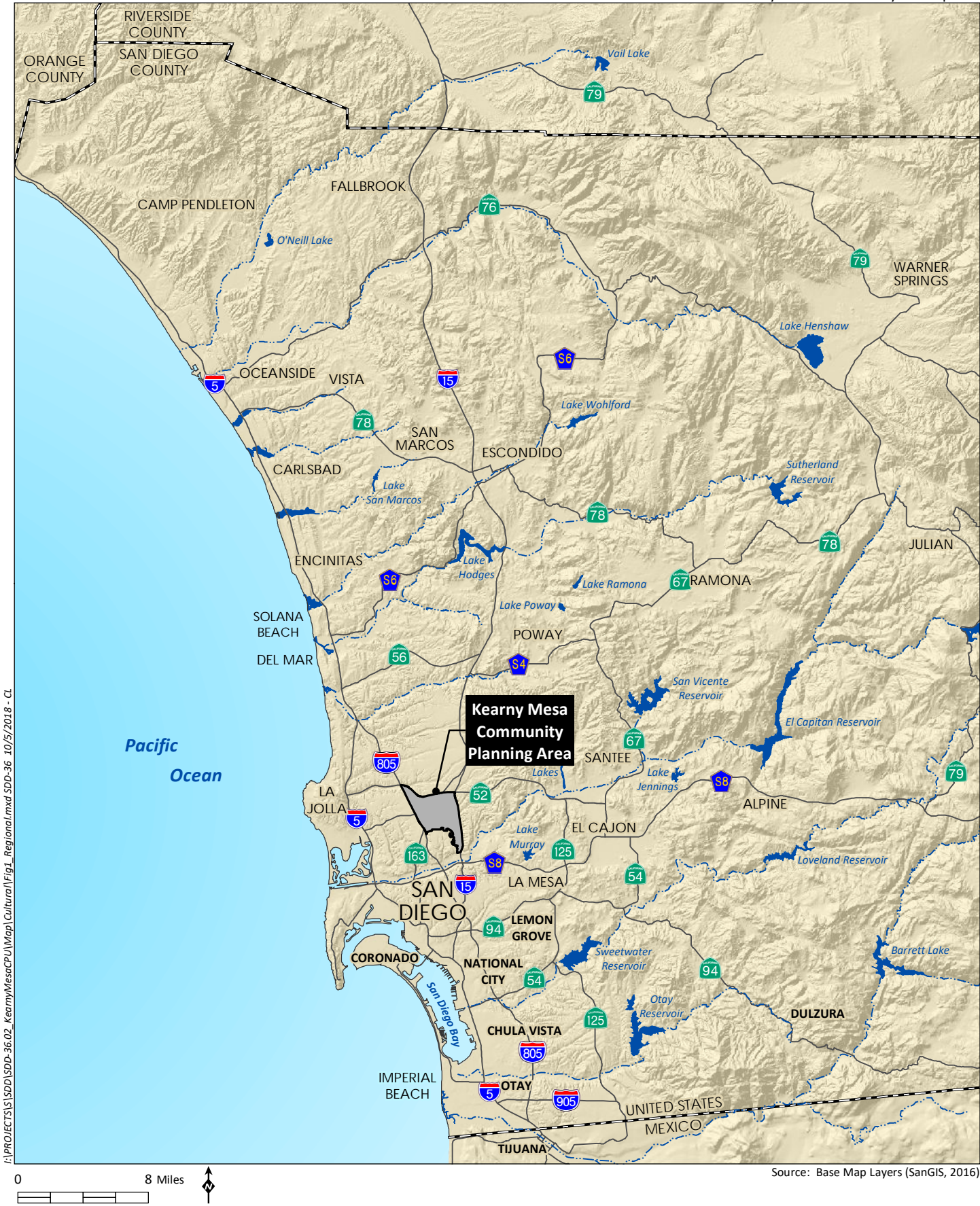
## 3.0 EXISTING CONDITIONS

### 3.1 NATURAL ENVIRONMENT

The community of Kearny Mesa is situated within the coastal plain of western San Diego County, where the climate is characterized as semi-arid steppe, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The study area is situated on a mesa, with Murphy Canyon forming the eastern border of the community (Figure 2). San Clemente Canyon is located to the north of the study area, Ruffin Canyon is located to the south and west of the southern portion of the community, and the San Diego River is located to the south and east. The elevation of the study area ranges from approximately 70 feet above mean sea level (AMSL) within the southern portion of Murphy Canyon to an average of 420 feet AMSL on the mesa.

Geologically, a majority of the study area is underlain by the Lindavista Formation, which consists of very old paralic deposits from the middle to early Pleistocene that form the mesa surface (Kennedy and Tan 2008). The Lindavista Formation consists of reddish brown “interfingering strandline, beach, estuarine and colluvial deposits composed of siltstone, sandstone and conglomerate” (Kennedy and Tan 2008:8). The deposits within the western portion of the study area are situated on the Linda Vista terrace, which is at elevations between 370 and 377 feet AMSL. The remainder of the mesa deposits are on the Tierra Santa terrace, at elevations between 400 and 410 feet AMSL, except for a topographically high ridge that formed along a strand line along the western portion of terrace. Young alluvial flood-plain deposits (Holocene and late Pleistocene), Stadium Conglomerate (middle Eocene), Mission Valley Formation (middle Eocene), and Friars Formation (middle Eocene) are exposed in canyons, drainages, and cut or eroded slopes within the study area (Kennedy and Tan 2008; PaleoServices 2018).

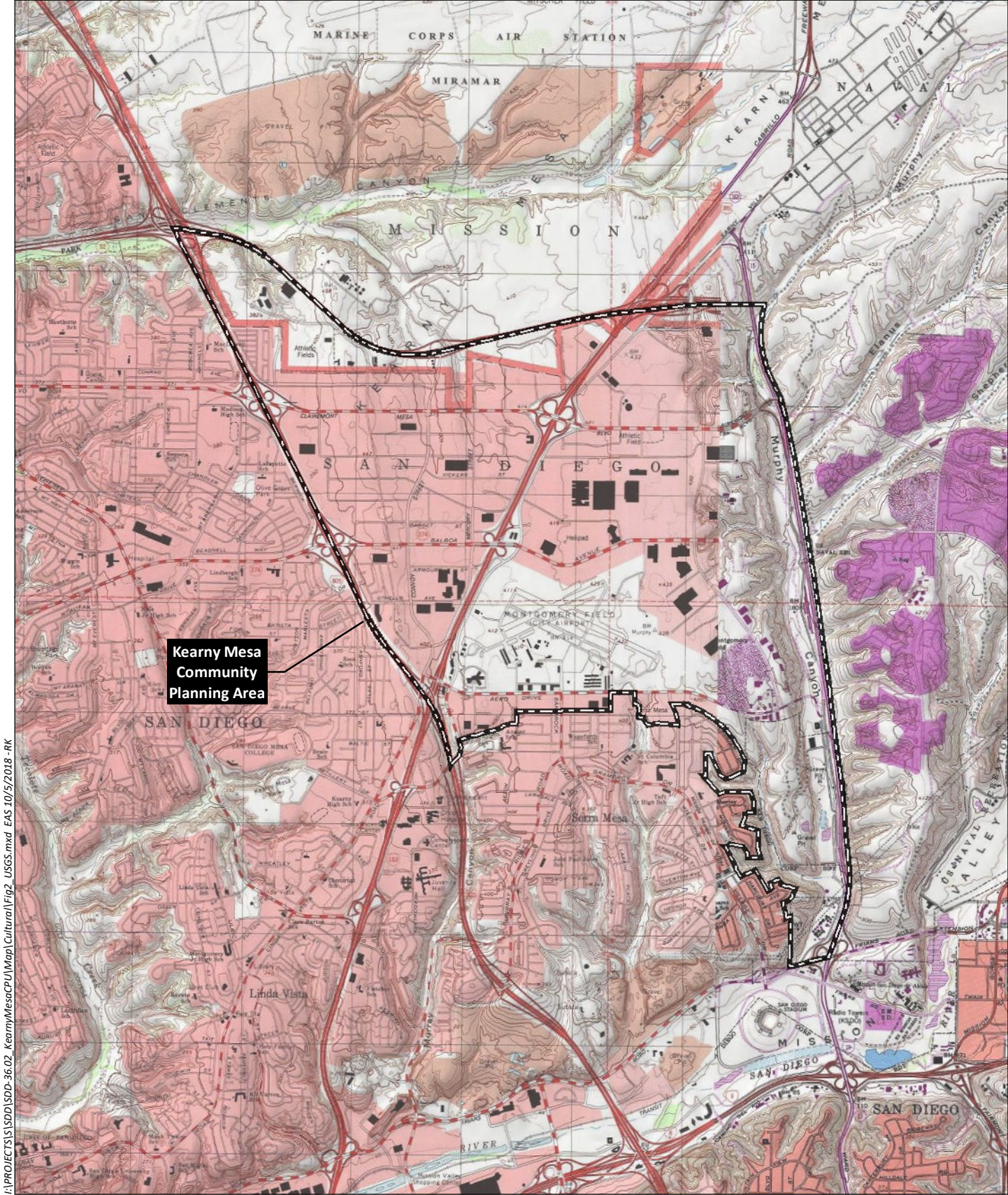
The study area is characterized predominantly by urban development. In addition to the geologic units discussed above, large portions of the community are underlain by artificial fill as a result of buildings and infrastructure development, and the soils on the mesa have been altered to create level building



# Regional Location

Figure 1

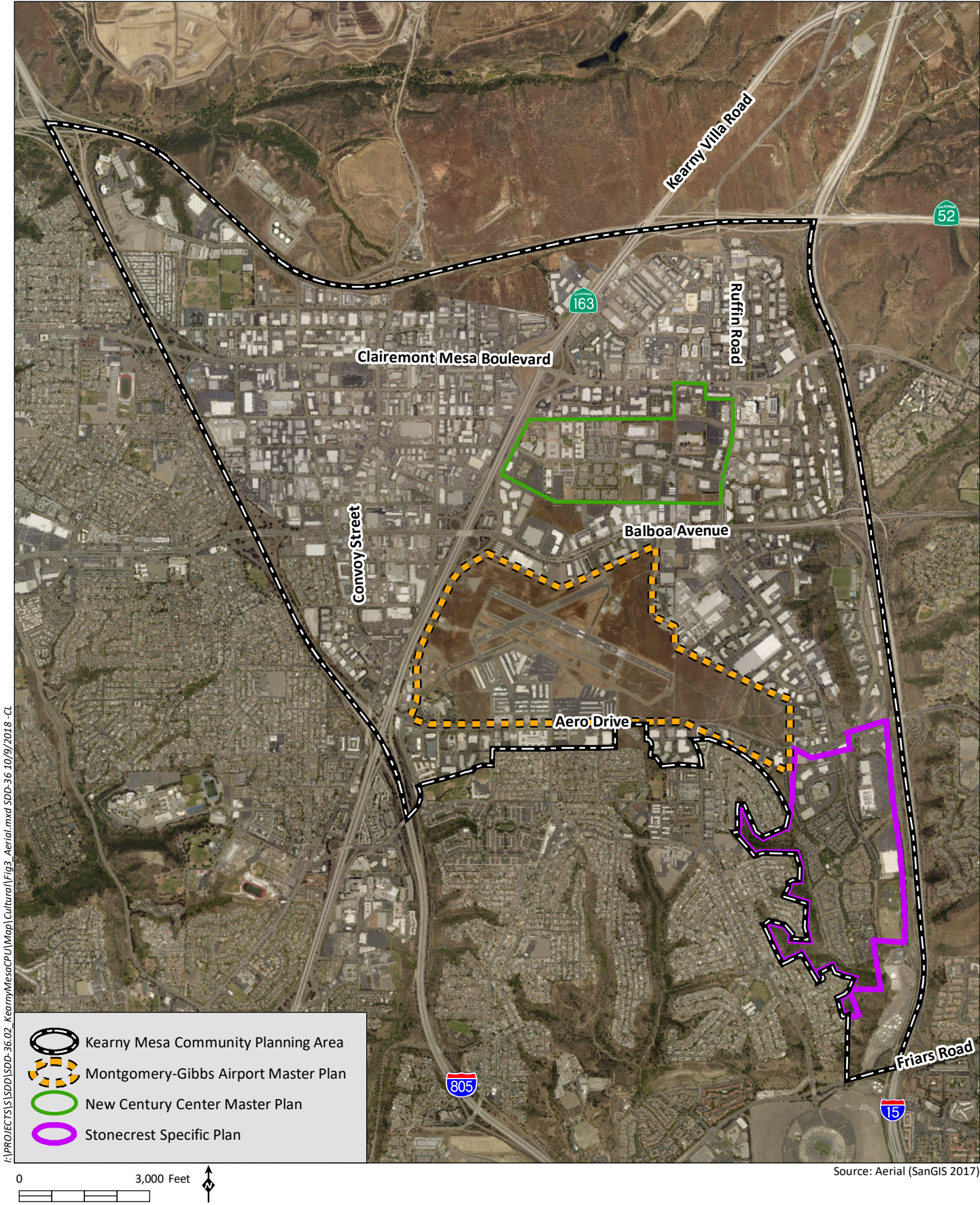




Kearny Mesa  
Community  
Planning Area

Source: La Jolla and La Mesa 7.5' Quads (USGS)





I:\PROJECTS\1501\SDD\SDD-36.02\_KearnyMesaCPU\Map\Cultural\Fig3\_Aerial.mxd SDD-36 10/9/2018 -CL





sites or streets (The Bodhi Group 2018). In addition, areas within and immediately surrounding the Kearny Mesa include transportation infrastructure and residential, large-scale aviation, commercial, and industrial development.

Five soil series are found within the study area: Altamont Clay, Chesterton, Gaviota, Olivenhain, and Redding (USDA 2018). River wash, Terrace escarpments, gravel, pits, and made land are also mapped within the study area. The Redding series comprises a majority of the soil found on the eastern portion of the mesa top and is composed of well-drained, undulating to steep gravelly loams that have a gravelly clay subsoil and a hardpan; this soil generally supports vegetation such as chamise, flattop buckwheat, sumac, scrub oak, and annual forbs and grasses. The Chesterton series comprises the soil found on the western portion of the mesa top and is composed of moderately well-drained fine sandy loams that formed from soft sandstone that weathered in place; this soil generally supports vegetation such as chamise, flattop buckwheat, sumac, black sage, and annual forbs and grasses. The Olivenhain series is found along the south and northern borders of the study area and consists of well-drained, moderately deep to deep cobbly loams that have a very cobbly clay subsoil; in mainly uncultivated areas, the soil supports vegetation of mainly chamise, scrub oak, flattop buckwheat, wild oats, sugarbush, soft chess, and cactus. The Altamont series encompasses a small area in the southeastern portion of the study area and is composed of well-drained clays that formed in material weathered from calcareous shale; in uncultivated areas, the soil mainly supports annual grasses and scattered shrubs. The Gaviota series encompasses a small area in the northwestern portion of the study area and is composed of well-drained, shallow fine sandy loams that formed from marine sandstone; this soil mainly supports chamise, cactus, scrub oak, sumac, flattop buckwheat, and annual forbs and grasses (Bowman 1973).

A biological resources report prepared by HELIX summarized existing biological resources within the study area. Developed lands, eucalyptus woodland, and disturbed habitat are identified within the majority of the study area, covering over 86 percent of the community. Of this, over 83 percent is developed lands. Upland vegetation communities found in dry landforms were identified in approximately 13 percent of the study area. Wetland vegetation communities are mapped in less than one percent of the study area (HELIX 2018).

Prior to historic and modern activities, the study area vicinity would have consisted of grassland communities and coastal sage scrub on the mesa, with stands of riparian vegetation within major drainages (Schoenherr 1992). The riparian community would have consisted of plants such as sycamore (*Platanus racemosa*), Fremont cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*) and willow (*Salix* sp.) (Beauchamp 1986; Munz 1974). Major wildlife species found in this environment prehistorically were coyote (*Canis latrans*); mule deer (*Odocoileus hemionus*); grizzly bear (*Ursus arctos*); mountain lion (*Felis concolor*); rabbit (*Sylvilagus auduboni*); jackrabbit (*Lepus californicus*); and various rodents, the most notable of which are the valley pocket gopher (*Thomomys bottae*), California ground squirrel (*Otospermophilus beecheyi*), and dusky footed woodrat (*Neotoma fuscipes*) (Head 1972). Acorns and grass seeds were staple food resources in the Late Prehistoric Period in Southern California (Bean and Shippek 1978). Rabbits, jackrabbits, and rodents were very important to the prehistoric diet as well; deer were somewhat less significant for food but were an important source of leather, bone, and antler. In addition, many of the plant species naturally occurring in the project area and vicinity are known to have been used by native populations for medicine, tools, ceremonial, and other uses (Christenson 1990; Hedges and Beresford 1986; Luomala 1978).

## 3.2 CULTURAL SETTING

The cultural history in San Diego County presented below is based on documentation from both the archaeological and ethnographic records, and represents a continuous human occupation in the region spanning the last 10,000 years. While this information comes from the scientific reconstructions of the past, it does not necessarily represent how the Kumeyaay see themselves. While the material culture of the Kumeyaay is contained in the archaeological record, their history, beliefs and legends have persevered, and are retained in the songs and stories passed down through the generations. It is important to note that Native American aboriginal lifeways did not cease at European contact. Protohistoric refers to the chronological trend of continued Native American aboriginal lifeways at the cusp of the recorded historic period in the Americas.

### 3.2.1 Ethnohistory

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in what is now San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay died from introduced diseases or were brought into the mission system. Earliest accounts of Native American life in what is now San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language. These studies have continued to the present day, and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across San Diego County. The Kumeyaay are the Most Likely Descendants for all Native American human remains found in the City of San Diego.

The study area is located within the traditional territory of the Kumeyaay, also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá). At the time of Spanish contact, Yuman-speaking Kumeyaay bands occupied southern San Diego and southwestern Imperial counties and northern Baja California. The Kumeyaay are a group of exogamous, patrilineal territorial bands that lived in semi-sedentary, politically autonomous villages or rancherias. Most rancherias were the seat of a clan, although it is thought that, aboriginally, some clans had more than one rancheria and some rancherias contained more than one clan (Bean and Shipek 1978; Luomala 1978). Several sources indicate that large Kumeyaay villages or rancherias were located in river valleys and along the shoreline of coastal estuaries (Bean and Shipek 1978; Kroeber 1976). They subsisted on a hunting and foraging economy, exploiting San Diego's diverse ecology throughout the year; coastal bands exploited marine resources while inland bands might move from the desert, ripe with agave and small game, to the acorn and pine nut rich mountains in the fall (Cline 1984; Kroeber 1976; Luomala 1978).

At the time of Spanish colonization in the late 1700s, several major villages, or rancherias, were located along the San Diego River, including *Nipaguay* at the location of the San Diego Mission de Alcalá, located less than a half-mile to the southeast of the of the study area, on the north side of the river (Brodie 2013; Carrico 2008). Some native speakers referred to river valleys as oon-ya, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. For example, the floodplain from the San Diego Mission de Alcalá to the ocean was hajir or qajir (Harrington 1925). It is likely that the Kumeyaay people used Murphy Canyon as a travel corridor between villages located in Mission Valley, such as *Nipaguay*, and villages to the north, including *Ystagua*, *Peñasquitos*, and *Pawai*/

*Pawaii/Paguay* (Carrico 1974). Although Kearny Mesa was undoubtedly exploited by the Kumeyaay for foraging and as a travel route, no known villages or major settlements are recorded for this area and very little ethnographic data exists for the mesa area (WESTEC Services, Inc. 1979).

### 3.2.2 Archaeological Record

The earliest well-documented sites in the San Diego area belong to the San Dieguito Tradition, dating to over 9,000 years ago (Warren 1967; Warren et al. 1998). The San Dieguito Tradition is thought by most researchers to have an emphasis on big game hunting and coastal resources (Warren 1967). Diagnostic material culture associated with the San Dieguito complex includes scrapers, scraper planes, choppers, large blades, and large projectile points (Rogers 1939; Warren 1967).

In the southern coastal region, the traditional view of San Diego prehistory has the San Dieguito Tradition followed by the Archaic Period, dating from circa 8600 Before Present (BP) to circa 1300 BP (Warren et al. 1998). Many of the archaeological site assemblages dating to this period have been identified at a range of coastal and inland sites. These assemblages, designated as the La Jolla/Pauma complexes, are considered part of Warren's (1968) "Encinitas tradition" and Wallace's (1955) "Early Milling Stone Horizon." The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147) and brings a shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural manifestations of the Archaic period are called the La Jollan complex along the coast and the Pauma complex inland. Pauma complex sites lack the shell that dominates many La Jollan complex site assemblages. Sites dating to the Archaic Period are numerous along the coast, near-coastal valleys, and around estuaries. In the inland areas of San Diego County, sites associated with the Archaic Period are less common relative to the Late Prehistoric complexes that follow them (Cooley and Barrie 2004; Laylander and Christenson 1988; Raven-Jennings and Smith 1999; True 1970). The La Jolla/Pauma complex tool assemblage is dominated by rough cobble tools, especially choppers and scrapers (Moriarty 1966). The La Jolla/Pauma complex tool assemblage also include manos and metates; terrestrial and marine mammal remains; flexed burials; doughnut stones; discoidals; stone balls; plummets; biface points; beads; and bone tools (True 1958, 1980).

While there has been considerable debate about whether San Dieguito and La Jollan patterns might represent the same people using different environments and subsistence techniques, or whether they are separate cultural patterns (e.g., Bull 1983; Ezell 1987; Gallegos 1987; Warren et al. 1998), abrupt shifts in subsistence and new tool technologies occur at the onset of the Late Prehistoric Period (1500 BP to AD 1769). The Late Prehistoric period is characterized by higher population densities and intensification of social, political, and technological systems. The Late Prehistoric period is represented by the San Luis Rey complex in the northern portion of San Diego County and the Cuyamaca complex in the southern portion of the county. Late Prehistoric artifactual material is characterized by Tizon Brownware pottery, various cobble-based tools (e.g., scrapers, choppers, and hammerstones), arrow shaft straighteners, pendants, manos and metates, and mortars and pestles (McDonald and Eighmey 2004). The arrow point assemblage is dominated by the Desert Side-notched and Cottonwood Triangular points, but the Dos Cabezas Serrated type also occurs (Wilke and McDonald 1986). Subsistence is thought to be focused on the utilization of acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish were also secondary resources, except immediately adjacent to the coast, where they assumed primary importance (Bean and Shipek 1978; Sparkman 1908). The settlement system is characterized by seasonal villages where people used a central-based collecting subsistence strategy.

Based on ethnographic data, including the areas defined for the Hokan-based Yuman-speaking peoples (Kumeyaay) and the Takic-speaking peoples (Luiseño) at the time of contact, it is now generally accepted that the Cuyamaca complex is associated with the Kumeyaay and the San Luis Rey complex with the Luiseño. Agua Hedionda Creek is often described as the division between the territories of the Luiseño and the Kumeyaay people (Bean and Shipek 1978; Luomala 1978), although various archaeologists and ethnographers use slightly different boundaries.

### **3.2.3 Historical Background**

#### **3.2.3.1 Spanish Period**

While Juan Rodriguez Cabrillo visited San Diego briefly in 1542, the beginning of the historic period in the San Diego area is generally given as 1769. In the mid-18th century, Spain had escalated its involvement in California from exploration to colonization (Weber 1992) and in that year, a Spanish expedition headed by Gaspar de Portolá and Junípero Serra established the Royal Presidio of San Diego. Portolá then traveled north from San Diego seeking suitable locations to establish military presidios and religious missions in order to extend the Spanish Empire into Alta California.

Initially, both a mission and a military presidio were located on Presidio Hill overlooking the San Diego River. A small pueblo, now known as Old Town San Diego, developed below the presidio. The Mission San Diego de Alcalá was constructed in its current location five years later. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Cattle ranching, animal husbandry, and agriculture were the main pursuits of the missions.

#### **3.2.3.2 Mexican Period**

Although Mexico gained its independence from Spain in 1821, Spanish patterns of culture and influence remained for a time. The missions continued to operate as they had in the past, and laws governing the distribution of land were also retained in the 1820s. Following secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society making a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities.

These ranches put new pressures on California's native populations, as grants were made for inland areas still occupied by the Kumeyaay, forcing them to acculturate or relocate farther into the back-country. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2008; Farris 1994).

#### **3.2.3.3 American Period**

American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican–American War. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors, including the discovery of gold in the state, the end of the Civil War, the availability of free land

through passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions, and greatly increased the rate of population decline among Native American communities.

In the late 1860s, Alonzo Horton began the development of New San Diego and began the shift of commerce and government centers from Old Town (Old San Diego) to New Town (downtown). Development from downtown San Diego initially began to spread eastward, in part, by following natural transportation corridors. The following decades saw “boom and bust” cycles that brought thousands of people to the area of San Diego County. By the end of the 1880s, many of the newcomers had left, although some remained to form the foundations of small communities based on dry farming, orchards, dairies, and livestock ranching. During the late nineteenth and early twentieth centuries, rural areas of San Diego County developed small agricultural communities centered on one-room schoolhouses.

Beginning in the late 1850s, John Murphy raised cattle and horses in the Mission Valley area. In 1871, what had become known as “Murphy’s Canyon” was recognized by the San Diego County Board of Supervisors as a major traffic artery between the City of San Diego and Poway Valley and the northern areas of San Diego County. In the late 1870s, Murphy sold his land, which by that time had developed into a prosperous farm and cattle ranch (Carrico 1974).

By the 1890s, the City entered a time of steady growth and subdivisions surrounding downtown were developed. As the City continued to grow in the early twentieth century, the downtown's residential character changed. Streetcars and the introduction of the automobile allowed people to live farther from their downtown jobs, and new suburbs were developed.

The influence of military development, beginning in 1916 and 1917 during World War I, resulted in substantial development in infrastructure and industry to support the military and accommodate soldiers, sailors, and defense industry workers. In 1917, the U.S. Army established Camp Kearny on the site of what is now MCAS Miramar. Camp Kearny was named after Brigadier General Stephen W. Kearny, who was instrumental in the Mexican–American War. In 1943, Camp Kearny was commissioned as the Naval Auxiliary Air Station Camp Kearny; it continued to operate until 1946, when it was transferred to the Marines.

One of the first modern developments to occur within the study area was the Montgomery-Gibbs Executive Airport, which opened in 1937 as a private flying field owned and operated by William “Bill” Gibbs Jr. (Pourade 1977). Gibbs Field initially had one 1,200-foot runway; however, in 1939, three dirt landing strips were constructed. In 1940, the field was leased to the Ryan School of Aeronautics for Army Air Corps cadet training, and by 1946 the airport had grown to include several airplane hangars (City of San Diego 2017; Pourade 1977).

Little development occurred within the City north of the San Diego River until the 1940s, when military housing was developed in Linda Vista (City San Diego 2001). As part of the housing development, the federal government extended water and sewer pipelines to the Linda Vista area and improved public facilities. From Linda Vista, urban development spread north to the Kearny Mesa area (City of San Diego 2001). In 1947 the City acquired 1,500 acres in Kearny Mesa, including Gibbs Field, and made several improvements to the runways and facilities, including two asphalt runways and taxiways. The field was dedicated in 1950 as Montgomery Field in honor of John J. Montgomery, who in 1883 had made the first controlled wing flight in a “heavier-than-air” fixed wing aircraft in the Otay Mesa area of the City



(City of San Diego 2017; Pignuolo and Murray 2001). Gibbs maintained his responsibilities as operator of the new airport until 1954 when the City took control of the field (Pourade 1977).

The 1950s also saw the beginning of widespread industrial development within the study area. General Dynamics constructed facilities in the late 1950s to support research, development, and manufacture of the Atlas Missile for the United States Air Force and several other aerospace, electronics, and other industrial companies constructed buildings in the community (City of San Diego 2018b; Manley 1997). In 1948, the Cabrillo Parkway, now State Route 163 (SR 163), was constructed as U.S. Highway 395 and between 1953 and 1964, a new two-lane highway was constructed in the present-day location of I-15 (NETR Online 2018). Additional development within Montgomery Field occurred in the 1960s with the construction of an Air Traffic Control Tower in 1965 and a new parallel runway and administration building in 1969 (Pignuolo and Murray 2001). During the 1960s, the study area also saw huge increases in residential, commercial, and infrastructure development, which has been reflected into the present time.

## 4.0 ARCHIVAL RESEARCH

### 4.1 RECORDS SEARCH

A record search of the CHRIS, on file at the SCIC and provided to the City under contract, was conducted by the City; supplemental search of records and reports on file at the SCIC was conducted by HELIX staff on June 1, 2018. The records search included identification of archaeological and built environment resources, locations and citations for previous cultural resources studies, and a review of the state OHP historic properties directory.

#### 4.1.1 Previous Surveys

The records search results identified that 83 previous cultural resource studies have been conducted within the study area (Table 1, *Previous Studies within the Study Area*). The majority of the studies include archaeological surveys and assessments; others involved record searches, reconnaissance surveys, testing/evaluation programs, construction monitoring programs, overview studies, and environmental documents. Approximately 36 percent of the study area is not covered by a previous cultural resource study. In addition, of the 64 percent of the study area that is covered by a previous study, some of the reports reflect background studies, such as records searches, or general environmental documents, and did not include a pedestrian survey. As such, it is likely that that less than 50 percent of the study area was previously surveyed for cultural resources prior to being developed.

**Table 1**  
**PREVIOUS STUDIES WITHIN THE STUDY AREA**

<b>Report Number (SD-)</b>	<b>Report Title</b>	<b>Author/Company, Report Year</b>
42	Archaeological Survey of The Sunglow Property (6254), San Diego County, California	Adams, 1978
77	A Report of Cultural Impact Survey Phase I, Project: 11-SD-15	Ainsworth, 1974
546	An Archaeological Survey of the San Diego River Valley	Cupples, 1974
564	Archaeological Survey Report for a Proposed Extension of State Route 52 in San Diego, CA. 11-SD-52, 3.3/5.5; 11-SD-85, 23.3/23.9; 11- SD-52, 5.5/7.4; 11- SD -52, 5.5/7.4; 11- SD -163, 9.4/9.7; 11206-047040	Carrillo, 1981
565	Archaeological Survey of Several Highway Route Alternatives in Kearny Mesa, San Diego, California	Carrillo and Crotteau, 1981
566	First Addendum Archaeological Survey Report for a Proposed Highway Construction Project on I-15 Post Miles 9.7/12.0	Carrillo, 1981
570	An Archaeological Survey Report for a Portion of Proposed Interstate 15 and Route 163/I-15 Interchange (11-SD-15/163 p.m. R12.0-R13.6/R10.4-R11.3)	Corum, 1977
578	First Addendum Survey Report for Archaeological Survey of Several Highway Route Alternatives in Kearny Mesa, San Diego, California	Carrillo, 1982
580	Report of an Extended Phase I Archaeological Study of CA-SDI-8647 11-SD-52-3.3/8.8, 11206-047070, 11206-047040, 11206-142361	Carrillo, 1982
702	Archaeological/Historical Survey of the Murphy Canyon Project	Eckhardt, 1978
705	Archaeological/Historical Survey of Daley Business Park Unit No. 4	Eckhardt, 1978
817	Proposed Sound Barrier, San Diego, California 11-SD-805 P.M. 21.4 11212-183541	Goldberg, 1979
823	Cultural Resource Survey of the Allred-Collins Business Park East, San Diego, California	Gallegos and Pigniolo, 1990
1135	An Archaeological Impact Statement for California State Highways Project 11-SD-163, 8.5-10.0	Loughlin, 1973
1137	A Report of Cultural Impact Survey Phase I Project: 11-SD-805-21.8 NE Quadrant of Route 805 and Balboa Avenue (Rt. 274)	Loughlin, 1974
1140	An Archaeological Survey Report for Two Park and Pool Lots 11-SD-15 P.M. R11.8/M.19.3 11208-189550	Lloyd, 1981
1203	Historical Property Survey Report for the Proposed State Route 52 11-SD-52 3.31/8.8, 11206-047070, 11206-047040, 11206-152361	Carrillo, 1982
1247	Archaeological Survey 11-SD-52 2.7-5.0 5.0-9.3 11208-047-71 047041	Kaldenberg, 1973
1656	Archaeological Survey of Montgomery Field, 30-Acre Runway Extension Area	Wade, 1987
1704	Second Addendum Archaeological Survey Report for Route 8/15 Interchange 11-SD-15 R6.0/R7.0 11-SD-08 5.1/6.3 11206-048161.	Price, 1980
2188	Draft Environmental Impact Report Miramar Landfill General Development Plan	City of San Diego, 1991
2240	Negative Archaeological Survey Report I-15 Between R7.0/R8.9	Cooley, 1991
2628	Historic Properties Inventory Report for the Mission Valley Water Reclamation Project, San Diego California	Carrico et al., 1990
2853	Cultural Resource Monitoring Results Report for the East Mission Gorge Interceptor Sewer System Force Main Construction Project	Kyle and Gallegos, 1993

**Table 1 (cont.)**  
**PREVIOUS STUDIES WITHIN THE STUDY AREA**

<b>Report Number (SD-)</b>	<b>Report Title</b>	<b>Author/Company, Report Year</b>
2910	Historical/Archaeological Survey and Test Report for Miramar Landfill General Development Plan EIS/EIR, San Diego, California.	Strudwich et al., 1993
2916	Cultural Resources Assessment of AT&T's Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside and San Diego Counties, California	Peak & Associates, Inc., 1990
2991	Archaeological Resources Inventory for Stonecrest Village, San Diego, California	Robbins-Wade, 1995
3720	Historical/Archaeological Survey Report for the Water Re-purification Pipeline and Advanced Water Treatment Facility, City of San Diego, California	Schroth et al., 1996
3945	Cultural Resource Constraint Study for the Montgomery Field Resource Management Plan City of San Diego, California	Gallegos et al., 1996
4181	Clean Water Program for Greater San Diego Santee Basin Water Reclamation Project Draft Environmental Report	City of San Diego, 1990
4230	A Report of Cultural Impact Survey Phase One, Performed SDSU Foundation for the California Department of Transportation, District 11, Project 11-SD-15	Ainsworth, 1974
4326	Archaeological/Historical Survey of Daley Business Park Unit No.4.	Eckhardt, 1978
4571	Cultural Reconnaissance of a One Acre Site for the G&M Oil Company Service Station	Brown, 1997
4581	New Century Center Draft Program Environmental Impact Report Technical Appendices Volume II	Manley and Wade, 1997
5036	Cultural Resources Survey for Serra Mesa/Kearney Mesa Branch Library Project City of San Diego, California	Pigniolo, 2000
5251	Environmental Data Statement San Onofre to Encina 230 KV Transmission Line Addendum No. 3	WESTEC Services, 1979
5442	Negative Archaeological Survey Report District II, County of San Diego Route 15 Postmile 8.5-8.8	Cheever, 1984
5482	Historic Properties Inventory for the San Diego Sludge Management Program--NAS Miramar North Dewatering Facility, San Diego, California	Gross, 1990
5770	Historic Property Survey for Route 8/15 Interchange	Goldberg, 1981
6221	A Phase 1 Cultural Resources Investigation of the Vesta Telecommunications Inc. Fiber Optic Alignment, Riverside County to San Diego County California	McKenna, 2000
6579	Negative Archaeological Survey Stonecrest Development Project	Pigniolo, 1990
6760	IT San Diego Loop F Overbuild, in San Diego County, PL Project Number 800-38	Holson, 2002
6877	NAS Miramar Realignment--Historic Resources	Widell, 1995
7414	Cultural Resource Survey and Constraints Study for the Montgomery Field Airport Master Plan Project, City of San Diego, California	Pigniolo and Murray, 2001
7795	Historical/Archaeological Survey Test Report for the El Capitan Water Pipeline Repair and Fairmount Avenue Widening City of San Diego, California	Gallegos et al., 1995
7862	Cultural Resources Study for Nextel Site CA 6-941 MCAS Miramar, California	Pierson, 2001

**Table 1 (cont.)**  
**PREVIOUS STUDIES WITHIN THE STUDY AREA**

<b>Report Number (SD-)</b>	<b>Report Title</b>	<b>Author/Company, Report Year</b>
8957	Draft: Historic Properties Background Study for the City of San Diego Clean Water Program	Brian F. Mooney Associates, 1993
8963	Historic Properties Inventory for the San Diego Sludge Management Program - NAS Miramar North Dewatering Facility, San Diego, California	Robbins-Wade and Gross, 1990
9067	Cultural Resource Assessment for Cingular Wireless Facility SD 693-01, City of San Diego, California.	Kyle, 2002
9397	Archaeological Site Evaluations in Support for Marine Corps Air Station Miramar, San Diego County, California	Hector et al., 2004
9514	Archaeological Resources Inventory for the Park View - Aero Court Project, San Diego, California	Robbins-Wade, 2005
9638	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD 422-01, San Diego, California	Kyle, 2001
9651	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD 517-01, San Diego, California	Kyle, 2001
9754	Cultural Resource Overview of Rose Canyon and San Clemente Canyon, City of San Diego, California	Hector, 2005
10406	Biological and Cultural Resources Surveys for the Montgomery Field Runway Expansion Project	McGinnis and Nordby, 2006
10551	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	Arrington, 2006
11101	Draft Montgomery Field Cultural Constraints Survey	Zepeda-Herman, 2007
11142	Update - Cultural Resource Overview of Rose Canyon and San Clemente Canyon, City of San Diego, California	Hector, 2007
11460	A Programmatic Approach for National Register Eligibility Determinations of Prehistoric Sites Within the Southern Coast Archaeological Region, California	Reddy, 2007
11588	Cultural Resource Records Search Results for Verizon Facility Candidate 61074166 (Kyocera), 8611 Balboa Avenue, San Diego, San Diego County, California	Bonner et al., 2008
11803	Historic Property Survey Report for Interstate 805 North Corridor Project	Dominici, 2008
11826	Archaeological Resources Analysis for the Master Stormwater System Maintenance Program, San Diego, California Project. No. 42891	Robbins-Wade, 2008
11856	Archaeological Evaluation Of 17 Sites on Marine Corps Air Station Miramar, San Diego County, California	Iversen et al., 2008
11976	Draft Cultural Resources Inventory Survey Naval Air Station Miramar, California	Stringer-Bowsher and Becker, 1995
12167	Bridge Maintenance Activities On 22 Structures on Routes 5, 125, 163, and 274 In San Diego County Historic Property Survey Report	Rosen, 2009
12200	Draft Environmental Impact Report for the Master Storm Water System Maintenance Program	City of San Diego, 2009
12642	Archaeological Survey and Extended Phase I Investigations for the Caltrans I-805 North Corridor Project, San Diego County, California	Laylander and Akyuz, 2008
13006	Master Storm Water System Maintenance Program	Robbins-Wade, 2011

**Table 1 (cont.)**  
**PREVIOUS STUDIES WITHIN THE STUDY AREA**

<b>Report Number (SD-)</b>	<b>Report Title</b>	<b>Author/Company, Report Year</b>
13901	AT&T Site SD 0736 LTE Optimal Land Mark Centre 4550 Kearny Villa Road San Diego, San Diego County, California 92123	Loftus, 2012
13915	Final Cultural Resources Survey San Diego Air National Guard Station, San Diego, San Diego County, California	AMEC, 2009
14095	Final Integrated Cultural Resources Management Plan Update for Marine Corps Air Station Miramar	ASM Affiliates, Inc., 2011
14102	Final Archaeological Evaluation of 17 Sites on Marine Corps Air Station Miramar, San Diego County, California	Iverson et al., 2008
14434	Shogun Kobe/ #11965 (253274) 9181 Kearney Villa Court, San Diego, Collocation	Perez, 2012
14695	Office Relocation, 4493 Ruffin Road, San Diego, California	Tate, 2012
15151	Cultural Resources Assessment of the Crown Castle/Verizon Fiber PUC Project, San Diego, California (BCR Consulting Project No. SYN1404)	Brunzell, 2015
15464	Cultural Resources Survey Report: Kearny Mesa Gateway Project San Diego, California	Robbins-Wade, 2013
15856	Cultural Resource Records Search and Site Visit Results For AT&T Mobility, LLC Candidate SD 0281 (Korean Methodist Church), 6701 Convoy Court, San Diego, San Diego County, California	Bonner and Williams, 2013
16060	Cultural Resource Records Search and Site Survey AT&T Site SD0836 Kearny Villa Road & Century Park 4550 Kearny Villa Road San Diego, San Diego County, California 92123	Loftus, 2014
16357	Letter Report: ETS 28531 - Cultural Resources Assessment for Proposed TL671 Compliance Maintenance at Admiral Baker Field, San Diego County, California	Wilson, 2014
16431	Cultural Resource Records Search and Site Survey Qualcomm Stadium Verizon Antenna Add VZW ODAS Final Design ATT ASG SG RF 9449 Friars Road, San Diego, San Diego County, California 92108	Loftus, 2015
16555	Historic Building/Structure Evaluation Supplement, Marine Corps Air Station Miramar, San Diego, California	Davis and Gorman, 2015
17102	Cultural Resources Survey Report for the Proposed San Diego Gas & Electric T1676 Mission to Mesa Reconnector Project, San Diego County, California	Foglia et al., 2017
17157	Negative Cultural Resources Survey Report for the Kaiser Permanente San Diego Central Medical Center Project, San Diego County, California	Giacinto and Hale, 2012

#### 4.1.2 Previously Recorded Resources

Twenty-three cultural resources have been identified within the study area (Table 2, *Previously Recorded Resources within the Study Area*). One additional resource, P-37-019277 is drawn at the SCIC as extending into the study area; however, according to the sketch map provided with the site record form, the resource was recorded entirely south of Aero Drive and does not extend north into the study area. As such, P-37-019277 is not included in the results here. The resources identified within the study area are described in further detail below.

**Table 2**  
**PREVIOUSLY RECORDED RESOURCES WITHIN THE STUDY AREA**

Primary Number (P-37-#)	Trinomial (CA-SDI -#)	Description	Recorder(s), Date
<b>Archaeological Sites (Prehistoric)</b>			
008646	8646	Originally recorded as a lithic scatter. Site was revisited in 1995 but could not be observed; was destroyed by construction of SR 52.	Bischoff and Manley, 1995; Price, 1981
008647	8647	Originally recorded as a lithic scatter. Site was revisited in 1995 but could not be observed; was destroyed by the construction of SR 52.	Bischoff and Manley, 1995; Price, 1981
010971	10971	Lithic scatter.	Kyle, 1988
011032	11032	Originally recorded as a lithic scatter. Site was revisited in 1996 but could not be observed; site was likely impacted by the construction of a parking lot and associated embankment.	Harris et al., 1996; Smith, 1988
011033	11033	Originally recorded as a lithic scatter. Site was revisited in 1995 but could not be observed; was destroyed by the construction of SR 52 off-ramp.	Harris et al., 1996; Smith, 1988
013929	13905	Sparse lithic scatter.	Alter and Westlund, 1995
014662	14275	Originally recorded as a quarry site/sparse lithic scatter. Current site location sits on a heavily graded level landform of Linda Vista Formation cobbles. Site was tested in 1997 and revisited in 2007; was determined to not be cultural in nature and does not represent an archaeological site.	ASM, 2007; Case, 1997; Harris et al., 1996
--	--	SDM-W-155; recorded by Malcom Rogers as the entirety of the Kearny Mesa region; dispersed highland winter camps with scattered artifacts and cobble hearths.	n.d.
<b>Archaeological Sites (Historic)</b>			
028135	--	Abandoned segment of Murphy Canyon Road, which was part of the historic U.S. Highway 395 route in the 1930s and 1940s.	Wilson, 2016
<b>Archaeological Isolates (Prehistoric)</b>			
013954		Isolated quartzite core.	Alter and Westlund, 1995
014961	--	Isolated volcanic flake.	Clevenger, 1990
023983	--	Two secondary quartzite flakes.	Murray et al., 2001
033337		Isolated quartz flake.	Davison and Kitchen, 2013

**Table 2 (cont.)**  
**PREVIOUSLY RECORDED RESOURCES WITHIN THE STUDY AREA**

Primary Number (P-37-#)	Primary Number (P-37-#)	Primary Number (P-37-#)	Primary Number (P-37-#)
<b>Built Environment</b>			
015823	--	Industrial Complex constructed in the late 1950s to support research, development, and manufacture of the Atlas Missile for the United States Air Force; General Dynamics Kearny Mesa Astronautics Division.	Manley, 1997
023980	--	Corrugated, metal hangar with a gable roof and no windows. Likely constructed between 1940 and 1946.	Murray et al., 2001
023981	--	Off-white, airplane hangar with the name "Spiders Aircraft" over the hangar door. Likely constructed between 1940 and 1946.	Murray et al., 2001
023982	--	Large, off-white, quonset hut/airplane hangar with a rectangular façade on the west side. Likely constructed between 1940 and 1946.	Murray et al., 2001
032939	--	Military property; Reserve Forces Communication-Electronics Training Facility constructed in 1988.	Scherer and Moore, 2007
032940	--	Military property; Vehicle Maintenance Shop constructed in 1988.	Scherer and Moore, 2007
035932	--	Historic building; CP Kelco Lab building constructed in 1957.	Price, 2016
036317	--	Three-part Contemporary-style industrial business park constructed in 1968.	Mello, 2017
036319	--	San Diego Gas & Electric transmission line constructed to transmit power distribution to communities in San Diego County. Constructed in 1917; 1940-1974.	Mello, 2017
--	--	Historic address; 3750 John J Montgomery Drive; building has not been formally documented or recorded.	--

#### 4.1.3 Prehistoric Archaeological Resources

The prehistoric resources documented within the boundaries of the study area consist of six lithic scatters, a total of five isolated flakes (recorded as four resources), one site that was determined during updates to not be cultural material, and a 'resource' recorded by Malcom Rogers in the 1920s that includes an over 20-square-mile area of Kearny Mesa (Figure 4, *Archaeological Resources within the Study Area*, Confidential Appendices, bound separately).

The site that was consequently determined to not be cultural in origin, P-37-014662, was initially recorded as three tested cobbles and a possible core. The site was tested, and it was concluded that the artifacts were the result of natural breakage or modern grading activities (Case 2007). Of the six documented lithic scatters, four were updated as having been destroyed by the construction of SR 52 or modern development (P-37-008646, P-37-008647, P-37-011032, and P-37-011033). The remaining two lithic scatters, P-37-010971 and P-37-013929, were documented in 1988 and 1995, respectively, and no updates for the sites are on file. Site P-37-010971 is located on the mesa edge directly south of San Clemente Canyon; the site area was graded sometime between 1989 and 1994 (NETR Online 2018)

and is currently occupied by commercial and medical buildings. Site P-37-014662 was documented during the survey for Stonecrest Village (Alter and Westlund 1995). The site was recorded at the edge of proposed residential development; an examination of the sketch map provided with the site form and historic aerial imagery indicates that although the location of the site has not been built upon, it was heavily impacted by grading during the construction of the development (NETR Online 2018). Based on aerial imagery, isolate P-37-013954 appears to have been destroyed by the development of apartment buildings within the Stonecrest Specific Plan, and isolate P-37-014961 appears to likely have been destroyed by the construction of Copley Drive (NETR Online 2018). Isolate P-37-023983 was recorded as two flakes within the boundaries of the Montgomery-Gibbs Executive Airport. The flakes most likely represent a small lithic procurement area (Pignoli and Murray 2001) and likely still exist as originally recorded. Isolate P-37-033337 is a small tertiary quartz flake recorded during a survey for a proposed commercial development. While the parcel still appears to be undeveloped, it was disturbed at the time of the 2013 survey.

SDM-W-155 is on file at the Museum of Man. This “site” was recorded by Rogers as the entirety of the Kearny Mesa, including the Linda Vista, Clairemont, University City, Kearny Mesa, and Miramar community areas and was described as dispersed highland winter camps with scattered artifacts and cobble hearths. No trinomial or primary number has been assigned to the resource by the SCIC; however, some of the individual loci have subsequently been documented as separate sites.

#### 4.1.4 Historic-Era Resources

The historic cultural resources documented within the study area consist of one archaeological resource and 10 buildings or structures. The single historic archaeological site, P-37-028135, is a 0.4-mile segment of Murphy Canyon Road, which was part of the historic U.S. Highway 395 route in the 1930s and 1940s. In 1948, the Cabrillo Parkway (now SR 163), was constructed and superseded this inland route through Murphy Canyon as U.S. Highway 395. Between 1953 and 1964, a new two-lane highway was constructed in the present-day location of I-15, with Murphy Canyon Road being discontinued north of this 0.4-mile segment (NETR Online 2018). In the 1980s, when I-15 was constructed through Murphy Canyon, this segment of Murphy Canyon Road from Clairemont Mesa Boulevard to the I-15 on-ramp to the north was abandoned. A 2016 survey identified remnants of asphalt road within the canyon directly west of I-15 (Wilson 2016).

The built environment resources that have been documented within the study area were constructed between 1940 and 1988. One documented structure, a San Diego Gas & Electric transmission line, was originally constructed in 1917 and expanded between 1940 and 1974. A built environment study is being conducted for the KMCPU (ISA 2018); as such, these resources will not be addressed further within this report.

## 4.2 OTHER ARCHIVAL RESEARCH

Various additional archival sources were consulted, including historic topographic maps and aerial imagery. These include historic aerials from 1953, 1964, 1966, and 1972 (NETR Online 2018) and several historic USGS topographic maps, including the 1903 and 1930 La Jolla (1:62,500), the 1942 La Mesa and 1943 La Jolla (1:31,680), and the 1947, 1953, 1967, and 1975 La Mesa and the 1953, 1967, and 1975 La Jolla (1:24,000) topographic maps. The purpose of this research was to identify historic land use in the study area.



On the 1903 map, a series of roads generally travelling north-south are indicated within the study area. A community of “Rosedale” is labeled along the eastern boundary of the current Montgomery-Gibbs Executive Airport boundary, with three buildings or residences shown. Similar roads are shown on the 1943 La Jolla map; however, Rosedale is no longer on the map and a “Landing Field” is indicated in the west-central portion of what is now the airport boundary. On the 1947 La Mesa map, the road traveling through Murphy Canyon is signed as Highway 395. On the 1953 maps, only a few roads are still present, but they are more linear (both north-south and east-west) than on the earlier maps. Highway 395 (now SR 163) is shown as a two-lane highway, and the road through Murphy Canyon is no longer signed. The runways at “Montgomery Field (City Airport)” are shown and a circular “Race Track (abdn’d)” is depicted north of the airport. The highway, runways, and the abandoned race track can all be observed on the 1953 aerial photograph as well (NETR Online 2018). While approximately fewer than 20 buildings or residences are shown on the 1953 La Jolla map, by 1967 the La Jolla map shows a substantially larger degree of industrial development, structures, and roads, including Clairemont Mesa Boulevard and Balboa Avenue, as well as several other named streets. This acceleration of development within the study area is also reflected on the 1964 and 1966 aerials photographs (NETR Online 2018). By the 1975 revised version of the 1967 topographic map, the amount of modern development has substantially increased, and a small portion of the community along the western border is indicated as a generalized urban area.

### 4.3 NATIVE AMERICAN CONTACT PROGRAM

The NAHC was contacted on May 10, 2018 for a Sacred Lands File search and list of Native American contacts for the study area. The NAHC indicated in a response dated May 14, 2018 that no known sacred lands or Native American cultural resources are within the study area. Letters were sent on June 11, 2018 to the Native American representatives and interested parties identified by the NAHC and the City. One response has been received to date (Table 3, *Native American Contact Program Responses*). Native American correspondence is included as Appendix B (Confidential Appendices, bound separately).

**Table 3**  
**NATIVE AMERICAN CONTACT PROGRAM RESPONSES**

Affiliation	Name/Title	Date	Outreach/Response
Native American Heritage Commission (NAHC)	--	5/10/2018	Sacred Lands File search request sent via email
		5/14/2017	Received results of Sacred Lands search (negative) and Native American contact list via email
Barona Group of the Capitan Grande	Edwin Romero, Chairperson	6/11/2018	Letter sent
Campo Band of Mission Indians	Ralph Goff, Chairperson	6/11/2018	Letter sent
Campo Band of Mission Indians	Marcus Cuero, Treasurer	6/11/2018	Letter sent
Ewiiapaayp Tribal Office	Robert Pinto, Sr., Chairperson	6/11/2018	Letter sent
Ewiiapaayp Tribal Office	Michael Garcia, Vice Chairperson	6/11/2018	Letter sent

**Table 3 (cont.)**  
**NATIVE AMERICAN CONTACT PROGRAM RESPONSES**

<b>Affiliation</b>	<b>Name/Title</b>	<b>Date</b>	<b>Outreach/Response</b>
Iipay Nation of Santa Ysabel	Virgil Perez, Chairperson	6/11/2018	Letter sent
Iipay Nation of Santa Ysabel	Clint Linton, Director of Cultural Resources	6/11/2018	Letter sent
Inaja Band of Mission Indians	Rebecca Osuna, Chairperson	6/11/2018	Letter sent
Jamul Indian Village	Erica Pinto, Chairperson	6/11/2018  Email dated 7/23/2018	Letter sent  Lisa K. Cumper, Tribal historic Preservation Officer, requests a copy of the archaeological report, CHRIS file, and the geotechnical report for the project.
Kwaaymii Laguna Band of Mission Indians	Carmen Lucas	6/11/2018	Letter sent
La Posta Band of Mission Indians	Gwendolyn Parada, Chairperson	6/11/2018	Letter sent
La Posta Band of Diegueño Mission Indians	Javaughn Miller, Tribal Administrator	6/11/2018	Letter sent
Manzanita Band of Kumeyaay Nation	Angela Elliott Santos, Chairperson	6/11/2018	Letter sent
Mesa Grande Band of Mission Indians	Virgil Oyos, Chairperson	6/11/2018	Letter sent
Mesa Grande Band of Mission Indians	Mario Morales, Cultural Resources Representative	6/11/2018	Letter sent
San Pasqual Band of Mission Indians	John Flores, Environmental Coordinator	6/11/2018	Letter sent
Sycuan Band of the Kumeyaay Nation	Cody J. Martinez, Chairperson	6/11/2018	Letter sent
Sycuan Band of the Kumeyaay Nation	Lisa Haws, Cultural Resources Manager	6/11/2018	Letter sent
Viejas Band of Kumeyaay Indians	Robert Welch, Chairperson	6/11/2018	Letter sent
Viejas Band of of Kumeyaay Indians	Ernest Pingleton, Tribal Historic Office	6/11/2018  Letter dated 6/18/2018	Letter sent  Responded that the project area may contain sacred sites to the Kumeyaay people and request that sacred sites be avoided with adequate buffer zones. Additionally, they request that all federal and state laws be followed, and that Viejas is immediately contacted on any changes or inadvertent discoveries.

Tribal consultation in accordance with Assembly Bill 52 (AB 52) was initiated by the City of San Diego with representatives from the Lipay Nation of Santa Ysabel and the Jamul Indian Village, and conducted on February 1, 2019. This report, as well as confidential data was provided to both representatives to assist with their review determine if the CPU area contains any Tribal Cultural Resources or areas of tribal importance which would require further evaluation or special consideration during the environmental review process. Mr. Clint Linton from the Lipay Nation of Santa Ysabel reviewed the materials and did not have any concerns with the program-level analysis and subsequent mitigation framework. Ms. Lisa Cumper, representing the Jamul Indian Village spoke to the importance of Kearny Mesa as an area where the Kumeyaay passed through from villages in the river valley to the coastal villages north and west of Kearny Mesa and that Kumeyaay monitoring should be required for future projects and consultation was concluded.

## 5.0 CULTURAL SENSITIVITY ANALYSIS

The study area has been categorized into three cultural resource sensitivity levels rated low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File check, regional environmental factors, and the amount of modern development that has occurred. Resource sensitivity and mitigation framework for cultural resources within these areas are specified within the individual planning documents and are excluded from this current sensitivity analysis.

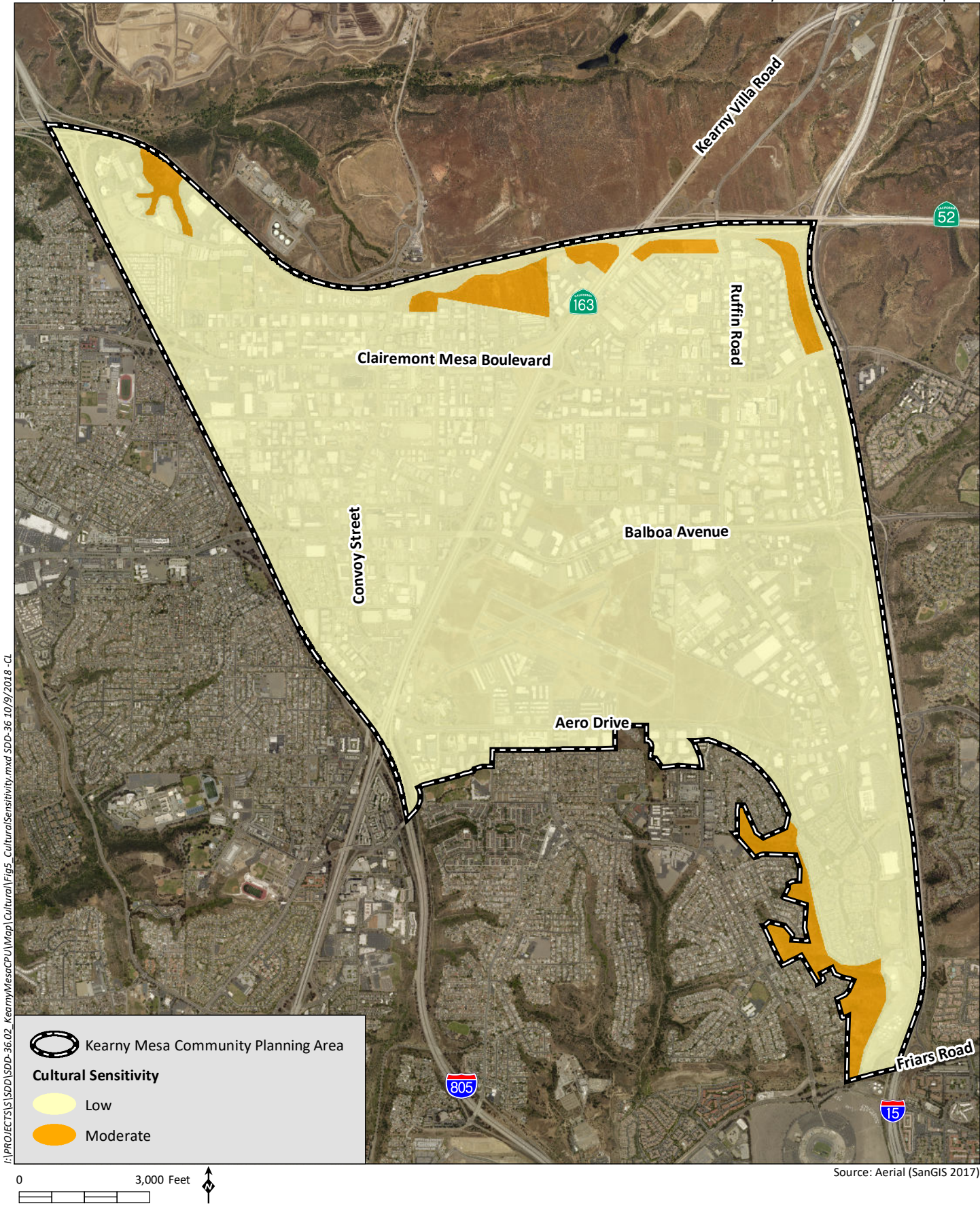
A low sensitivity rating indicates areas where there is a high level of disturbance or development and few or no previously recorded resources have been documented. Within these areas, the potential for additional resources to be identified is low. A moderate sensitivity indicates that some previously recorded resources have been identified, and/or the potential for resources to be present would be moderate. Areas identified as high sensitivity would indicate areas where significant resources have been documented or would have the potential to be identified.

The majority of the study area is characterized by urban development, and large portions of the community are underlain by artificial fill as a result of buildings and infrastructure development (The Bodhi Group 2018). As such, the cultural sensitivity of the developed areas within the KMCPU area would be considered low. The Montgomery-Gibbs Executive Airport property contains large areas of undeveloped land; however, the airport property has been surveyed for cultural resources and the probability of unrecorded archaeological resources to be present in the remaining undeveloped areas of the airport property is minimal (Pigniolo and Murray 2001; Zepeda-Herman 2008). As such, the cultural sensitivity within the Montgomery-Gibbs Executive Airport property is also low (HELIX 2017).

Undeveloped areas within or near the canyons contain a moderate cultural sensitivity for archaeological resources; within or near the canyons are where the majority of the archaeological sites have been documented in the study area, and the canyon bottoms are where young alluvial flood-plain deposits are present that would contain the potential for buried cultural material. However, the steep slopes of these areas would be considered low sensitivity for archaeological resources.

No significant archaeological resources have been documented within the study area, and the Sacred Lands File search from the NAHC was returned with negative results; as such, no areas of high sensitivity for archaeological resources or Tribal Cultural Resources are present within the study area. Figure 5, *Kearny Mesa Cultural Sensitivity Areas: Archaeological Resources and Tribal Cultural Resources*, illustrates the archaeological sensitivity of the study area.





Kearny Mesa Cultural Sensitivity: Archaeological Resources and Tribal Cultural Resources

Figure 5

I:\PROJECTS\SD\SD-36.02\_KearnyMesaCPU\Map\Cultural\Fig5\_CulturalSensitivity.mxd SDD-36 10/9/2018 -CL



## 6.0 RECOMMENDATIONS

Future discretionary projects or City operations located in the areas identified with a moderate sensitivity should be evaluated by a qualified archaeologist following the mitigation framework detailed below to determine the potential for the presence of, or absence of, buried, archaeological resources. If it is determined that a resource is a historical resource, it should be referred to the City's Historical Resources Board for possible designation. Mitigation measures should be initiated for all significant sites, either through avoidance or data recovery.

### 6.1 MITIGATION FRAMEWORK

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance (Office of Historic Preservation 1995). Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of the region in history, architecture, archaeology, engineering, and culture. Archaeological resources include prehistoric and historic locations or sites where human actions have resulted in detectable changes to the area. This can include changes in the soil, as well as the presence of physical cultural remains. Archaeological resources can have a surface component, a subsurface component, or both. Historic archaeological resources are those originating after European contact. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains include artifact concentrations, building foundations, or remnants of structures.

Historical resources are defined as archaeological sites and built environment resources determined as significant under CEQA. Several criteria are used in demonstrating resource importance. Specifically, criteria outlined in the CEQA provide the guidance for making such a determination. Historical resources are physical features, both natural and constructed, that reflect past human existence and are of historical, archaeological, scientific, educational, cultural, architectural, aesthetic, or traditional significance. Historical resources in the San Diego region span a timeframe of at least the last 10,000 years and include both the prehistoric and historic periods.

Tribal Cultural Resources are addressed in Public Resources Code Section 21074. A Tribal Cultural Resource is defined as a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and may be considered significant if it is (1) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources; or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

The City's HRG are contained in the Land Development Code (Chapter 14, Division 3, Article 2) and provide guidance for addressing cultural resources. The purpose of the HRG is to provide property owners, the development community, consultants and the general public with explicit guidelines for the management of historical resources located within the jurisdiction of the City. These guidelines are designed to implement the City's Historical Resources Regulations in compliance with applicable local, state, and federal policies and mandates, including, but not limited to, the City's General Plan, CEQA, and Section 106 of the National Historic Preservation Act of 1966, as amended. The intent of the



guidelines is to ensure consistency in the management of the City's historical resources, including identification, evaluation, preservation/mitigation and development.

The following mitigation framework is from the City's HRG (City of San Diego 2001) and adapted for the CPU.

**HIST-1:** Prior to issuance of any permit for a future development project implemented in accordance with the Community Plan Update that could directly affect an archaeological resource, the City shall require the following steps be taken to determine (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socioeconomic and ethnic backgrounds. Sites may also include resources associated with prehistoric Native American activities.

## Initial Determination

The environmental analyst will determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., archaeological sensitivity maps, the Archaeological Map Book, and the City's Historical Inventory of Important Architects, Structures, and People in San Diego) and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depicts three levels of sensitivity (Figure 5). Review of this map shall be done at the initial planning stage of a specific project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the Historical Resources Guidelines. These levels, which are described below, are not part of any federal or State law.

- **High Sensitivity:** These areas contain known significant cultural resources and have a potential to yield information to address a number of research questions. These areas may have buried deposits, good stratigraphic integrity, and preserved surface and subsurface features. If a project were to impact these areas, a survey and testing program is required to further define resource boundaries subsurface pressure or absence and determine level of significance. Mitigation measures such as a Research Design and Archaeological Data Recovery Plan (ADRP) and construction monitoring shall also be required.
- **Medium Sensitivity:** These areas contain recorded cultural resources or have a potential for resources to be encountered. The significance of the cultural resources within these areas is not known. If a project impacts these areas, a survey and significance evaluation is required if cultural resources were identified during the survey. Mitigation measures may also be required.
- **Low Sensitivity:** These are described as areas where there is a high level of disturbance or development and few or no previously recorded resources have been documented or considered during tribal consultation. These areas also have slopes greater than 25 degrees. Steep slopes have a low potential for archaeological deposits because they were not occupied by prehistoric peoples but rather used for gathering and other resource procurement activities. Many of these activities do not leave an archaeological signature. If a project impacts these areas, a survey is needed to confirm the lack of cultural resources. Should cultural resources be identified, a significance evaluation is required followed by mitigation measures.

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

### Step 1

Based on the results of the Initial Determination, if there is evidence that the site contains potential historical resources, preparation of a historic evaluation is required. The evaluation report would generally include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a records search at the SCIC at San Diego State University. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the records searches mentioned above, background information may include, but is not limited to, examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews, including consultation with descendant communities. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet the standards outlined in the Historical Resources Guidelines. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance, including remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a case-by-case basis by the tribal representative during the project-specific AB 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance based on the City's Guidelines must be performed by a qualified archaeologist.

### Step 2

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



methodologies, including surface and subsurface investigations, can be found in the City of San Diego's Historical Resources Guidelines. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the proposed project. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the proposed project.

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

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

### Step 3

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

A Native American observer must be retained for all subsurface investigations on public or private property, including geotechnical testing and other ground-disturbing activities, whenever a Native American Traditional Cultural Property or any archaeological site would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of

California Public Resources Code Section 5097 shall be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5), and in the federal, State, and local regulations described above shall be undertaken. These provisions shall be outlined in the Mitigation Monitoring and Reporting Program (MMRP) included in the subsequent project-specific environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time he/she may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

#### Step 4

Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Historical Resources Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

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

#### Step 5

For Archaeological Resources: All cultural materials, including original maps, field notes, non-burial related artifacts, catalog information, and final reports recovered during public and/or private development projects, must be permanently curated with an appropriate institution, one that has the proper facilities and staffing for ensuring research access to the collections consistent with State and federal standards, unless otherwise determined during the tribal consultation process. In the event that a prehistoric and/or historic deposit is encountered during construction monitoring, a Collections

Management Plan shall be required in accordance with the project's Mitigation Monitoring and Reporting Program. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by State (i.e., Assembly Bill 2641 [Coto] and California Native American Graves Protection [NAGPRA] and Repatriation Act of 2001 [Health and Safety Code 8010-8011]) and federal (i.e., federal NAGPRA [USC 3001-3013]) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

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

## 7.0 REFERENCES

- Alter, R. and G. Westlund  
1995 Site record for CA-SDI-13905/P-37-013929. On file at South Coastal Information Center, San Diego State University.
- Atkins  
2017 Airport Master Plan Montgomery-Gibbs Executive Airport. Working Paper 4 – Environmental Review. October.
- Bean, Lowell John, and Florence C. Shipek  
1978 Luiseño. In *California*, edited by Robert F. Heizer, pp. 550-563. *Handbook of North American Indians*, vol. 8. William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.
- Beauchamp, R. Mitchell  
1986 *A Flora of San Diego County, California*. Sweetwater River Press, National City.
- Bowman, Roy H.  
1973 *Soil Survey: San Diego Area*. United States Department of Agriculture. Beltsville, MD.
- Brodie, Natalie  
2013 The San Diego River: An Archaeological, Historical, and Applied Anthropological Perspective. Master's thesis, Department of Anthropology, San Diego State University, San Diego, California.
- Bull, Charles S.  
1983 Shaking the Foundations: The Evidence for San Diego Prehistory. *Casual Papers: Cultural Resource Management* 1(3):15-64. Cultural Resource Management Center, San Diego State University.
- Carrico, Richard L.  
1974 *Archaeological/Historical Survey of Naval Regional Medical Center*. Unpublished report on file the County of San Diego.  
  
2008 *Strangers in a Stolen Land: Indians of San Diego County from Prehistory to the New Deal*. Sunbelt Publications, San Diego.
- Case, Robert  
1997 Site record update for CA-SDI-14275/P-37-014662. On file at South Coastal Information Center, San Diego State University.
- Christenson, Lynne E.  
1990 The Late Prehistoric Yuman People of San Diego County, California: Their Settlement and Subsistence System. Ph.D. dissertation, Department of Anthropology, Arizona State University, Tempe. University Microfilms, Ann Arbor.

City of San Diego

- 1996 *Stonecrest Specific Plan*. Last Amended January.
- 2001 Historical Resources Guidelines. Adopted September 28, 1999, Amended April 30, 2001 by City Manager Document No. C-10912.
- 2002 *New Century Master Plan*. Last amended/adopted November.
- 2017 Montgomery-Gibbs Executive Airport History. Electronic document on file at <https://www.sandiego.gov/airports/montgomery>. Accessed August 22, 2017.
- 2018a Kearny Mesa Community Plan. Last Amended/Adopted January 22. Electronic document, available at: [https://www.sandiego.gov/sites/default/files/kearny\\_mesa\\_cp\\_03-23-2018.pdf](https://www.sandiego.gov/sites/default/files/kearny_mesa_cp_03-23-2018.pdf), accessed June 12, 2018.
- 2018b Community Profiles: Kearny Mesa. Electronic document on file at <https://www.sandiego.gov/airports/montgomery>. Accessed May 10, 2017.

Cline, Lora L.

- 1984 *Just Before Sunset*. J and L Enterprises, Jacumba.

Cooley, Theodore G., and Laura J. Barrie

- 2004 Archaeological Excavation at the Village of *Pa'Mu*, Ramona Valley, California. *Proceedings of the Society for California Archaeology* 17:43–56.

Ezell, Paul H.

- 1987 The Harris Site – An Atypical San Dieguito Site, or Am I Beating a Dead Horse? In *San Dieguito–La Jolla: Chronology and Controversy*, edited by Dennis Gallegos, pp. 23–34. San Diego County Archaeological Society Research Paper Number 1. San Diego.

Farris, Glenn J.

- 1994 José Panto, Capitan of the Indian Pueblo of San Pascual, San Diego County. *The Journal of California and Great Basin Anthropology* 16(2): 149–161-41.

Gallegos, Dennis R.

- 1987 A Review and Synthesis of Environmental and Cultural Material for the Batiquitos Lagoon Region. In *San Dieguito–La Jolla: Chronology and Controversy*, edited by Dennis Gallegos, pp. 23-34. San Diego County Archaeological Society, Research Paper 1.

Hall, Clarence A., Jr.

- 2007 *Introduction to the Geology of Southern California and its Native Plants*. University of California Press, Berkeley.

Harrington, John Peabody

- 1925 *The Papers of John Peabody Harrington in the Smithsonian*. Volume 3 Reel 169; Diegueno, U. S. Fieldnotes 1925-1927. Frames 494, 496, 547, 549, 329, 562, 468, 19, 59, 571, 578, 588, 590, 597, 598, 601, 602, 632, 634, 642, 741, 766. National Anthropological Archives, Washington D. C.

Head, W.S.

- 1972 *The California Chaparral: An Elfin Forest*. Naturegraph, Healdsburg, California.

Hedges, Ken, and Christina Beresford

- 1986 *Santa Ysabel Ethnobotany*. San Diego Museum of Man Ethnic Technology Notes No. 20.

HELIX Environmental Planning, Inc. (HELIX)

- 2017 *Montgomery-Gibbs Executive Airport, Cultural Resources Affected Environment – Working Paper*. Prepared for C&S Companies.
- 2018 *Biological Resources Report for the Kearny Mesa Community Plan Update*. Prepared for City of San Diego.

IS Architecture (ISA)

- 2018 *Kearny Mesa Historic Context Statement*. Prepared for HELIX Environmental Planning, October 2018.

Kennedy, Michael P., and Siang S. Tan

- 2008 *Geologic Map of the San Diego 30 x 60-Minute Quadrangle, California*. Digital preparation by: Kelly R. Bovard, Anne G. Garcia, Diane Burns and Carlos I. Gutierrez. California Department of Conservation, California Geological Survey.

Kroeber, Alfred L.

- 1976 *Handbook of California Indians*. Dover, New York. Originally published 1925 as *Bulletin 78 of the Bureau of American Ethnology of the Smithsonian Institution*.

Laylander, Don, and Lynne E. Christenson

- 1988 *Results of an Archaeological Data Recovery Program, Corral Canyon Prehistoric Archaeological District, San Diego County, California*. Report prepared for, and on file at, the Cleveland National Forest, Supervisor's Office, San Diego.

Luomala, Katherine

- 1978 Tipai-Ipai. In *California*, edited by Robert F. Heizer, pp. 592-609. *Handbook of North American Indians*, vol. 8. William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Manley, William

- 1997 Site record for P-37-015823. On file at South Coastal Information Center, San Diego State University.

McDonald, Meg, and James D. Eighmey

- 2004 Late Period Prehistory in San Diego. In *Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study*. Prepared for the Metropolitan Wastewater Department, City of San Diego. ASM Affiliates, Encinitas, California.

Moratto, Michael J.

- 1984 *California Archaeology*. Academic Press, Orlando

Moriarty, James R., III

- 1966 Cultural Phase Divisions Suggested by Typological Change Coordinated with Stratigraphically Controlled Radiocarbon Dating in San Diego. *The Anthropological Journal of Canada* 4(4): 20–30.

Munz, Philip A.

- 1974 *A Flora of Southern California*. University of California Press, Berkeley.

NETR Online

- 2018 *Historic Aerials*. Nationwide Environmental Title Research, LLC. Electronic document available at: <http://www.historicaerials.com>, accessed June 12, 2018.

Office of Historic Preservation

- 1995 Instructions for Recording Historical Resources. California Office of Historic Preservation, Sacramento, CA.

PaleoServices

- 2018 Paleontological Resource Assessment for the Kearny Mesa Community Plan Update, City of San Diego, San Diego County, CA. Prepared for HELIX Environmental Planning, Inc. by Katie M. McComas and Thomas A. Deméré, May 2018.

Parker, Patricia L. and Thomas F. King

- 1998 *Guidelines for Evaluating and Documenting Traditional Cultural Properties*. National Park Service, Washington, D.C.

Pignuolo, Andrew and Stephanie Murray

- 2001 *Cultural Resources Survey and Constraints Study for the Montgomery Field Airport Master Plan Project, City of San Diego, California*. Prepared by Tierra Environmental Services for Shutt Moen Associates. On file at the City of San Diego.

Pourade, Richard F

- 1977 *The History of San Diego: v.7 City of the Dream*. Copley Press, San Diego.

Pryde, Philip R.

- 2004 *San Diego: An Introduction to the Region*. Sunbelt Publications; 4<sup>th</sup> edition.

Raven-Jennings, Shelly, and Brian F. Smith

- 1999 *Report of Excavations at CA-SDI-4608: Subsistence and Technology Transitions during the Mid-to-Late Holocene in San Diego County*. Report prepared by Brian F. Smith and Associates for the City of Poway. Report on file at HELIX.

Rogers, Malcolm J.

- 1939 *Early Lithic Industries of the Lower Basin of the Colorado River and Adjacent Desert Areas*. San Diego Museum of Man Papers No. 3. San Diego Museum of Man.

Schoenherr, Allan A.

- 1992 *A Natural History of California*. University of California Press, Berkeley, California.

Sparkman, Philip Stedman

- 1908 The Culture of the Luiseño Indians. *University of California Publications in American Archaeology and Ethnology* 8(4):187-234.

The Bodhi Group, Inc.

- 2018 *Desktop Geotechnical and Geologic Hazard Evaluation, Kearny Mesa Community Plan Update, San Diego, California*. Prepared for HELIX Environmental Planning, Inc. by W.L. Vanderhurst and S. Gopinath, May 2018.

True, Delbert L.

- 1958 An Early Complex in San Diego County, California. *American Antiquity* 23(3): 255–263.
- 1970 *Investigation of a Late Prehistoric Complex in Cuyamaca Rancho State Park, San Diego County, California*. Monograph 1. Archaeological Survey, University of California, Los Angeles.
- 1980 The Pauma Complex in Northern San Diego County: 1978. *Journal of New World Archaeology* 3(4): 1–30. Institute of Archaeology, University of California, Los Angeles.

U.S. Department of Agriculture (USDA)

- 2018 Natural Resources Conservation Service. Web Soil Survey. Electronic document available at <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>, accessed June 13, 2018.

Wallace, William J.

- 1955 A Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology* 11:214-230.

Warren, Claude N.

- 1967 The San Dieguito Complex: A Review and Hypothesis. *American Antiquity* 32:168-185.
- 1968 Cultural Tradition and Ecological Adaptation on the Southern California Coast. In *Archaic Prehistory in the Western United States*, edited by C. Irwin-Williams, pp. 1–14. Eastern New Mexico Contributions in Anthropology 1(3). Portales, New Mexico.



Warren, C.N., G. Siegler, and F. Dittmer

- 1998 Paleoindian and Early Archaic Periods. In *Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study*. Prepared for the Metropolitan Wastewater Department, City of San Diego. Encinitas, California: ASM Affiliates.

Weber, David

- 1992 *The Spanish Frontier in North America*. Yale University Press.

WESTEC Services, Inc.

- 1979 *Environmental Data Statement, San Onofre to Mission 230kV Transmission Line, Addendum No. 1*. Prepared for San Diego Gas & Electric Company. On file at South Coastal Information Center, San Diego State University.

Wilke, Philip J. and Meg McDonald

- 1986 Flaked Stone Artifacts. In *Excavations at Indian Hill Rockshelter, Anza Borrego Desert State Park, California, 1984-1985*, edited by Philip J. Wilke, Meg McDonald, and L. A. Payen, pp. 46-71. Archaeological Research Unit, University of California, Riverside.

Wilson, Stacie

- 2016 *Cultural Resources Survey for the Kearny Mesa East Mitigation Site*. Submitted to City of San Diego, Transportation & Storm Water Department Dept. Report on file at HELIX.

Zepeda-Herman, Carmen

- 2008 *Montgomery Field Cultural Constraints Survey*. Submitted to the City of San Diego-Airport Division. On file at the City of San Diego.

# Appendix A

---

## Resumes

### Summary of Qualifications

Ms. Wilson has been professionally involved in cultural resources management for 15 years and has more than 17 years of unique experience in both archaeology and Geographic Information Systems (GIS). She has served as principal investigator on numerous cultural resources management projects, and regularly coordinates with local, state, and federal agencies and Native American tribal representatives. She is skilled in project management, archaeological inventories and excavation, and report documentation and has broad experience on private, municipal, federal, utility, and renewable energy projects. Her years of experience also encompass an understanding of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance regulations. She is proficient at creating, organizing, and analyzing GIS data; technical skills include ArcGIS 10.4, Spatial Analyst, Geostatistical Analyst, and working with datasets in Microsoft Word and Excel. Ms. Wilson is detail oriented and has strong organizational and coordination capabilities.

### Selected Project Experience

#### **Brown Field and Montgomery Field Airport Master Plans (2017 - 2017).**

Preparation of environmental baseline study for cultural resources within City of San Diego's Brown Field Municipal Airport and Montgomery-Gibbs executive airports. Activities included a literature review and summarizing existing archival data to document baseline cultural resources conditions at each airport. Prepared documentation for inclusion in the Baseline Study Report for the proposed Airport Master Plan study. Work performed as a subconsultant to C&S Companies, with the City of San Diego as the lead agency.

#### **El Cuervo Del Sur Phase II Mitigation Support, July 2016 - June 30, 2017 (2016 - 2017).**

Principal Investigator for a cultural resources study for the El Cuervo Del Sur restoration site. Conducted as part of an as-needed contract with the City of San Diego, Transportation & Storm Water Department, the project proposed the creation of approximately 1.42 acres of wetland habitat. Duties included conducting background research, reviewing previous cultural resource surveys, Native American outreach, and report preparation. Work performed for the City of San Diego.

**Emerald Drive PRD Project (P16-0232) (2016 - 2016).** Principal Investigator for a cultural resources study for a proposed residential development. Conducted as part of an as-needed contract with the City of Vista, the project proposed the subdivision of a 6.89-acre parcel into 27 single family detached lots. Duties included conducting background research, overseeing field survey and recording of cultural resources, Native American outreach and coordination, and report preparation. Work performed for the City of Vista.

### Education

Master of Science,  
Applied Geographical  
Information Science,  
Northern Arizona  
University, 2008

Bachelor of Arts,  
Anthropology,  
University of  
California, San Diego,  
2001

Bachelor of Science,  
Biological  
Psychology,  
University of  
California, San Diego,  
2001

### Registrations/ Certifications

Register of  
Professional  
Archaeologists, The  
Register of  
Professional  
Archaeologists  
#16436, 2008

Riverside County  
Approved Cultural  
Resources  
Consultant, 2017

### Professional Affiliations

Society for California  
Archaeology  
Society for American  
Archaeology

# Stacie Wilson, RPA

## Senior Archaeologist

**City of San Diego Long-term Mitigation Strategy Development, July 2016 - June 30, 2017** (2016 - 2016). Principal Investigator for a cultural resources study of the Kearny Mesa East Mitigation Site, a 7.57-acre City of San Diego owned parcel located in Murphy Canyon. Conducted as part of an as-needed contract with the City of San Diego, Transportation & Storm Water Department, the project evaluated the potential mitigation opportunities for the parcel. Duties included conducting background research, a field survey and recording of cultural resources, Native American outreach and coordination, and report preparation. Work performed for the City of San Diego.

**The Lakes - Unit 4B & Unit 6 Bio Consulting** (2017 - 2017). Senior Archaeologist for an approximately 130-acre construction monitoring project in Rancho Santa Fe. Provided cultural resources consultation support, arranged for archaeological and Native American monitors, and provided project status updates to the County. Work performed for Lennar Homes of California, with County of San Diego as the lead agency.

**Coastal Reliability Project** (2016). Project archaeologist and field director for a cultural resource survey of 8 linear miles of transmission line located within the cities of San Diego and Del Mar. The project involved the reconfiguration, removal, and conversion of transmission lines. Duties included the oversight of pedestrian archaeological and historic architecture surveys and documentation of 45 cultural resources. Work performed for SDG&E, with CPUC as the lead agency.

**San Diego Gas & Electric (SDG&E) As-Needed Services** (2011 - 2016). Project Manager and Principal Investigator for cultural resources as-needed services for SDG&E pole replacement, operation and maintenance, transmission line planning, and other projects in San Diego and Imperial counties on private, local agency, and federal lands. Activities included task coordination and management of field survey, monitoring, and archaeological documentation for project task orders.

**County of San Diego Department of Parks and Recreation As-Needed Consulting Services** (2012 - 2016). Cultural Resources Task Lead and Principal Investigator for as-needed CEQA and NEPA support. Duties included coordination of archaeological monitors, site assessments, survey, DPR documentation, and reporting efforts.

**Mesa Trail and Restoration and Dairy Mart Pond Overlook Projects** (2014). Principle investigator for a cultural resources survey of 61 acres within the Tijuana River Valley Regional Park located less than 1 mile north of the international border with Mexico. In support of a Land and Water Conservation Fund application, compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, was required for the projects. Duties included agency and fieldwork coordination and providing Section 106 consultation support to the County of San Diego Department of Parks and Recreation.

# Stacie Wilson, RPA

## Senior Archaeologist

**Otay Truck Route** (2013 - 2014). Task Lead for a cultural resources study for the Otay Truck Route (OTR) project. The OTR fronts a portion of the U.S./Mexico border in the Otay Mesa community of the City of San Diego. Duties included conducting an archaeological survey of approximately 18.4 acres, recording prehistoric and archaeological sites, and reporting efforts that included a Historic Property Survey Report, Archaeological Survey Report, and City of San Diego Archaeological Resource Report Form. The project proponent was the City of San Diego, with local assistance funding from the Federal Highway Administration (FHWA). The City of San Diego was the lead agency for CEQA compliance and Caltrans was the lead agency for NEPA.

**Antelope Valley Solar Project** (2011 - 2012). Field Director, GIS Specialist, and report author for solar electric-generating facilities proposed on an approximately 5,000-acre site in Kern and Los Angeles counties. The project included the organization of a records search, Native American contact program, archaeological and built environment surveys, the recordation of cultural resources, and the preparation of cultural resources reports. Work performed for Renewable Resources Group, Inc., with the County of Kern as the lead agency.

**Bureau of Land Management National Historic Trails Inventory, AZ, CA, CO, NM, NV, UT, WY** (2010 - 2012). GIS Task Lead for a multi-state initiative that focused on identifying, field inventorying, and assessing the cultural and visual resources of six National Historic Trails located on land owned by the Bureau of Land Management (BLM). The inventory included examining high potential route segments and high potential historic sites of the Old Spanish, El Camino Real de Tierra Adentro, California, Oregon, Mormon Pioneer, and Pony Express National Historic Trails. Task lead duties included technical guidance; development of methodology; establishment of protocols and standards for field work; and reviewing of technical work for the GIS-related tasks.

**Mojave Solar Project and Lockhart Substation Connection & Communication Facilities** (2010 - 2011). Project Manager, Field Director, and Class III report author for a cultural resources survey of the Lockhart Substation Connection & Communication Facilities for the proposed Mojave Solar Project. The project was located on private, BLM, and Edwards Air Force Base (EAFB) lands in San Bernardino County and included surveying 85 linear miles in the Mojave Desert region of California. Work performed for Mojave Solar, LLC, with the BLM as the lead agency.

**State Route 94** (2006-2008). Archeologist for the cultural resources survey and inventory of an 18-mile-long segment of State Route 94 in southern San Diego County. Project responsibilities included assisting in the organization of field survey, intensive pedestrian survey, conducting GIS-based cultural resource data management, and recording or updating of more than 100 archaeological resources on site forms. Work performed for Caltrans.

# Kearny Mesa Community Planning Area Historic Context Statement

FINAL DRAFT

March 2019

*Prepared for:*

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

*Prepared by:*

**IS Architecture**  
5645 La Jolla Boulevard  
La Jolla, CA 92037

*for*

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942

## TABLE OF CONTENTS

<b>List of Figures</b> .....	ii
<b>Part I: Introduction</b> .....	1
Terms and Definitions .....	1
Planning Area .....	2
Existing Literature, Archives, and Outreach .....	5
<b>Part II: How to Use this Document</b> .....	6
What is a Historic Context Statement? .....	6
Overview of Applicable Designation Programs .....	6
Document Organization .....	11
<b>Part III: Historic Context Statement</b> .....	13
Pre-Settlement to 1917 .....	13
Early Development & the Influence of Surrounding Development (1918-1949) .....	15
Theme #1: Aviation .....	22
Mid-Century Development Boom (1950-1969) .....	28
Theme #2: Industry .....	32
Transition to Commercial, Retail, and Office Development (1965-1989) .....	48
Theme #3: Commercial, Retail, and Office .....	50
Continued Development (1980s to present) .....	65
<b>Part IV: Preservation Goals and Priorities</b> .....	67
<b>Appendices</b> .....	
A Study List .....	68
B Bibliography .....	70

Kearny Mesa Community Planning Area Historic Context Statement  
FINAL DRAFT – March 2019

**LIST OF FIGURES**

<b>1</b>	Regional location of planning area .....	<b>3</b>
<b>2</b>	Planning area boundaries .....	<b>4</b>
<b>3</b>	Regional map showing Pueblo and Ex-Mission San Diego lands in 1903 .....	<b>14</b>
<b>4</b>	Bvt. Major Gen. Stephen W. Kearney .....	<b>15</b>
<b>5</b>	The development of Camp Kearny brought a number of new improvements.....	<b>16</b>
<b>6</b>	New utilities.....	<b>16</b>
<b>7</b>	Early development in and around Camp Kearny.....	<b>17</b>
<b>8</b>	Regional map showing Pueblo and Ex-Mission San Diego lands in 1930 .....	<b>18</b>
<b>9</b>	Camp Elliott .....	<b>20</b>
<b>10</b>	1941 aerial photograph of Linda Vista .....	<b>21</b>
<b>11</b>	Spider's Flying Service aviation hangars .....	<b>23</b>
<b>12</b>	Gibbs Control Tower .....	<b>24</b>
<b>13</b>	National Air College aviation hangars .....	<b>25</b>
<b>14</b>	1953 aerial photograph of Kearny Mesa .....	<b>29</b>
<b>15</b>	1964 aerial photograph of Kearny Mesa .....	<b>30</b>
<b>16</b>	Convair's Kearny Mesa complex in 1959 .....	<b>33</b>
<b>17</b>	Convair's Kearny Mesa complex. Aerial looking southeast.....	<b>34</b>
<b>18</b>	Convair office buildings at the Kearny Mesa complex in 1958 .....	<b>34</b>
<b>19</b>	Ryan Aeronautical Company's Kearny Mesa plant in 1957 .....	<b>35</b>
<b>20</b>	7899 Clairemont Mesa Boulevard .....	<b>37</b>
<b>21</b>	The Wesco Building .....	<b>38</b>
<b>22</b>	City of San Diego Industrial Park sign in 1962 .....	<b>39</b>
<b>23</b>	Industrial park at 7701-7725 Convoy Street .....	<b>40</b>
<b>24</b>	Slump block building at 7035 Convoy Court .....	<b>42</b>
<b>25</b>	Pierced block screens on the Pepsi bottling plant .....	<b>43</b>
<b>26</b>	Board-formed concrete in an industrial park complex .....	<b>44</b>
<b>27</b>	Pierced metal at 9150 Balboa Avenue .....	<b>45</b>
<b>28</b>	Glass wall at 7531 Convoy Court .....	<b>46</b>
<b>29</b>	1969 aerial photograph of Convoy Street north of Balboa Avenue .....	<b>48</b>
<b>30</b>	1972 aerial photograph of Convoy Street north of Balboa Avenue .....	<b>49</b>
<b>31</b>	1989 aerial photograph of Convoy Street north of Balboa Avenue .....	<b>49</b>
<b>32</b>	FedMart on Othello Avenue in 1960.....	<b>50</b>
<b>33</b>	Former Frazee Paint building .....	<b>51</b>
<b>34</b>	Conceptual image of the Convoy Village Shopping Center in 1971 .....	<b>53</b>
<b>35</b>	Convoy Village Shopping Center in 2018 .....	<b>54</b>
<b>36</b>	Former Dorman's auto shop in 1967 .....	<b>56</b>
<b>37</b>	Kearny Mesa Wienerschnitzel restaurant .....	<b>57</b>
<b>38</b>	Office park at 9465 Farnham Street .....	<b>58</b>
<b>39</b>	Neo-Spanish Eclectic office park building .....	<b>60</b>
<b>40</b>	Strip mall building at 7730 Ronson Road .....	<b>61</b>
<b>41</b>	Pressed metal detail at 7320 Clairemont Mesa Boulevard .....	<b>62</b>
<b>42</b>	Angled glass at 8525 Gibbs Drive .....	<b>63</b>



## PART I: INTRODUCTION

In support of the comprehensive update to the Kearny Mesa Community Plan and its Programmatic Environmental Impact Report (PEIR), this historic context statement addresses the themes and property types significant to the development of the Kearny Mesa community. The context provides the foundation for the historical overview of Kearny Mesa in the PEIR, helps to indicate the likelihood of encountering historic resources within the community, and will guide the future identification of such resources.

This context statement addresses built environment themes only and excludes the evaluation of themes relevant to only archaeological and intangible cultural resources. Furthermore, this context statement is not intended to serve as the definitive history of the study area, but rather provides sufficient historical background to identify and discuss the thematic contexts. This context statement was developed without a field survey element and is not a definitive listing of all building types and periods of significance in Kearny Mesa; resources that do not fit into the significant building types and periods of significance identified in this study are not necessarily excluded from eligibility consideration for significance not related to the resource's property type.

## TERMS AND DEFINITIONS

---

**City vs. city:** The governmental agency the City of San Diego is referred to as the “City.” The location of San Diego is referred to as the “city.”

**High-rise, Mid-rise, and Low-rise:** There are no universal definitions of what constitutes a high-rise, mid-rise, or low-rise building. The California Building Code (CBC) defines a high-rise building as one having an occupied floor located more than 75 feet above the lowest level of fire department vehicle access. This does not easily translate into a number of stories, since that depends on variable factors like ceiling heights. Using this guideline, buildings as short as five stories could qualify as high-rise buildings. However, architectural history recognizes the Home Insurance Building, a ten-story building in Chicago, as the first skyscraper and the first true high-rise building in the country. By modern standards, high-rise skyscrapers are much taller than ten stories. Taking all these traditions and the building stock of Kearny Mesa into account, this study has developed the following, Kearny Mesa-specific categorizations:

*Low-rise buildings* are those buildings with one to three stories above ground level.

*Mid-rise buildings* are those buildings with four to seven stories above ground level.

*High-rise buildings* are those buildings with eight or more stories above ground level.

For the purposes of this categorization, unoccupied maintenance levels (including below ground and rooftop levels) and parking levels are not included in the building's story count; however,

they may be recognized in the description of the building as an additional level (e.g., a four-story building with basement level and rooftop mechanical suite).

**Kearny Mesa vs. the Kearny mesa:** It is important to distinguish between the current community planning area boundaries for Kearny Mesa and the geographical feature called “the Kearny mesa.” For much of the area’s history, the term “Kearny Mesa” was used loosely to refer to the geographic region that stretches from Mission Valley to the Los Peñasquitos Canyon and now includes Kearny Mesa, Clairemont, Linda Vista, Mira Mesa, and parts of other communities. For the purposes of this study, the community planning area will be referred to as “Kearny Mesa” and the geographic feature as “the Kearny mesa.”

Additionally, the geographic feature called “the Kearny mesa” has been known by at least three different names throughout its history. From the mid-19<sup>th</sup> century to about 1917, the geographic feature was referred to only as the “Linda Vista mesa.” During the early 1920s, newspapers began referring to the land as the “Camp Kearny mesa.” Shortly thereafter, from about the late-1920s on, “the Kearny mesa” became the most common reference.

**Pan-Asian:** The Asian influences on Kearny Mesa are multinational and multicultural in nature. This study will use the adjective “Pan-Asian” when referring to the entirety of the numerous Asian cultures and nationalities present. When individual cultural groups or nationalities can be identified, these will be used as appropriate.

**Postmodern vs. post-Modern:** Postmodernism (also spelled Post-Modernism) is an academically-recognized movement within architecture that gained traction in the mid-1970s and continues to influence current day architecture. This should be distinguished from the adjective “post-Modern,” which refers to styles and elements that post-date the Modernist architectural movement.

## PLANNING AREA

---

Kearny Mesa is located in the City of San Diego (“City”; Fig. 1). Surrounding development includes the residential communities of Clairemont and Linda Vista to the west, Serra Mesa to the south, and Tierrasanta to the east. The Miramar Naval Air Station, currently known as Marine Corps Air Station (MCAS Miramar), is located to the north of Kearny Mesa.

The boundaries for the purposes of this context statement follow the Kearny Mesa Community Plan boundaries (Fig. 2). Kearny Mesa is bounded by major highways to the north (SR-52), west (I-805 and SR-163), and east (I-15). The southern boundary of the planning area follows an uneven line, capturing parts of the block south of Aero Drive and a triangular area between Ruffin Road, Aero Drive, and I-15 that extends south to Friars Road.

The Montgomery-Gibbs Executive Airport is not governed by the Kearny Mesa Community Plan, but rather by its own planning documents prepared by the City’s Airports Division. However, the

Kearny Mesa Community Planning Area Historic Context Statement  
FINAL DRAFT – March 2019

development of the Kearny Mesa planning area was greatly influenced by the development of Montgomery-Gibbs Executive Airport, and the community could not be understood or placed in its appropriate historical context without the inclusion of the airport in this document. In addition, this document will be used by historical resources staff at the City when evaluating any future site-specific development at the airport. For these reasons, the Montgomery-Gibbs Executive Airport is included in this historic context statement, despite the fact that the airport is not governed or impacted directly by the Kearny Mesa Community Plan.

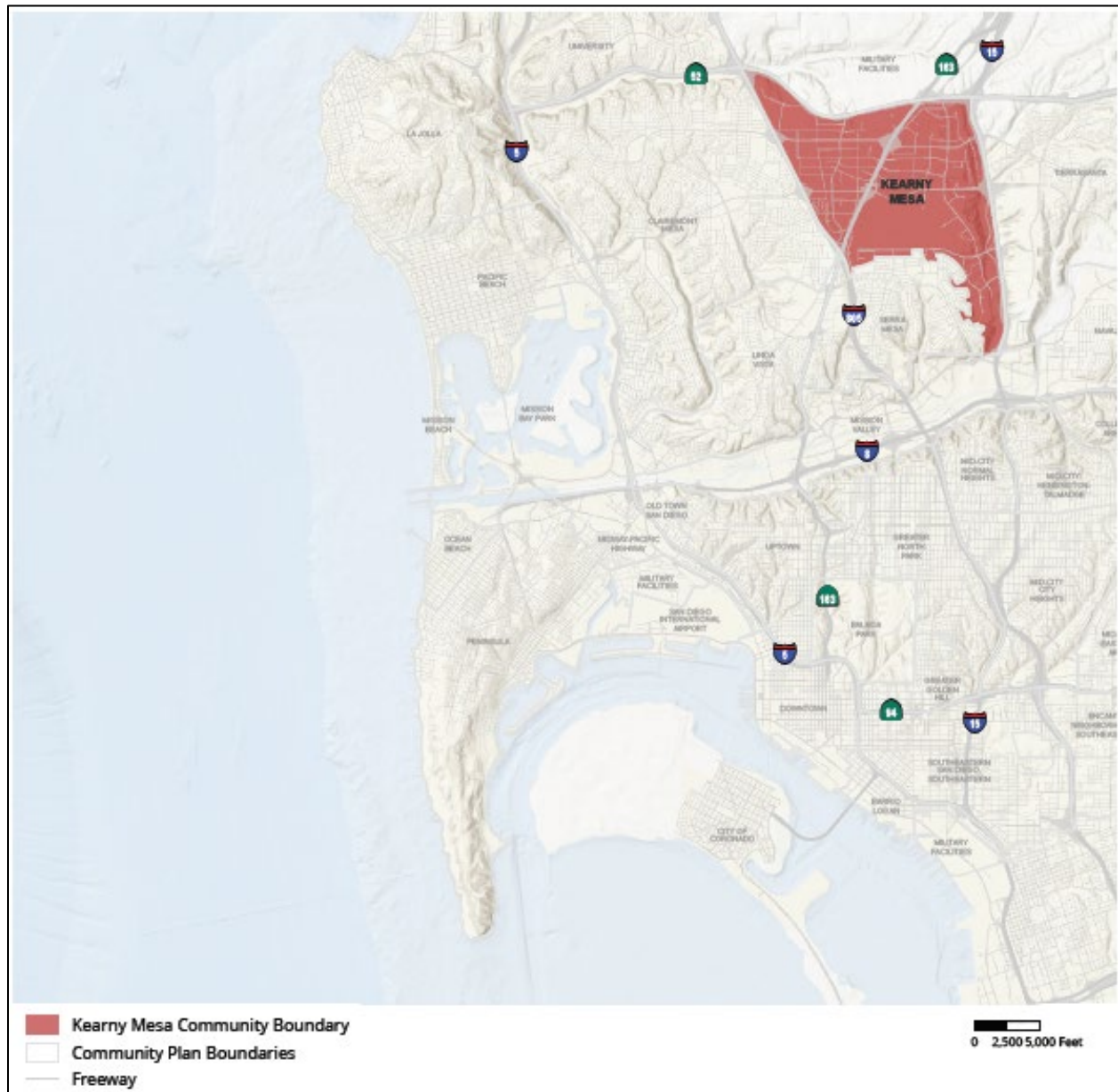


Fig. 1. Regional location. *Kearny Mesa Community Plan, City of San Diego.*

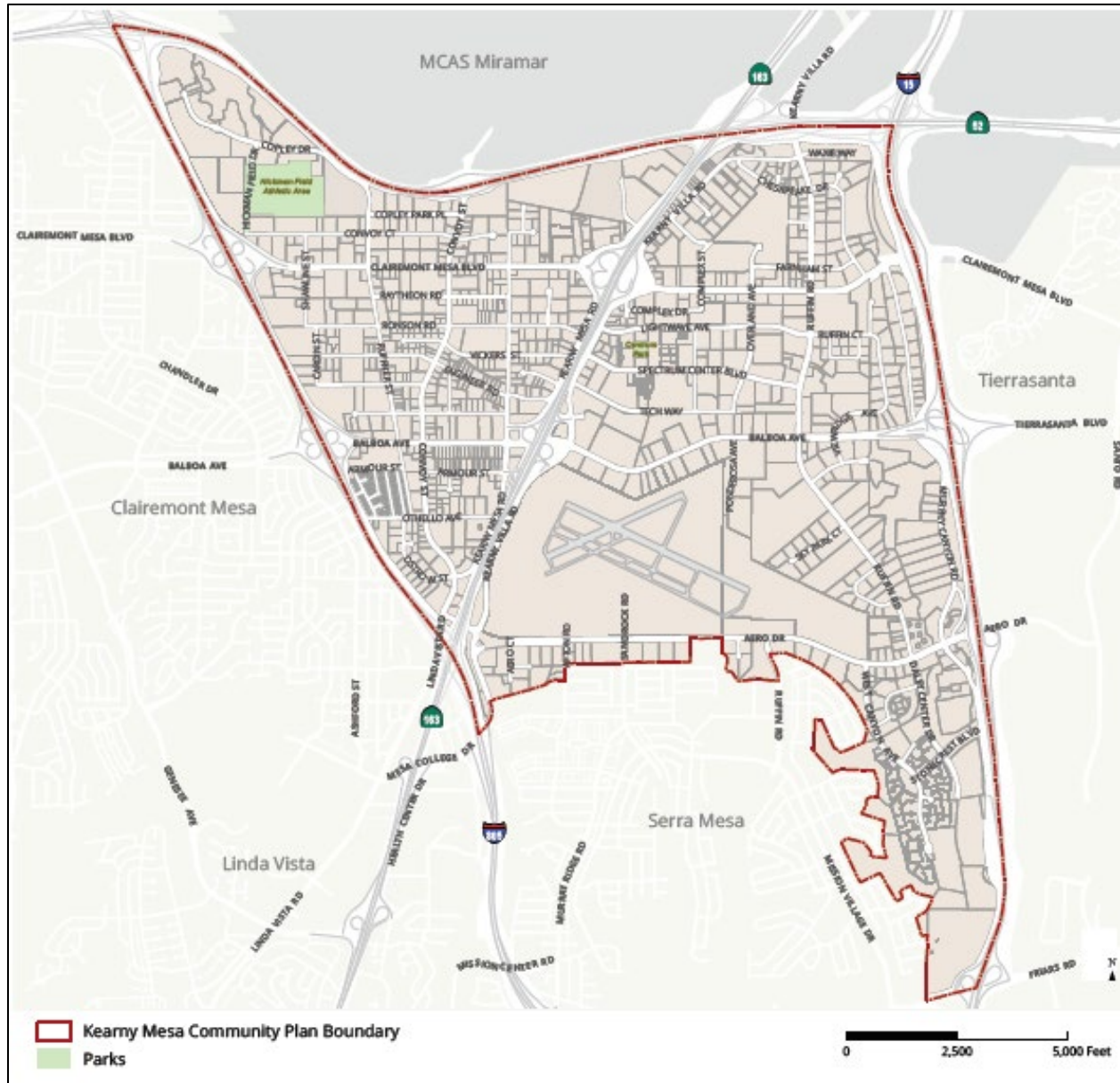


Fig. 2. Kearny Mesa Community Plan boundaries. *Kearny Mesa Community Plan, City of San Diego.*

## **EXISTING LITERATURE, ARCHIVES, AND OUTREACH**

---

Very few secondary sources exist for the history and development of Kearny Mesa. Specialized studies of themes within the city or county, such as the history of aviation or the histories of individual companies, provide some insight into the influence of these specific pieces of history on Kearny Mesa. Most of the information about Kearny Mesa, however, is primary source in nature and relies heavily on newspaper archives and historic aerial and terrestrial photography.

The City has completed extensive public outreach in conjunction with the Kearny Mesa Community Plan Update. A summary report from the summer of 2017 outlines the workshops, online activity, and resident survey aspects of the City's public outreach. No additional public outreach was undertaken in conjunction with the initial preparation of this historic context statement; however, the document was presented at a meeting of the Kearny Mesa Community Planning Group for input.

## PART II: HOW TO USE THIS DOCUMENT

### WHAT IS A HISTORIC CONTEXT STATEMENT?

---

Historic context statements identify important themes in history and then relate those themes to extant built resources. They are not intended to be all-encompassing narrative histories. Instead, historic contexts establish the significance of themes and related topics and then provide guidance regarding the characteristics a particular property must have to represent an important theme and be a good example of a property type. The overriding goal of this context statement is to distill much of what is known about the evolution and development of the Kearny Mesa community, and to help establish why a particular place may be considered historically significant within one or more themes. It is intended to be used as a starting point for determining whether or not a specific property is eligible for designation as a historical resource under a national, state, or local designation program.

This historic context statement is not a comprehensive history of the Kearny Mesa community, and it does not provide a list of eligible properties. This context statement was developed without a field survey element and is not a definitive listing of all building types and periods of significance in Kearny Mesa. Resources that do not fit into the significant building types and periods of significance identified in this study are not necessarily excluded from eligibility consideration for significance not related to the resource's property type. In fact, this document does not make eligibility determinations for any potentially important properties. Instead, it presents the information necessary to assist in the evaluation of properties for significance and integrity on a case-by-case basis, and may be used to guide certain aspects of city planning. Additionally, it will hopefully inspire members of the community to nominate places which they think are important for formal designation.

It is important to note that this historic context statement is intended to be a living document that will change and evolve over time. As explained above, this document is not intended to be a definitive history, but rather a solid foundation. For more information on what a historic context statement is and is not in general, see "Writing Historic Contexts," by Marie Nelson of the State Office of Historic Preservation:

<http://ohp.parks.ca.gov/pages/1054/files/writing%20historic%20contexts%20from%20ohp.pdf>.

### OVERVIEW OF APPLICABLE DESIGNATION PROGRAMS

---

No formal survey was undertaken as a part of this study. However, the following designation programs guide the discussion of eligibility criteria and integrity thresholds in Part III of this historic context statement.

## **National Register of Historic Places**

---

The National Register of Historic Places (NRHP) is an “authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”<sup>1</sup>

### **Designation Criteria**

To be eligible for listing in the NRHP, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:<sup>2</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. 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. Yield, or may be likely to yield, information important in prehistory or history.

Historic resources eligible for listing in the NRHP may include buildings, sites, structures, objects, and historic districts.

### **Integrity**

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property’s physical features and how they relate to its significance.

Historic properties either retain integrity (that is, are able to convey their significance) or they do not. Within the concept of integrity, the NRHP criteria recognize seven aspects of integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The seven aspects of integrity are defined as follows:

---

<sup>1</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.4.



- Location: The place where the historic property was constructed or the place where the historic event occurred.
- Setting: The physical environment of a historic property.
- Design: The combination of elements that create form, plan, space, structure, and style of a property.
- Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- Association: The direct link between an important historic event or person and a historic property.

### **Criteria Consideration G**

Certain kinds of properties, like those less than 50 years of age, are not usually considered eligible for listing in the NRHP. Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance. Younger properties can be eligible for listing, however, if they achieve exceptional significance.<sup>3</sup> Demonstrating exceptional significance requires the development of a historic context statement for the resources being evaluated, a comparative analysis with similar resources, and scholarly sources on the property type and historic context.

There are six other Criteria Considerations identified in *National Register Bulletin #15*. No others are immediately relevant to the resources and themes identified in this historic context statement; however, should further research and survey identify properties covered by other Criteria Considerations, those would apply as well.

### **More Information**

The National Park Service's website features PDF documents of National Register Brochures and Bulletins, technical guidance, and guidance by property type. These resources can be found at: <https://www.nps.gov/nr/publications/>

### **California Register of Historical Resources**

---

In 1992, Governor Wilson signed Assembly Bill 2881 into law, establishing the California Register of Historical Resources (CRHR). The CRHR is an authoritative guide used by state and local agencies, private groups, and citizens to identify historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

---

<sup>3</sup> *National Register Bulletin #15*, p. 2.



The CRHR consists of properties that are automatically listed as well as those that must be nominated through an application and public hearing process.<sup>4</sup> The CRHR automatically includes the following:

- California properties listed in the NRHP and those formally Determined Eligible for the NRHP;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion on the CRHR.

### **Designation Criteria**

The criteria for eligibility of listing the CRHR are based upon NRHP criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the CRHR, a property must be at least 50 years of age and possess significance at the local, state, or national level under one or more of the following criteria:

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

Historic resources eligible for listing in the CRHR may include buildings, sites, structures, objects, and historic districts.

### **Integrity**

The CRHR uses the same seven aspects of integrity as the NRHP. While the enabling legislation for the CRHR is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>5</sup>

### **Properties Less Than 50 Years Old**

While the CRHR does not utilize formal Criteria Considerations, it does make allowances for resources less than fifty years old to be designated if it can be demonstrated that sufficient time has passed to understand the subject resource's historical importance.

---

<sup>4</sup> Public Resources Code Section 5024.1.

<sup>5</sup> Public Resources Code Section 4852.

### **More Information**

Further information about the CRHR and other state-level preservation programs and initiatives can be found on OHP's website: [http://ohp.parks.ca.gov/?page\\_id=1056](http://ohp.parks.ca.gov/?page_id=1056)

### **City of San Diego Register of Historical Resources**

---

#### **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 a historic resource on the San Diego Register of Historical Resources (San Diego Register) by the City's Historical Resources Board (HRB) if it meets one or more of the following HRB designation criteria:

- A. Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's historical, archeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development; and/or
- B. Is identified with persons or events significant in local, state, or national history; and/or
- 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; and/or
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman; and/or
- E. Is listed or has been determined eligible by the National Park Service for listing in the National Register of Historic Places or is listed or has been determined eligible by the State Historic Preservation Office for listing in the California Register of Historical Resources; and/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.

#### **Integrity**

The San Diego Register uses the same seven aspects of integrity as the NRHP.

#### **45-Year Threshold**

The City does not utilize Criteria Considerations. Although the City's municipal code does use a 45-year threshold to review properties which may be adversely impacted by development, a property need not be 45 years of age to be eligible for listing on the San Diego Register. The historic context developed to evaluate a resource must always demonstrate that sufficient time has passed to understand the subject resource's historical importance.

### More Information

Further information on the City's designation criteria can be found at:

<https://www.sandiego.gov/sites/default/files/201102criteriaguidelines.pdf>

### DOCUMENT ORGANIZATION

---

This historic context statement is organized into the following primary sections:

- **“Introduction”** provides information on the purpose of this document, its intended use, scope of study, and source material.
- **“How to Use this Document”** provides information on historic context statements, the regulatory framework of applicable designation programs, and document organization.
- **“Historic Context Statement”** discusses the distinct time periods of development that have been identified in Kearny Mesa; the themes within those periods identified as important to the community's history; and the property types that are associated with those themes in a significant way.
- **“Preservation Goals and Priorities”** identifies the next steps in protecting the potential historic resources in Kearny Mesa.
- **“Appendix A: Study List”** includes the master study list of properties of interest identified during the course of this study.
- **“Appendix B: Bibliography”** lists the major sources of information for this context statement. Additional sources used for specific quotes or subjects are cited directly within the text.

Within the “Historic Context Statement” section, three distinct periods of development have been identified - Early Development & the Influence of Surrounding Development (1918-1949); Mid-Century Development Boom (1950-1969); and Transition to Commercial, Retail, and Office Development (1965-1989). The discussion of each period includes a historical overview of events that shaped the development of Kearny Mesa during that time. Within these periods, three themes important to the development of Kearny Mesa have also been identified. The discussion of each theme is presented in three parts.

First, a narrative overview of the theme is presented; second, associated property types, materials, and construction methods significant to the theme are identified and eligibility and integrity thresholds discussed; and third, a study list of potentially significant properties is included. The narrative overview discusses known persons, groups, events, trends, and locations associated with the theme. The eligibility standards outline requirements for what would make a property eligible within the subject theme. They provide information on what property types would be associated with the theme, the period of significance for the theme, applicable significance criteria, and integrity considerations. They are general and broad to account for the numerous variations among associated property types. The study list consists of properties which came up during research for the subject theme. It is provided for information purposes only to help focus future research and is *not* a comprehensive list of all eligible resources within Kearny

Mesa. Additional properties may be identified as associated with the significant themes upon site-specific evaluation. Conversely, a resource's presence on this study list does not automatically make that resource eligible for designation at any level.

The themes are designed to cover a variety of related topics and associated property types. Themes were only developed if extant properties directly associated with the theme and located within Kearny Mesa limits were identified. The specific topics covered by each theme are outlined below:

### **Early Development & the Influence of Surrounding Development (1918-1949)**

---

The Kearny mesa remained relatively open land until the turn of the 20<sup>th</sup> century, when military developments following the outbreak of World War I required the first improvements to the area. The use of the land for military training operations dictated the early development of the area and resulted primarily in the growth of aviation and other defense related activities.

- **Theme #1: Aviation**

The development of aviation capabilities, in the form of what is now Montgomery-Gibbs Executive Airport, was the first non-infrastructure development. The airport continues to make its influence known on both the economy and city planning of Kearny Mesa.

### **Mid-Century Development Boom (1950-1969)**

---

Beginning in the 1950s, the City's need for both residential and industrial land led to the first developments on the Kearny mesa. The areas closer to the coast, like Linda Vista and Clairemont, were zoned for residential development. The area that is now Kearny Mesa was zoned for industrial development and soon became the new industrial powerhouse of the City.

- **Theme #2: Industry**

Industry was the primary driver of development in Kearny Mesa. Archival sources depict a tug-of-war between the need for continued residential development to serve the Post-War increase in San Diego's population and the need to industrialize San Diego's economy to support that population increase.

### **Transition to Commercial, Retail, and Office Development (1965-1989)**

---

Most of the available industrial land in Kearny Mesa was occupied by 1969, with less than 100 acres left available for new industrial development. A second wave of development began in earnest. While the large tracts of land necessary for new industrial development were no longer available, smaller parcels were becoming available for commercial, retail, and office use.

- **Theme #3: Commercial, Retail, and Office Development**

Small amounts of commercial, retail, and office development have existed in Kearny Mesa since the area's first development boom in the 1950s. There is a clear shift, however, to prioritizing these types of development over industrial development beginning in the mid-1960s.

## PART III: HISTORIC CONTEXT STATEMENT

### PRE-SETTLEMENT TO 1917

Prior to settlement, the Kearny mesa was part of the expansive Kumeyaay homelands. Bands of the native tribe inhabited the general area and used much of this land for hunting and gathering.<sup>6</sup> Following the arrival of the Spanish explorers and missionaries in 1769, a vast amount of Kumeyaay land, including the area now known as Kearny Mesa, was claimed by Spain for the Mission San Diego de Alcalá. After declaring its independence from Spain in 1822, Mexico took control of what had become known as the Alta California territory and began to secularize the Missions that had been established.<sup>7</sup> Large tracts of what had previously been mission lands were then parceled out and granted to private owners and families. Rancho Ex-Mission San Diego was one such land grant. Although it was awarded to Santiago Arguello by Alta California Governor Pío Pico in 1846, it was not until 1876, twenty-six years after Mexico had ceded its interest in California to the United States, that the land claim would be confirmed at 58,875 acres.<sup>8</sup> Bounded on the west by the Pueblo Lands, which included the coastal areas that would develop into downtown San Diego and La Jolla, Rancho Ex-Mission San Diego consisted mostly of what is now east of Interstate 805, including the communities of Kearny Mesa, Serra Mesa, and Tierrasanta, as well as the cities of La Mesa and Lemon Grove.

The development of Alonzo Horton's "New Town" in 1867 began a period of steady urbanization within downtown San Diego. With this growth came an increasing interest in creating the city's first major rail station. The arrival of the California Southern Railroad, which was completed in 1885, catalyzed San Diego's first boom period and inspired local speculators to invest in more rail lines around the area.<sup>9</sup> What resulted were the creation of several independent rail lines that linked downtown San Diego east to the Ex-Mission lands.<sup>10</sup> The easier access inland paired with the rising population and land costs of downtown San Diego had increased interest in the Ex-Mission lands where land was cheaper and more plentiful.

---

<sup>6</sup> Lynn H. Gamble and Michael Wilken-Robertson, "Kumeyaay Cultural Landscapes of Baja California's Tijuana River Watershed," *Journal of California and Great Basin Anthropology* 28, no. 2 (2008): 127-51.

<sup>7</sup> W.B. Campbell and J.R. Moriarty, "The Struggle Over Secularization of the Missions on the Alta California Frontier," *The Journal of San Diego History* 15, no.4 (1969).

<sup>8</sup> Clare B. Crane, "The Pueblo Lands," *The Journal of San Diego History* 37, no.2 (1991).

<sup>9</sup> James N. Price, "The Railroad Stations of San Diego County," *The Journal of San Diego History* 34, no.2 (1988).

<sup>10</sup> Ibid.; "San Diego County," *San Diego Union*, 1-1-1894.

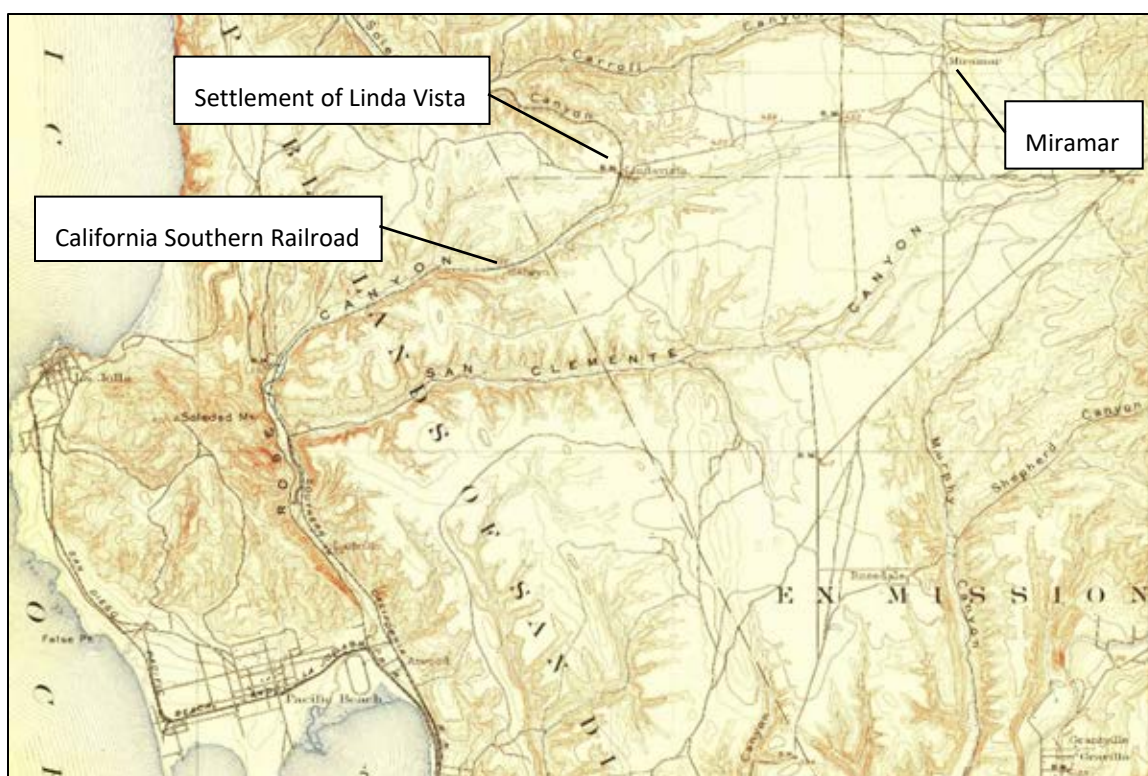


Fig. 3. Regional map showing the Pueblo and Ex-Mission San Diego lands. The California Southern Railroad and the late-19<sup>th</sup> century settlement called Linda Vista can be seen near the northwest corner of the Ex-Mission lands, south of Soledad and Carroll Canyons. The modern-day community of Kearny Mesa is located just south of San Clemente Canyon and between the western boundary of the Ex-Mission lands and the Murphy Canyon. Scale 1:24,000. USGS, 1903.

Up until the 1880s, the Kearny mesa, which was then referred to as the Linda Vista mesa,<sup>11</sup> was essentially an untouched chaparral landscape. Settlement of the area began to occur during the 1880s and reached its height in the latter part of that decade.<sup>12</sup> Although some of these settlers had built isolated homesteads and used the land for agriculture and ranching, such as E.W. Scripps's Miramar Ranch, a few farming communities had also begun to grow along the California Southern Railroad. One such settlement was Linda Vista, which was developed near Rose Canyon in 1886 by Col. W.C. Dickinson.<sup>13</sup> Despite its name, the settlement was not in the location of the present-day planning area of Linda Vista; but rather in the general vicinity of present-day Miramar Road. An article in the *San Diego Union* from 1888 described the community as "a large settlement, or town...which extends from the railroad eastward about six-miles, with over fifty

<sup>11</sup> "Linda Vista. The Latest Candidate for the New Settler's Attention," *San Diego Union*, January 1, 1921.

<sup>12</sup> "The Linda Vista District," *San Diego Union*, January 1, 1894.

<sup>13</sup> Winifred Davidson, "Mesa Named for General," *San Diego Union*, April 2, 1956.



families...a store, post office, two blacksmith shops, and [a] school.”<sup>14</sup> The article continued to note that the area was predominated by orchards and tobacco farms. The development of Linda Vista was inhibited, however, due to its relative isolation, the occurrence of severe droughts, and the lack of local water supplies.<sup>15</sup> Development stagnated, and the community eventually failed following the devastating floods of 1916.<sup>16</sup> By that time, however, what had remained of the community and its surrounding lands had already been targeted as the location of a major Army camp. The decision to select Linda Vista was based partly on its proximity to the city, the availability of land, and the guarantee of San Diego Consolidated Gas and Electric to provide electricity.<sup>17</sup>

### **EARLY DEVELOPMENT & THE INFLUENCE OF SURROUNDING DEVELOPMENT: 1918-1949**

After the United States entered the war with Germany in 1917, the federal government sought to establish new military training camps to both prepare and mobilize troops. Realizing the potential economic benefits, San Diego jumped at the chance to secure a permanent military presence.<sup>18</sup> In its petition to the federal government, San Diego offered to lease the land on what was then called the Linda Vista mesa along with the promise to develop the necessary infrastructure to support the camp, such as gas, electricity, water,<sup>19</sup> and sewage, as well as telephone lines and the construction of new roads and rail lines.<sup>20</sup>

Construction began almost immediately upon the federal government’s acceptance of the proposal. Work then progressed rapidly and the camp was completed by the fall of 1917. The new installation was named Camp Kearny, after Brevet Major General Stephen W. Kearny, who served as commander of the US Army of the West in 1846. On December 6, 1846, General Kearny led the American forces against Mexico in the Battle of San Pasqual,

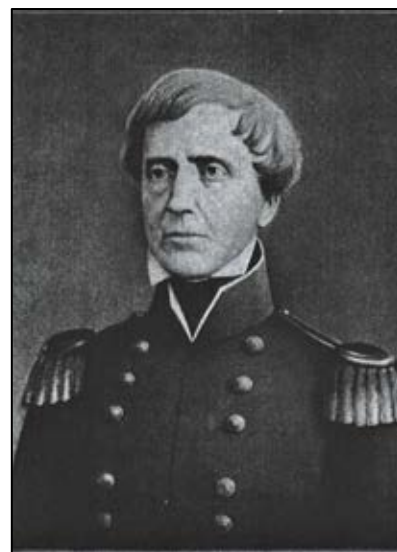


Fig. 4. Bvt. Major Gen. Stephen W. Kearny, San Diego History Center. 21:9644.

<sup>14</sup> “Linda Vista: Good Crops-Fine Orchards-Tobacco Culture-Good Water,” *The Daily San Diegan*, January 18, 1888.

<sup>15</sup> *Ibid.*

<sup>16</sup> Martina Schimitschek, “Linda Vista: Military housing push created community with ‘pretty view’,” *San Diego Union-Tribune*, June 22, 2018.

<http://www.sandiegouniontribune.com/almanac/san-diego-central/linda-vista/sd-me-almanac-lindavista-20170423-story.html>

<sup>17</sup> John Martin, “Patriotism and Profit: San Diego’s Camp Kearny,” *The Journal of San Diego History* 58, 4 (2012).

<sup>18</sup> *Ibid.*

<sup>19</sup> “Water System Working Full Blast; Roofing of Reservoir is Done,” *San Diego Union*, September 16, 1917.

<sup>20</sup> “Trenching for Camp Sewer System Nearing Completion,” *San Diego Union*, September 20, 1917.



Fig. 5. The development of Camp Kearny brought a number of new improvements, such as roads, to the area. *Camp Kearny, 1917. San Diego History Center, 81-9641.*

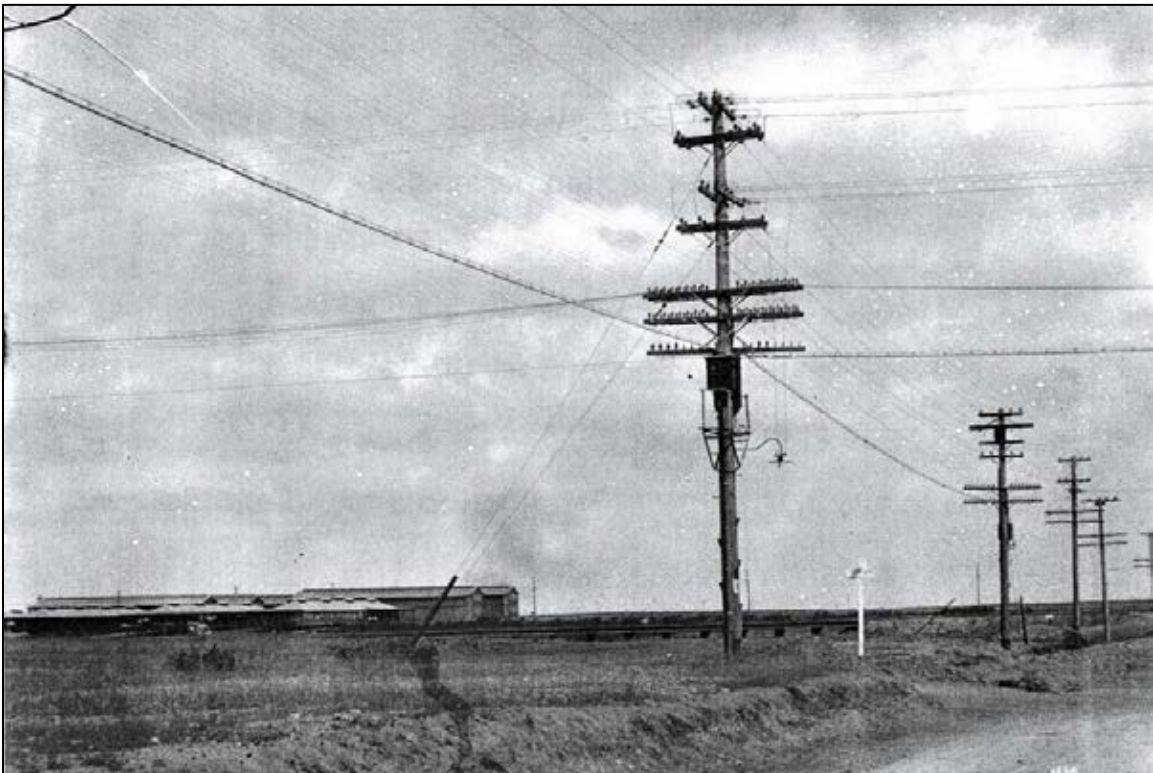


Fig. 6. New utilities, like electricity, were also introduced. *Camp Kearny, 1917. San Diego History Center, 4606.*





Fig. 7. Early development in and around Camp Kearny. *Camp Kearny - 1918. San Diego History Center, 4289-11.*

which occurred near present day Escondido. Although no information was found as to why the Army adopted General Kearny's name for the camp, it is likely that the reason was largely due to the proximity of the new camp to the site of the Battle of San Pasqual.

Referred to as "San Diego's Great War City,"<sup>21</sup> Camp Kearny was a robust and completely self-sustaining development that brought significant improvements to the Ex-Mission lands for the first time. One of the most notable of these improvements was the creation of the inland highway, which is known today as Linda Vista and Kearny Villa Roads. Previously, travel to the Linda Vista mesa from the city was extremely limited and, with the lack of available water in the area, inhibited potential development opportunities. The creation of this road, however, provided greater accessibility to the Ex-Mission lands and brought an unprecedented amount of traffic through the heart of the area that would later develop into the community of Kearny Mesa.

The city saw considerable growth in the years following the war. In response to the soaring population and an escalating housing shortage, opportunistic residential developers began to look toward the open land north of Mission Valley, which, by the 1920s, was beginning to be referred to in newspapers as the Camp Kearny mesa, or simply the Kearny mesa. The mesa's first

---

<sup>21</sup> "Construction Scheme Laid on Lines Indicating Change", *San Diego Union*, September 19, 1917.

subdivision, which was named “Chesterton” was developed by O.W. Cotton in 1927.<sup>22</sup> The Chesterton subdivision was located near what is now the neighborhood of Birdland, just south of what would become the community of Kearny Mesa. This first subdivision was celebrated in the local newspapers, which claimed that it opened “up the second great chapter in the development of San Diego.”<sup>23</sup> The Chesterton subdivision was made possible due to the advancements in the city’s water development and the creation of the Sixth Street Extension, which provided a through boulevard from the Kearny mesa through Mission Valley to downtown San Diego.”<sup>24</sup>

Although Camp Kearny had declined in the years following the war, the presence of the U.S. Navy and Marine Corps grew stronger due to the recognition of San Diego as an important strategic location. Land on the Kearny mesa was of particular interest to the U.S. military, but a failed attempt by the Navy to establish a dirigible base there in the 1920s had stalled all attempts at development for another decade. Activity picked up again in the mid-1930s when the Marine Corps began using the Camp Kearny lands for combat training. As the Marines’ occupation of the site grew more permanent, a new training base, Camp Holcomb, was built on the old Camp Kearny grounds.

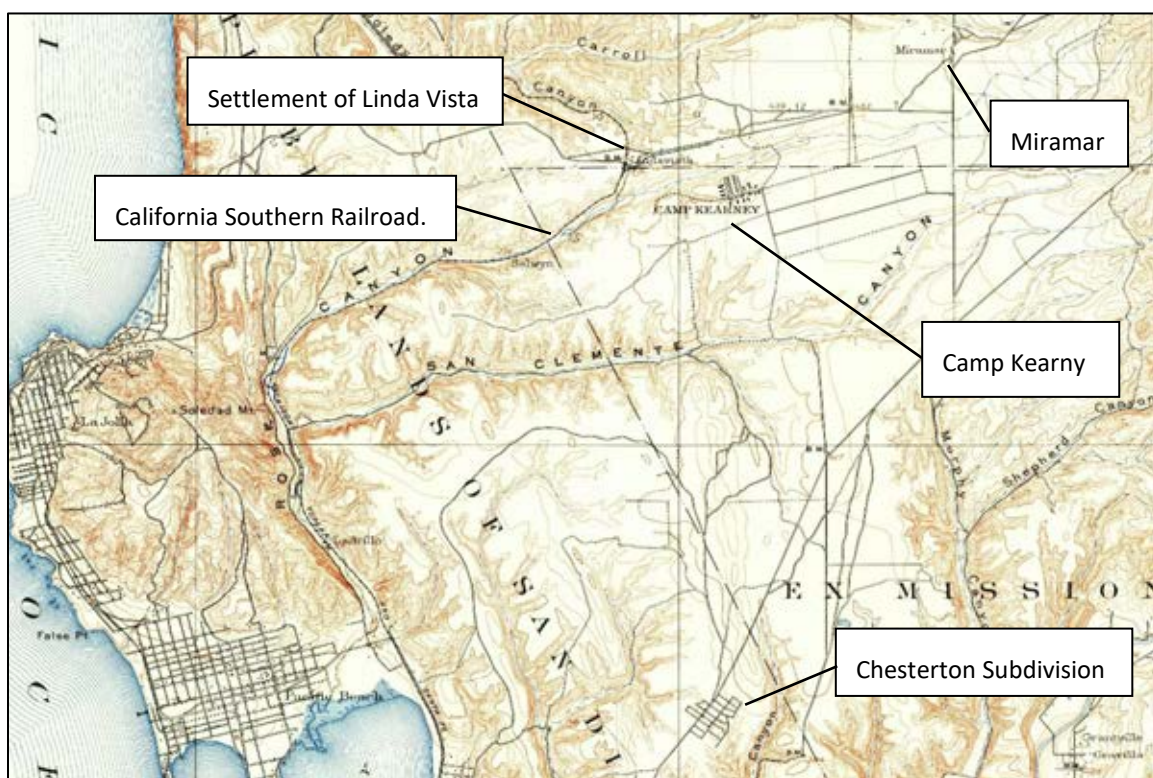


Fig. 8. Regional map showing the Pueblo and Ex Mission lands in 1930.. Scale 1:24,000. USGS, 1930.

<sup>22</sup> “Linda Vista Mesa Logical Site For Residential Tract,” *Evening Tribune*, July 30, 1927.

<sup>23</sup> *Ibid.*

<sup>24</sup> “Opening Today: Chesterton Extension,” *San Diego Union*, October 23, 1927.

During the 1920s and 1930s the mesa land south of the Camp Kearny site was often used as informal landing fields for military and civilian aircraft.<sup>25</sup> As the area continued to grow in popularity amongst aviators, civilian pilot Bill Gibbs moved his company, the Gibbs Flying Service, to the area and created his own airfield in 1937. After clearing the land for a single runway, Gibbs Field became the first private development in what would become the community of Kearny Mesa.

While Gibbs Field was under development, so too was a new military installation to the east named Camp Elliott. Camp Elliott grew out of Camp Holcomb in anticipation of another war in Europe. The construction of Camp Elliott began in 1940 and quickly introduced all new utilities, such as gas and water, to the Kearny mesa.<sup>26</sup> Camp Elliott became an expansive installation that also featured several satellite camps. Apart from these bases, Camp Elliott also contained thousands of acres of undeveloped land on the Kearny mesa which were specifically used as

training grounds. A *San Diego Union* article from 1942 noted a training operation in which “[m]achine guns rattled and torpedo bombers screamed low as 200 Camp Elliott marine corps parachuters fought furiously for Gibbs airport, near Camp Elliott, in a simulated battle yesterday.”<sup>27</sup>

As the military presence intensified, San Diego became one of the country’s major defense centers.<sup>28</sup> Apart from the surging number of troops now occupying the city, the booming defense industry that supported the military also attracted thousands of civilians in search of work. The city’s capacity to support the massive growth of industry and population was quickly met and surpassed. The urgent need for defense housing during the build-up to World War II resulted in government intervention and the passage of the Lanham Defense Housing Act. Shortly thereafter, the first project was planned. When completed in 1941, the Linda Vista housing project, which consisted of 3,000 dwellings on twelve hundred acres of land on the Kearny mesa just south of the area that would become the community of Kearny Mesa, was the largest defense housing project America had ever undertaken.<sup>29</sup> The development of Linda Vista introduced new infrastructure improvements, such as water and sewer systems, to the area. What had previously been dirt roads were now paved and expanded. Schools, hospitals, and stores were built to support the new community.<sup>30</sup>

---

<sup>25</sup> Martin, “Patriotism and Profit”.

<sup>26</sup> “8000 Slated For Marine Base, Camp,” *San Diego Union*, July 11, 1940.

<sup>27</sup> “House Navy Group Members See Amphibious Force Act,” *San Diego Union*, May 26, 1942.

<sup>28</sup> Mary Taschner, “Boomerang Boom: San Diego 1941-1942,” *The Journal of San Diego History* 28, no.1 (1982).

<sup>29</sup> Ibid.

<sup>30</sup> Ibid.



Fig. 9. Camp Elliott was an expansive military base that was located east of the present-day community of Kearny Mesa. *San Diego History Center, 79:744-646 Camp Elliot, March 23, 1944.*

Despite the development of the military installations to the north and east, and the Linda Vista housing project to the south, the area that would become the community of Kearny Mesa remained relatively undeveloped for the better part of the 1940s, with the exception of the military training and aviation uses. This was largely due to the dominating government and military presence paired with the lack of sufficient accessibility. It wasn't until the latter half of the decade that plans to develop the area now known as Kearny Mesa began to take shape. The City believed that Kearny Mesa was the next logical area in which to expect development and took action to boost interest in the land. The first move came in 1947 when the City acquired the Gibbs Airport with the hopes of developing it into a municipal airport. The City also acquired approximately 700 acres of land adjacent to the airport and planned to subdivide the large tract to encourage the construction of low-cost housing.<sup>31</sup> The City continued to facilitate development of the area by offering to extend water and sewer mains up to Kearny Mesa from Linda Vista to help subdividers develop low-cost lots.<sup>32</sup> Work moved quickly and by 1949, major water mains were being constructed through Kearny Mesa.

---

<sup>31</sup> "City to Sell Housing Lands On Kearny Mesa," *San Diego Union*, April 20, 1948.

<sup>32</sup> "City to Install Sewer Line to Kearny Mesa," *San Diego Union*, June 24, 1948.





Fig. 10. Aerial c. 1941 showing proposed boundary of the Linda Vista housing project just north of Mission Valley. The Chesterton subdivision is seen to the north. *San Diego History Center*, 79:741-623. *Aerial of Kearny Mesa, Jan 1941*.

## THEME #1: AVIATION

---

Aviation was first introduced to the Kearny mesa lands through the establishment of the military camps north of the planning area. Naval aircraft based at what is now known as Mitscher Field at MCAS Miramar would routinely fly over the Kearny mesa on training missions. Dirigibles were also a common sight in the area during the 1920s. In the 1930s, several auxiliary landing fields had existed around the subject area and served both military and civilian pilots alike. Realizing the potential of an airport so close to the military bases, Bill Gibbs moved to the area and established Gibbs Field in 1937. This was the first non-infrastructure development in the area which would become the community of Kearny Mesa. Gibbs' company, Gibbs Flying Service, provided a number of aviation services including lessons in flying and parachuting.

The defense industry, and aerospace companies in particular, quickly gained an interest in the area. In 1940 the Ryan School of Aeronautics leased Gibbs Field in order to train Army Air Corps cadets to fly.<sup>33</sup> Following the war, the City recognized the potential benefit of a second airport in what would become Kearny Mesa and planned to make this a reality. San Diego soon purchased Gibbs Airport and leased part of the MCAS Miramar airstrip. Although the massive, 1500-acre airport the City had planned for was never realized, Gibbs Airport, which was then renamed to Montgomery Field, was designated as a municipal airport and used specifically for private aircrafts.

During the 1950s, many of San Diego's major aerospace companies relocated to Kearny Mesa with the hopes of maintaining the city's "place in the forefront of aviation development."<sup>34</sup> Although the spirit of the aviation and aerospace industry lived on, many of these companies were forced to diversify as the defense industry began to wane following the war. More on the aerospace companies can be found under Theme #2: Industry. Renamed in 2016, the Montgomery-Gibbs Executive Airport remains the strongest link to the Kearny Mesa's strong historical association with aviation.

### Associated Property Types

#### *Aviation Hangar*

The aviation hangar type is a one- to two-story, steel frame utilitarian structure and is typically clad in a metal siding. Although the type commonly features a shallow pitched gable roof, barrel-vaulted and flat roofs can appear as well. The type features a large hangar door, which can be of the sliding, vertical lift, or bi-folding varieties. The aviation hangar is purpose-built for the sheltering and maintenance of aircraft. It features a large hangar area but can also include office and warehouse areas. The size and design qualities of aviation hangars can vary slightly based on type of aircraft utilizing the space. A variation of the aviation hangar includes the Quonset hut or

---

<sup>33</sup> "Montgomery-Gibbs Executive Airport," *The City of San Diego*.

<https://www.sandiego.gov/airports/montgomery/>.

<sup>34</sup> "City to Stay In Aviation Forefront," *San Diego Union*, January 18, 1950.

half-round form. Aviation hangars in Kearny Mesa are concentrated around the Montgomery-Gibbs Executive Airport.

### *Control Tower*

The control tower type typically features a tall tower shaft capped with a cab with large windows on each side. An entrance is usually found at the base. It is a purpose-built structure used to control and manage the air and ground operations of an airport. The only known control tower in Kearny Mesa is located on the airfield of the Montgomery-Gibbs Executive Airport.

### **Character-Defining Features of the Aviation Hangar Building Type**

- One to two stories
- Steel frame
- Metal siding
- Shallow pitched gable or barrel-vaulted roof
- Large hangar doors (sliding, vertical lift, or bi-folding)
- Commonly with office and/or warehouse space
- Typically cuboid in form but Quonset hut or half-rounds exist



Fig. 11. These three hangars are likely the first aviation related structures in Kearny Mesa. Each display the character-defining features noted above. *Google Maps, 2018.*



### Character-Defining Features of the Control Tower Building Type

- Tall, freestanding tower shaft with battered walls.
- Capped with a control cab with large angled windows on each side.
- Entrance at base



Fig. 12. The Control Tower at Montgomery-Gibbs Executive Airport. *IS Architecture, 2018.*

### Stylistic Influences

Aviation hangars at the Montgomery-Gibbs Executive Airport are nearly all pre-engineered or pre-fabricated structures of a standardized utilitarian design. Character defining features include large hangar doors, metal siding, and shallow-pitched or vaulted roofs.

The control tower at the Montgomery-Gibbs Executive Airport features a utilitarian design representative of its function. The functional aesthetic created through the use of concrete masonry units for the tower shaft and the large glass windows of the cab conveys a modest nod toward modernist design.





Fig. 13. Pre-engineered aviation hangars belonging to the National Air College and located at Montgomery-Gibbs Executive Airport. Notice the metal siding, flat and gabled roofs, as well as the large sliding and bi-folding hangar doors. *IS Architecture, 2018.*

### Materials and Construction Methods

#### *Metals*

Metals are used structurally and for the cladding and roofing of aviation related properties in Kearny Mesa. Whereas steel is predominantly used for the framing of these structures, corrugated steel and aluminum panels are most commonly used for exterior cladding and roofing.

#### *Concrete Masonry Units (CMUs)*

A Concrete Masonry Unit (CMU), commonly referred to as concrete block, is a pre-cast concrete block with open interior cells to allow for the insertion of reinforcement bar (rebar). CMU is a cost-effective, fire-resistant construction material that comes in a variety of colors and surface finishes. While CMUs were invented in the 19<sup>th</sup> century and widely available by the early 20<sup>th</sup> century, the mass production of CMUs didn't occur until shortly after World War II. This increase in production was driven by the need for quick and cost-effective construction methods in the post-war boom period. By 1950, concrete block was widely and cheaply available to Modernist architects and builders. Combined with its fire resistance, ease of use, and ease of maintenance, this made CMU a common material in Kearny Mesa.

While the standard CMU is grey in color and features a slightly textured finish, concrete block could be easily altered to serve more decorative purposes.

CMU is used for the squared façade of a half-round aviation hangar and, more commonly, as the foundation material for hangars such as those for the National Air College. Decorative CMU is not common for aviation architecture in Kearny Mesa.

## **Eligibility Criteria**

### Significance Criteria

Although many appear to have been constructed after 1980, some aviation related properties dating to the 1918-1949 may remain. Aviation related properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with events that contributed to the broad patterns of local history, particularly in regard to aviation history; or under HRB Criterion A if they reflect special elements of the City or Kearny Mesa's historical, economic, or engineering development as it relates to aviation. As aviation in particular played a major role in the development of Kearny Mesa, further contextual research, particularly into the properties' association with the original Gibbs Field, will be necessary to evaluate its significance to the City and/or the Kearny Mesa community.

Aviation related properties may be individually significant under NRHP Criterion C/CRHR Criterion 3 if the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master; or under HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of aviation related construction.

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

### Essential Factors of Integrity

Under NRHR Criterion A, CRHR Criterion 1 and HRB Criterion A, location, setting, association, and feeling are the essential factors of integrity.

Under NRHR Criterion C, CRHR Criterion 3 and HRB Criterion C, the design, materials, and workmanship aspects of integrity must be strongly present for a resource to be eligible. Resources evaluated under this criterion should retain most of the character-defining features of their construction types, as well as retain the primary character-defining features of any recognized style identified with the property.

Despite some alterations, a number of aviation related properties appear to maintain a sufficient level of integrity to be considered eligible as either individual resources. The resources with lower levels of integrity may be acceptable to designate as contributors to a district, should one be identified in the future. Contributors must still retain most of the character-defining features of

their type and style, as well as the specific elements that identify them as aviation related structures.

**Aviation Properties Study List**

<b><i>Street Number</i></b>	<b><i>Street Name</i></b>	<b><i>Property Type</i></b>	<b><i>Notes</i></b>
3750	John J. Montgomery Drive	Control Tower	At Montgomery-Gibbs Executive Airport
3873	Kearny Villa Road	Aviation Hangars	Spider's Aircraft Service

## **MID-CENTURY DEVELOPMENT BOOM: 1950-1969**

---

By the end of the 1940s, development had spread northward and eastward onto the Kearny mesa. Residential development in surrounding areas to the west and south were reaching capacity, and both the Navy and the growing aircraft industry were pushing for further development to accommodate the future residential demand, estimated at 50,000 units in 1951.<sup>35</sup> The need for residential development was rivaled, however, by the city's concurrent need for industrial land. In April of 1951, then-president of the Chamber of Commerce, Harry L. Foster, told the Realty Board that "Kearny Mesa offers San Diego its only remaining area for industrial development."<sup>36</sup> This conclusion was supported by a study completed for the City in 1953 by Industrial Survey Associates.<sup>37</sup>

This tension between the city's residential and industrial zoning needs characterized the first few years of the 1950s. Large sections of the Kearny mesa were brought before the City Council for zoning as they were annexed – sometimes in excess of 1,000 acres at a time.<sup>38</sup> Most available land was zoned either residential or industrial. Proposals for residential development frequently appear in the newspaper in the early 1950s for the area that would become Kearny Mesa. These proposals never came to fruition; the land between the Miramar Naval Air Station and Montgomery Field (much of which is now in Kearny Mesa) was prioritized as industrial land due to the limitations imposed by airfield safety zones and the area's comparative distance from previously-established residential enclaves on the mesa.<sup>39</sup> The area that is now Clairemont was prioritized for residential use.

Development initiated slowly but, once begun, exploded exponentially. Aerial photography shows that by 1953, when most zoning had been settled within Kearny Mesa, very little development had occurred (Fig. 14). A decade later, however, the entire area was substantially developed (Fig. 15).

---

<sup>35</sup> "Council May Act on Expansion Today," *San Diego Union*, February 1, 1951.

<sup>36</sup> "Kearny Mesa Touted for New Development," *San Diego Union*, April 19, 1951.

<sup>37</sup> "Talk on Zoning Will Continue," *San Diego Union*, September 13, 1953.

<sup>38</sup> "Kearny Mesa Acreage Annexed to San Diego," *San Diego Union*, September 21, 1951.

<sup>39</sup> "Kearny Mesa Zoning for Light Industry Adopted by Council," *San Diego Union*, September 23, 1953; "City Will Buy Mesa Land for New Industries," *San Diego Union*, October 10, 1953.



Fig. 14. 1953 aerial photograph of Kearny Mesa. *USDA, 1953.*



Fig. 15. 1964 aerial photograph of Kearny Mesa. *USDA, 1953.*

The development of road systems was the key that allowed for Kearny Mesa's development explosion in the late 1950s and early 1960s. U.S. 395, a local expressway, connected the area to the residential developments to the south and to the larger Southern California region to the north. This alignment was upgraded and expanded during its conversion to I-15 in the 1960s.<sup>40</sup>

---

<sup>40</sup> Federal Highway Administration, *The Dwight D. Eisenhower System of Interstate and Defense Highways: Part I – History*, accessed May 4, 2018, <https://www.fhwa.dot.gov/highwayhistory/data/page01.cfm>.

The conversion of Legislative Route 279 into the wider, more modern SR-52 began in 1964.<sup>41</sup> This route connected Kearny Mesa to the coast and to residential developments to the west. SR-163, completed in the late 1960s, connected Kearny Mesa to downtown along the former route of an earlier alignment of US-395 and US-80.<sup>42</sup>

The development of major surface streets – such as Balboa Avenue, Aero Drive, and Kearny Villa Road – was also critical to the mid-century development of Kearny Mesa. While the freeway system connected Kearny Mesa to the San Diego area and beyond, these surface streets served as the primary arteries *through* the area. Running generally east-to-west, both Balboa Avenue and Aero Drive were developed to their current lengths by 1964 (see Fig. 15). Kearny Villa Road continued to be an important north-to-south artery. Public transportation served these major thoroughfares. Major industrial employers like Convair, Cubic Corporation, the Ryan Aeronautical Company, and KinTel Corporation could be accessed by bus Route G, originating downtown, or Route D, originating in La Jolla.<sup>43</sup>

Reliable water infrastructure was also critical to the area's development during this period. In 1958, an eleven-million-dollar water revenue bond was passed. Much of the bond was earmarked for water development on the Kearny mesa, which a May 1958 article estimated would one day use one fifth of the city's water supply.<sup>44</sup> By this time, San Diego had outpaced its native water supply and relied heavily on imported water from the Colorado River. This bond funded a second aqueduct from the Colorado River, which passed through Riverside to a new dam and filtration plant to the northeast of Miramar Naval Air Station. Treated water was distributed by three pipelines: the Miramar pipeline, Miramar pipeline extension, and Elliott pipeline.<sup>45</sup>

The City and County governments of San Diego expanded significantly in the 1950s and 1960s to accommodate the exploding local population, made possible in part by the residential and economic development of the Kearny mesa. In 1963, the County was required to demolish its operations center on Rosecrans Street, which was in the alignment of a highway project. Drawn by the plentiful and comparatively inexpensive land in Kearny Mesa, the County selected an approximately thirty-eight acre site about a quarter mile east of the intersection of Clairemont Mesa Boulevard and US-395 (now SR-163).<sup>46</sup> The complex was complete and occupied by the

---

<sup>41</sup> The section of LR-279 was not fully converted to SR-52 until 1988. "Motorists Christen Stretch of Route 52," *San Diego Evening Tribune*, July 1, 1988.

<sup>42</sup> Jeff Jensen, *Drive the Broadway of America!* (Tuscon, AZ: Bygone Byways, 2013), 216-217.

<sup>43</sup> "Bus Line Extensions Due on Kearny Mesa," *San Diego Union*, August 6, 1960; "Bus Route Change Sought to Plants," *San Diego Union*, September 28, 1960.

<sup>44</sup> "Kearny Mesa Needs Water to Expand," *San Diego Union*, May 30, 1958.

<sup>45</sup> Ibid.

<sup>46</sup> "Supervisors Select Location for New Operations Center," *San Diego Union*, February 21, 1961.

summer of 1963.<sup>47</sup> A new County Operations Center was constructed on the same site in 2013, replacing the 1960s complex. The City's Fire Station 28, located on Kearny Villa Road north of Aero Drive, was constructed in 1958 and has been in continuous use.<sup>48</sup>

## **Theme #2: Industry (1950-1969)**

---

During World War II, San Diego served as the headquarters of the Pacific Fleet and as a major training and wartime production center. In the Post-War years of the early 1950s, however, the City strove to push beyond its reputation as a Navy town, diversify its existing industries, and attract new industries that would both employ and provide goods for the city's burgeoning population. The City actively recruited companies to relocate to the Kearny mesa. The Chamber of Commerce mailed five thousand brochures to executives in the research, educational, tool production, electronics, food processing, defense, garment, and aviation industries. These brochures outlined the advantages that companies could expect from relocating to the City's newly available industrial land on the Kearny mesa, including the area's proximity to Montgomery Field, favorable climate, advanced highway system, large skilled labor pool, and eager consumer markets.<sup>49</sup> According to Stanley Grove, then the general manager of the Chamber of Commerce, the outreach program was successful in securing commitments from nine unnamed companies by 1951.<sup>50</sup>

Kearny Mesa was also attractive to the defense, aeronautics, and electronics companies that had previously established themselves in the Lindbergh Field area during World War II. Available parcels in the tidelands near the bay, previously preferred due to their proximity to Lindbergh Field and the port, were becoming rarer and more expensive. When the Kearny mesa's industrial land became available, these companies capitalized on the opportunity to expand in a new, more cost-effective location. Convair Astronautics was the first industrial occupant of Kearny Mesa; their Kearny Mesa plant was constructed to the east of US-395 in 1958.<sup>51</sup>

In the mid-1950s, the Ryan Aeronautical Company was forced to seek a new location for its expanding electronics division despite a recent renovation and expansion of their Lindbergh Field plant. They leased a previously-constructed electronics plant in Kearny Mesa in 1957.<sup>52</sup> Stinson

---

<sup>47</sup> "County Offices on Move to Kearny Mesa," *San Diego Union*, July 28, 1963.

<sup>48</sup> City of San Diego, "Fire Station 28," *Fire-Rescue Department*, accessed May 1, 2018, <https://www.sandiego.gov/fire/about/firestations/sta28>.

<sup>49</sup> "Grove Says 9 New Industries Interested in Locating Here," *San Diego Union*, March 4, 1951.

<sup>50</sup> Ibid.

<sup>51</sup> "Astronautics Plant Moving Day," *San Diego Union*, May 25, 1958. This complex was redeveloped in the 1990s. All existing buildings on the site were constructed after 1990 and are not part of the historic complex, including Building 24 at 8695 Spectrum Center Boulevard, which looks very similar to the Convair buildings in Figure 18 (page 34). For more information about this complex, reference the Cultural Resources section of the New Century Center Program EIR.

<sup>52</sup> "Ryan Aeronautical Co.," *San Diego Union*, October 20, 1957.



Aircraft Tool & Engineering Corporation, which produced special machinery and tools for the aircraft industry, moved from Chula Vista into a new plant and office structure in Kearny Mesa in 1958.<sup>53</sup>

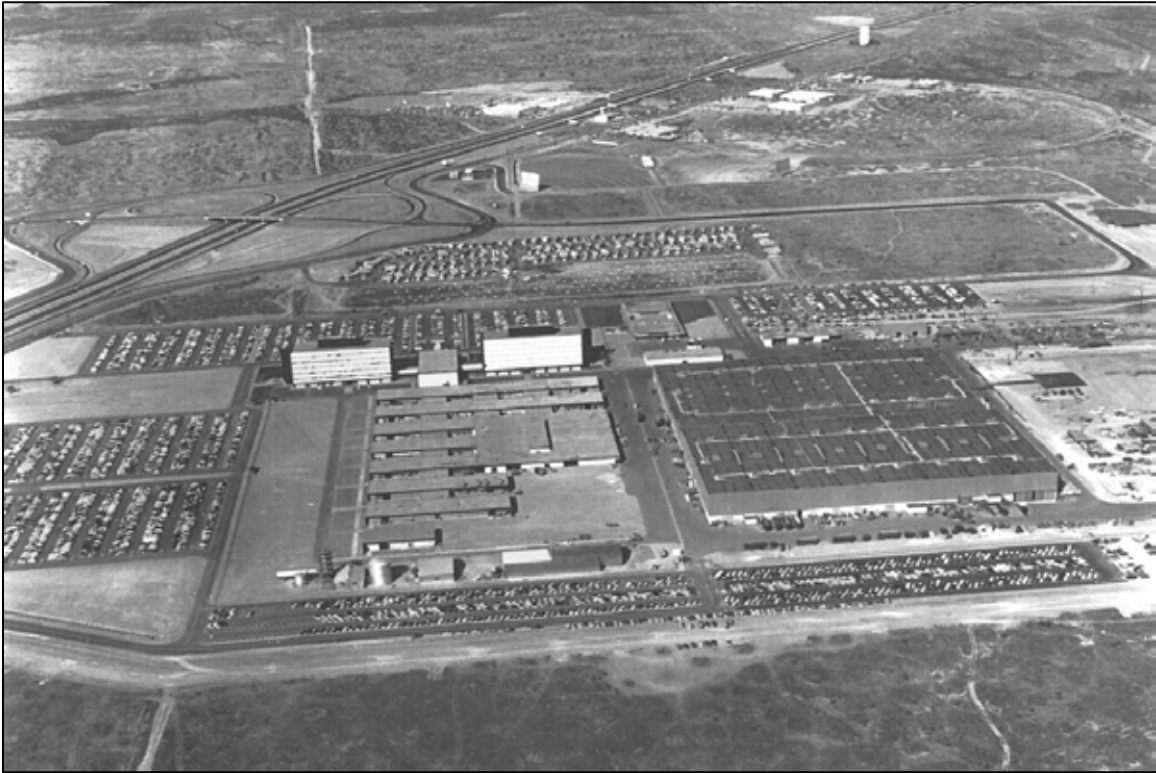


Fig. 16. Convair's Kearny Mesa complex (non-extant). Looking north towards Highway 395. February 3, 1959. *San Diego History Center* 92:18835-521.

---

<sup>53</sup> "Stinson Aircraft Plans Expansion," *San Diego Union*, November 10, 1957.



Fig. 17. Convair's Kearny Mesa complex (non-extant). Aerial looking southeast. *San Diego History Center 1998\_63-19.*



Fig. 18. Convair office buildings at the Kearny Mesa complex (non-extant). Looking southeast. July 2, 1958. Reference footnote 51 (page 32) for more on these buildings. *San Diego History Center UT 85:6625.*

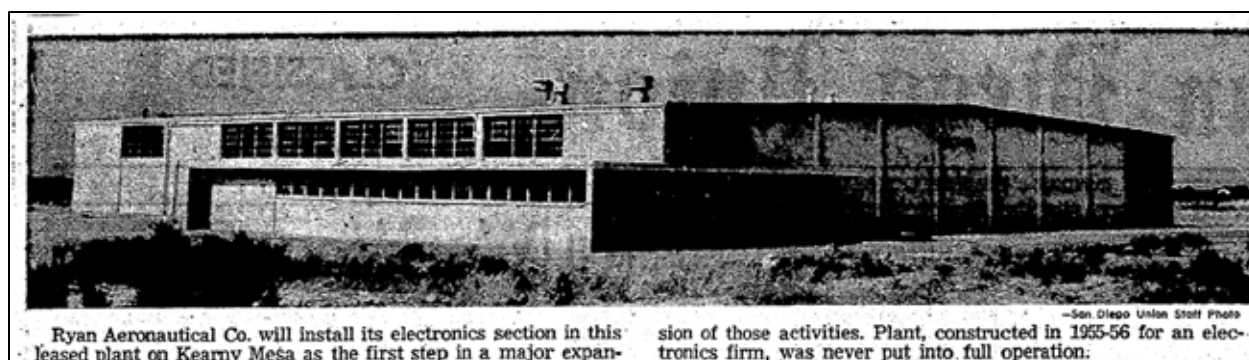


Fig. 19. Ryan Aeronautical Company's Kearny Mesa plant (non-extant). Photograph and caption from *San Diego Union*, October 20, 1957.

These aviation and aeronautics companies were a source of local pride and national recognition for San Diego. A 1950 article in the *San Diego Union* named San Diego a “cradle of aviation,” noting the City’s revolutionary aviation research, design, and manufacturing companies like Convair and Ryan Aeronautical Company. These companies had put San Diego in the national spotlight in World War II and, following their respective relocations to Kearny Mesa, continued to innovate and to be leaders in both the commercial and military aviation industries on a nationwide scale.<sup>54</sup>

The aviation industry, already well established since World War II, was joined by new, related industries in Kearny Mesa. Among the most prominent of the new industries in the area was the electronics industry. Kay Labs, an electronics manufacturer, moved into a 30,000 square foot facility in Kearny Mesa in 1955.<sup>55</sup> Narmco Inc., a producer of electronic components and structural plastics for aircraft, opened a 15,000 square foot facility on Aero Drive in 1958.<sup>56</sup> KinTel, a division of Cohu Electronics Inc., broke ground for their 16,000 square foot facility in Kearny Mesa in 1958.<sup>57</sup> Also in 1958, Electro Instruments Inc. built their headquarters on Aero Drive. In 1959, they built a 60,000 square foot manufacturing plant to the south of their headquarters building.<sup>58</sup> These companies produced both consumer electronics – feeding the Mid-Century populace’s need for radios, televisions, telephones, and other consumer goods – and electronic components for the manufacturing and other industries.

While the aerospace, defense, and electronics industries were dominant throughout much of this Mid-Century period, other types of manufacturers also settled in Kearny Mesa. For example, Union Carbide Corporation produced chemicals (in addition to electronics), Reflin Company produced plastics, Balboa Pipe & Supply Company produced plumbing and mechanical pipe,

<sup>54</sup> “City to Stay In Aviation Forefront,” *San Diego Union*, January 18, 1950.

<sup>55</sup> “Kay Lab, Electronics Manufacturer, is Now ‘At Home’,” *San Diego Union*, June 19, 1955.

<sup>56</sup> “Narmco Inc. Set to Dedicate Half-Million-Dollar Facility,” *San Diego Union*, January 19, 1958.

<sup>57</sup> “Kin Tel Announces \$250,000 Build-Up,” *San Diego Union*, May 6, 1958.

<sup>58</sup> “Electronics Firm Plans New San Diego Facility,” *San Diego Union*, September 20, 1959.

Pepsi Bottling Company produced bottled soft drinks, and Solar Turbines produced equipment for the production of solar, wind, and gas energy, among numerous others.<sup>59</sup>

By 1969, Kearny Mesa's explosive growth had nearly reached capacity. Only 75 acres remained of the nearly 4,000 acres of industrially-zoned land in Kearny Mesa. As a result, National City, El Cajon, and North County areas like Escondido became the new desirable location for industrial development.<sup>60</sup> The character of development at the end of the 1960s and beginning of the 1970s changed towards commercial and retail, as the large parcels of land needed for new industrial development had been developed by this point.

### **Associated Property Types**

#### *Office-Production Buildings*

The Office-Production type features a publicly-accessible front office or showroom attached to a rear warehouse or production facility. These types of buildings tended to be purpose-built for a particular type of industry, most often by the company that intended to inhabit it. Initial archival research yielded only one example of an Office-Production type building in Kearny Mesa being built on speculation (that is, built by a property owner or developer without a specific tenant in mind or under lease agreement): the 1968 building at 7899 Clairemont Mesa Boulevard. The requirements of each individual industry were so specific that creating plants of these types on speculation was not typically a sound investment. However, the archival record does suggest that companies within the same industry would move into pre-existing Office-Production buildings constructed for their particular industry. For example, the Ryan Aeronautical Company moved its electronics division into a building previously constructed by Magnatron Corporation, another electronics company, in 1957.<sup>61</sup>

---

<sup>59</sup> "New Plants Enhance Outlook," *San Diego Union*, May 30, 1967; "Electronics-Plastics," *San Diego Union*, June 19, 1955; "Balboa Pipe Office Move is Announced," *San Diego Union*, January 10, 1960.

<sup>60</sup> "EDC Attracts Firms to San Diego Area," *San Diego Union*, January 1, 1969.

<sup>61</sup> "Ryan Arranges for Expansion in Electronics," *San Diego Union*, October 20, 1957.

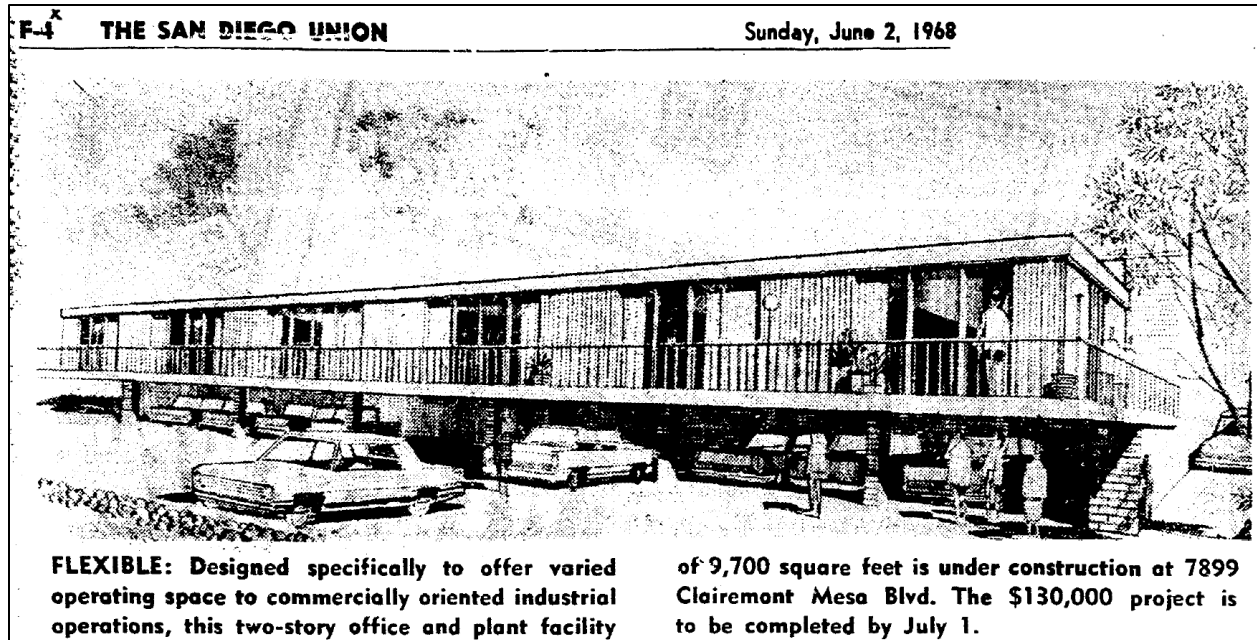


Fig. 20. The building at 7899 Clairemont Mesa Boulevard (extant) is the only known example of an Office-Production type built on speculation for multiple tenants in Kearny Mesa. *San Diego Union*, June 2, 1968.

### Character-Defining Features of the Office-Production Industrial Building Type

- Single story
- Publicly-accessible front office or showroom space
- Front office styled in a Modernist sub-style
- Production/warehouse space physically connected to front office
- Loading areas with roll-up, warehouse-style doors
- Parking lots
- Designed landscapes in public areas and/or along road frontages
- Prominent signage, either freestanding or mounted on a street-facing elevation



Fig. 21. The WESCO building at 7790 Convoy Court features all the character-defining features of the Office-Production type including single story massing, a styled front office attached to the warehouse space, a paved parking lot, and loading area with warehouse doors. *IS Architecture, 2018.*

### *Industrial Park Complex*

The Industrial Park Complex type was developed on speculation and provided a variety of sizes and configurations of industrial spaces for lease. These complexes were developed as campuses with unifying stylistic elements and deliberate spatial organization. Interior spaces were flexible, allowing for multiple, smaller tenants or a single, larger tenant in each building of the complex. There are no known examples in Kearny Mesa of a single tenant occupying all buildings in an industrial park complex during the historic period. Shared parking lots and exterior courtyard spaces are common for this building type, with networks of exterior walkways providing access to and between the complex's buildings.



Fig. 22. City of San Diego Industrial Park in 1962. City-owned land was leased to industrial companies and became a dense area of Kearny Mesa industrial development in the 1960s. The park's location is likely along Balboa Avenue and Ruffin Road. Some resources may be extant in this area. *San Diego History Center*.



### Character-Defining Features of the Industrial Park Complex Building Type

- One or two stories typical; taller examples possible
- Multiple buildings (at least two) with unifying design details
- Exterior courtyards between buildings common
- Designed landscapes (including pedestrian circulation) in common areas and/or along street frontages
- Loading areas with warehouse-style doors at rear
- Parking lot, often shared between buildings
- Modernist design elements
- Developed as a complex or campus for multiple tenants



Fig. 23. Industrial park at 7701-7725 Convoy Street. This one story Industrial Park Complex features a shared parking lot, designed landscape spaces, multiple buildings with unifying details, and modern styling. *IS Architecture, 2018.*



### Stylistic Influences

Industrial buildings in Kearny Mesa nearly ubiquitously feature elements of the Contemporary, Brutalist, International, and/or New Formalist substyles of Modernism. In rarer cases, these Modern features are combined with Spanish elements such as tiled roofs. Buildings can feature enough elements of a single Modernist substyle to be categorized in accordance with the City's *Modernism Context*, but more often they combine elements of the predominant styles of the Mid-Century period and apply them loosely to industrial forms.<sup>62</sup>

While the City's *Modernism Context* applies mainly to residential and commercial building types constructed between 1935 and 1970, the character-defining features listed for the Modernist sub-styles within that context statement can be adapted to the industrial forms present within Kearny Mesa between 1950 and 1970. Other architectural style guides may be required for styles not included in the *Modernism Context*, such as New Formalist.

### Materials and Construction Methods

Modernist architecture relies heavily on material and construction method to convey style. The movement was defined by an experimentation with new materials, such as glass and concrete, and the reimagining of traditional materials, like wood and masonry. For some modern styles, such as Brutalism or Post-and-Beam, expression of the construction method was as or more important than any applied stylistic markers. The application of these materials and construction methods cross the boundaries of building type and style, applied to all types and styles of industrial buildings in Kearny Mesa. As such, the below discussion includes descriptions of these materials and methods for purposes of their identification in the field, with examples for reference.

#### *Concrete Masonry Units (CMUs) and Decorative Block*

A Concrete Masonry Unit (CMU), commonly referred to as concrete block, is a pre-cast concrete block with open interior cells to allow for the insertion of reinforcement bar (rebar). CMU is a cost-effective, fire-resistant construction material that comes in a variety of colors and surface finishes. While CMUs were invented in the 19<sup>th</sup> century and widely available by the early 20<sup>th</sup> century, the mass production of CMUs didn't occur until shortly after World War II. This increase in production was driven by the need for quick and cost-effective construction methods in the post-war boom period. By 1950, concrete block was widely and cheaply available to Modernist architects and builders. Combined with its fire resistance, ease of use, and ease of maintenance, this made CMU a common material for industrial buildings in Kearny Mesa throughout the 1950s and 1960s.

While the standard CMU is grey in color and features a slightly textured finish, concrete block could be easily altered to serve more decorative purposes. This was done in a number of ways

---

<sup>62</sup> Note also that the City's *Modernism Context* applies mainly to residential and commercial building types constructed between 1935-1970. Character-defining features are not explicitly listed for industrial examples of the various Modernist substyles present in San Diego during this period.

including coloring, texturing, and piercing the block as well as producing CMUs in non-standard shapes and sizes.

Due to the versatility of concrete as a material, CMUs were often used to approximate the appearance of other materials. Textured, colored block can approximate various types of stone, brick, or other materials. One common variation on the standard CMU form is slump block. This block is shorter and wider than a standard CMU and is removed from its mold before it is completely set. This causes the block to retain a slightly slumped appearance rather than the crisp, flat face of a typical CMU. Slump block is used in Southern California to approximate the appearance of adobe block. CMUs imitating both stone and adobe block are found on Kearny Mesa industrial buildings.



Fig. 24. A Kaiser Permanente site at 7035 Convoy Court. This building's slump block approximates the appearance of an adobe block. *IS Architecture, 2018.*

Decorative, pierced block is one of the most recognizable Modernist design features. These blocks could be used structurally but – due to their comparatively high cost and the Modernist design ethos – were most commonly used as screen walls, fences, or as decorative highlights. Pierced block came in a wide variety of shapes, sizes, and patterns and could be colored and textured in the same way that more typical CMU could be.



Fig. 25. Decorative pierced block screens on the Pepsi Cola bottling plant at 7995 Armour Street. *IS Architecture, 2018.*

Non-standard block shapes and sizes could also be used for more subtle decoration. For example, builders could achieve a square block look by exposing the short face of a standard concrete block, rather than the rectangular face. Eventually, specific square block was produced to achieve this look with more flexibility.

#### *Cast Concrete and Tilt-Up Construction*

Cast concrete, both cast-in-place and tilt-up, is also a common construction method for industrial buildings in Kearny Mesa. Fully cast concrete buildings are relatively rare but cast concrete portions of buildings often coexisted with CMU and/or tilt-up portions of buildings.

Tilt-up construction is a method of pre-casting reinforced concrete panels on the ground or other flat surface on site and then lifting the panels into place. Tilt-up differs from prefabrication in that the panels are poured, cured, and assembled at the construction site rather than in a factory. The size, weight, and configuration of panels was therefore not impacted by shipping constraints. This leads to a highly custom and cost-effective construction type. The method was experimented



with as early as 1905 but, like CMU construction, did not gain widespread popularity until the post-WWII construction boom.<sup>63</sup>

A variety of decorative finishes could be achieved with both cast-in-place and tilt-up concrete walls. While smooth or lightly-textured concrete is most common, there are many examples of exposed aggregate or board-formed finishes throughout Kearny Mesa. Exposed aggregate is achieved by mechanically or chemically removing the top layer of concrete to expose the aggregate beneath, which is usually larger or more decorative in nature than typically used for concrete. Faux exposed aggregate concrete can be created by pressing stones into the concrete as it cures. Board-formed concrete is a decorative method that leaves the imprint of a wood board, including its grain, in the finished product. Boards can be arranged in any manner to create the final pattern.



Fig. 26. Board-formed concrete is the main decorative finish on this Industrial Park Complex building at 7197 Convoy Court. *IS Architecture, 2018.*

### *Metals*

Steel and aluminum are used sparingly on industrial buildings in Kearny Mesa. The use of exposed metal for structure or ornament is most commonly found on the Industrial Park Complex building

---

<sup>63</sup> Langton, Schenck, and Sun, *A Study of the Concrete Block Industry: A National and Regional Approach* (University Park, PA: Pennsylvania State University, 1972), 169.

type where, for example, metal posts may support exterior overhangs. Metal doors and window frames are the most common usage of metal on industrial buildings in Kearny Mesa.



Fig. 27. Decorative pierced metal wraps around the corner of this CMU industrial building at 9150 Balboa Avenue. *IS Architecture, 2018.*

### *Glass*

The expansive use of glass is a defining element of much Modernist design. Glass windows, wall systems, and doors are found both in the Industrial Park Complex building type and in the front office or showroom space of the Office-Production building type. The windows are metal-framed, most often with aluminum, and are clear or tinted dark.



Fig. 28. Large expanses of glass at the corner entrance to this Industrial Park Complex at 7531 Convoy Court. *IS Architecture, 2018.*

## Eligibility Criteria

### *Significance Criteria*

The industrial properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with events that contributed to the broad patterns of local history, particularly in regard to industrial history and development; or under HRB Criterion A if they reflect special elements of the City's or Kearny Mesa's economic, engineering, and/or historical development. Resources should be considered in the context of significant companies or industries within the city. For example, surviving resources associated with Convair/General Dynamics, Ryan Aeronautics/Electronics, or other giants of local and regional industry would be evaluated under NRHR Criterion A, CRHR Criterion 1 and HRB Criterion A.

Industrial properties may also be individually significant under NRHP Criterion C/CRHR Criterion 3 if the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master; and/or under HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of construction. Because the large form and function of industrial buildings are critical to the success of their use, buildings may exhibit only a few character-defining features of a Modernist substyle or a combination of character-defining features from multiple Modernist substyles, which should not

in and of itself preclude designation of the resource under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C if they embody the distinctive characteristics of a modernist substyle as applied to an industrial type building.

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

*Essential Factors of Integrity*

Under NRHP Criterion A, CRHR Criterion 1 and HRB Criterion A, location, setting, association, and feeling are the essential factors of integrity.

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

**Industrial Properties Study List**

<b><i>Street Number</i></b>	<b><i>Street Name</i></b>	<b><i>Property Type</i></b>	<b><i>Notes</i></b>
7899	Clairemont Mesa Blvd	Office-Production	Late example of the type and only known example of this type built on speculation for multiple tenants.
7028	Convoy Court	Industrial Park Complex	Kearny Mesa Industrial Park
7197	Convoy Court	Industrial Park Complex	
7585	Convoy Court	Industrial Park Complex	
7601	Convoy Court	Industrial Park Complex	Mentioned in 1969 newspaper article. Address given as 7601 Convoy Street, which does not exist.
7620	Convoy Court	Office-Production	
7790	Convoy Court	Office-Production	WESCO building



## **TRANSITION TO COMMERCIAL, RETAIL, AND OFFICE DEVELOPMENT: 1965 TO 1989**

---

Most of the available industrial land in Kearny Mesa was occupied by 1969, with less than 100 acres left available for new industrial development.<sup>64</sup> While the area's industrial nature did not disappear, the boom period of new industrial development in Kearny Mesa had passed. A second wave of development began in earnest. While the large tracts of land necessary for new industrial development were no longer available, smaller parcels were becoming available for commercial, retail, and office use.

While there were individual instances of commercial and retail buildings before this period, commercial development did not explode until after industrial development had slowed in the late 1960s. For example, aerial photography shows that the strip malls and shopping centers along Convoy Street north of Balboa Avenue had barely begun to develop in 1969 (Fig. 29) By 1972, shopping centers and stand-alone retail stores line both sides of the street (Fig. 30). By 1989, the area is completely built out with commercial development (Fig. 31).



Fig. 29. 1969 aerial photography of Convoy Street between Balboa Avenue and Clairemont Mesa Boulevard. USGS, 1969.

---

<sup>64</sup> "EDC Attracts Firms to San Diego Area," *San Diego Union*, January 1, 1969.



Fig. 30. 1972 aerial photograph of Convoy Street between Balboa Avenue and Clairemont Mesa Boulevard. *USGS, 1972.*



Fig. 31. 1989 aerial photograph of Convoy Street between Balboa Avenue and Clairemont Mesa Boulevard. *USDA, 1989.*

### Theme #3: Commercial, Retail, and Office Development (1965-1989)

---

Commercial and retail businesses began to appear widely throughout Kearny Mesa in the latter half of the 1960s. These businesses were mostly concentrated in the western portions of Kearny Mesa that border the residential areas of Clairemont and Linda Vista, which both supplied consumers for Kearny Mesa businesses. A J-Mart was constructed in 1965 near the intersection of Balboa Avenue and Kearny Villa Road.<sup>65</sup> A Ford dealership off of Kearny Villa Road to the south of the FedMart was advertising in the *San Diego Union* by 1966.<sup>66</sup> A very early example, FedMart, was constructed on Othello Avenue in 1958.<sup>67</sup> The commercial aspects of the area's industrial businesses, such as those run out of the front offices of the Office-Production type buildings, also predate the late 1960s commercial/retail boom. These early commercial and retail buildings followed the same model of development as the industrial development before it: large, warehouse-type buildings with expansive parking lots on multi-acre sites. The development of these big-box type stores became more difficult in the latter half of the 1960s as large tracts of available land became rarer.



Fig. 32. FedMart on Othello Avenue in 1960. *San Diego History Center, S-6630-4 FedMart – Kearny Mesa – 1960.*

---

<sup>65</sup> "Big Mart Planned for Kearny Mesa," *San Diego Union*, December 13, 1964.

<sup>66</sup> "Autos & Trucks Wanted," *San Diego Union*, July 16, 1966.

<sup>67</sup> "Congratulations to the New FedMart Kearny Mesa Store," *San Diego Union*, November 9, 1958.

The industrial-scale commercial/retail model was succeeded by strip malls and stand-alone buildings. A 1974 article in the *San Diego Union* calls Kearny Mesa “one of the hottest small business growth centers in the U.S.” and states that there are four community shopping centers and 125 retail stores in Kearny Mesa. That development happened quickly, with retail sales rising by 31 percent between 1970 and 1972 alone.<sup>68</sup> While this commercial development happened throughout Kearny Mesa, it tended to center around the main vehicular arteries in the western half of Kearny Mesa: Balboa Avenue, Clairemont Mesa Boulevard, Kearny Villa Road, and Convoy Street.



Fig. 33. Former Frazee Paint building at 4802 Convoy Street (extant). *San Diego History Center, Hope Collection. Date unknown.*

Beginning in the mid-1970s, a third wave of construction further diversified Kearny Mesa’s building stock: office building development. As with the commercial development wave beginning in the late 1960s, the office development wave was not the first appearance of office uses in Kearny Mesa. Rather, this period represented a focused shift towards office development that outpaced other types of development in the area during this period. A 1980 *San Diego Union* article, entitled “Industries Give Way to Offices in Kearny Mesa,” indicates that there were 36 office buildings with roughly 980,000 square feet of rentable space in Kearny Mesa by the beginning of 1980. An additional 14 buildings, totaling 650,000 square feet of office space, were

---

<sup>68</sup> “Kearny Mesa Business Growth Challenges Swiftest Anywhere,” *San Diego Union*, January 8, 1974.

scheduled to be completed in the area by the end of 1982, representing a 68 percent increase in rentable office space in less than two years.<sup>69</sup> This boom in development was likely in response to dropping office vacancy rates throughout the city. The results of the San Diego Chamber of Commerce’s Economic Research Bureau annual survey for 1980 shows a 7.1 percent vacancy rate for office space throughout the city, which was considered very low compared to the 19 percent vacancy rate of three years prior.<sup>70</sup>

Kearny Mesa did not attract any specific varieties of commercial or retail businesses. The area was well-connected by road to the residential neighborhoods to the west and south, whose populations supported all varieties of businesses. The area was also far enough away from those residential areas – and industrial enough in character – to support noisier or dirtier businesses like automotive repair shops and dealerships. Kearny Mesa was home to shops of all varieties, restaurants, clubs, automotive repair shops and dealerships, specialty construction and hardware supply stores, banks, hotels, and dozens of other commercial and retail businesses. This economic diversity persists to the present day.

### **Associated Property Types**

#### *Strip Mall*

The strip mall developed out of a long tradition of street-facing commercial development that began with the pedestrian-oriented downtown commercial districts of the pre-automobile era. The shift in American culture towards an automobile-centric society began in the mid-1940s and rippled outwards into all aspects of American life. By the 1950s, most middle- and upper-class homes had at least one car, adding up to millions of cars on the roads. Parking in the traditional commercial centers became more difficult, and these centers’ locations within the densest parts of a city or community made them difficult to retrofit for parking.

California was home to some of the earliest experimental models that attempted to solve the issue of providing a walkable commercial experience for shoppers while also providing for parking for those shoppers’ cars. Some early shopping centers, like Los Angeles’ Broadway-Crenshaw Center (1947), attempted to draw both the traditional pedestrian traffic and the automobile traffic by presenting an equally inviting storefront to the street and to the large, rear parking lot. This design represents an attempt to transition between the pedestrian and automobile eras. In reality, however, the Broadway-Crenshaw Center and other early examples like it experienced very little pedestrian traffic.<sup>71</sup>

---

<sup>69</sup> “Industries Give Way to Offices in Kearny Mesa,” *San Diego Union*, November 9, 1980.

<sup>70</sup> “Office Glut Continues 3-Year Decline,” *San Diego Union*, July 26, 1980.

<sup>71</sup> Matthew Manning, “The Death and Life of Great American Strip Malls: Evaluating and Preserving a Unique Cultural Resource” (MHP thesis, University of Georgia, 2009), 21.

In light of the lessons learned from these early examples, the next generation of shopping center fully embraced the automobile and the parking lot. These were the first shopping centers to be called 'strip malls' due to their long, rectangular shape.<sup>72</sup>

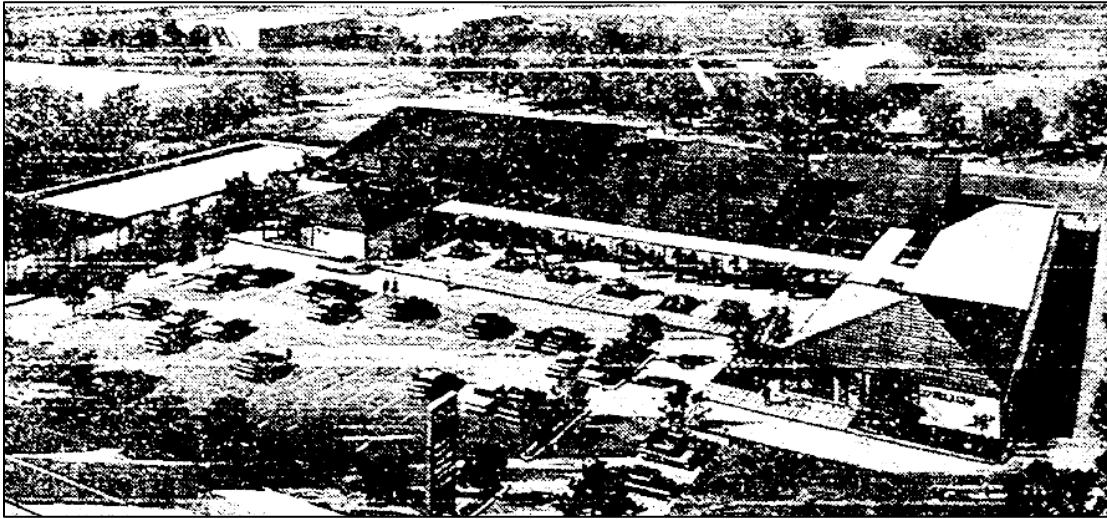


Fig. 34. Conceptual image of the Convoy Village shopping center (3737 to 4344 Convoy Street) from 1971. Extant but highly altered. *San Diego Union*, July 25, 1971.

---

<sup>72</sup> Ibid., 28.

### Character-Defining Features of Strip Malls

- Designed and built as a planned unit
- Linear arrangement of building(s) (I, U, or L-shaped plans most common)
- Building(s) set back from the public road or right-of-way
- Primary parking area between building(s) and road
- Primary elevation faces parking lot
- Rear service entrances and/or loading docks
- Covered sidewalk along storefronts common
- Individualized, prominently-placed signage for each tenant
- Single story most common, two stories possible



Fig. 35. Convoy Village shopping center at 3737 to 4344 Convoy Street is a U-shaped, single story shopping center on Convoy Street. *IS Architecture, 2018.*



### *Purpose-Built and Franchise Architecture*

Purpose-built commercial architecture includes all those standalone commercial buildings that feature architectural elements that allow for a specific category of business to operate in that building. Purpose-built commercial architecture can include buildings such as banks, gas stations, hotels, automotive dealerships and repair shops, etc., where specialized architectural features like gas pump overhangs, drive-throughs, or garage bays were specifically designed to allow the business to operate. Buildings that were created on speculation, with open interiors that are fully customizable by the tenant and with no specialized architectural elements, are not considered purpose-built commercial architecture. Like with the Office-Production type of industrial buildings, purpose-built commercial architecture was typically built by the first company to occupy the building and subsequent occupants were companies within the same commercial category (e.g., bank to bank). Each of these types of purpose-built architecture has its own set of character-defining features that distinguish it from those commercial buildings built on speculation for flexible uses.

Franchise architecture is a subset of purpose-built commercial architecture. Franchise architecture consists of architectural forms developed by a company for maximum brand recognition. These buildings are constructed the same way throughout that company's region of operation and do not take site conditions, local architectural themes, or any other localized elements into consideration. The effect is to have a building that serves not only its stated function, but also serves as advertising from the street. Franchise architecture also provides for a unified shopper experience between chain store locations. While franchise retailers can also occupy storefronts within strip malls, franchise *architecture* refers only to standalone architecture of a pre-designed, company-specific style.

Some of the most recognizable franchise architecture is restaurant architecture. For example, the brightly-colored A-frame of Wienerschnitzel restaurants is a distinctive Southern California landmark. The Kearny Mesa location, at the corner of Convoy and Armour Streets, was constructed between 1966 and 1972. Some restaurant architecture, however, better qualifies as purpose-built architecture. For example, the former Jack-in-the-Box at the corner of Balboa Avenue and Convoy Street consists of a box-like main mass with one drive-through lane. Buildings like these could be easily and cheaply adapted to house any fast food company by changing overhangs, decorative details, fenestration, and other building elements.

### *Office Parks*

The Office Park type was typically developed on speculation and provided a variety of sizes and configurations of office spaces for lease. These complexes were developed as campuses with unifying stylistic elements and deliberate spatial organization. Interior spaces were flexible, allowing for multiple, smaller tenants or a single, larger tenant in each building of the complex. There are no known examples in Kearny Mesa of a single tenant occupying all buildings in an office park during the historic period. Shared parking lots and exterior courtyard spaces are common for this building type, with networks of exterior walkways providing access to and between the complex's buildings. Buildings within the same park could be different heights, but

most often the buildings were uniform in height and design details. Standalone office buildings are excluded from this building type.

Office parks are distinguished from industrial parks by a number of features. Office parks may be a single story but are more often two or more stories. In addition, office parks typically lack the warehouse-style doors at the rear of the complex's buildings. Office parks also tend to eschew landscaped courtyards and exterior spaces in favor of additional paved parking. Landscaping is still common close to the buildings and in parking lot medians. Finally, the stylistic language of office parks tends to reflect the later elements of Modernism, since office park development in Kearny Mesa was most prevalent beginning in the 1970s. More about office park architectural styles is discussed in *Stylistic Influences*, below.

#### Character-Defining Features of the Purpose-Built Commercial Architecture Building Type

- Standalone building
- Designed with features specific to a commercial category
- Occupied and re-occupied by the same commercial category
- Individual character-defining features will vary (e.g., for a bank vs. an auto shop)

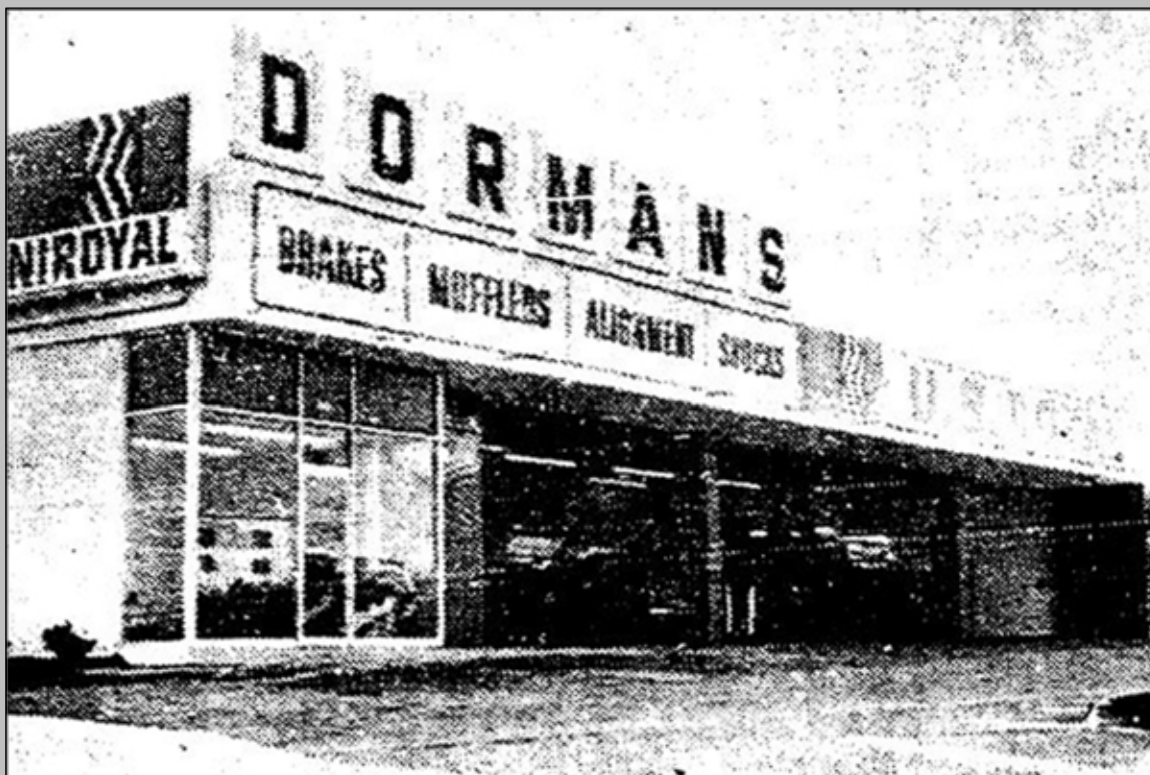


Fig. 36. The former Dorman's auto shop at 3950 Convoy Street (extant) is an example of a purpose-built commercial building. The garage bays are specific features that make this building particularly suited to an auto mechanic's work. *San Diego Union*, February 3, 1967.

### Character-Defining Features of the Franchise Architecture Building Type

- Standalone building
- Designed by a brand or company for combined function and advertising
- Constructed the same throughout the brand or company's region of operation
- Developed without regard for local architectural themes or site conditions
- Provide for a unified customer experience between locations



Fig. 37. The Kearny Mesa Wiener Schnitzel is a strong example of franchise architecture. *IS Architecture, 2018.*

### Character-Defining Features of the Office Park Building Type

- Low-rise and mid-rise examples most common, but high-rise examples possible
- Buildings in the complex need not be the same number of stories
- Multiple buildings (at least two) with unifying design details
- Exterior courtyards between buildings common
- Designed landscapes (including pedestrian circulation) tight to buildings, in parking lot medians, and/or along street frontages
- Paved parking lot(s), often shared between buildings
- Modernist and post-Modernist design elements
- Developed as a complex or campus, typically for multiple tenants



Fig. 38. This office park building at 9465 Farnham Street is one of a complex of three low-rise office buildings with designed landscaping beds around each building and along the street frontages. A continuous, paved parking lot connects the buildings to each other, and the board formed concrete detailing is a distinctive Modern design element that unites the buildings. *IS Architecture, 2018.*

### Stylistic Influences

Commercial and retail buildings in Kearny Mesa are not as styled as their industrial or office counterparts. As Manning stated in his study of Modernist commercial architecture, these buildings are “less a product of architecture than a result of graphic design,” with signage often taking predominance over the architecture itself.<sup>73</sup> While most commercial buildings in Kearny Mesa feature aspects of Modernist design, rarely do they contain enough features of a single Modernist substyle to be categorized in accordance with the City’s *Modernism Context*. In fact, the 1948 edition of *The Community Builder’s Handbook* stated that strip malls in particular should appear generally Modernist but should not make strong stylistic statements because a strong association with any one style risked the design becoming dated more quickly.<sup>74</sup> Nevertheless, commercial and retail buildings within Kearny Mesa features stylistic influences from the Contemporary, Googie, Brutalist, Organic Geometric, and New Formalist sub-styles of Modernism. Also in abundance is a style that could be called Neo-Spanish Eclectic. This style mixes traditional Spanish Eclectic elements like stucco walls, arched colonnades, and red tiled roofs with Modernist design elements to create something that is, perhaps, particular to the Southwestern United States.

Office buildings in Kearny Mesa may include highly-designed examples that incorporate elements from the styles of the preceding decades (such as Contemporary, Brutalist, New Formalist, and Neo-Spanish Eclectic) and combine them with new stylistic elements and design sensibilities particular to the mid-1970s and later, such as Postmodernism. Due to the relative youth of these buildings, however, these new styles have not been well-documented or codified in any consistent manner. Like those of the Modernist era, however, these post-Modern buildings rely more heavily on the experimental use of material and on construction methods than on the character-defining features of any established style. Those materials and construction methods particular to office buildings are discussed below.

---

<sup>73</sup> Ibid., 39.

<sup>74</sup> Ibid., 32.



Fig. 39. The Neo-Spanish Eclectic elements of this low-rise office park building at 7710 Balboa Avenue include a red tile roof, arched colonnade, stucco façade, and red, faux tile roof. *IS Architecture, 2018.*

### Materials and Construction Methods

#### *Concrete Masonry Units (CMUs) and Decorative Block*

A Concrete Masonry Unit (CMU), commonly referred to as concrete block, is a pre-cast concrete block with open interior cells to allow for the insertion of reinforcement bar (rebar). CMU is a cost-effective, fire-resistant construction material that comes in a variety of colors and surface finishes. While CMUs were invented in the 19<sup>th</sup> century and widely available by the early 20<sup>th</sup> century, the mass production of CMUs didn't occur until shortly after World War II. This increase in production was driven by the need for quick and cost-effective construction methods in the post-war boom period. By 1950, concrete block was widely and cheaply available to Modernist architects and builders. Combined with its fire resistance, ease of use, and ease of maintenance, this made CMU a common material for in Kearny Mesa.

While the standard CMU is grey in color and features a slightly textured finish, concrete block could be easily altered to serve more decorative purposes. This was done in a number of ways including coloring, texturing, and piercing the block as well as producing CMUs in non-standard shapes and sizes.



Due to the versatility of concrete as a material, CMUs were often used to approximate the appearance of other materials. Textured, colored block can approximate various types of stone, brick, or other materials. One common variation on the standard CMU form is slump block. This block is shorter and wider than a standard CMU, and is removed from its mold before it is completely set. This causes the block to retain a slightly slumped appearance rather than the crisp, flat face of a typical CMU. Slump block is used in Southern California to approximate the appearance of adobe block. Other types of decorative CMU, such as pierced block and shaped block are not common for commercial or office architecture in Kearny Mesa.



Fig. 40. This strip mall building at 7730 Ronson Road uses the short ends of the CMUs to create the appearance of square blocks. *IS Architecture, 2018.*

#### *Cast Concrete and Tilt-Up Construction*

Cast concrete, both cast-in-place and tilt-up, is also a common construction method for commercial and retail buildings in Kearny Mesa. Fully cast concrete buildings are relatively rare, but cast concrete portions of buildings often coexisted with CMU and/or tilt-up portions of buildings.

Tilt-up construction is a method of pre-casting reinforced concrete panels on the ground or other flat surface on site and then lifting the panels into place. Tilt-up differs from prefabrication in that the panels are poured, cured, and assembled at the construction site rather than in a factory. The size, weight, and configuration of panels was therefore not impacted by shipping constraints. This leads to a highly custom and cost-effective construction type. The method was experimented with as early as 1905 but, like CMU construction, did not gain widespread popularity until the post-WWII construction boom.<sup>75</sup>

---

<sup>75</sup> Langton, et al., *A Study of the Concrete Block Industry*, 169.



A variety of decorative finishes could be achieved with both cast-in-place and tilt-up concrete walls. While smooth or lightly-textured concrete is most common, there are many examples of exposed aggregate or board-formed finishes throughout Kearny Mesa. Exposed aggregate is achieved by mechanically or chemically removing the top layer of concrete to expose the aggregate beneath, which is usually larger or more decorative in nature than typically used for concrete. Faux exposed aggregate concrete can be created by pressing stones into the concrete as it cures. Board-formed concrete is a decorative method that leave the imprint of a wood board, including its grain, in the finished product. Boards can be arranged in any manner to create the final pattern.

### *Metal*

Architectural metal is used sparingly on commercial, retail, and office buildings in Kearny Mesa and is primarily seen in the context of window frames. In rarer cases, decorative metal elements like pressed tin or steel are used as decorative accents.

### *Glass*

Glass is used widely and experimentally in Kearny Mesa's office buildings. Glass of different opacities and textures is given equal or higher emphasis than the solid wall surface (which is often a visually heavy material like concrete) to give these large, boxy buildings movement and visual interest. The use of glass on commercial and retail buildings is more limited and less experimental. It is primarily used for storefront windows.



Fig. 41. The pressed metal detail on this bank at 7320 Clairemont Mesa Boulevard is one of the rare instances of decorative metal on commercial, retail, and office buildings. *IS Architecture, 2018.*



Fig. 42. The dramatic pattern of dark, angled glass on this building at 8525 Gibbs Drive is the main decorative feature. *IS Architecture, 2018.*

## Eligibility Criteria

### *Significance Criteria*

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

Commercial, retail, and office properties may also be individually significant under NRHP Criterion C/CRHR Criterion 3 if the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master; and/or under HRB Criterion C as a resource that embodies the distinctive characteristics of a style, type, period, or method of construction. Candidates for individual listing should be a highly representative example of a significant type or style and/or contain high artistic value. However, because commercial and retail buildings – and in particular strip malls – generally did not make strong stylistic statements to avoid the design becoming dated more quickly, buildings may exhibit only a few character-defining features of a style or a combination of character-defining features from

multiple styles. This should not in and of itself preclude designation of the resource under NRHP Criterion C/CRHR Criterion 3/HRB Criterion C if they embody the distinctive characteristics of a substyle as applied to that building type.

While most of the office development within Kearny Mesa is less than 45 years old, there may be early and/or exceptional examples that still merit designation. It should also be noted that not all buildings that currently contain office uses were constructed as office buildings or office parks. Office uses can be observed in former industrial or commercial parks today. The categorization of a property type should be based not on current use but on the original, intended use of the building. If combined uses were intended (e.g., an office park with one or more restaurants), the predominant use and/or the building's relationship to the thematic context statement should be the basis for categorization.

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

#### *Essential Factors of Integrity*

Under NRHP Criterion A, CRHR Criterion 1 and HRB Criterion A, location, setting, association, and feeling are the essential factors of integrity

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

#### **Commercial, Retail, and Office Properties Study List**

<b><i>Street Number</i></b>	<b><i>Street Name</i></b>	<b><i>Property Type</i></b>	<b><i>Notes</i></b>
9335	Chesapeake Drive	Office Park	
7770	Clairemont Mesa Blvd	Purpose-Built	Former Southern CA First National Bank, now Union Bank
3950	Convoy Street	Purpose-Built	Former Dorman's Tire
4393	Convoy Street	Purpose-Built, Franchise	Wienerschnitzel
4802	Convoy Street	Standalone Commercial	Former Frazee Paint (now Sherwin-Williams)
9465	Farnham Street	Office Park	
9373	Hazard Way	Office Park	
4004	Kearny Mesa Road	Purpose-Built	Format Southern CA First National Bank, now Union Bank

9305	Lightwave Avenue	N/A	
8001	Othello Avenue	Strip Mall	Former FedMart, currently Target

---

## CONTINUED DEVELOPMENT: 1980S TO PRESENT

---

By the 1980s and 1990s, Kearny Mesa had experienced development of all types. The industrial boom of the 1950s and 1960s transitioned to the commercial and retail boom in the 1970s and the office boom in the 1980s. The 1990s did not bring new types of development to Kearny Mesa, but rather represented the continued development and redevelopment of existing uses. One change seen during this time in the Convoy Street area of Kearny Mesa was the establishment of Pan-Asian businesses and the rise of a Pan-Asian cultural influence in the Planning Area.

Convoy Street is popularly known as the Convoy District, a term coined and promoted by the area's Convoy District association. This area features Asian businesses including restaurants, grocery stores, and shops owned and operated by Asian families who reside in the city. These business owners began to migrate to the area in the 1980s, supported "in part by the Vietnamese-American population who settled in nearby Linda Vista after the Vietnam War."<sup>76</sup> At that time, the area was not exclusively Vietnamese-American, but rather became a center of Pan-Asian commercial activity in the city. There was very little internal coordination between cultural groups due to cultural and linguistic differences. The uniting feature of this Pan-Asian district was instead, according to Convoy District association co-founder Ping Wang, the authenticity of each business to its culture of origin.<sup>77</sup>

Asian entrepreneurs gravitated to this area primarily due to the comparatively low rents of the strip mall commercial buildings along Convoy Street. Business owners located their businesses in pre-existing buildings based on availability, size requirements, occupancy types, and rental prices. The first wave of businesses included restaurants, small grocers, doctors, dentists, and other businesses that primarily served the local Pan-Asian community. As the original businesses were taken over by the younger generation, new spins on the same business types appeared and the physical boundaries of the Pan-Asian area expanded to include Clairemont Mesa Boulevard, Mercury Street, and Balboa Avenue. Except in rare cases, like the Zion Market, the businesses maintained their "Mom and Pop" scale and character which, in turn, helped to maintain the feeling of community in the district.<sup>78</sup>

---

<sup>76</sup> Jeanette Steele, "2<sup>nd</sup> generation of Asian entrepreneurs poised to take Convoy District into future," *San Diego Union-Tribune*, January 19, 2018.

<sup>77</sup> Ibid.

<sup>78</sup> Interview with Tim Nguyen (Convoy District Partnership), October 10, 2018.

The Pan-Asian presence in this corridor has not yet reached an age where its full impact on the built environment can be evaluated in context. However, future survey efforts in Kearny Mesa should re-evaluate this corridor for significant persons and cultural history.

## PART IV: PRESERVATION GOALS AND PRIORITIES

Kearny Mesa is a fast-growing and continually-developing area of San Diego. To date, most potential historic resources within its boundaries have not been reviewed for eligibility, due to both the lack of a historic context statement to guide evaluation and to the relative newness of the area's resources. The nature of an industrial and commercial area results in adaptation or redevelopment of the building stock in order to accommodate new tenants. This turnover of tenants, owners, and built environment resources in Kearny Mesa poses an increased risk of adverse impacts to the integrity of the buildings. The priority, therefore, should be identifying potentially eligible resources and evaluating them for significance prior to any loss of integrity.

The following recommendations are outlined in the order of priority:

### **RECOMMENDATION 1:**

---

Complete site-specific evaluations of the study list properties. These properties were identified during the course of research as prominent in the archival or physical record and should be evaluated to determine if they are eligible for historic designation.

### **RECOMMENDATION 2:**

---

Complete a Reconnaissance Survey of the Community Plan Area based upon this Historic Context Statement, in order to identify potential historic resources, including districts and individually eligible resources. A reconnaissance level survey will assist in the future evaluation of properties reviewed in accordance with SDMC Section 143.0212.

### **RECOMMENDATION 3:**

---

Due to insufficient passage of time, this historic context statement was unable to determine that the Pan-Asian presence and influence in Kearny Mesa is a historically important theme to the development of the community. However, this should be re-evaluated, and it is recommended that a focused Historic Context Statement and Reconnaissance Survey regarding the Pan-Asian presence in Kearny Mesa be prepared in the future in order to determine whether or not this is a significant theme in the development of Kearny Mesa or the city as a whole, and whether any potential resources may be eligible for designation as individual sites, a Multiple Property Listing, or a Historic District.

## APPENDIX A: STUDY LIST

The following study list represents properties of architectural or thematic interest within Kearny Mesa. This list is not an exhaustive list of all eligible properties but a representation of potentially eligible resources identified during the archival research and limited fieldwork conducted in the development of this historic context statement. Conversely, a resource's presence on this study list does not automatically constitute eligibility.

Number	Street Name	Theme	Property Type	Notes
9335	Chesapeake Drive	Commercial, Retail, and Office Development	Office Park	
7770	Clairemont Mesa Blvd	Commercial, Retail, and Office Development	Purpose-Built	Former Southern CA First National Bank, now Union Bank
7899	Clairemont Mesa Blvd	Commercial, Retail, and Office Development	Strip Mall	Contemporary-style 1968 commercial/office building
7028	Convoy Court	Industry	Industrial Park Complex	Kearny Mesa Industrial Park
7197	Convoy Court	Industry	Industrial Park Complex	
7585	Convoy Court	Industry	Industrial Park Complex	
7601	Convoy Court	Industry	Industrial Park Complex	Mentioned in 1969 newspaper article. Address given as 7601 Convoy Street, which does not exist.
7620	Convoy Court	Industry	Office-Production	
7790	Convoy Court	Industry	Office-Production	WESCO building
3950	Convoy Street	Commercial, Retail, and Office Development	Purpose-Built	Formerly Dorman's, a tire dealership
4393	Convoy Street	Commercial, Retail, and Office Development	Purpose-Built, Franchise	Wienerschnitzel
4802	Convoy Street	Commercial, Retail, and Office Development	Standalone Commercial	Frazee Paint (now Sherwin-Williams)



Kearny Mesa Community Planning Area Historic Context Statement  
FINAL DRAFT – March 2019

9465	Farnham Street	Commercial, Retail, and Office Development	Office Park	
9373	Hazard Way	Commercial, Retail, and Office Development	Office Park	
3750	John J. Montgomery Dr	Aviation	Control Tower	
4004	Kearny Mesa Road	Commercial, Retail, and Office Development	Purpose-Built	Format Southern CA First National Bank, now Union Bank
2873	Kearny Villa Road	Aviation	Hangar	Spider's Aircraft Service
9305	Lightwave Avenue	Commercial, Retail, and Office Development	Office Tower	
8001	Othello Avenue	Commercial, Retail, and Office Development	Strip Mall	Formerly Fed-Mart
9150	Topaz Way	Commercial, Retail, and Office Development	N/A	Potentially significant for its Contemporary architectural style, not its property type.

## APPENDIX B: BIBLIOGRAPHY

- "8000 Slated For Marine Base, Camp." *San Diego Union*. July 11, 1940.
- "Astronautics Plant Moving Day." *San Diego Union*. May 25, 1958.
- "Autos & Trucks Wanted." *San Diego Union*. July 16, 1966.
- "Balboa Pipe Office Move is Announced." *San Diego Union*. January 10, 1960.
- "Big Mart Planned for Kearny Mesa." *San Diego Union*. December 13, 1964.
- "Bus Line Extensions Due on Kearny Mesa." *San Diego Union*. August 6, 1960.
- "Bus Route Change Sought to Plants." *San Diego Union*. September 28, 1960.
- Campbell, W.B., and J.R. Moriarty. "The Struggle Over Secularization of the Missions on the Alta California Frontier." *The Journal of San Diego History* 15, no.4 (1969).  
<http://sandieghistory.org/journal/1969/october/struggle/>
- City of San Diego, "Fire Station 28," *Fire-Rescue Department*, accessed May 1, 2018,  
<https://www.sandiego.gov/fire/about/firestations/sta28>.
- . *New Century Center Final Program Environmental Impact Report, Volume 1*. Accessible at  
<https://isarchitecture.egnyte.com/fl/KTBsGxHkEh>.
- . *New Century Center Final Program Environmental Impact Report, Volume 2*. Accessible at  
[https://www.sandiego.gov/sites/default/files/dsd\\_environmental\\_impact\\_report\\_part\\_2\\_96-0165.pdf](https://www.sandiego.gov/sites/default/files/dsd_environmental_impact_report_part_2_96-0165.pdf).
- "City to Install Sewer Line to Kearny Mesa." *San Diego Union*. June 24, 1948.
- "City to Sell Housing Lands On Kearny Mesa." *San Diego Union*. April 20, 1948.
- "City to Stay In Aviation Forefront." *San Diego Union*. January 18, 1950.
- "City Will Buy Mesa Land for New Industries." *San Diego Union*. October 10, 1953.
- Code of Federal Regulations.
- "Congratulations to the New FedMart Kearny Mesa Store." *San Diego Union*. November 9, 1958.
- "Construction Scheme Laid on Lines Indicating Change." *San Diego Union*. September 19, 1917.
- "Council May Act on Expansion Today." *San Diego Union*. February 1, 1951.
- "County Offices on Move to Kearny Mesa." *San Diego Union*. July 28, 1963.
- Crane, Clare B. "The Pueblo Lands." *The Journal of San Diego History* 37, no.2 (1991).  
<http://sandieghistory.org/journal/1991/april/pueblo-2/>
- Davidson, Winifred. "Mesa Named for General." *San Diego Union*. April 2, 1956.
- "EDC Attracts Firms to San Diego Area." *San Diego Union*. January 1, 1969.
- "Electronics Firm Plans New San Diego Facility." *San Diego Union*. September 20, 1959.
- "Electronics-Plastics." *San Diego Union*. June 19, 1955.
- Federal Highway Administration. *The Dwight D. Eisenhower System of Interstate and Defense Highways: Part I – History*. Accessed May 4, 2018,  
<https://www.fhwa.dot.gov/highwayhistory/data/page01.cfm>.
- "First FedMart set up shop in 1954 in abandoned warehouse." *Los Angeles Times*. September 21, 1980.
- Gamble, Lynn H., and Michael Wilken-Robertson. "Kumeyaay Cultural Landscapes of Baja California's Tijuana River Watershed." *Journal of California and Great Basin Anthropology* 28, no. 2 (2008): 127-51.

[http://www.anth.ucsb.edu/sites/secure.lsit.ucsb.edu.anth.d7/files/sitefiles/people/gamble/Gamble and Wilken 08.pdf](http://www.anth.ucsb.edu/sites/secure.lsit.ucsb.edu.anth.d7/files/sitefiles/people/gamble/Gamble%20and%20Wilken%2008.pdf).

- "Grove Says 9 New Industries Interested in Locating Here." *San Diego Union*. March 4, 1951.
- "House Navy Group Members See Amphibious Force Act." *San Diego Union*. May 26, 1942.
- "History." *Kearney Lodge: A Manufactured Home Community*. Accessed June 3, 2018. <http://kearneylodge.com/history.htm>.
- "Industries Give Way to Offices in Kearny Mesa." *San Diego Union*. November 9, 1980.
- Jensen, Jeff. *Drive the Broadway of America!* Tuscon, AZ: Bygone Byways, 2013.
- "Kay Lab, Electronics Manufacturer, is Now 'At Home'." *San Diego Union*. June 19, 1955.
- "Kearny Mesa Acreage Annexed to San Diego." *San Diego Union*. September 21, 1951.
- "Kearny Mesa Business Growth Challenges Swiftest Anywhere." *San Diego Union*. January 8, 1974.
- "Kearny Mesa Needs Water to Expand." *San Diego Union*. May 30, 1958.
- "Kearny Mesa Touted for New Development." *San Diego Union*. April 19, 1951.
- "Kearny Mesa Zoning for Light Industry Adopted by Council." *San Diego Union*. September 23, 1953.
- "Kin Tel Announces \$250,000 Build-Up." *San Diego Union*. May 6, 1958.
- Langton, Schenck, and Sun. *A Study of the Concrete Block Industry: A National and Regional Approach*. University Park, PA: Pennsylvania State University, 1972.
- Lawrence, Parker Clifton. "Home Sweet Mobile Home Park: Developing A Historic Context for a Modern Resource." MHP thesis, University of Georgia, 2014.
- "Linda Vista: Good Crops-Fine Orchards-Tobacco Culture-Good Water." *The Daily San Diegan*. January 18, 1888.
- "Linda Vista. The Latest Candidate for the New Settler's Attention." *San Diego Union*. January 1, 1921.
- "Linda Vista Mesa Logical Site For Residential Tract." *Evening Tribune*. July 30, 1927.
- Manning, Matthew. "The Death and Life of Great American Strip Malls: Evaluating and Preserving a Unique Cultural Resource." MHP thesis, University of Georgia, 2009.
- Martin, John. "Patriotism and Profit: San Diego's Camp Kearny," *The Journal of San Diego History* 58, no.4 (2012). <https://www.sandiegohistory.org/journal/v58-4/v58-4Martin.pdf>
- "Montgomery-Gibbs Executive Airport." *The City of San Diego*. <https://www.sandiego.gov/airports/montgomery/>.
- "Motorists Christen Stretch of Route 52." *San Diego Evening Tribune*. July 1, 1988.
- "Narmco Inc. Set to Dedicate Half-Million-Dollar Facility." *San Diego Union*. January 19, 1958.
- National Park Service. *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C: National Park Service, 2002.
- "New Plants Enhance Outlook." *San Diego Union*. May 30, 1967.
- Nguyen, Tim. Interview via email. October 11, 2018.
- "Opening Today: Chesterton Extension." *San Diego Union*. October 23, 1927.
- "Office Glut Continues 3-Year Decline." *San Diego Union*. July 26, 1980.
- Price, James N. "The Railroad Stations of San Diego County." *The Journal of San Diego History* 34, no.2 (1988). <https://www.sandiegohistory.org/journal/1988/april/railroad-6/>
- Public Resources Code.
- "Ryan Aeronautical Co." *San Diego Union*. October 20, 1957.

- “Ryan Arranges for Expansion in Electronic.,” *San Diego Union*. October 20, 1957.
- Schimitschek, Martina. “Linda Vista: Military housing push created community with ‘pretty view’.” *San Diego Union-Tribune*. June 22, 2018.  
<http://www.sandiegouniontribune.com/almanac/san-diego-central/linda-vista/sd-me-almanac-lindavista-20170423-story.html>
- Steele, Jeannette. “2<sup>nd</sup> generation of Asian entrepreneurs poised to take Convoy District into future.” *San Diego Union-Tribune*. January 19, 2018.
- Stewart, Noah. *Historical Overview: Marine Corps Air Station Miramar, San Diego, California*.
- “Stinson Aircraft Plans Expansion.” *San Diego Union*. November 10, 1957.
- “Supervisors Select Location for New Operations Center.” *San Diego Union*. February 21, 1961.
- “Talk on Zoning Will Continue.” *San Diego Union*. September 13, 1953.
- Taschner, Mary. “Boomerang Boom: San Diego 1941-1942.” *The Journal of San Diego History* 28, no.1 (1982). <https://www.sandiegohistory.org/journal/1982/january/boom/>
- “The Linda Vista District.” *San Diego Union*. January 1, 1894.
- “Trenching for Camp Sewer System Nearing Completion.” *San Diego Union*. September 20, 1917.
- “Water System Working Full Blast; Roofing of Reservoir is Done.” *San Diego Union*. September 16, 1917.



# KEARNY MESA COMMUNITY PLAN

Community Review Draft  
March 2020







**Table 2: Community Plan Policies**

<p><b>1.20</b> Design mixed employment-residential use developments within villages with high employment use, to maintain an employment base in the community.</p> <p><b>1.21</b> Allow ground-floor shopkeeper units to be incorporated on the primary street frontage in commercial areas in buildings where residential is the primary use.</p> <p><b>1.22</b> Encourage the development of workforce, affordable, senior, and military housing in close proximity to transit stations.</p> <p><b>1.23</b> Consider air quality and air pollution sources in the siting, design, and construction of residential units and other uses with sensitive receptors.</p> <p><b>1.24</b> Design sites to provide a 500-foot buffer between a freeway and any residential, and minimize exposure to freeways by siting buildings and balconies perpendicular to the freeway, and using open areas with landscaping, parks, and parking structures to shield units from noise and air pollution.</p> <p><b>1.25</b> Incorporate non-residential components, open areas, landscaping, or other buffers between residential development and commercial, industrial, and utility uses as part of site design to provide functional separation and screening.</p> <p><b>1.26</b> In the event that ALLUCPs safety zones and/or noise contours are amended, consider proposals to develop residential on the Kearney Lodge Mobile Home Park site in conjunction with a publicly-accessible park on-site based on current park standards.</p> <p><b>1.27</b> Ensure that future uses, building intensity, residential density, and heights are compatible with the safety zones, noise contours, and airspace protection surfaces identified in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code for Montgomery-Gibbs Executive Airport and MCAS Miramar.</p> <p><b>1.28</b> Review development for consistency with adopted airport policies, such as those set forth in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code for Montgomery-Gibbs Executive Airport and MCAS Miramar.</p>	<p><b>3.0 Historic Preservation</b></p> <p><b>3.1</b> Conduct project-specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.</p> <p><b>3.2</b> Conduct project-specific investigations in accordance with all applicable laws and regulations in order to identify potentially significant tribal cultural and archaeological resources.</p> <p><b>3.3</b> Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development, including measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.</p> <p><b>3.4</b> Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Kearny Mesa, and refer sites to the Historical Resources Board for designation, as appropriate.</p>
--	--

**Table 2: Community Plan Policies**

**3.5** Identify and evaluate properties within Kearny Mesa for potential historic significance, and preserve those found to be significant under local, state or federal designation criteria. Particular consideration should be given to the properties identified in the Study List contained in the Kearny Mesa Community Planning Area Historic Context Statement.

**3.6** Complete a Reconnaissance Survey of the Community Planning Area based upon the Kearny Mesa Community Planning Area Historic Context Statement to assist in the identification of potential historic resources, including districts and individually eligible resources.

**3.7** Prepare a focused Historic Context Statement and Reconnaissance Survey regarding the Pan-Asian presence in Kearny Mesa once sufficient time has passed to determine whether or not this represents a significant theme in the development of Kearny Mesa or the City as a whole, and whether any potential resources may be eligible for designation as individual sites, a Multiple Property Listing, or a Historic District.

**3.8** Evaluate the possibility of a multi-community or Citywide historic context statement and Multiple Property Listing related to the aerospace industry in San Diego.

**3.9** Promote opportunities for education and interpretation of the Kearny Mesa community's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and public art. Encourage the inclusion of both extant and non-extant resources.

## **4.0 Mobility**

### **Transit**

**4.1** Coordinate with SANDAG to implement transit infrastructure and service enhancements in the Regional Plan, including light rail and/or bus rapid transit. This coordination can include, but is not limited to, alignment of transit identified as the Trolley Line 562 (Purple Line).

**4.2** Support and encourage collaboration between businesses to incorporate community circulators, micro-transit, or other fixed route or on-demand transit options.

**4.3** Coordinate with MTS to introduce transit service in areas under development; increase headways for existing regional transit lines; and implement transit priority measures, such as priority signal operations, to improve transit travel times along current and future transit corridors.

**4.4** Collaborate with MTS and SANDAG to develop mobility hubs at key existing and planned transit stops/stations, including, but not limited to, those shown in Figure 9: Planned Transit Network, to encourage transit ridership and multimodal trips, and to provide first/last mile connections.

**4.5** Encourage SANDAG and MTS implementation of transit station amenities, as applicable. These could include, but are not limited to, providing the following:

- Bicycle share station and other micro-mobility options
- Designated car share, rideshare, and vehicle loading/drop-off and pick-up areas
- Dedicated parking for bicycles and electric vehicles with charging facilities
- Real-time transit traveler information
- Wayfinding program directing users between the station and the connecting bicycle and pedestrian facilities
- Passenger areas with seating, artwork, lighting, and landscaping, and surveillance, where appropriate

# 3

## Historic Preservation

*A quality built environment enriched by the identification and preservation of the historical, archaeological, and tribal cultural resources of Kearny Mesa*

SPIDER'S  
AIRCRAFT SERVICE  
PARTS AND SUPPLIES  
BR 70312 REG. BR 70351

### Goals to promote awareness and preservation of community history by:

- Significant historical, archaeological, and tribal cultural resources preserved for posterity
- Incentives for historic preservation and adaptive reuse
- Creation of commemorative, interpretive and educational opportunities



The Historic Preservation Section provides a summary of the prehistory and history of the Kearny Mesa community and establishes policies to support the identification and preservation of the historical, archaeological and tribal cultural resources of the community. A Historic Context Statement and Cultural Resources Constraints Analysis, which are included as appendices to the Environmental Impact Report, were prepared in support of the Community Plan to assist property owners, developers, consultants, community members, and City staff in the identification and preservation of historical, archaeological, and tribal cultural resources within the Kearny Mesa Planning Area.

### 3.1 Pre-Historic and Historic Context

Kearny Mesa's development is encapsulated by a series of historical themes including aviation, industry, and transition to commercial, retail and office development.

#### Tribal Cultural History

Kearny Mesa is located within the traditional territory of the Kumeyaay, also known as Ipai, Tipai, or Diegueño. The Yuman-speaking Kumeyaay bands lived in semi-sedentary, political autonomous villages or rancherias near river valleys and along the shoreline of coastal estuaries in southern San Diego and southwestern Imperial counties, and northern Baja California. Prior to Spanish Colonization in the 1700s, Native American aboriginal lifeways continued to exist, and it is likely that the Kumeyaay used Murphy Canyon as a travel corridor between villages along the San Diego River, including Nipaguay at the location of the San Diego Mission de Alcalá, less than a half-mile to the southeast of Kearny Mesa. Although Kearny Mesa was undoubtedly utilized by the Kumeyaay for foraging and as a travel route, no known villages or major settlements are recorded there, and very little ethnographic data exists for the mesa area. The Kumeyaay are the Most Likely Descendants for all Native American human remains found in the City of San Diego.



*Kearny Mesa terrain prior to development, 1930  
Image courtesy of the San Diego History Center.*



*Camp Kearny under construction, c.1917.  
Image courtesy of the San Diego History Center.*



*Camp Kearny, 1918.  
Image courtesy of the San Diego History Center.*



*In 1959 General Dynamics opened a plant in Kearny Mesa for its  
Astronautics Division. Image courtesy of the San Diego History Center.*

## Early Development and the Influence of Surrounding Development (1918-1949)

Until the 1880s, Kearny Mesa was essentially an untouched chaparral landscape. After the United States entered the war with Germany in 1917, the federal government sought to establish new military training camps to both prepare and mobilize troops and accepted San Diego's offer to lease City-improved land on what was then called the Linda Vista mesa.

Construction quickly started on Camp Kearny - named after Brevet Major General Stephen W. Kearny who served as commander of the US Army of the West in 1846 - and was completed by the fall of 1917. The area continued to grow in popularity amongst aviators, and in 1937 Gibbs Field became the first private development in what would become the community of Kearny Mesa. At Gibbs Field, Gibbs Flying Service provided several aviation services, including lessons in flying and parachuting.

The defense industry and aerospace companies quickly gained an interest in the area as well. In 1940 the Ryan School of Aeronautics leased Gibbs Field to train Army Air Corps cadets to fly. The City acquired the airfield in 1947. The significant historical theme identified with this period is aviation, and the property types associated with this theme include aviation hangars and control towers.

## Mid-Century Development Boom (1950-1969)

In the Post-War years of the early 1950s, to attract new industries that would both employ and provide goods for the city's burgeoning population, the City actively recruited companies to relocate to Kearny Mesa. The tension between the need to house new residents and provide industrially zoned land for emerging employment opportunities characterized the first few years of the 1950s.



Large sections of land were brought before the City Council for zoning as they were annexed – sometimes in excess of 1,000 acres at a time. Kearny Mesa was attractive to revolutionary aeronautical research, design, and manufacturing companies, as well as defense and electronics companies. The significant historical theme identified with this period is industry, and the property types associated with this theme include office-production buildings and the industrial park complex.

### Transition to Commercial, Retail and Office Development (1965-1989)

Most of the available industrial land in Kearny Mesa was occupied by 1969, and smaller parcels became available for commercial, retail, and office use. Commercial and retail businesses began to appear widely throughout the community in the latter half of the 1960s and were mostly concentrated in the western portions of Kearny Mesa that border the neighboring residential communities. These early commercial and retail buildings followed the same model of development as the industrial development before it: large, warehouse-type buildings with expansive parking lots on multi-acre sites.

The industrial-scale commercial/retail model was succeeded by strip malls and stand-alone buildings. Beginning in the mid-1970s, development shifted toward office development, likely in response to low vacancy rates throughout

the City. The significant historical theme identified with this period is the community's transition to commercial, retail and office development, and the property types associated with this theme include strip malls, office parks, purpose-built commercial architecture, and franchise architecture.

### Continued Development (1980s to Present)

The 1990s would bring the establishment of Pan-Asian businesses and the rise of a Pan-Asian cultural influence in the Convoy Street area. Asian entrepreneurs gravitated to this area primarily due to the comparatively low rents of the pre-existing strip mall commercial buildings. The first wave of businesses included restaurants, small grocers, doctors, dentists, and other businesses that primarily served the local community. As the original businesses were taken over by the younger generation, new spins on the same business types appeared, and the physical boundaries of the Pan-Asian area expanded to include Clairemont Mesa Boulevard, Mercury Street, and Balboa Avenue.



*FedMart on Othello Avenue in Kearny Mesa, 1960.  
Image courtesy of the San Diego History Center.*

*Businesses representative of the Pan-Asian influence in Kearny Mesa, particularly along Convoy Street, 2018.*

## 3.2 Resource Preservation

A Cultural Resources Constraints Analysis and a Historic Context Statement were prepared in conjunction with the Community Plan. The Cultural Resources Constraints Analysis describes the tribal cultural history (pre-contact/protohistoric and pre-history) in the Kearny Mesa area; identifies known significant archaeological resources; provides guidance on the identification of possible new resources; and includes recommendations for proper treatment. The Historic Context Statement provides information regarding the significant historical themes in the development of Kearny Mesa and the property types associated with those themes. These documents have been used to inform the policies and recommendations of the Community Plan and the associated environmental analysis.

*The building at 4802 Convoy Street includes iconic architecture unique to Kearny Mesa at both the time of construction and decades later. Image courtesy of the San Diego History Center.*

Cultural resources documented within the boundaries of Kearny Mesa consist of six lithic scatters, a total of five isolated flakes, and a 'resource' recorded in the 1920s that includes an over 20-square-mile area of Kearny Mesa and was described as dispersed highland winter camps with scattered artifacts and cobble hearths.

Cultural sensitivity levels and the likelihood of encountering archaeological or tribal cultural resources within Kearny Mesa are rated low, moderate, or high based on the results of records searches, Native American Heritage Commission (NAHC) Sacred Lands File checks, tribal consultation, and regional environmental factors. The cultural sensitivity of the majority of the Kearny Mesa Planning Area was assessed as low based on these factors and the amount of modern development that has occurred within the community. Undeveloped areas within or near the canyons contain a moderate sensitivity for archaeological or tribal cultural resources.





There are currently no designated historical resources located within Kearny Mesa, due in large part to the community's relatively recent development. The Kearny Mesa Historic Context Statement will aid City staff, property owners, developers, and community members in the future identification, evaluation, and preservation of significant historical resources in the community.



*The former FBI headquarters and garage were converted into a modernized multi-tenant office building in 2016.*



*Interior of the now demolished Convair facility circa 1958.  
Architect: William Leonard Pereira & Charles Luckman*

## Education and Incentivization



Preservation, revitalization and adaptive reuse of historic buildings and districts conserves resources, utilizes existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism, enhances quality of life, and contributes to a vibrant, dynamic community. In addition, preservation of extant historic resources and education and interpretation of both extant resources and past resources that may have been lost contribute to a community's identity and sense of place.

In order to better inform and educate the public on the history of their community, the merits of historic preservation, and the direct and indirect benefits of preservation; information about the development of the community, the resources themselves, and the purpose and objectives of a preservation program must be developed and made widely accessible.

*Image courtesy of the San Diego Air and Space Museum*

## 5.5 Historical, Archaeological, and Tribal Cultural Resources

This section of the PEIR analyzes the potential impacts on historical, archaeological, and tribal cultural resources resulting from implementation of the proposed project. It addresses historic buildings, structures, objects, or sites; prehistoric and historic archaeological resources, sacred sites, and human remains; and tribal cultural resources. The analysis in this section is based on the *Kearny Mesa Community Plan Update Cultural Resources Constraints & Sensitivity Analysis* (HELIX 2019c) and the *Kearny Mesa Community Planning Area Historic Context Statement* (IS Architecture 2019). These reports are included in Appendix F and Appendix G, respectively, to this PEIR.

### 5.5.1 Existing Conditions

The existing environmental setting, which includes a detailed discussion of the historical and cultural background of the San Diego region and Kearny Mesa is contained in Section 2.3.5 of this PEIR. Section 4.5 of this PEIR includes a summary of the regulatory framework relative to historical and tribal cultural resources. Additional relevant information is provided below.

The development of Kearny Mesa occurred in distinct periods of development, including Early Development and the Influence of Surrounding Development (1918–1949), Mid-Century Development Boom (1950–1969), Transition to Commercial, Retail, and Office Development (1965–1989), and Continued Development (1990s–present). Within these periods, three themes important to the development of Kearny Mesa have been identified as follows:

1. **Aviation:** The development of aviation capabilities, in the form of what is now Montgomery-Gibbs Executive Airport, was the first non-infrastructure development. The airport continues to make its influence known on both the economy and planning of Kearny Mesa.
2. **Industry:** Industry was the primary driver of development in Kearny Mesa. Archival sources depict competition between the need for continued residential development to serve the post-war increase in San Diego's population and the need to industrialize San Diego's economy to support that population increase.
3. **Commercial, Retail, and Office Development:** Small amounts of commercial, retail, and office development have existed in Kearny Mesa since the area's first development boom in the 1950s. There was a clear shift, however, to prioritizing these types of development over industrial development beginning in the mid-1960s.

### 5.5.2 Methodology and Assumptions

A Cultural Resources Constraints and Sensitivity Analysis and Historic Context Statement (addressing the built environment) were prepared for the proposed project. The Cultural Resources Analysis describes the prehistory of the Kearny Mesa area, identifies known existing archaeological resources (prehistoric and historic periods), assigns cultural resources sensitivity levels to various locales within the CPU area, and includes recommendations for the evaluation of resources for future project-specific development in accordance with the proposed project. The Historic Context Statement provides information regarding the important key historical themes in the development of the CPU area, the property types that convey those

themes, and the location of potential historical resources within the CPU area, including individual resources, and districts.

### 5.5.2.1 Prehistoric and Historic Archaeological Resources

A records search of the CHRIS was conducted by qualified City staff in support of the proposed project. A supplemental records search and literature review was conducted at the SCIC, located at San Diego State University, and in-house records for resources on file the San Diego Museum of Man were reviewed. The records search included locations and records for archaeological and historical resources, locations and citations for previous cultural resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory. Historic maps and aerial photographs were also reviewed to assess the potential for historic archaeological resources to be present.

The NAHC was contacted on May 10, 2018 for a Sacred Lands File search and list of Native American contacts, which were received on May 14, 2018. Letters were sent to the tribal representatives identified by the City and the NAHC on June 11, 2018 informing them of the proposed project and asking them of any knowledge or information about cultural resources they may have about the CPU area. Two responses were received, one from Ray Teran, Resource Management for the Viejas Band of Kumeyaay Indians in June 2018 indicating that the project area may contain many sacred sites important to the Kumeyaay people, and requesting they be avoided with adequate buffers. The letter also requested that all applicable NEPA/CEQA/NAGPRA laws be followed, and to notify Viejas with any changes or inadvertent discoveries. The second response was received from Ms. Lisa Cumper, Tribal Historic Preservation Officer (THPO) from the Jamul Indian Village in July 2018 requesting copies of the archaeology report, CHRIS file and geotechnical report for the project.

Cultural sensitivity levels for the CPU area are rated low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File check, regional environmental factors, and the amount of modern development that has occurred. A low sensitivity rating indicates areas where there is a high level of disturbance or development and few or no previously recorded resources have been documented. Within these areas, the potential for additional resources to be identified is low. A moderate sensitivity indicates that some previously recorded resources have been identified, and/or the potential for resources to be present would be moderate. Areas identified as high sensitivity would indicate areas where significant resources have been documented or would have the potential to be identified.

Most of the CPU area is characterized by urban development, and large portions of the community are underlain by artificial fill as a result of buildings and infrastructure development (The Bodhi Group 2018a). As such, the cultural sensitivity of the developed areas within the CPU area is considered low. The Montgomery-Gibbs Executive Airport property contains large areas of undeveloped land; however, the airport property has been surveyed for cultural resources and the probability of unrecorded archaeological resources to be present in the remaining undeveloped areas of the airport property is minimal. As such, the cultural sensitivity within the Montgomery-Gibbs Executive Airport property is also low (HELIX 2019c).

Undeveloped areas within or near the canyons within the CPU area exhibit moderate cultural sensitivity for archaeological resources because these areas are where the majority of the archaeological sites have been documented in the CPU area, and the canyon bottoms are where young alluvial floodplain deposits are present that contain the potential for buried cultural material. These locations occur along the northern and southeastern CPU area boundaries. The steep slopes associated with these areas would be considered to have low sensitivity for archaeological resources.

No significant archaeological resources have been documented within the CPU area, and the Sacred Lands File search from the NAHC was returned with negative results; as such, no areas of high sensitivity for archaeological resources or tribal cultural resources were identified within the CPU area. Figure 5.5-1, *Kearny Mesa Cultural Sensitivity: Archaeological Resources and Tribal Cultural Resources*, illustrates the archaeological and tribal cultural resources sensitivity of the CPU area.

### **5.5.2.2 Historical Resources**

The Historic Context Report consisted of extensive archival research and limited fieldwork to provide a historical background and identify built environment themes and potentially eligible historic resources within the CPU area. Archival research included a literature review, specialized studies, newspaper archival review, and historic aerial and terrestrial photography.

### **5.5.3 Significance Determination Thresholds**

Historical resources significance determination, pursuant to the City of San Diego's CEQA Significance Determination Thresholds (City 2016), consist first of determining the sensitivity or significance of identified historical resources and, secondly, determining direct and indirect impacts that would result from project implementation.

Based on the City's CEQA Significance Determination Thresholds, which have been adapted to guide a programmatic assessment of the proposed project, impacts related to historical and tribal cultural resources could be significant if the proposed project would result in any of the following:

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

The City of San Diego's CEQA Significance Determination Thresholds define a significant historical resource as one that qualifies for the CRHR or is listed in a local historic register or deemed significant in a historical resource survey, as provided under Section 5024.1(g) of the Public Resources Code, although

even a resource that is not listed in or determined eligible for listing in the CRHR, not included in a local register, or not deemed significant in a historical resource survey may nonetheless be historically significant for the purposes of CEQA. The City's Historical Resources Guidelines state the significance of a resource may be determined based on the potential for the resource to address important research questions as documented in a site-specific technical report prepared as part of the environmental review process.

Research priorities for the prehistoric, ethnohistoric, and historic periods of San Diego history are discussed in Appendix A to the City's Historical Resources Guidelines. As a baseline, the City of San Diego has established the following criteria to be used in the determination of significance under CEQA:

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

## 5.5.4 Impact Analysis

### 5.5.4.1 Issue 1: Historic Structures, Objects, or Sites

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

#### a. Individual Historic Resources

Presently, there are no designated historical resources within the Kearny Mesa CPU area that are listed in City's Register of Historical Resources (San Diego Register), the CRHR, or the NRHP.

The Historic Context Statement (IS Architecture 2019) includes a study list of 21 potential individual resources that may be eligible for listing under the San Diego Register, CRHR, or NRHP, pending site-specific research and analysis. These potential historic resources are summarized in Table 5.5-1, *Summary*

of Potentially Eligible Historic Resources Within the Kearny Mesa CPU Area, and their locations are shown in Figure 5.5-2, Potentially Eligible Historic Resources.

<b>Table 5.5-1</b> <b>SUMMARY OF POTENTIALLY ELIGIBLE HISTORIC RESOURCES</b> <b>WITHIN THE KEARNY MESA CPU AREA</b>				
<b>Number<sup>1</sup></b>	<b>Address</b>	<b>Theme</b>	<b>Property Type</b>	<b>Notes</b>
1	3750 John J. Montgomery Drive	Aviation	Control Tower	At Montgomery-Gibbs Executive Airport
2	3873 Kearny Villa Road	Aviation	Aviation Hangars	At Montgomery-Gibbs Executive Airport, currently occupied by Spider's Aircraft Service
3	7899 Clairemont Mesa Boulevard	Industry	Office-Production	Late example of the type and only known example of this type built on speculation for multiple tenants.
4	7028 Convoy Court	Industry	Industrial Park Complex	Kearny Mesa Industrial Park
5	7197 Convoy Court	Industry	Industrial Park Complex	--
6	7585 Convoy Court	Industry	Industrial Park Complex	--
7	7601 Convoy Court	Industry	Industrial Park Complex	--
8	7620 Convoy Court	Industry	Office-Production	--
9	7790 Convoy Court	Industry	Office-Production	WESCO Building
10	9335 Chesapeake Drive	Commercial, Retail, and Office	Office Park	--
<b>Table 5.5-1 (cont.)</b> <b>SUMMARY OF POTENTIALLY ELIGIBLE HISTORIC RESOURCES</b> <b>WITHIN THE KEARNY MESA CPU AREA</b>				
<b>Number<sup>1</sup></b>	<b>Address</b>	<b>Theme</b>	<b>Property Type</b>	<b>Notes</b>
11	7770 Clairemont Mesa Boulevard	Commercial, Retail, and Office	Purpose-Built	Former Southern California First National Bank, currently Union Bank
12	3950 Convoy Street	Commercial, Retail, and Office	Purpose-Built	Former Dorman's Tire
13	4393 Convoy Street	Commercial, Retail, and Office	Purpose-Built, Franchise	Wienerschnitzel
14	4802 Convoy Street	Commercial, Retail, and Office	Standalone Commercial	Former Frazee Paint, currently Sherwin Williams
15	9465 Farham Street	Commercial, Retail, and Office	Office Park	--
16	9373 Hazard Way	Commercial, Retail, and Office	Office Park	--

17	4004 Kearny Mesa Road	Commercial, Retail, and Office	Purpose-Built	Former Southern CA First National Bank, currently Union Bank
18	9305 Lightwave Avenue	Commercial, Retail, and Office	N/A	--
19	8001 Othello Avenue	Commercial, Retail, and Office	Strip Mall	Former FedMart, currently Target
20	9150 Topaz Way	Commercial, Retail, and Office	N/A	Potentially eligible for its contemporary architectural style

Source: IS Architecture 2019

<sup>1</sup> Number corresponds to location shown in Figure 5.5-2.

CPU = Community Plan Update; N/A = not applicable

The list of properties in Table 5.5-1 consists of properties which came up during research for the Historic Context Statement. It is provided to help focus future research and is not a comprehensive list of all eligible resources within Kearny Mesa. Additional properties may be identified as associated with the significant themes upon site-specific evaluation, particularly given the passage of time as development occurs in accordance with the proposed project. Conversely, a resource's presence on this study list does not automatically make that resource eligible for designation at any level. Site-specific evaluations of these properties, as well as other properties that meet eligibility evaluation criteria, would be evaluated at the project level. SDMC Section 143.0212 requires review of ministerial and discretionary permit applications impacting parcels containing buildings 45 years old or older to determine whether or not the project has the potential to adversely impact a resource that may be eligible for individual listing on the local register. When it is determined that a resource may exist and a proposed project would constitute a significant impact to that resource, a site-specific survey is required and may be forwarded to the Historical Resources Board to consider designation and listing of the property. If designated, a Site Development Permit with deviation findings and mitigation would be required for any substantial modification or alteration of the resource.

While the SDMC and policies in the proposed CPU provide for the regulation and protection of designated and potential historical resources, it is not possible to ensure the successful preservation of all historic built environment resources within the CPU area. Future development and redevelopment under the proposed project could result in the alteration of a historical resource, notwithstanding application of the Historical Resources Regulations. Direct impacts of specific future projects may include substantial alteration, relocation, or demolition of historic buildings or structures. Indirect impacts may include the introduction of visual, audible, or atmospheric effects that are out of character with a historic property or alter its setting, when the setting contributes to the resource's significance. Thus, potential impacts to individual historic resources could occur where implementation of the proposed project would result in increased development potential, resulting in a significant impact to historic buildings, structures, or sites.

#### **b. Potential Historic Districts and Multiple Property Listings**

There are no designated historic districts or Multiple Property Listings<sup>1</sup> (MPL) located within the CPU area. However, the Historic Context Statement (IS Architecture 2019) notes that the Convoy District, located primarily along Convoy Street (but also along segments of Clairemont Mesa Boulevard, Mercury Street, and Balboa Avenue) features Asian businesses, including restaurants, grocery stores, and shops owned

<sup>1</sup> A Multiple Property Listing is a group of related significant properties with shared themes, trends, and patterns of history.



and operated by Asian families who reside in the City. These business owners began to migrate to the area in the 1980s, and this area has become a center of Pan-Asian commercial activity in the CPU area.

The Pan-Asian presence in this corridor has not yet reached an age where its full influence on the built environment can be evaluated in context and thus, does not currently meet the eligibility criteria for designation as a Historic District or MPL. Policy HP 3.7 in the proposed CPU calls for evaluation regarding the Pan-Asian presence in Kearny Mesa once sufficient time has passed to determine whether or not it represents an important theme in the development of Kearny Mesa (or the City as a whole), and whether any potential resources may be eligible for designation as individual sites, a MPL, or a Historic District.

Based on the above analysis, implementation of the proposed project could result in an alteration of a historic building, structure, object, or site where an increase in density is proposed beyond the adopted Community Plan and current zoning, resulting in a significant impact.

#### **5.5.4.2 Issue 2: Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains**

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

Numerous cultural resource investigations have been conducted within the vicinity of the CPU area. These include surveys, testing/evaluation programs, construction monitoring programs, overview studies, and environmental documents. Approximately 36 percent of the CPU area is not covered by a previous cultural resource study. In addition, of the 64 percent of the CPU area that is covered by a previous study, some of the reports reflect background studies, such as records searches or general environmental documents and did not include a pedestrian survey. As such, it is likely that less than 50 percent of the CPU area was previously surveyed for cultural resources prior to being developed.

A total of 12 prehistoric resources and one historic archaeological resource have been recorded within the CPU area. The prehistoric resources documented within the boundaries of the CPU area consist of six lithic scatters, five isolated flakes (recorded as four resources), one site that was determined during updates not to be cultural material, and a resource recorded by Malcom Rogers in the 1920s that includes an over 20-square-mile area of Kearny Mesa. The single historic archaeological site consists of a segment of Murphy Canyon Road. None of these are considered significant archaeological resources because they have either been destroyed, highly disturbed, or consist of isolates or sparse lithic scatters. These resources are listed in Table 5.5-2, *Previously Recorded Prehistoric and Historic Archaeological Resources within the Kearny Mesa CPU Area*, and discussed in greater detail below.

**Table 5.5-2  
PREVIOUSLY RECORDED PREHISTORIC AND HISTORIC ARCHAEOLOGICAL RESOURCES  
WITHIN THE KEARNY MESA CPU AREA**

<b>Primary Number (P-37-#)</b>	<b>Trinomial (CA-SDI -#)</b>	<b>Description</b>
<b>Prehistoric Archaeological Sites</b>		
008646	8646	Originally recorded as a lithic scatter. Site was revisited in 1995 but could not be observed; was destroyed by the construction of SR 52.
008647	8647	Originally recorded as a lithic scatter. Site was revisited in 1995 but could not be observed; was destroyed by the construction of SR 52.
010971	10971	Lithic scatter
011032	11032	Originally recorded as a lithic scatter. Site was revisited in 1996 but could not be observed; site was likely impacted by the construction of a parking lot and associated embankment.
011033	11033	Originally recorded as a lithic scatter. Site was revisited in 1995 but could not be observed; was destroyed by the construction of the SR 52 off-ramp.
013929	13905	Sparse lithic scatter
014662	14275	Originally recorded as a quarry site/sparse lithic scatter. Current site location sits on a heavily graded level landform of Linda Vista Formation cobbles. Site was tested in 1997 and revisited in 2007; was determined to not be cultural in nature and does not represent an archaeological site.
--	--	SDM-W-155; recorded by Malcom Rogers as the entirety of the Kearny Mesa region; dispersed highland winter camps with scattered artifacts and cobble hearths.
<b>Prehistoric Archaeological Isolates</b>		
013954		Isolated quartzite core
014961	--	Isolated volcanic flake
023983	--	Two secondary quartzite flakes
033337		Isolated quartz flake
<b>Historic Archaeological Sites</b>		
028135	--	Abandoned segment of Murphy Canyon Road, which was part of the historic U.S. Highway 395 route in the 1930s and 1940s.

Source: HELIX 2019c

The site that was consequently determined not to be cultural in origin, P-37-014662, was initially recorded as three tested cobbles and a possible core. The site was tested and it was concluded that the artifacts were the result of natural breakage or modern grading activities. Of the six documented lithic scatters, four were updated as having been destroyed by the construction of SR 52 or modern development (P-37-008646, P-37-008647, P-37-011032, and P-37-011033). The remaining two lithic scatters, P-37-010971 and P-37-013929, were documented in 1988 and 1995, respectively, and no updates for the sites are on file. Site P-37-010971 is located on the mesa edge directly south of San Clemente Canyon; the site area was graded sometime between 1989 and 1994 and is currently occupied by commercial and medical buildings. Site P-37-014662 was documented for Stonecrest Village at the edge of residential development; an examination of the sketch map provided with the site form and historic aerial imagery indicates that although the location of the site has not been built upon, it was heavily impacted by grading during the construction of the development. Based on aerial imagery, isolate P-37-013954 appears to have been destroyed by the development of apartment buildings within the Stonecrest Specific Plan, and isolate P-37-014961 appears to likely have been destroyed by the construction of Copley Drive. Isolate P-37-023983 was recorded as two flakes within the boundaries of the Montgomery-Gibbs Executive Airport. The flakes most likely represent a small lithic procurement area and likely still

exist as originally recorded. Isolate P-37-033337 is a small tertiary quartz flake recorded during a survey for a proposed commercial development. While the parcel still appears to be undeveloped, it was disturbed at the time of the survey.

SDM-W-155 was recorded (by Malcolm Rogers) as the entirety of the Kearny Mesa, including the Linda Vista, Clairemont, University City, Kearny Mesa, and Miramar community areas and was described as dispersed highland winter camps with scattered artifacts and cobble hearths. No trinomial or primary number has been assigned to this resource; however, some of the individual loci have subsequently been documented as separate archaeological sites.

The historic archaeological site, P-37-028135, is a 0.4-mile segment of Murphy Canyon Road, which was part of the historic U.S. Highway 395 route in the 1930s and 1940s. In 1948, the Cabrillo Parkway (now SR 163) was constructed and superseded this inland route through Murphy Canyon as U.S. Highway 395. Between 1953 and 1964, a new two-lane highway was constructed in the present-day location of I-15, with Murphy Canyon Road being discontinued north of this 0.4-mile segment. In the 1980s, when I-15 was constructed through Murphy Canyon, this segment of Murphy Canyon Road from Clairemont Mesa Boulevard to the I-15 on-ramp to the north was abandoned. A 2016 survey identified remnants of an asphalt road within the canyon directly west of I-15.

In order to minimize the potential to destroy important historic and prehistoric archaeological objects or sites that may be buried within the CPU area, the City implements the Historical Resources Regulations (SDMC Section 143.0201) during ministerial review, which requires the City to review Historical Resources Sensitivity Maps to identify properties that have a likelihood of containing archaeological sites. The cultural sensitivity map depicted in Figure 5.5-1 was developed as part of the proposed project in order to ensure all project areas have a sensitivity rating that would be checked during the ministerial review. Upon submittal of permit applications, a parcel is reviewed against the sensitivity map, specifically to determine whether there is potential to adversely impact an archaeological resource that may be eligible for individual listing in the local register (SDMC Section 143.0212). This review is supplemented with a project-specific records search of the CHRIS data and NAHC Sacred Lands File by qualified staff, after which a site-specific archaeological survey may be required, when applicable, in accordance with the City's regulations and guidelines. Should the archaeological survey identify potentially significant archaeological resources, measures would be recommended to avoid or minimize adverse impacts to the resource consistent with the Historical Resources Guidelines. In the event site-specific surveys are required as part of the ministerial review process, adherence to the Historical Resources Regulations and Guidelines would ensure that appropriate measures are applied to the protection of historical resources consistent with City requirements. Such requirements may include archaeological and Native American monitoring, avoidance and preservation of resources, data recovery and repatriation or curation of artifacts, among other requirements detailed in the Historical Resources Guidelines.

Additionally, Section 7052 of the California H&SC requires that in the event human remains are discovered during construction or excavation, all activities must be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the NAHC. The California H&SC provides a process and requirements for the identification and repatriation of collections of human remains or cultural items.

Despite State and local protections in place supporting impact avoidance to religious or sacred places and to human remains, impacts may be unavoidable in certain circumstances when resources are discovered during construction. Although there are no known religious or sacred uses within the CPU area, the

potential exists for these site types to be encountered during future construction activities, particularly given the moderate cultural sensitivity identified in portions of the CPU area. Consistent with the City's Historical Resources Guidelines, Native American participation is required for all levels of future investigations in the CPU area, including those areas that have been previously developed, unless additional information can be provided to demonstrate that the property has been graded to a point where no resources could be impacted. Native American participation in future historical resources analysis conducted as part of the ministerial review process would help to ensure impacts to resources are avoided.

Most of the CPU area is developed and large portions of the developed area are underlain by fill materials. As a result, the developed areas within the CPU area have a low cultural resource sensitivity rating. Undeveloped areas are considered to have moderate cultural resource sensitivity because these areas are where the majority of the archaeological sites have been documented in the CPU area, and the canyon bottoms are where young alluvial flood-plain deposits are present that would contain the potential for buried cultural material. These locations occur along the northern and southwestern CPU area boundaries, as shown in Figure 5.5-1. Future development and related construction activities in areas identified with a moderate sensitivity, facilitated by the proposed project, at the project level could result in the alteration or destruction of prehistoric or historic archaeological resources, objects, or sites and could potentially impact religious or sacred uses; or disturb human remains.

The proposed CPU is designed to support the historic preservation goals of the General Plan and contains policies requiring protection and preservation of significant archaeological resources. Native American consultation early in the project review process is also included in the proposed CPU to identify tribal cultural resources and to develop adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines. While existing regulations, the SDMC, and proposed CPU policies would provide for the regulation and protection of archaeological resources and human remains and avoid potential impacts, it is not possible to ensure the successful preservation of all archaeological resources where new development may occur. Therefore, potential impacts to prehistoric or historic archaeological resources, religious or sacred use sites, and human remains would be significant.

#### 5.5.4.3 Issue 3: Tribal Cultural Resources

*Would the proposed project result in a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or*
- b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

The Sacred Lands File check from the NAHC indicated that no known sacred lands or Native American cultural resources have been identified within the CPU area. The local Native American community has expressed a high level of interest with regards to potential resources within the CPU area. As such, for subsequent projects implemented in accordance with the proposed project where a recorded archaeological site or tribal cultural resource (as defined in the Public Resources Code) is identified, the City would be required to initiate consultation with identified California Indian tribes pursuant to the provisions in Public Resources Code Sections 21080.3.1 and 21080.3.2, in accordance with AB 52. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the project and appropriate mitigation measures for direct impacts that cannot be avoided.

Native American consultation early in the project review process is also included in the proposed project to identify tribal cultural resources and to develop adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

Tribal consultation in accordance with SB 18 was initiated by the City of San Diego in September 2017 and October 2018 for the community plan update; however, no requests for consultation have been received by any tribal group culturally affiliated with the Kearny Mesa community plan area. Additional notices will be sent concurrently with release of the Draft PEIR and 10 days prior to the City Council hearing on the project.

Tribal consultation in accordance with Assembly Bill 52 (AB 52) was initiated by the City of San Diego with Mr. Clint Linton, Director of Cultural Resources from the Lipay Nation of Santa Ysabel and Ms. Lisa Cumper, Tribal Historic Preservation Officer (THPO) from the Jamul Indian Village, and conducted on February 1, 2019 and continued March 6, 2019. This report, as well as confidential data was provided to both representatives to assist with their review determine if the CPU area contains any Tribal Cultural Resources or areas of tribal importance which would require further evaluation or special consideration during the environmental review process. Mr. Clint Linton reviewed the materials and did not have any concerns with the program-level analysis and subsequent mitigation framework, however did provide additional feedback regarding the tribal cultural context which was incorporated into the report and the Historical, Archaeological, and Tribal Cultural Resources Section in the Environmental Impact Report. Ms. Lisa Cumper, spoke to the importance of Kearny Mesa as an area where the Kumeyaay passed through from villages in the river valley to the coastal villages north and west of Kearny Mesa and that Kumeyaay monitoring should be required for future projects. Consultation was concluded on March 6, 2019.

Portions of the CPU area that were identified to have tribal cultural resource sensitivity by Native American Tribes were taken into account in the development of the cultural sensitivity map prepared for the CPU area (see Figure 5.5-1). Similar to the analysis provided under Issue 2 above in Section 5.5.4.2, the cultural sensitivity map would be reviewed to determine the potential for tribal cultural resources to be impacted during construction anticipated under the proposed project. Implementation of the Historical Resources Regulations and Historical Resources Guidelines would require site-specific cultural surveys where warranted and implementation of measures to avoid or minimize impacts to the extent feasible.

While existing regulations, the SDMC, and proposed CPU policies would provide for the regulation and protection of tribal cultural resources and would reduce and/or minimize potential impacts, it is not possible to ensure the successful preservation of all tribal cultural resources. Therefore, potential impacts to tribal cultural resources resulting from implementation of the proposed project are considered significant. The regulatory framework described above and summarized in Section 5.5.6 would largely

avoid and minimize adverse impacts; however, at a program level of review it cannot be ensured that all potential impacts to tribal cultural resources would be fully avoided and impacts would remain significant.

## **5.5.5 Significance of Impacts**

### **5.5.5.1 Historic Buildings, Structures, Objects, or Sites**

Future development and redevelopment under the proposed project could result in the alteration of a historical resource, where implementation of the proposed project would result in increased development potential. While the SDMC and policies in the proposed CPU provide for the regulation and protection of designated and potential historical resources, it is not possible to ensure the successful preservation of all historic built environment resources within the CPU area. Implementation of projects within the CPU area could result in an alteration of a historic building, structure, object, or site where an increase in density is proposed beyond the adopted Community Plan or current zoning. Thus, potential impacts to historic buildings, structures, or sites would be considered significant.

### **5.5.5.2 Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains**

Implementation of projects within the CPU area could adversely impact prehistoric or historic archaeological resources, including religious or sacred use sites and human remains. While existing regulations, the SDMC and proposed CPU policies would provide for the regulation and protection of archaeological resources and human remains and avoid potential impacts, it is not possible to ensure the successful preservation of all archaeological resources where new development may occur. Therefore, potential impacts to prehistoric or historic archaeological resources, religious or sacred use sites, and human remains from implementation of the proposed project are considered significant.

### **5.5.5.3 Tribal Cultural Resources**

While existing regulations, the SDMC, and proposed CPU policies would provide for the regulation and protection of tribal cultural resources and would reduce and/or minimize potential impacts, it is not possible to ensure the successful preservation of all tribal cultural resources. Therefore, potential impacts to tribal cultural resources resulting from implementation of the proposed project are considered significant.

## **5.5.6 Mitigation Framework**

The General Plan, combined with federal, state, and local regulations, provides a regulatory framework for project-level historical resources evaluation/analysis criteria and, when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources, such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; tribal cultural resources; and traditional cultural properties are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines. The City's Historical Resources Guidelines (SDMC Chapter 14, Article 3, Division 2) include a number of requirements that would apply to future development evaluated under the proposed project that would ensure site-specific surveys are completed to verify the presence of resources. Additionally, the Historical Resources Guidelines would be followed in the event site-specific surveys are required as part of

the ministerial review process. Adherence to the Historical Resources Regulations and Guidelines would ensure that appropriate measures are applied to protect historical resources consistent with City requirements. Such requirements may include archaeological and Native American monitoring, avoidance and preservation of resources, data recovery and repatriation or curation of artifacts, among other requirements detailed in the Historical Resources Guidelines.

Even after application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources Regulations, the degree of future impacts and the applicability, feasibility, and success of future avoidance measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historical, archaeological, or tribal cultural resources would be significant and unavoidable.



This page intentionally left blank



Save Our Heritage Organisation  
*Protecting San Diego's architectural and cultural heritage since 1969*

Monday, March 30, 2020

Rebecca Malone, Environmental Planner  
Planning Department  
City of San Diego  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Re: Kearny Mesa Community Plan Update, Project No. 607857/SCH No. 2018111024

Ms. Malone,

SOHO has reviewed the draft Kearny Mesa Community Plan Update as well as the draft Program Environmental Impact Report and its appendices.

C3-1

We agree upon the three historic themes outlined within the Historic Context Statement -- Aviation, Industry and Commercial/Retail/Office Development—as well as the identified “associated property types.” SOHO also supports the recommendations within, 1) to complete site-specific evaluations of the study list properties, 2) complete a reconnaissance survey of the plan area based upon the context statement, and 3) re-evaluate the Pan-Asian presence and influence in Kearny Mesa as a historically important theme to the development of the community, upon a sufficient passage of time.

SOHO finds the general preservation planning strategy used for the Kearny Mesa Community Plan update to be appropriate and supports the policy goals and recommendations, 3.1 through 3.9, which build off the initial list in the historic context statement. However, a specific date should be determined now, by which to re-evaluate the Pan-Asian presence in Kearny Mesa, such as 2025. Additionally, SOHO strongly supports policy 3.8, a multi-community historic context statement and Multiple Property Listing related to the aerospace industry. San Diego has a unique place in this international context, which has added to our sense of place as a city; this policy goal should be prioritized in the City's work plan.

C3-2

Thank you for the opportunity to comment,

Bruce Coons  
Executive Director  
Save Our Heritage Organisation

received  
03/31/2020

Comment Letter C1



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

27 March 2020

To: Ms. Rebecca Malone  
Planning Department  
City of San Diego  
9485 Aero Drive, MS 413  
San Diego, California 92123

Subject: Draft Program Environmental Impact Report  
Kearny Mesa Community Plan Update  
Project No. 607857

Dear :

I have reviewed the subject DPEIR on behalf of this committee of the San Diego County Archaeological Society.

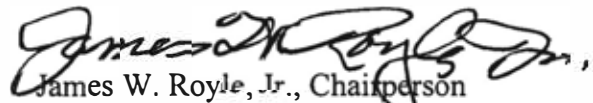
C1-1

Both Appendices F and G are well done and will serve as good bases for evaluating future projects in the community plan area. As such projects involving cultural resources enter their public review periods, please ensure SDCAS receives the appropriate notifications.

C1-

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: Helix Environmental  
IS Architecture  
SDCAS President  
File



**TRIBAL HISTORIC PRESERVATION OFFICE**  
PALA BAND OF MISSION INDIANS  
PMB 50, 35008 Pala Temecula Road | Pala, CA 92059  
Phone 760-891-3510 | [www.palatribe.com](http://www.palatribe.com)

May 8, 2020

Rebecca Malone  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Re: Kearney Mesa Community Plan Update

Dear Rebecca Malone:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

B2-1

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

B2-2

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact Alexis Wallick by telephone at 760-891-3537 or by e-mail at [awallick@palatribe.com](mailto:awallick@palatribe.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Shasta C. Gaughen". The signature is fluid and cursive, written over a light gray background.

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO **SHASTA C. GAUGHEN** AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.



## SAN PASQUAL BAND OF MISSION INDIANS

### SAN PASQUAL RESERVATION

April 8, 2020

Rebecca Malone  
Environmental planner  
Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA. 92123

RE:607857/SCH No.2018111024

Dear Ms. Malone,

#### TRIBAL COUNCIL

Stephen W. Cope  
Chairman

Justin Quis Quis  
Vice Chairman

Tiki M. Green  
Secretary-Treasurer

David L. Toler  
Councilman

Joe Chavez  
Councilman

The San Pasqual Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of David L. Toler THPO Officer.

B1-1

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized San Pasqual Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we request to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates, reports of investigations, and /or any documentation that might be generated regarding previously reported or newly discovered sites. Further, we may recommend archaeological pending the results of site surveys and records searches associated with the project. If the project boundaries are modified to extend beyond the currently proposed limits, we request updated information and the opportunity to respond to your changes.

B1-2

If a Certified Kumeyaay Monitor is needed for this project. San Pasqual Band of Mission Indians can provide this service for this project. We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone 760-651-5142 or by e-mail at [THPO@sanpasqualtribe.org](mailto:THPO@sanpasqualtribe.org).

Sincerely,

Angelina Gutierrez  
Tribal Historic Preservation Office, Monitor Supervisor  
San Pasqual Band of Mission Indians

July 2020 | Final Program Environmental Impact Report  
State Clearinghouse No. 2018111024  
Project No. 607857

# Kearny Mesa Community Plan Update

for the City of San Diego

*Prepared for:*

**City of San Diego**  
Planning Department  
9485 Aero Drive  
San Diego, California 92123

**KEARNY MESA COMMUNITY PLAN UPDATE  
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT**

**TABLE OF CONTENTS**

<b><u>Chapter</u></b>	<b><u>Page</u></b>
1.0 Introduction.....	1-1
1.1 CEQA Requirements .....	1-1
1.1.1 Certification of the Final PEIR .....	1-1
1.1.2 New Information in the Final PEIR.....	1-2
1.1.3 Comments and Responses .....	1-2
1.2 Format of the Final PEIR .....	1-3
2.0 Response to Comments .....	2-1
2.1 Comments Received.....	2-1
2.2 Lead Agency Responses .....	2-2
3.0 Revisions to the Draft PEIR.....	3-1
3.1 Revisions to the Draft PEIR .....	3-1
3.2 Revisions to the Draft PEIR Appendices .....	3-28
3.2.1 Revisions to Appendix C: Biological Resources Report.....	3-28
3.2.2 Revisions to Appendix I: Hydrology and Water Quality Report.....	3-29
3.2.3 Revisions to Appendix M: Transportation Impact Study .....	3-32



# 1.0 Introduction

This Final Program Environmental Impact Report (PEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code [PRC] Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations [CCR] Section 15000 et seq.). Together with the circulated Draft PEIR (Project No. 607857/State Clearinghouse No. 2018111024), published March 17, 2020, this document constitutes the Final PEIR for the proposed Kearny Mesa Community Plan Update (CPU) and associated discretionary actions (collectively referred to as the “project”). This Final PEIR contains responses to comments received on the Draft PEIR during the public review period, which began March 17, 2020, and closed May 1, 2020, as well as revisions to the Draft PEIR. The primary purpose of the Final PEIR is to revise and refine the environmental analysis in the Draft PEIR in response to comments received during the public review period.

This document represents the independent judgment of the Lead Agency. The City of San Diego is the Lead Agency responsible for ensuring that the proposed CPU complies with CEQA. “Lead Agency” is defined by CEQA Section 21067 as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.”

## 1.1 CEQA Requirements

### 1.1.1 Certification of the Final PEIR

Before the City may approve the various discretionary actions needed to implement the proposed CPU, it must independently review and consider the information contained in the Final PEIR, certifying that the Final PEIR adequately discloses the environmental effects of the proposed CPU, that the Final PEIR has been completed in conformance with CEQA, and that the decision-making body of the Lead Agency independently reviewed and considered the information contained in the Final PEIR. Certification of the Final PEIR would indicate the City’s determination that the Final PEIR adequately evaluates the environmental impacts that could be associated with the proposed CPU.

For impacts identified in the PEIR that cannot be reduced to a level that is less than significant, the City must make findings and prepare a Statement of Overriding Considerations for approval of the proposed CPU if specific social, economic, or other factors justify the proposed CPU’s unavoidable adverse environmental effects. If the City decides to approve the proposed CPU for which the Final PEIR has been prepared, it will issue a Notice of Determination.

The City of San Diego has prepared this document pursuant to CEQA Guidelines Section 15132, which specifies that the Final PEIR shall consist of:

- The Draft PEIR or a revision of the Draft;
- A list of persons, organizations, and public agencies commenting on the Draft PEIR;
- Comments and recommendations received on the Draft PEIR;
- The response of the Lead Agency to significant environmental points raised in the review process; and
- Any other information added by the Lead Agency.

This Final PEIR incorporates comments from public agencies and the general public. It also contains the Lead Agency's responses to those comments. Copies of the Final PEIR have been provided to agencies and other parties that commented on the Draft PEIR or have requested the Final PEIR. The Final PEIR can also be accessed through the City of San Diego website: <https://www.sandiego.gov/ceqa>.

### **1.1.2 New Information in the Final PEIR**

If significant new information is added to an EIR after notice of public review has been given, but before final certification of the EIR, the Lead Agency must issue a new notice and recirculate the EIR for further comments and consultation. Significant new information is that which discloses that:

- A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;
- A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance;
- A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it; or
- The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Corrections or clarifications to the Draft PEIR identified in this document do not constitute significant new information pursuant to CEQA Guidelines Section 15088.5; this new information merely clarifies and makes insignificant changes to an adequate PEIR. Information presented in the Draft PEIR and this document support this determination.

### **1.1.3 Comments and Responses**

CEQA Guidelines Section 15204(a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of Draft PEIRs should be "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. ...CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204(c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence." CEQA Guidelines Section 15204(d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." CEQA Guidelines Section 15204(e) states, "This section shall not be used to restrict the ability of reviewers to comment on the

general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

In accordance with CEQA (PRC Section 21092.5), copies of the written responses to public agencies will be forwarded to those agencies at least 10 days prior to certifying the environmental impact report. The responses will be forwarded with copies of this Final PEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on Draft PEIRs.

## 1.2 Format of the Final PEIR

Due to minimal changes to the Draft PEIR, the City of San Diego has prepared an errata to the Draft PEIR which summarizes the revisions that were made in response to comments received during the public review period. This errata, together with the circulated Draft PEIR, serve as the Final PEIR for the project.

This Final PEIR is organized as follows:

### 1. Errata

- **Chapter 1: Introduction.** This chapter describes CEQA requirements and content of this Final PEIR.
- **Chapter 2: Response to Comments.** This chapter provides a list of agencies and interested persons commenting on the Draft PEIR; copies of comment letters received during the public review period, and individual responses to written comments.
- **Chapter 3: Revisions to the Draft PEIR.** This chapter contains revisions to the Draft PEIR text and figures as a result of the comments received by agencies and interested persons as described in Chapter 2, and/or errors and omissions discovered subsequent to release of the Draft PEIR for public review.

### 2. Draft PEIR

## 2.0 Response to Comments

CEQA Guidelines Section 15088 requires the Lead Agency to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the Draft PEIR and prepare written responses. This chapter provides all written responses received on the Draft PEIR and the City of San Diego's responses to each comment.

### 2.1 Comments Received

A total of 17 comments were received during the 45-day comment period. Comments received are listed in Table 2-1.

Comment letters and specific comments are given letters and numbers for reference purposes (e.g. "Letter A1"). Specific comments within each letter are identified by a designator in the page margin that reflects the sequence of the specific comment within the correspondence (e.g. "A1-1" for the first comment in Letter A1). Comments are organized by public agencies (Section A), Native American Tribes (Section B), organizations (Section C), and individuals (Section D).

**Table 2-1: Comment Letters Received on Draft PEIR**

<i>Letter Number</i>	<i>Commenter</i>	<i>Agency/Organization</i>	<i>Date of Comment</i>	<i>Page Number</i>
<i>Section A: Agencies (Federal, State, Regional, Local)</i>				
A1	Ralph Redman	San Diego County Regional Airport Authority (SDCRAA)	April 28, 2020	FEIR-2-39
A2	Maurice Eaton, Branch Chief	California Department of Transportation (Caltrans) District 11	April 30, 2020	FEIR-2-39 through FEIR-2-42
A-3	William Yee	San Diego Gas & Electric	May 1, 2020	FEIR-2-42 through FEIR-2-43
<i>Section B: Native American Tribes</i>				
B1	Angelina Gutierrez	San Pasqual Band of Mission Indians	April 8, 2020	FEIR-2-43
B2	Shasta C. Gaughen, Tribal Historic Preservation Officer	Pala Band of Mission Indians	May 8, 2020	FEIR-2-43
<i>Section C: Organizations</i>				

C1	James W. Royle, Jr., Chairperson	San Diego County Archaeological Society, Inc.	March 27, 2020	FEIR-2-44
C2	Bryce Niceswanger, Chair	Serra Mesa Planning Group	March 27, 2020	FEIR-2-44 through FEIR-2-45
C3	Bruce Coons, Executive Director	Save Our Heritage Organization	March 30, 2020	FEIR-2-46
C4	Paul E. Robinson of Hecht Solberg Robinson Goldberg & Bagley LLP	Kearney Lodge Mobile Home Park	April 27, 2020	FEIR-2-46
C5	Tim Haidinger	Haidinger Properties	April 28, 2020	FEIR-2-46
C6	Andrew Meyer, Director of Conservation	San Diego Audubon Society	May 1, 2020	FEIR-2-46 through FEIR 2-47
C7	Andrea Contreras Rosati of Vanst Law	Sunroad Enterprises	May 1, 2020	FEIR-2-47
C8	Frank Landis, Conservation Chair	California Native Plant Society	May 1, 2020	FEIR-2-48
<i>Section D: Individuals</i>				
D1	Cindy Moore	N/A	April 16, 2020	FEIR-2-48 through FEIR-2-49
D2	Denise Davidson	N/A	April 20, 2020	FEIR-2-49
D3	Tri Nguyen	N/A	April 27, 2020	FEIR-2-50
D4	Sandra Stahl	N/A	April 30, 2020	FEIR-2-50

## 2.2 Lead Agency Responses

This section includes responses to each comment, in the same order as presented in Table 2-1. The responses are marked with the same number-letter designator as the comment to which they respond. Responses focus on comments that raise important environmental issues or pertain to the adequacy of analysis in the Draft PEIR or to other aspects pertinent to the potential effects of the proposed CPU on the environment pursuant to CEQA. Comments that address policy issues, opinions or other topics beyond the purview of the Draft PEIR or CEQA are noted as such for the public record. Where comments are on the merits of the proposed CPU rather than on the Draft PEIR, these are also noted in the responses. Where appropriate, the information and/or revisions suggested in the comment letters have been incorporated into the Final EIR. These revisions are included in Chapter 3 of this Final PEIR: Revisions to the Draft PEIR. Where sections of the Draft PEIR are excerpted in this document, the sections are shown indented. Changes to the Draft PEIR text are shown in underlined text for additions and strikeout for deletions.



## SAN PASQUAL BAND OF MISSION INDIANS

### SAN PASQUAL RESERVATION

April 8, 2020

Rebecca Malone  
Environmental planner  
Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA. 92123

RE:607857/SCH No.2018111024

Dear Ms. Malone,

#### TRIBAL COUNCIL

Stephen W. Cope  
Chairman

Justin Quis Quis  
Vice Chairman

Tilda M. Green  
Secretary-Treasurer

David L. Toler  
Councilman

Joe Chavez  
Councilman

The San Pasqual Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of David L. Toler THPO Officer.

B1-1

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized San Pasqual Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we request to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates, reports of investigations, and /or any documentation that might be generated regarding previously reported or newly discovered sites. Further, we may recommend archaeological pending the results of site surveys and records searches associated with the project. If the project boundaries are modified to extend beyond the currently proposed limits, we request updated information and the opportunity to respond to your changes.

B1-2

If a Certified Kumeyaay Monitor is needed for this project. San Pasqual Band of Mission Indians can provide this service for this project. We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone 760-651-5142 or by e-mail at [THPO@sanpasqualtribe.org](mailto:THPO@sanpasqualtribe.org).

Sincerely,

*Angelina Gutierrez*

Angelina Gutierrez  
Tribal Historic Preservation Office, Monitor Supervisor  
San Pasqual Band of Mission Indians



**TRIBAL HISTORIC PRESERVATION OFFICE**  
**PALA BAND OF MISSION INDIANS**  
PMB 50, 35008 Pala Temecula Road | Pala, CA 92059  
Phone 760-891-3510 | [www.palatribe.com](http://www.palatribe.com)

May 8, 2020

Rebecca Malone  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Re: Kearney Mesa Community Plan Update

Dear Rebecca Malone:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

B2-1

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

B2-2

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact Alexis Wallick by telephone at 760-891-3537 or by e-mail at [awallick@palatribe.com](mailto:awallick@palatribe.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Shasta C. Gaughen". The signature is fluid and cursive, with the first name "Shasta" being more prominent.

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO **SHASTA C. GAUGHEN** AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.



received  
03/31/2020

Comment Letter C1



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

27 March 2020

To: Ms. Rebecca Malone  
Planning Department  
City of San Diego  
9485 Aero Drive, MS 413  
San Diego, California 92123

Subject: Draft Program Environmental Impact Report  
Kearny Mesa Community Plan Update  
Project No. 607857

Dear :

I have reviewed the subject DPEIR on behalf of this committee of the San Diego County Archaeological Society.

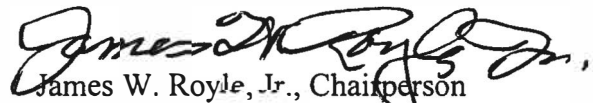
C1-1

Both Appendices F and G are well done and will serve as good bases for evaluating future projects in the community plan area. As such projects involving cultural resources enter their public review periods, please ensure SDCAS receives the appropriate notifications.

C1-

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: Helix Environmental  
IS Architecture  
SDCAS President  
File



# Save Our Heritage Organisation

*Protecting San Diego's architectural and cultural heritage since 1969*

Monday, March 30, 2020

Rebecca Malone, Environmental Planner  
Planning Department  
City of San Diego  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Re: Kearny Mesa Community Plan Update, Project No. 607857/SCH No. 2018111024

Ms. Malone,

SOHO has reviewed the draft Kearny Mesa Community Plan Update as well as the draft Program Environmental Impact Report and its appendices.

C3-1

We agree upon the three historic themes outlined within the Historic Context Statement -- Aviation, Industry and Commercial/Retail/Office Development—as well as the identified “associated property types.” SOHO also supports the recommendations within, 1) to complete site-specific evaluations of the study list properties, 2) complete a reconnaissance survey of the plan area based upon the context statement, and 3) re-evaluate the Pan-Asian presence and influence in Kearny Mesa as a historically important theme to the development of the community, upon a sufficient passage of time.

SOHO finds the general preservation planning strategy used for the Kearny Mesa Community Plan update to be appropriate and supports the policy goals and recommendations, 3.1 through 3.9, which build off the initial list in the historic context statement. However, a specific date should be determined now, by which to re-evaluate the Pan-Asian presence in Kearny Mesa, such as 2025. Additionally, SOHO strongly supports policy 3.8, a multi-community historic context statement and Multiple Property Listing related to the aerospace industry. San Diego has a unique place in this international context, which has added to our sense of place as a city; this policy goal should be prioritized in the City's work plan.

C3-2

Thank you for the opportunity to comment,

Bruce Coons  
Executive Director  
Save Our Heritage Organisation

- A3-2 Comment noted.
- A3-3 Comment noted. An analysis of residential land use compatibility with industrial land uses can be found in Section 5.1, Air Quality; Section 5.6, Human Health, Public Safety, and Hazardous Materials; Section 5.8, Land Use; and Section 5.9, Noise. Additionally, Supplemental Development Regulation (SDR) 20 would apply to development within the Clairemont Mesa Boulevard Village that provides residential units on a site that is adjacent to an industrially-zoned property. SDR-20 requires the provision of a physical barrier adjacent to any and all property line(s) with an industrial zone.
- A3-4 Comment noted. The project is an update to the Kearny Mesa Community Plan and no specific development projects are proposed at this time. Future activities in the CPU area that require the relocation and/or alteration of SDG&E facilities will be coordinated with SDG&E to ensure compliance with the SDG&E Guidelines and all applicable local, state, and federal regulations, and would require a separate environmental review.

## **B. NATIVE AMERICAN TRIBES**

### **B1 San Pasqual Band of Mission Indians**

- B1-1 Comment noted.
- B1-2 As detailed in Section 4.5.2.5 of the PEIR, the City distributed a Notice of Preparation for the PEIR to all culturally affiliated Native American tribes, organizations, and individuals and included notification to all tribal groups in San Diego County. Consultation began in September 2017 and concluded in October 2018. The consultation process involved a review of the project scope and analysis, along with review of the draft sensitivity maps for the proposed project (see Figure 5.5-1 in the PEIR). As detailed in the PEIR, Section 5.5.4.3, proposed project areas that were identified to have tribal cultural resource sensitivity by Native American Tribes were taken into account in the development of Historical Resources Sensitivity Maps for the project areas (refer to Figure 5.5-1 in the PEIR). During review of future projects (ministerial and discretionary), the City will review these Historical Resources Sensitivity Maps to determine the potential for tribal cultural resources to be impacted. Implementation of the Historical Resources Regulations and Historical Resources Guidelines requires site-specific cultural surveys where warranted and implementation of measures to avoid or minimize impacts to the extent feasible. In accordance with this review, the City would ensure all federal, state, and local applicable regulations referenced in the comment are followed and appropriate tribes would be notified of any inadvertent discoveries. The PEIR concludes that while existing regulations would provide for the protection of tribal cultural resources, it is not possible to ensure the successful preservation of all tribal cultural resources. Therefore, potential impacts to tribal cultural resources are considered significant and unavoidable.

### **B2 Pala Band of Mission Indians**

- B2-1 Comment noted.
- B2-2 Comment noted.

**C. ORGANIZATIONS**

**C1 San Diego County Archaeological Society, Inc.**

C1-1 Comment noted.

C1-2 Comment noted.

**C2 Serra Mesa Planning Group**

C2- 1 Comment noted. Pursuant to CEQA Guidelines Section 15105, the City distributed the Draft PEIR for a 45 day public review period. Please see the attached letter from the City of San Diego Planning Director.

**C3 Save Our Heritage Organization**

C3- 1 Comment noted.

C3-2 The comment does not address the adequacy or completeness of the Draft PEIR. In response to the commenter's CPU-related request that "a specific date should be determined now, by which to re-evaluate the Pan-Asian presence in Kearny Mesa, such as 2025", it is not possible to pre-determine what would constitute a sufficient passage of time that would be required to properly evaluate the historical significance of the Pan-Asian presence in Kearny Mesa. Therefore, adding a specific timeframe for such an analysis to Historic Preservation Policy 3.7 in the Kearny Mesa CPU would not be appropriate from a historic preservation planning standpoint. However, Historic Preservation Planning staff will monitor this policy going forward in order to determine the appropriate time and avenue for re-evaluation.

**C4 Kearney Lodge Mobile Home Park**

C4- 1 Comment noted.

C4-2 The comment does not address the adequacy or completeness of the Draft PEIR. Comment noted.

C4-3 The comment does not address the adequacy or completeness of the Draft PEIR. Comment noted.

**C5 Haidinger Properties**

C5-1 Comment noted.

C5-2 The comment does not address the adequacy or completeness of the Draft PEIR. Comment noted.

**C6 San Diego Audubon Society**

C6- 1 The comment does not address the adequacy or completeness of the Draft PEIR. Comment noted.

C6-2 Regional wildlife corridors providing linkages to the core areas have been established and identified throughout San Diego County with the regional planning effort of the Multiple Species Conservation Program (MSCP). The City of San Diego MSCP Subarea Plan does not identify a regional wildlife corridor in the CPU area; however, it is recognized that wildlife movement occurs in the areas identified in the comment. The City's Multi-Habitat Planning Area (MHPA) of the MSCP is conserved habitat that extends north from Friars Road into the Kearny Mesa Community Plan Area and provides a partial north-south wildlife linkage. The Kearny Mesa Community Plan Update does not propose land uses or policies that would preclude the continued use of the area identified in the comment for wildlife movement. Future projects subject to further environmental review would be analyzed under CEQA for consistency with the City's MSCP Subarea Plan and potential impacts to wildlife movement would be addressed at the time of permit application. Please refer to Section 2.3.2.5 of the Draft PEIR which identifies a wildlife corridor within San Clemente Canyon and undeveloped

## **3.0 Revisions to the Draft PEIR**

In response to comments received during public review, minor revisions and clarifications have been made to the document which do not change the conclusions of the Draft PEIR regarding the proposed CPU's potential environmental impacts and required mitigation. This chapter contains revisions to the Draft PEIR based upon (1) additional or revised information required to prepare a response to a specific comment; (2) applicable updated information that was not available at the time of PEIR publication; and/or (3) typographical errors. As defined in CEQA Guidelines Section 15088.5, minor revisions and clarifications to the document—which are shown in strikeout/underline format—do not represent “significant new information;” therefore, recirculation of the Draft PEIR is not warranted. No new significant environmental impacts would occur from these modifications, and similarly, no substantial increase in the severity of environmental impacts would occur.

### **3.1 Revisions to the Draft PEIR**

The following revisions have been made to the Draft PEIR.

1. Table ES-1 on pages ES-13 through ES-15 is revised as follows:

<b>Table ES-1 (cont.)</b> <b>SUMMARY OF IMPACTS AND PROPOSED MITIGATION</b>			
<b>Environmental Issue</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Significance After Mitigation</b>
<b>GREENHOUSE GAS EMISSIONS (cont.)</b>			
	policies intended to support the General Plan and CAP policies and thus, impacts associated with GHG emissions would be less than significant.		
<b>HISTORICAL, ARCHAEOLOGICAL, AND TRIBAL CULTURAL RESOURCES</b>			
<b>Historic Buildings, Structures, Objects, or Sites:</b> <i>Would the proposed project result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of a historic building (including an architecturally significant building), structure, object, or site?</i>	Future development and redevelopment under the proposed project could result in the alteration of a historical resource, where implementation of the proposed project would result in increased development potential. While the SDMC and policies in the proposed CPU provide for the regulation and protection of designated and potential historical resources, it is not possible to ensure the successful preservation of all historic built environment resources within the CPU area. All development projects with the potential to affect historical resources, such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; tribal cultural resources; and traditional cultural properties are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines. However, even after application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources Regulations <u>and mitigation measure HIST 5.5-1</u> , the degree of future impacts and applicability, feasibility, and success of future avoidance measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historic structures, objects, or sites, would be significant and unavoidable.	<del>None required</del> <u>Mitigation Measure HIST 5.5-1 as identified in Section 5.5.6</u>	Significant and unavoidable
<b>Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains:</b> <i>Would the proposed project result in a substantial adverse change in the significance of a prehistoric or historic archaeological resource, a religious or sacred use site, or the disturbance of any human remains, including those interred outside of formal cemeteries?</i>	Implementation of projects within the CPU area could adversely impact prehistoric or historic archaeological resources, including religious or sacred use sites and human remains. While existing regulations, the SDMC and proposed CPU policies would provide for the regulation and protection of archaeological resources and human remains and avoid potential impacts, it is not possible to ensure the successful preservation of all archaeological resources where new development may occur. All development projects with the potential to affect historical resources, such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; tribal cultural resources; and traditional cultural properties are subject to site-specific	<del>None required</del> <u>Mitigation Measure HIST 5.5-2 as identified in Section 5.5.6</u>	Significant and Unavoidable



**Table ES-1 (cont.)**  
**SUMMARY OF IMPACTS AND PROPOSED MITIGATION**

Environmental Issue	Impact	Mitigation	Significance After Mitigation
	<p>review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines.</p> <p>However, even after application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources Regulations <u>and mitigation measure HIST 5.5-2</u>, the feasibility and efficacy of avoidance measures cannot be determined at this program level of analysis. Thus, potential impacts to prehistoric and historic archaeological resources, sacred sites, and human remains would remain significant and unavoidable.</p>		
<p><b>Tribal Cultural Resources:</b> <i>Would the proposed project result in a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></p> <ol style="list-style-type: none"> <li><i>Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,</i></li> <li><i>A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In</i></li> </ol>	<p>While existing regulations, the SDMC, and proposed CPU policies would provide for the regulation and protection of tribal cultural resources and would reduce and/or minimize potential impacts, it is not possible to ensure the successful preservation of all tribal cultural resources. However, even after application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources Regulations <u>and mitigation measure HIST 5.5-2</u>, the feasibility and efficacy of mitigation measures cannot be determined at this program level of analysis. Thus, potential impacts to tribal cultural resources would remain significant and unavoidable.</p>	<p><del>None required</del>  <u>Mitigation Measure HIST 5.5-2 as identified in Section 5.5.6</u></p>	<p>Significant and unavoidable</p>

<b>Table ES-1 (cont.)</b>			
<b>SUMMARY OF IMPACTS AND PROPOSED MITIGATION</b>			
<b>Environmental Issue</b>	<b>Impact</b>	<b>Mitigation</b>	<b>Significance After Mitigation</b>
<i>applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</i>			

- Coulter's saltbush (CNPS Rare Plant Rank 1B.2, MSCP Narrow Endemic and Covered),
- Otay Mountain ceanothus (CNPS Rare Plant Rank 1B.2),
- Palmer's goldenbush (CNPS Rare Plant Rank 1B.1),
- Palmer's grapplinghook (CNPS Rare Plant Rank 4.2),
- San Diego marsh elder (CNPS Rare Plant Rank 2B.2),
- Coulter's goldfields (CNPS Rare Plant Rank 1B.1),
- Robinson's pepper-grass (CNPS Rare Plant Rank 4.3),
- Little mousetail (CNPS Rare Plant Rank 3.1),
- California Orcutt grass (Federally Endangered, State Endangered, CNPS Rare Plant Rank 1B.1, Narrow Endemic, MSCP/VPHCP Covered),
- Otay mesa mint (Federally Endangered, State Endangered, CNPS Rare Plant Rank 1B.1, Narrow Endemic, MSCP/VPHCP Covered),
- Munz's sage (CNPS Rare Plant Rank 2B.2),~~and~~
- San Diego County viguiera (CNPS Rare Plant Rank 4.2),~~z~~
- Campbell's liverwort (CNPS Rare Plant Rank 1B.1),
- graceful tarplant (CNPS Rare Plant Rank 4.2), and
- ashy spikemoss (CNPS Rare Plant Rank 4.1).

16. Section 5.5.6 on page 5.5-13 is revised as follows:

## 5.5.6 Mitigation Framework

The General Plan, combined with federal, state, and local regulations, provides a regulatory framework for project-level historical resources evaluation/analysis criteria and, when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources, such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; tribal cultural resources; and traditional cultural properties are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines. Mitigation Measure HIST 5.5-1 would be required for all development projects with the potential to impact significant historical resources, and Mitigation Measure HIST 5.5-2 would be required for all development projects with the potential to impact significant archaeological and tribal cultural resources. ~~The City's Historical Resources Guidelines (SDMC Chapter 14, Article 3, Division 2) include a number of requirements that would apply to future development evaluated under the proposed project that would ensure site-specific surveys are completed to verify the presence of resources. Additionally, the Historical Resources Guidelines would be followed in the event site-specific surveys are required as part of~~

the ministerial review process. Adherence to the Historical Resources Regulations and Guidelines would ensure that appropriate measures are applied to protect historical resources consistent with City requirements. Such requirements may include archaeological and Native American monitoring, avoidance and preservation of resources, data recovery and repatriation or curation of artifacts, among other requirements detailed in the Historical Resources Guidelines.

Even after application of the existing regulatory framework contained in the Historical Resources Guidelines and Historical Resources Regulations, the degree of future impacts and the applicability, feasibility, and success of future avoidance measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historical, archaeological, or tribal cultural resources would be significant and unavoidable.

#### **HIST 5.5-1: Historic Buildings, Structures, Objects, or Sites**

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

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

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

#### **HIST 5.5-2: Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains**

Prior to issuance of any permit for a future development project implemented in accordance with the Community Plan Update that could directly affect an archaeological resource, the City shall require the following steps be taken to determine (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socioeconomic and ethnic backgrounds. Sites may also include resources associated with prehistoric Native American activities.

### **Initial Determination**

The environmental analyst shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., archaeological sensitivity maps, the Archaeological Map Book, and the City's Historical Inventory of Important Architects, Structures, and People in San Diego) and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depict two levels of sensitivity (Figure 5.5-1). Review of this map shall be done at the initial planning stage of a specific project to ensure that cultural resources are avoided and/or impacts are minimized in accordance with the Historical Resources Guidelines. These levels, which are described below, are not part of any federal or State law.

- **High Sensitivity:** These areas contain known significant cultural resources and have a potential to yield information to address a number of research questions. These areas may have buried deposits, good stratigraphic integrity, and preserved surface and subsurface features. If a project were to impact these areas, a survey and testing program is required to further define resource boundaries subsurface presence or absence and determine level of significance. Mitigation measures such as a Research Design and Archaeological Data Recovery Plan (ADRP) and construction monitoring shall also be required.
- **Moderate Sensitivity:** These areas contain recorded cultural resources or have a potential for resources consisting of more site structure, diversity of feature types, and diversity of artifact types, or have a potential for resources to be encountered. The significance of cultural resources within these areas may be unknown. If a project impacts these areas, a site-specific records search, survey and significance evaluation is required, and if cultural resources were identified during the survey. Mitigation measures may also be required.
- **Low Sensitivity:** These are described as areas where there is a high level of disturbance due to existing development, with few or no previously recorded resources documented within the area or considered during tribal consultation. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. If a project impacts these areas, a records search may be required. Areas with steep hillsides generally do not leave an archaeological signature and would not require further evaluation.

If there is any evidence that the project area contains archaeological or tribal cultural resources, then an archaeological evaluation consistent with the City's Guidelines shall be required. All individuals conducting any phase of the archaeological evaluation program shall meet professional qualifications in accordance with the City's Historical Resources Guidelines.

### **Step 1**

Based on the results of the Initial Determination, if there is evidence that the site contains potential historical resources, preparation of a historic evaluation is required. The evaluation report would generally

include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a records search at the SCIC at San Diego State University. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the records searches mentioned above, background information may include, but is not limited to, examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews, including consultation with descendant communities. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet the standards outlined in the Historical Resources Guidelines. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance, including remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a case-by-case basis by the tribal representative during the project-specific AB 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance based on the City's Guidelines must be performed by a qualified archaeologist.

## **Step 2**

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

The results from the testing program shall be evaluated against the Significance Thresholds found in the Historical Resources Guidelines. If significant historical resources are identified within the area of potential effects, the site may be eligible for local designation. However, this process will not proceed until such time that the tribal consultation has been concluded and an agreement is reached (or not reached) regarding significance of the resource and appropriate mitigation measures are identified. The final

testing report shall be submitted to Historical Resources Board (HRB) staff for designation. The final testing report and supporting documentation will be used by HRB staff in consultation with qualified City staff to ensure that adequate information is available to demonstrate eligibility for designation under the applicable criteria. This process shall be completed prior to distribution of any draft environmental document.

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

### **Step 3**

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

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

### **Step 4**



Archaeological Resource Management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the Historical Resources Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the Historical Resources Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections (e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

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

## **Step 5**

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

Arrangements for long-term curation of all recovered artifacts must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance. When tribal cultural resources are present, or non-burial-related artifacts associated with tribal cultural resources are suspected to be recovered, the treatment and disposition of such resources will be determined during the tribal consultation process. This information must then be included in the archaeological survey.

testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, Title 36 of the Code of Federal Regulations Part 79. Additional information regarding curation is provided in Section II of the Historical Resources Guidelines.

## **5.5.7 Significance of Impacts after Mitigation**

### **5.5.7.1 Historic Buildings, Structures, Objects, or Sites**

Development implemented in accordance with the proposed project that could potentially impact significant historic buildings, structures, objects, or sites would be required to implement Mitigation Measure HIST 5.5-1, to be adopted in conjunction with the certification of this PEIR and consistent with existing requirements of the Historic Resources Regulations and Historic Resources Guidelines. The mitigation framework combined with the policies in the General Plan promoting the identification and preservation of historical resources would reduce the program-level impact related to historical resources of the built environment. However, even with implementation of the mitigation framework, the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to historic buildings, structures, objects, or sites would be significant and unavoidable.

### **5.5.7.2 Prehistoric and Historic Archaeological Resources, Sacred Sites, and Human Remains**

Development implemented in accordance with the proposed project that could potentially result in impacts to significant archaeological resources would be required to implement Mitigation Measure HIST 5.5-2 which addresses measures to minimize impacts to archaeological resources. This mitigation, combined with the policies of the General Plan and proposed CPU policies promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with CEQA and PRC Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historical Resources Regulations (SDMC Section 143.0212), which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps, would reduce the program-level impact related to prehistoric or historical archaeological resources. However, even with application of the existing regulatory framework and mitigation framework, the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to prehistoric and historic archaeological resources, sacred sites, and human remains would remain significant and unavoidable.

### **5.5.7.3 Tribal Cultural Resources**

Development implemented in accordance with the proposed project that could potentially impact significant tribal cultural resources would be required to implement Mitigation Measure HIST 5.5-2 which addresses measures to minimize impacts to tribal cultural resources. This mitigation, combined with the policies of the General Plan and proposed CPU policies promoting the identification, protection, and preservation of archaeological resources, in addition to compliance with CEQA and PRC Section 21080.3.1 requiring tribal consultation early in the development review process, and the City's Historical Resources

Regulations (SDMC Section 143.0212), which requires review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps, would reduce the program-level impact related to tribal cultural resources. However, even with application of the existing regulatory framework and mitigation framework, the degree of future impacts and the applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis. Thus, potential impacts to tribal cultural resources would remain significant and unavoidable.

17. The first paragraph on page 5.6-5 is revised as follows:

established by the ALUCPs, as well as associated FAA, City, and Department of Defense/Department of the Navy requirements. Consistency with ALUCP requirements would be reviewed on a project by-project basis and compliance with these requirements would avoid future significant safety impacts associated with ALUCP safety zones and airspace protection. Development under the proposed project would also be subject to SDMC regulations that reduce dust, vapor, smoke, and electromagnetic interference through limits for glare, air contaminants, electrical/radio activity, and outdoor lighting (SDMC Chapter 14, Article 2, Division 7). In addition, the proposed CPU contains policies to ensure that future uses are compatible with the safety zones and airspace protection surfaces for the airports (Policy ~~LU 1.24~~ 1.27) and development would be reviewed for consistency with adopted airport policies (Policy ~~LU 1.25~~ 1.28). As such, implementation of the project would not expose people or structures to a significant risk of loss, injury, or death, from off-airport aircraft operational accidents. Impacts would be less than significant.

18. The first paragraph on page 5.6-6 is revised as follows:

with these requirements and implementation of the proposed CPU policy that requires future projects to be reviewed for compatibility with the safety zones, noise contours, and airspace protection surfaces identified in the applicable ALUCPs (Policy ~~LU 1.24~~ 1.27), potential hazards from airport operations would not expose people or structures to a significant risk of loss, injury, or death, from off-airport aircraft operational accidents. Therefore, impacts would be less than significant.

19. The fourth paragraph under Section 5.7.4.1 on page 5.7-2 is revised as follows:

In addition, ~~the Urban Design section of the proposed CPU contains policies UD 5.32, 5.33, and 5.34 and 5.36~~ that encourage the incorporation of sustainable design elements into public rights-of-way areas for storm water capture and infiltration to reduce storm water runoff, peak flows, and flooding.

20. The first paragraph under Section 5.7.4.2 on page 5.7-3 is revised as follows:

~~Two~~ Three other small pockets occur in the CPU area that are mapped 100-year floodplains, including the very northwest corner of the CPU area at the SR 52/I-805 interchange, ~~and a small area north of Balboa Avenue and south of Viewridge Avenue, and the southwest corner of the CPU area between I-805 and Kearny Villa Road.~~

21. The second paragraph under Section 5.7.4.2 on page 5.7-3 is revised as follows:

While most of these floodplain areas are proposed to be designated Open Space by the proposed CPU, some occur within land proposed to be designated Community Commercial, Industrial, and Technology Park.

22. The first paragraph under the “Airport Land Use Compatibility Overlay Zone Regulations” section on page 5.8-8 is revised as follows:

The Overlay Zone is intended to ensure that new development located within an AIA is compatible with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas.

23. The first paragraph on page 5.8-6 is revised as follows:

guide compatible land uses and incorporate noise attenuation measures for new uses to protect people living and working in the City from an excessive noise environment. One of the goals of the Public Facilities, Services, and Safety section of the proposed CPU is to provide a safe and livable environment by reducing and avoiding risks posed by noise, geologic, seismic, and hazardous materials conditions. The CPU identifies the airports (Montgomery-Gibbs Executive Airport and MCAS Miramar), freeways, and roads as primary noise sources in Kearny Mesa. The proposed CPU contains land use policies to minimize conflicts (including noise impacts) between uses through building design (Policies ~~LU 1.18~~, ~~and 1.19~~, and 1.24), and by protecting industrial lands through appropriate buffers (Policy LU 1.19). Public Facilities Policy ~~PF 7.14~~ encourages site planning, design and construction, operational measures, and on-site noise level limit practices that minimize noise, especially for and within mixed uses. The applicable policies contained in the proposed CPU would serve to guide development in the CPU area through the placement of compatible land uses, use of buffering and site design to minimize impacts on adjacent properties, and incorporation of noise attenuation measures into new development. Adherence to CPU and General Plan policies that encourage noise reduction practices, such as daytime deliveries, noise level limits, and preconstruction disclosures of potential noise problems, in addition to compliance with the requirements of the SDMC would help achieve the General Plan Noise Element’s goal of protecting people living and working in the City from an excessive noise environment. Noise impacts associated with the proposed project are discussed in Section 5.9, Noise, of this PEIR. The proposed CPU would be consistent with the goals and policies of the General Plan Noise Element.

24. The “Historic Preservation Element” section on page 5.8-6 is revised as follows:

The purpose of the General Plan Historic Preservation Element is to guide the preservation, protection, restoration, and rehabilitation of historical and cultural resources throughout the City. The purpose of the General Plan Historic Preservation Element is also to improve the quality of the built environment, encourage appreciation for the City’s history and culture, maintain the character and identity of communities, and contribute to the City’s economic vitality through historic preservation. The goal of the Historic Preservation section of the proposed CPU is to identify and preserve the significant historical, archaeological, and tribal cultural resources in the Kearny Mesa community. The proposed CPU contains Historic Preservation policies to promote the identification, evaluation, and preservation of significant historical resources in the community (Policies HP 3.1 through 3.89), consistent with the goals of the General Plan Historic Preservation Element. Impacts associated with historical, archaeological, and tribal cultural resources are discussed in Section 5.5, Historical, Archaeological, and Tribal Cultural Resources, of this PEIR. The CPU’s historic preservation goals and policies and consistent with and implement the goals of the General Plan Historic Preservation Element.

25. The “Airport Land Use Compatibility Overlay Zone Regulations” section on page 5.8-8 is revised as follows:

The purpose of the Airport Land Use Compatibility Overlay Zone is to implement adopted Airport Land Use Compatibility Plans as applicable to property within the City. The Overlay Zone is intended to ensure that