



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: August 11, 2022

TO: Historical Resources Board

FROM: Bernie Turgeon, Senior Planner, Planning Department

SUBJECT: INFORMATION ITEM A: Mira Mesa Community Plan Update

Background

The Mira Mesa Community Planning Area (Planning Area) is approximately 10,500 acres and located in the north central portion of the City of San Diego, 16 miles north of downtown San Diego, between the Interstate 805 and Interstate 15 freeways and north of MCAS Miramar and south of Los Peñasquitos Canyon Preserve (Attachment 1).

There are currently no designated historic resources located within the Planning Area due in part to the community's relatively recent development. However, there are designated historical resources associated with the community's early history located within adjacent areas including the Mohnike Adobe, the Johnson-Taylor Adobe of Rancho de los Peñasquitos and the Village of Ystagua, Area #1.

In 2018 the Planning Department began a comprehensive update to the Mira Mesa Community Plan, which was last updated in 1992. The Planning Department contracted with Dudek and their sub-consultants to assist in the preparation of the Mira Mesa Community Plan Update (CPU) and its associated technical reports, which include a Cultural Resources Constraints and Sensitivity Analysis addressing archaeological and Tribal Cultural resources, and a Historic Context Statement (HCS) and Focused Reconnaissance Survey (Survey) that address 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 as well as serve as required technical studies for development of the Program Environmental Impact Report.

With this Information Item, staff is seeking the Board's review and comment on the Cultural Resources Constraints and Sensitivity Analysis, the Historic Context Statement and Focused Reconnaissance Survey, and the draft community plan policies related to the identification and preservation of Mira Mesa's archaeological, tribal cultural and historic resources. The Board is also requested to provide comments on staff's proposal to exempt portions of the Planning Area from the historic review process for buildings or structures 45-years old or older based upon the results of the Survey.

Mira Mesa Community Plan Cultural Resources Constraints and Sensitivity Analysis

A Cultural Resources Constraints and Sensitivity Analysis report (Attachment 2) was prepared by Red Tail Environmental. The report provides a discussion of the natural environmental and cultural settings within the Planning Area; defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission (NAHC) and local tribal representatives; analyzes the cultural sensitivity levels; and provides recommendations to best address archaeological and tribal cultural resources. Approximately 76% of the Planning Area has been included in a previously conducted cultural resource study.

Cultural Setting and Ethnohistoric Period

The report's cultural setting provides a discussion of the three prehistoric periods that archaeologists believe reflect human occupation within San Diego County and an ethno-historic period of events, traditional cultural practices and spiritual beliefs of Native American groups recorded from the post-contact era.

During the ethno-historic period, two Native American groups inhabited San Diego County: the Luiseño and the Kumeyaay. During this period, Native American people were generally referred to in association with the Mission system. Thus, the Native Americans living in northern San Diego County, associated with the Mission San Luis Rey, were known as the Luiseño, and the peoples in the southern portion of the County associated with the Mission San Diego de Alcalá (which includes Mira Mesa), were known as the Diegueño. The term Kumeyaay, or Ipai and Tipai, is modernly used instead of Diegueño.

The Kumeyaay have several recorded mythologies and spirit beings. Kumeyaay creation stories state that the Kumeyaay people have always resided in San Diego County and were created in the sea at the same time as the earth was created. During this period, the Kumeyaay were loosely patrilineal, exogamous, and each group or clan was associated with a restricted locality, probably their summer home, called *cimul* or *gentes*. Often several lineages lived together in a residential base. Houses were made of Tule or California bulrush. In the center of villages was a circular dance ground, made of hard packed soils, where dances took place. Subsistence cycles were seasonal and generally focused on an east-west or coast-to-desert route based around the availability of vegetal foods, while hunting added a secondary food source to gathering practices. The Kumeyaay lived in the foothills on the edge of the Colorado Desert in the winter, in the mountains in the spring, and in the inland valleys in the summer, although all settlements of a clan would be occupied throughout the year.

Prior to Spanish Colonization in the 1700s, Native American aboriginal lifeways continued to exist, and archaeological records show that Mira Mesa was heavily used not only for procurement of natural plant and animal resources, but also for the numerous small canyons and drainages which provided sources of fresh water and provided travel routes between inland and coastal settlements. The Village of Ystagua was located in the area during the prehistoric and ethnohistoric periods (part of the village is a designated historic resource located near the community's western boundary in Sorrento Valley). The village was home of the Captain (Kwaaypaay) band and was an important center for trade and interaction throughout the region.

Archival Research Results

The results of the archival research documented 159 previously recorded cultural resources. Of these, 110 are located within the Planning Area and the remainder are within the quarter mile radius studied. The 159 cultural resources consist of 121 prehistoric, 29 historic, 5 multicomponent, and 7 historic buildings/structures. Cultural resources range from lithic scatter and isolate, habitation debris, bedrock milling information, adobe buildings/structures, privies/ dumps/ refuse to railroads, a farm/ ranch, a bridge, etc.

Cultural Resources Sensitivity Analysis

The analysis categorizes the Planning Area into three cultural resource sensitivity levels rated as low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File record search, regional environmental factors, and historic and modern development. The analysis concluded that a large portion of the community has a moderate or high cultural sensitivity level for the presence of prehistoric and historic archaeological resources. The portion of the community west of Camino Santa Fe as well as the five canyons have been identified as having high sensitivity. The center portion of the community between Camino Santa Fe and Camino Ruiz and north of Carroll Canyon has been identified as having moderate sensitivity and the remaining portion as low sensitivity (Attachment 3).

Recommendations

Resource Management: Of the 110 previously recorded resources within the Planning Area, three of them have been previously evaluated to the NRHP, California Register of Historic Resources (CRHR), or City Register and were recommended eligible and significant under CEQA: additional areas within the Ethnographic Village of Ystagua, the Atchison Topeka and Santa Fe Railroad, and the Bovet Adobe site appear eligible for National Register as an individual property through survey evaluation. A draft CPU policy is intended to incorporate this recommendation (see policy number four below).

Mitigation Measures: Due to previous continual use and development, it is assumed that many of the cultural resources within the Planning Area have been disturbed. However, it is possible that intact cultural resources are present in areas that have not been previously developed or are buried in alluvial deposits located within canyons and the western side of the Planning Area. Buried deposits offer a unique opportunity to broaden our understanding of the lives, culture, and lifeways of the diverse occupation of the community through time. For these reasons, future discretionary projects within the Planning Area would be evaluated by a qualified archaeologist following the Mitigation Framework included in the Cultural Resources Constraints and Sensitivity Analysis to determine the potential for the presence or absence of buried archaeological resources.

- For projects within undeveloped land, conduct a site-specific cultural resources study be conducted per the Historic Resources Guidelines. If cultural resources are identified during a field reconnaissance survey their significance under CEQA and eligibility to the CRHR and City Register must be evaluated through a testing program.
- For projects within previously developed land with no ground surface visibility and in areas that have been identified as having a moderate to high sensitivity for cultural consider a project-level construction monitoring program to reduce potential subsequent adverse effects to cultural resources.

- For projects proposing excavation, implement a construction monitoring program that will include a notification process, a cease-work requirement until the resource is properly evaluated by a qualified archaeologist and Native American representative(s), and a plan for treatment and/or recovery is reviewed/approved by qualified City staff in the Development Services Department.

Mitigation measures would be initiated for all significant sites, either through avoidance or data recovery. If it is determined that a resource is historically significant, it would be referred to the City's Historical Resources Board for possible designation. 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 Planning Area are protected and properly treated.

Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey

Dudek prepared a draft historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Planning Area (Attachment 4). The scope of the Survey was limited to residential housing within the CPA constructed between 1969 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit a future survey work to determine eligibility for historic district designation and which do not; facilitate the preparation of the historical overview of Mira Mesa in the PEIR, which will analyze potential environmental impacts of the proposed Mira Mesa CPA Update; indicate the likelihood of encountering historical resources within the Mira Mesa CPA; and guide the future identification of such resources in the CPA.

Historic Context Statement

The draft historic context statement presents an overview of the history of the Mira 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 Mira 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 and Sensitivity 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 Mira Mesa community limits were identified. The periods and themes identified in the context statement are outlined below:

Early Development Period (1823–1968)

Mira Mesa has an early agriculture and ranching history as part of San Diego's first rancho, Rancho Santa Maria de Los Peñasquitos, awarded as a Mexican land grant in 1823 to Captain Francisco Maria Ruiz, Commandant of the Presidio of San Diego. The Mexican government began issuing private land grants in the early 1820s, creating the rancho system of large agricultural estates. Much of the land came from the missions of the former Spanish colony, which the Mexican government secularized in 1833. The rancho's name translates to "Saint Mary of the Little Cliffs" and encompassed the present-day communities of Mira Mesa, Carmel Valley, and Rancho Peñasquitos. The rancho underwent a building expansion in 1862 and can be viewed as part of the Johnson-Taylor Adobe of Rancho de los Peñasquitos designated historic resource (HRB# 75). The rancho remained a working ranch until 1962 and Mira Mesa remained largely open land during the early 60s until a major developer, Irvin Kahn, planned to make Los Peñasquitos Canyon into a golf course with fairway homes and purchased all 14,000-acres

Military development occurring adjacent to the community's southern boundary had a significant influence on the development of Mira Mesa as well as surrounding suburban communities. After the conclusion of World War I, San Diego established itself as a major military hub with a strategic location for the Navy and Marine Corps armed forces service branches. Beginning in 1917 as Camp Kearney, the military base at today's Marine Corps Air Station (MCAS) Miramar served varying operational functions for both the Navy and Marine Corps at various times over its history. In 1943, construction of the Camp Kearney's training facilities was nearly complete and a year later work ended on two new concrete runways and taxiways, beginning military aviation use of the base. The Vietnam War solidified the base's importance, particularly in the field of aviation, and by 1968 the Miramar base had become the busiest military airfield in the United States.

Development Boom Period (1958–1979)

California experienced a period of population growth following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. Government programs were established to assist working class families and veterans to purchase a house and to expand regional highways. Developers started to hire architects not to design a single home, but rather a set of stock plans, resulting in new communities of 300–400 nearly identical homes. San Diego's development rapidly spread outward during this period.

Through a large annexation in November of 1958, Mira Mesa, Del Mar Heights, and Miramar Naval Air Station became incorporated into the City of San Diego. A group of Los Angeles developers had filed a subdivision map named Mira Mesa with lotting identified for 2,800 home sites as well as schools, parks, offices, churches, and a neighborhood shopping center. Development was delayed until the completion of the Second Colorado River Aqueduct to the nearby Miramar Dam and essential public infrastructure assured so that the City Council would approve the Mira Mesa Community Plan in January of 1966. In addition to housing, the plan included locations for a junior college, public schools, a branch civic center, 2 branch libraries, 2 fire stations, and 160-acres of land for commercial development. The lack of housing available in nearby neighborhoods of Clairemont and Kearny Mesa encouraged private sector investment and construction on the first homesites began in 1969. Multiple developers emerged, such as Pardee Construction Company and the Larwin Company, to create a competitive and accelerated building program resulting in a large suburban

residential boom. Throughout 1971 and toward the end of 1972, Mira Mesa led construction activity within the City. The population increased from 1,180 in 1970 to 34,600 people by January 1978.

In the 1970s, Mira Mesa, along with other similarly situated suburban communities, was faced with a large residential population without commensurate public and private facilities and services to adequately serve education, recreation, commercial, and religious needs. Lack of schools was a large concern as school age children would travel to Clairemont to attend school. The first school in the community was the (temporary) Mira Mesa Elementary School opened in December 1969 inside two tract houses leased from a developer. There was no secondary school until Mira Mesa High School opened as a junior/senior high school in 1976. Other schools were constructed and opened in the 1970's as a result of voter approval of a school bond in 1974. San Diego Miramar College was founded in 1969 and located in Hourglass Field park, which had previously been an auxiliary U.S. Navy landing field after World War 2.

In addition to civic and institutional development, recreational and commercial properties were built to facilitate residencies and education buildings. In January 1977, both the Mira Mesa Community Park and Mira Mesa Recreation Center opened, located centrally to most residential neighborhoods. The first grocery store, Bradshaw's Market, opened in 1971 and the first gas station, Jack's Arco, opened in 1976.

In 1959, the city approved the first industrial park in Sorrento Mesa. One of the first occupants was Sharp Laboratories in 1962, known for their research, development and production of radioactivity measuring systems. Sorrento Valley (known as Cañada de la Soledad in the 1800s until a later name change to evoke Sorrento, Italy) also became home to San Diego's emerging life science industry.

The significant historical theme identified with this period is the development of residential, civic, and institutional, and recreational and commercial, and industrial uses. Numerous property types are associated with this theme and include types commonly associated with early suburban residential communities including single-family, multi-family, duplexes, educational facilities, libraries, churches, parks, recreation centers, shopping centers, strip malls, bowling alleys, movie theaters, and ice-skating rinks. This theme would also include industrial and warehouse buildings.

Community Expansion and Continued Development (1980-1990)

Between 1980 and 1990, Mira Mesa's population increased by 66 percent and the community experienced more diverse and higher density residential development as large single-family tract projects transitioned to development of condominium and apartment projects. In 1980, the conservation of open space became solidified as Los Peñasquitos Canyon Preserve was established as a large regional park. The 1992 Community Plan also focused on open space preservation and natural resource conservation within Mira Mesa's canyon systems and vernal pool complexes. Hourglass Community Park and Field House was dedicated in 1989 as Mira Mesa's second community park through a long-term lease between the City and the San Diego Community College District.

As the eastern portion of Mira Mesa developed with residential, civic, institutional, and recreational uses, the southern and western portions of the community in the Miramar area, Sorrento Mesa and Sorrento Valley developed with light industry, warehousing and later

business park uses including high technology and life sciences. In 1985, Qualcomm, a multinational semiconductor and telecommunications equipment company, signed its first five-year lease and Sorrento Mesa continued to transform into a technology, life science, and pharmaceutical hub.

The 1979 General Plan provided a growth management strategy including provisions the public facilities would generally be provided concurrent with need. Mira Mesa's Facilities Benefit Assessment (FBA) was established in 1986 to collect development impact fees to fund public facilities identified in the community plan, including parks, roads, fire stations, and libraries. The FBA helped to advance the construction of public facilities as the population grew.

The significant historical theme identified with this period is development in higher density, more diversified, and more conscious of its impact on sensitive areas. Property types associated with this theme include single-family, multiple-family buildings, townhomes, stacked flats, duplexes, primary educational facilities, parks, nature preserve structures, low-rise industrial buildings, business parks/complexes, hotel/motels, shopping centers, shopping malls, strip malls, and big-box retailers.

Shifting Demographics (1990-2016)

During this period, Mira Mesa became a community with greater ethnic diversity with a notable growth of its Filipino community, present since the 1970s, that led to its nickname of Manila Mesa. By 2000, Mira Mesa's total population was 72,005 and Non-Hispanic Whites were the largest population group at 45 percent, then Asians at 40 percent (compared to a citywide average of 9 percent). By 2016, Asians consisted of the largest population group at 39 percent, then Non-Hispanic Whites at 33 percent, and Hispanics at 20 percent. In comparison to the rest of the city, Mira Mesa CPA had lower percentages of Whites and Hispanics and a higher percentage of Asians. The community's Asian population, particularly Filipino, is reflected in the area's commercial properties including, grocery stores and restaurants.

Focused Reconnaissance Survey Results

The reconnaissance-level survey evaluated 27 residential communities within the Planning Area. The communities surveyed and researched in the Planning Area are representative of common tract style housing with repetitive house models duplicated throughout a development that dominated the architectural landscape throughout the United States in the second half of the twentieth century. Archival research failed to indicate anything truly special and representative of larger patterns of development on the local, State or National level. Accordingly, the Survey addressed these communities from a district perspective rather than as individual properties because tract style homes typically do not have the ability to rise to a level of individual significance under most designation criteria.

The Survey evaluated the tracts for their design and execution as master planned communities and used factors such as association with a notable architect, builder or developer; distinct versus ubiquitous housing forms; architectural merit and cohesion; and innovative building techniques, design principles or planning methods. The survey also evaluated integrity and throughout the course of the field work found multiple examples of incompatible and unsympathetic material replacements, large additions, changes in

fenestration, and porch alterations, diminishing expectations of widespread architectural integrity.

Three communities were found to merit future study with a future intensive-level survey and evaluation for potential historical significance: the Mesa Village complex designed by the Daniel Nick Salerno and Associates and built by the A.J. Hall Corporation in 1972; the Concord Square complex designed by Lorimer-Case, AIA and built by Pardee Home Builders; and the Canyon Country complex designed by Hales-Langston, AIA and built by the Fieldstone Company (Attachment 5). The remaining communities surveyed were determined as unlikely to rise to the level of significance required for designation at the local, state, and national level even with additional study or survey work due to not meeting the factors listed above.

Historic Preservation Policies of the Mira 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 has altered 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.

Staff has prepared a draft Historic Preservation chapter for the update to the Mira Mesa Community Plan. This chapter discusses the Cultural Resource Constraints and Sensitivity Analysis and the Historic Context Statement and Survey to provide a summary of the prehistoric and historic development of Mira Mesa. The draft policies are excerpted as follows:

Draft Overarching Policies

- 1 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.
- 2 Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

- 3 Ensure adequate data recovery and mitigation for adverse impact 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.
- 4 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 Mira Mesa, and refer sites to the Historical Resources Board for designation as appropriate. Consideration should be given to sites identified by the Cultural Resources Constraints and Sensitivity Analysis as having been previously evaluated as eligible for listing.
- 5 Identify and evaluate properties within Mira Mesa for potential historic significance, and refer properties found to be potentially eligible to the Historical Resources Board for designation, as appropriate. Consideration should be given to the properties identified in the Study Lists contained in the Mira Mesa Community Planning Area Historic Context Statement and Survey.
- 6 Promote opportunities for education and interpretation of the Mira Mesa's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art. Encourage the inclusion of both extant and non-extant resources.

Draft Policies Specifically Implementing the Historic Context Statement and Survey Results

- 7 Complete a reconnaissance survey of the un-surveyed portions of the community based upon the Mira Mesa Community Planning Area Historic Context Statement to assist in the identification of potential historic resources, including districts and individually eligible resources.
- 8 Complete an intensive-level survey and evaluation for potential historical significance of the Tier 1 Communities identified by the Mira Mesa Community Plan Area Focused Reconnaissance Survey.
- 9 Due to their low sensitivity, implement an exemption for the residential Tier 2 and 3 Communities identified by the Focused Reconnaissance Survey from the requirement for a site-specific survey for identification of a potential historical building or historical structure under San Diego Municipal Code Section 143.0212.
- 10 Evaluate the possibility of a focused Historic Context Statement and Reconnaissance Survey regarding the Pan-Asian presence in Mira Mesa once sufficient time has passed to determine whether or not this represents a significant theme in the development of Mira 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.

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

Exemption from Municipal Code Section 143.0212 (45-year historic review process)

San Diego Municipal Code Section 143.0212 requires review of ministerial and discretionary permit applications for projects on parcels that contain buildings 45 years old or older to determine whether or not the project has the potential to significantly impact a historical resource that may be eligible for listing on the local register. When it is determined that a historical resource may exist and a project would result in a significant impact to that resource, a site-specific survey is required which may then be forwarded to the City's 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.

The Historical Resources Guidelines of the Land Development Manual provide for the exemption of areas from the requirement for a site-specific survey for the identification of potential historical buildings and structures, as identified by the Historical Resources Board. To date, no areas have been identified for exemption.

Based upon the methods and findings of the Mira Mesa Survey, the 24 master planned communities identified as Tier 2 and 3 do not appear to meet the criteria for listing on the local, state, or national registers. While the survey addresses most Historical Resources Board designation criteria, it does not address Criterion B – identification with persons or events significant in local, state, or national history. It is not practical to scope a survey of this size at a programmatic level for the extensive research needed to evaluate individual buildings for significance under Criterion B. However, despite the inability to evaluate every property within the 24 Tier 2 and 3 master planned residential communities, it is unlikely that alteration or redevelopment of these properties would result in the loss of a resource associated with a historically significant person or event, especially given that resources are not commonly found to be eligible under HRB Criterion B.

Therefore, the Mira Mesa CPU includes a proposed amendment to the Historical Resources Guidelines of the Land Development Manual to exempt the residential Tier 2 and 3 Master Planned Communities identified by the Survey from Municipal Code Section 143.0212 (Attachment 6). This exemption is unlikely to result in the loss of potential historical resources given the level of analysis that has occurred as part of the Survey and the infrequency with which properties are found to have an association with a historic person or event (HRB Criterion B). Additionally, the Municipal Code allows any member of the public to submit a nomination to designate a property as a historic resource, including properties exempted from review under SDMC Section 143.0212, which would allow properties that may be eligible for designation under Criterion B to be evaluated and considered for designation.

These communities represent a significant portion of total residential properties in the Planning Area and this exemption would streamline permitting for building additions and renovations for homeowners. It would also free-up time for Development Services Historical Resources staff to focus on other priorities.

Conclusion

At this meeting, staff is seeking the Board's review of and comment on the draft documents described above, including the Cultural Resources Constraints and Sensitivity Analysis, the Historic Context Statement, the Focused Reconnaissance Survey, the Historic Preservation Element policies, and the proposed amendments to the Historical Resources Guidelines of the Land Development Manual that would exempt the Tier 2 and 3 communities identified in the Survey from the potential historic resource review process under SDMC Section 143.0212. Staff will review and evaluate comments and direction received from the Board and the public as we proceed to prepare final documents for the CPU.

The CPU process is currently in the final phase of its development with a City Council decision expected in December of this year. A Program Environmental Impact Report (PEIR) for the CPU is anticipated to be distributed for public review and comment at the beginning of September. The adoption hearing process is expected to begin this October, at which time the Board will be requested to provide a formal recommendation to the City Council on the adoption of the documents presented in this information item, as well as the aspects of the EIR addressing historical, archaeological, and tribal cultural resources.

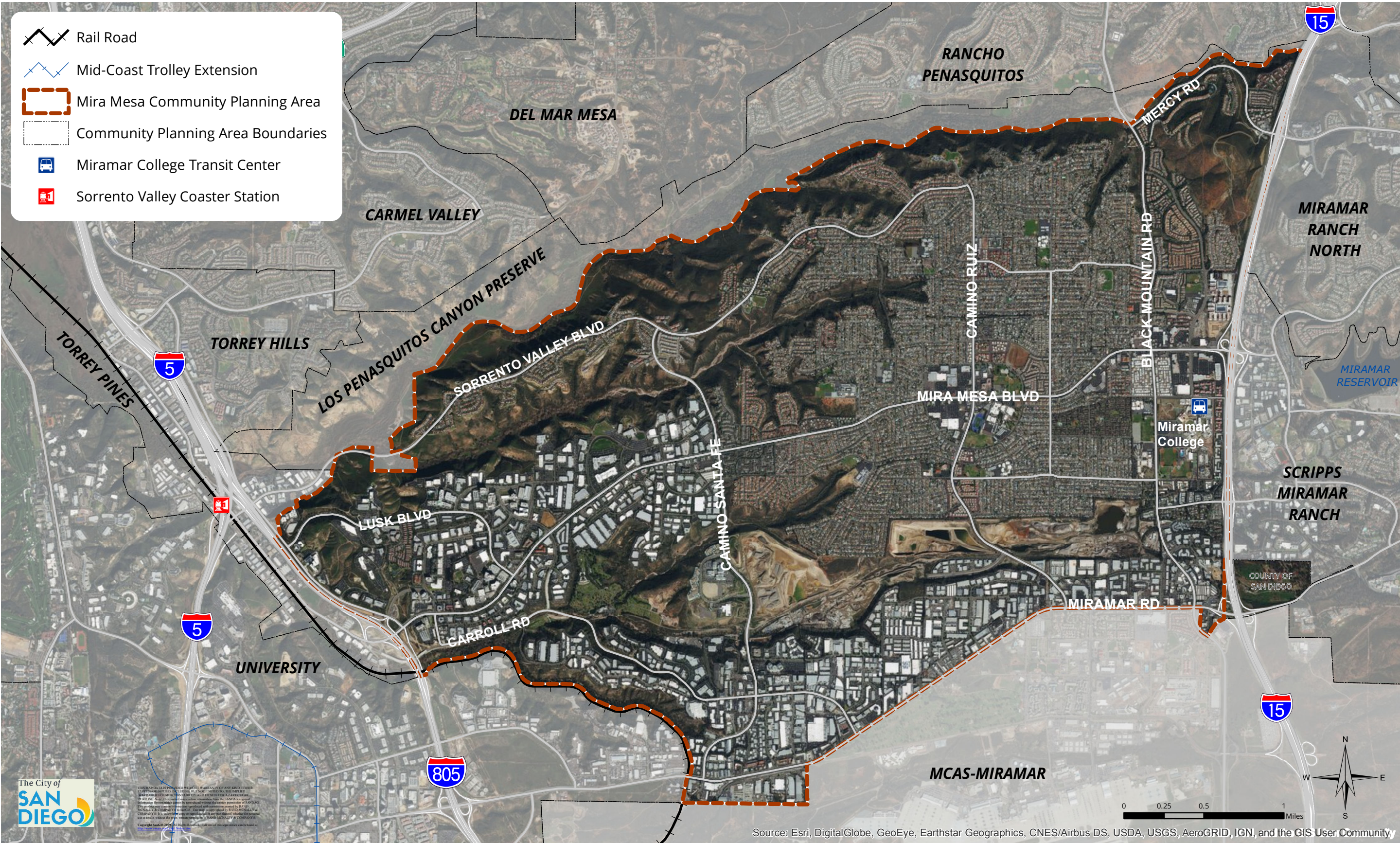


Senior Planner

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- Attachments:
1. Location Map
 2. Cultural Resources Constraints and Sensitivity Analysis report
 3. Cultural Resources Sensitivity Map
 4. Mira Mesa Historic Context Statement and Reconnaissance Level Survey reports
 5. Tier 1 Master Planned Communities
 6. Draft Amendments to the Historical Resources Guidelines of the Land Development Manual

cc: Kelley Stanco, Deputy Director, Planning Department



Attachment 2
Cultural Resources Constraints and Sensitivity
Analysis report
(available under separate cover)

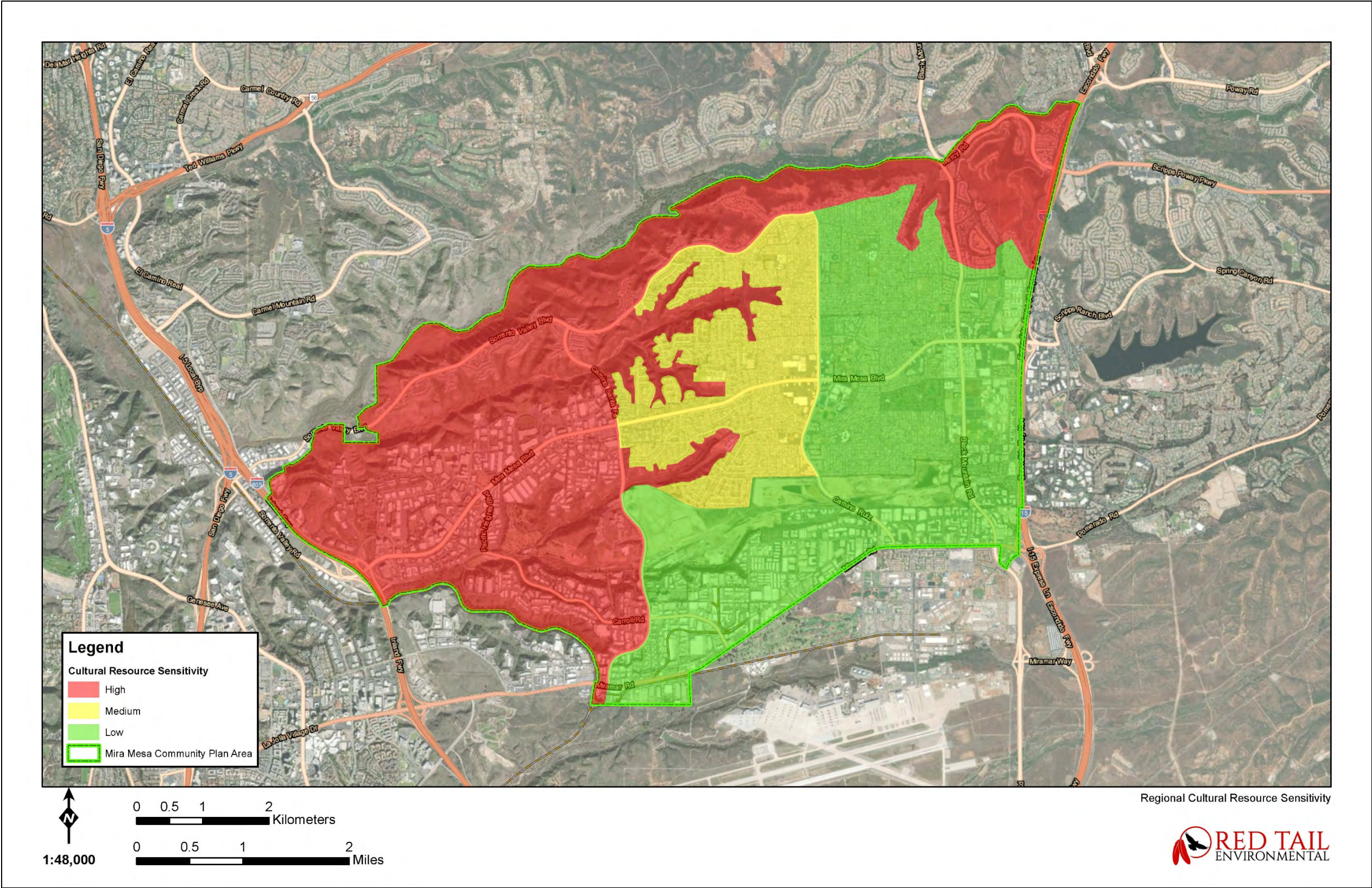
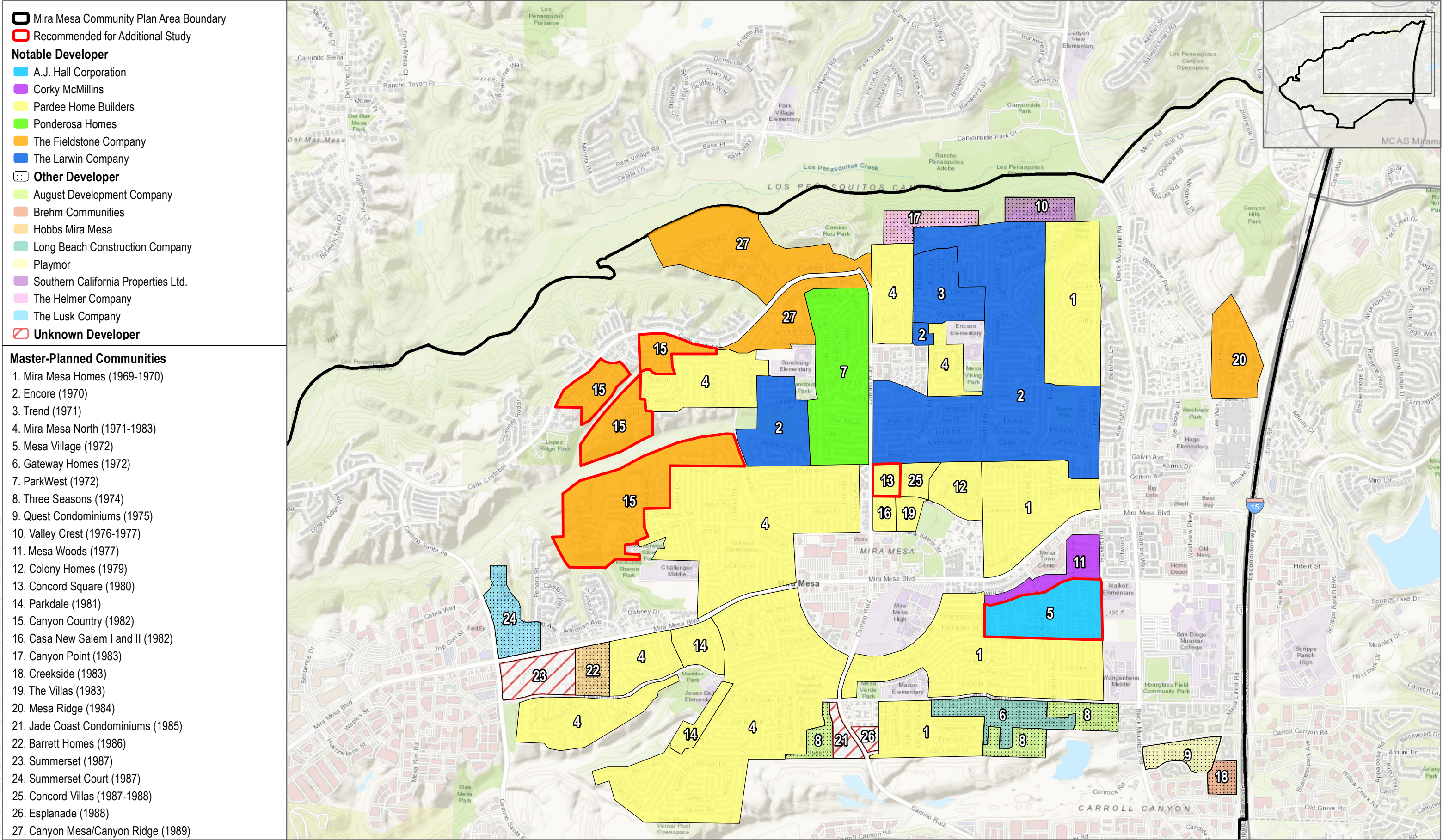


Figure 7. MMCPU Cultural Resources Sensitivity Map.

Attachment 4

Mira Mesa Historic Context Statement and
Reconnaissance Level Survey reports
(available under separate cover)



SOURCE: Esri, HERE, Garmin; SANGIS 2019

Attachment 6

Draft Amendments to the Historical Resources
Guidelines of the Land Development Manual
(available under separate cover)