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 of 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.

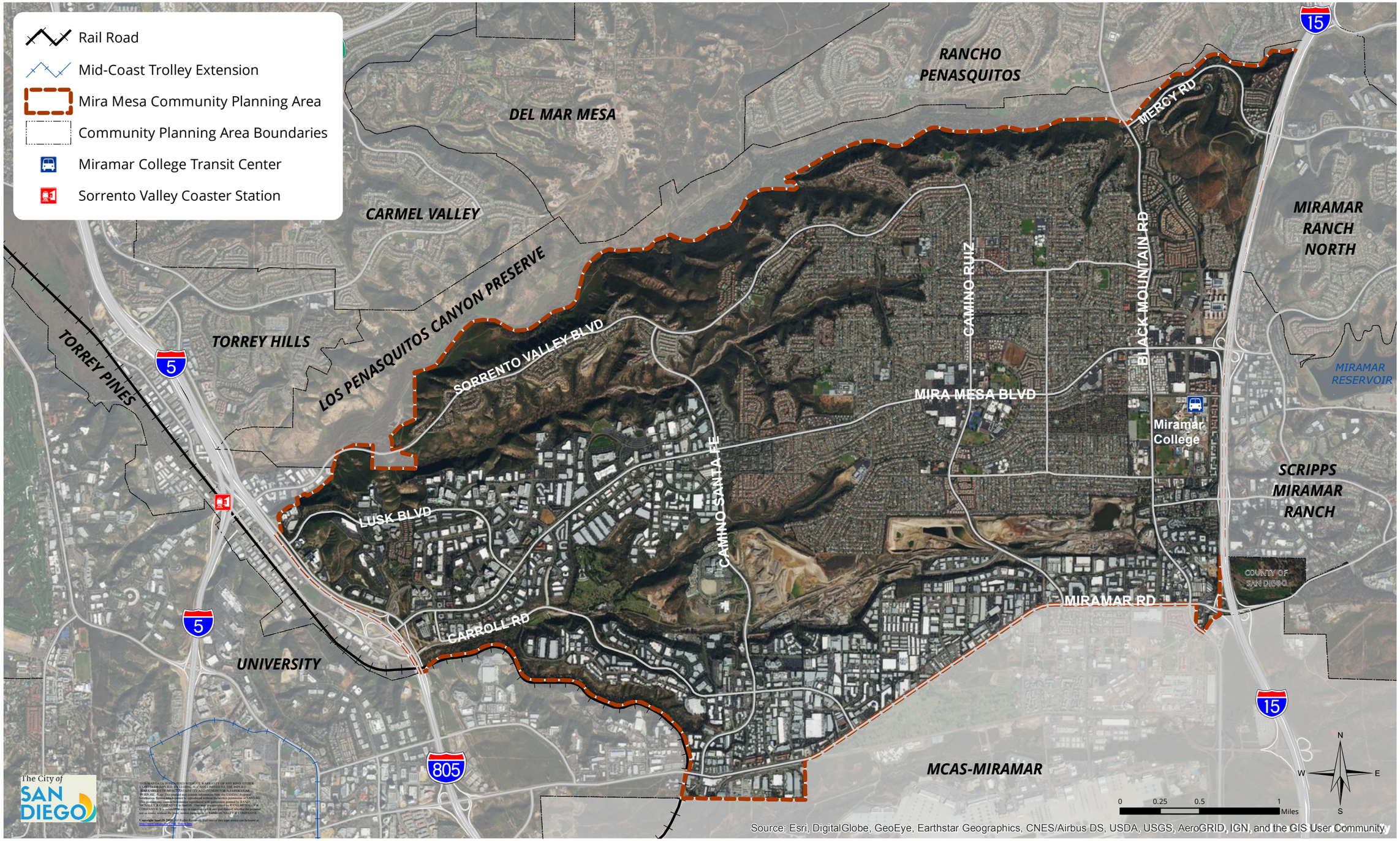
Senior Planner

BT/bwt

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 1 - Location Map



Attachment 2

Cultural Resources Constraints and Sensitivity Analysis report

(available under separate cover)

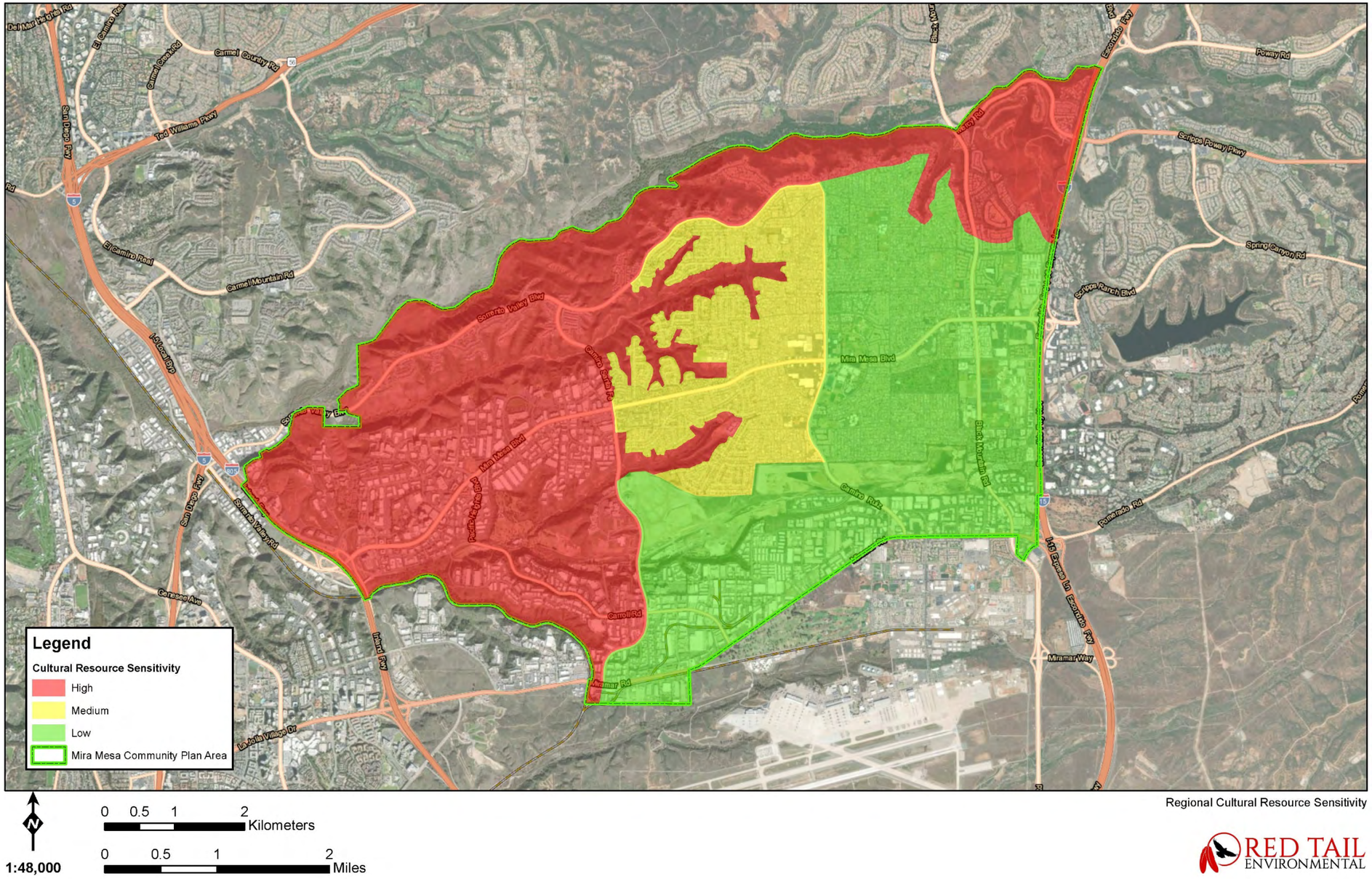


Figure 7. MMCPU Cultural Resources Sensitivity Map.

Attachment 4
Mira Mesa Historic Context Statement and Reconnaissance Level Survey reports
(available under separate cover)

Mira Mesa Community Plan Area Boundary

Recommended for Additional Study

Notable Developer

- A.J. Hall Corporation
- Corky McMillins
- Pardee Home Builders
- Ponderosa Homes
- The Fieldstone Company
- The Larwin Company

Other Developer

- August Development Company
- Brehm Communities
- Hobbs Mira Mesa
- Long Beach Construction Company
- Playmor
- Southern California Properties Ltd.
- The Helmer Company
- The Lusk Company

Unknown Developer

Master-Planned Communities

1. Mira Mesa Homes (1969-1970)
2. Encore (1970)
3. Trend (1971)
4. Mira Mesa North (1971-1983)
5. Mesa Village (1972)
6. Gateway Homes (1972)
7. ParkWest (1972)
8. Three Seasons (1974)
9. Quest Condominiums (1975)
10. Valley Crest (1976-1977)
11. Mesa Woods (1977)
12. Colony Homes (1979)
13. Concord Square (1980)
14. Parkdale (1981)
15. Canyon Country (1982)
16. Casa New Salem I and II (1982)
17. Canyon Point (1983)
18. Creekside (1983)
19. The Villas (1983)
20. Mesa Ridge (1984)
21. Jade Coast Condominiums (1985)
22. Barrett Homes (1986)
23. Summerset (1987)
24. Summerset Court (1987)
25. Concord Villas (1987-1988)
26. Esplanade (1988)
27. Canyon Mesa/Canyon Ridge (1989)

SOURCE: Esri, HERE, Garmin; SANGIS 2019

DUDEK

0 1,000 2,000 Feet

Tier 1 Master Planned Communities -
Areas Recommended for Additional Study

Mira Mesa Community Plan Update

Attachment 6
Draft Amendments to the Historical Resources Guidelines of the Land Development Manual
(available under separate cover)

Cultural Resources Constraints and Sensitivity Analysis for the Mira Mesa Community Plan Update, City of San Diego, California

Submitted to:

City of San Diego
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August 2020

NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Authors: Shelby Castells, M.A., RPA and Spencer Bietz

Firm: Red Tail Environmental / Dudek

Client/Project: City of San Diego / Mira Mesa Community Plan Update

Report Date: August 2020

Report Title: Cultural Resources Constraints and Sensitivity Analyses for the Mira Mesa Community Plan Update, City of San Diego, California

Submitted to: City of San Diego, Planning Department

Type of Study: Record Search Summary and Constraints and Resources Sensitivity Analysis

New Sites: N/A

Updated Sites: N/A

USGS Quads: Del Mar and Poway 7.5' Quadrangles

Acreage: Approximately 10,500 acres

Key Words: San Diego, Mira Mesa Community Plan Update, Constraints Analyses, prehistoric archaeology, historic archaeology

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AMSL	above mean sea level
APE	Area of Potential Effects
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
EIR	Environmental Impact Report
HRB	City of San Diego Historical Resources Board
HRG	San Diego Municipal Code: Land Development Manual Historical Resources Guidelines
HRR	San Diego Municipal Code: Land Development Code Historical Resources Regulations
MMCPU	Mira Mesa Community Plan Update
NAHC	Native American Heritage Commission
OHP	Office of Historic Preservation
Project Area	Mira Mesa Community Plan Update Project Area
Red Tail	Red Tail Environmental
SB	Senate Bill
SCIC	South Coastal Information Center
SDMM	San Diego Museum of Man
SLF	Sacred Land File
THPO	Tribal Historic Preservation Officer
USGS	U.S. Geological Survey
WPLT	Western Pluvial Lakes Tradition
WSPT	Western Stemmed Point Tradition

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EXECUTIVE SUMMARY

Red Tail Environmental was contracted by Dudek to conduct a cultural resources constraints analysis and sensitivity study for the Mira Mesa Community Plan Update (MMCPU) and the associated Environmental Impact Report (EIR) for the project in compliance with the California Environmental Quality Act (CEQA). The City of San Diego (City) is the lead agency for the MMCPU and the EIR. In addition to CEQA, this report was prepared in compliance with San Diego Municipal Code: Land Development Code Historical Resources Regulations (HRR) (City of San Diego 2019) and Land Development Manual Historical Resources Guidelines (HRG) (City of San Diego 2001).

The following cultural resources constraints analysis and sensitivity study includes a review of relevant site records and reports on file with the South Coastal Information Center (SCIC) of the California Historical Resources Information System (CHRIS) and the San Diego Museum of Man (SDMM), a review of the Sacred Lands File (SLF) held by the Native American Heritage Commission (NAHC), Native American outreach, and archival research, including a review of historic aerial photographs and maps.

The record searches of the CHRIS held at the SCIC and the SDMM identified 206 previously conducted cultural resource studies that have been conducted within the MMCUP project area. An additional 120 previously conducted cultural resource studies have been conducted within the 0.25-mile record search radius around the project area. Approximately 76% of the MMCPU project area has been included in a previously conducted cultural resource study. One hundred and fifty-nine (159) cultural resources have been previously recorded within the MMCPU project area and record search radius, of these 110 of the previously recorded cultural resources are located within the MMCPU project area. Of the 110 cultural resources within the MMCPU project area 86 are prehistoric archaeological resources, 19 are historic archaeological resources, three are multicomponent archaeological resources, and two are unknown. The prehistoric archaeological resources consist of prehistoric/ethnohistoric habitation remains, bed rock milling, and lithic scatters and the historic archaeological sites primarily consist of historic habitation areas and trash scatters. Of the cultural resources within the MMCPU, three have been previously listed or recommended eligible to the National Register of Historic Places (NRHP) and/or the California Register of Historic Resources (CRHR).

A search of the SLF held by the NAHC was negative, indicating that sacred lands have not been identified within the MMCPU project area. The NAHC provided a list of 19 local tribal organizations and individuals. Red Tail contacted the 19 local tribal organizations and individuals requesting additional information on the Project area. Two Native American responses have been received.

In order to assess the cultural resources sensitivity of the MMCPU project area Red Tail combined the results of the record searches, environmental factors, impacts of modern development and archival research to identify areas of the MMCPU as high, medium, and low for cultural resources sensitivity.

Prior to any future projects within the MMCPU that could directly affect cultural resources, steps should be taken to determine the presence of cultural resources and the appropriate mitigation for any significant resources that may be impacted. CEQA requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental impacts which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Sections 15064.5(b) and 21084). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities which would impair historical significance (Sections 15064.5(b)(1) and 5020.1). According the City's Historical

Resources Guidelines (City of San Diego 2001), for Purposes of Environmental Review (in compliance with 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.

Any historical resource listed in or eligible to be listed in the CRHR, including archaeologically resources, is considered to be historically or culturally significant. Resources which are listed in a local historic register or deemed significant in a historical resource survey as provided under Section 5024.1(g) are presumed historically or culturally significant unless "the preponderance of evidence" demonstrates they are not. Finally, a resource that is not listed in, or determined to be eligible for listing in, the California Register of Historic Resources, not included in a local register of historic resources, or not deemed significant in a historical resource survey may nonetheless be historically significant, pursuant to Section 21084.1.

City of San Diego Historical Resources Board (HRB) may designate any improvement, building, structure, sign, interior element and fixture, feature, site, place, district, area or object as historic and eligible to the City of San Diego Historical Resources Register (City Register), if it meets any of the criteria, described in the HRG.

In addition, the HRG identifies the City's commitment to addressing Native American concerns regarding traditional cultural properties and stresses the importance of local Native American consultation and input on prehistoric cultural resources, Tribal Cultural Resources, and Native American Traditional Cultural Properties. Specifically, 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 CPU was initiated by the City of San Diego on June 28, 2020. No responses have been received to date.

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 Iipay Nation of Santa Ysabel, Ms. Lisa Cumper, Tribal Historic Preservation Officer (THPO) from the Jamul Indian Village, and Ms. Angelina Gutierrez, Tribal Historic Preservation Monitor Supervisor from the San Pasqual Band of Mission Indians. This report, as well as confidential data, was provided to the representatives to assist with their review and 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. Tribal consultation meetings in accordance with AB 52 are anticipated to occur in August 2022.

1. INTRODUCTION

1.1 PURPOSE OF STUDY

Red Tail Environmental (Red Tail) was contracted by Dudek to conduct a cultural resources constraints analysis and sensitivity study for the Mira Mesa Community Plan Update (MMCPU) and the associated Environmental Impact Report (EIR) for the project in compliance with the California Environmental Quality Act (CEQA). The City of San Diego (City) is the lead agency for the MMCPU and the EIR. In addition to CEQA, this report was prepared in compliance with San Diego Municipal Code: Land Development Code: Historical Resources Regulations (HRR) (City of San Diego 2019) and SDMC Land Development Manual Historical Resources Guidelines (HRG) (City of San Diego 2001).

This report documents the existing cultural resources located in the MMCPU project area (project area) and identifies cultural resources sensitivities for the CPU. In addition, this report provides recommendations for further archaeological study and recommended mitigation measures for future specific projects within the MMCPU project.

1.2 PROJECT LOCATION AND DESCRIPTION

The MMCPU project area consists of approximately 10,500 acres and is located in the north central portion of the City, 16 miles north of downtown San Diego, between the Interstate 805 (I-805) and Interstate 15 (I-15) corridors (Figures 1 and 2). Mira Mesa is a predominately residential community, which supports commercial and industrial centers, as well as several biotech, and pharmaceutical companies, and major employment centers such as UCSD, MCAS Miramar and Qualcomm. The Mira Mesa community is generally bound by the I-805 corridor and the Atchison, Topeka, and Santa Fe Railroad right-of-way on the west, I-15 corridor on the east, Los Peñasquitos Canyon on the north, and Miramar Road on the south. The surrounding communities include Torrey Hills, Carmel Valley and Del Mar Mesa to the northwest; Rancho Peñasquitos to the north; Miramar Ranch North and Scripps Miramar Ranch to the east; the Marine Corps Air Station (MCAS) Miramar to the south across Miramar Road; and on the west by the University and Torrey Pines communities.

More specifically, the area is shown on the USGS 7.5' Del Mar and Poway Quad maps within the unsectioned Los Peñasquitos Land Grant and the Pueblo of San Diego Land Grant; Sections 20, 29, 30, and 31of Township 14 South Range 2 West; Sections 5 and 6 of Township 15 South Range 2 West; Sections 25, 26, 27, 33, 34, 35, and 36 of Township 14 South, Range 3 West; and Sections 1, 3, 4, 5, 9, 10, 11, and 12 of Township 15 South Range 3 West. (Figure 3).

The CPU is a comprehensive update to the current community plan, which was adopted in 1992, certified by the California Coastal Commission in 1993, and most recently amended in 2011 (City of San Diego 2020). The purpose of the CPU is to continue to guide the future growth and development of Mira Mesa by analyzing current land use, development, and environmental characteristics; evaluating changes in demographics that may affect land use needs; understanding demand for housing, public facility, and commercial development; determining key issues of concern and providing vision and objectives for the CPU; evaluating the "fit" of current Community Plan policies to achieve community goals and regulatory requirements; and ensuring that all policies and recommendations remain in harmony with the City's General Plan, Climate Action Plan (CAP), and State mandates (City of San Diego 2018). The proposed CPU provides community-specific policies that further implement the General Plan with respect to the distribution and arrangement of land uses and the local street and transit network; urban design guidelines; recommendations to preserve and enhance natural open space and historic and cultural resources; strategies

to plan for the recreational needs of the community; and the prioritization and provision of public facilities within the Mira Mesa community. The overall vision of the proposed CPU is to guide the development of active, pedestrian-oriented nodes, corridors, districts, and unique villages that contribute to a strong sense of place and community identity, connected through a balanced transportation network that not only emphasizes walking, biking, and transit use, but acknowledges the natural network of canyons and open spaces as an integral part of intra-community connectivity.

1.3 PROJECT PERSONNEL

Red Tail Principal Investigator Shelby Castells, M.A., RPA served as the primary author of this report, and managed the study. Red Tail Senior Archaeologist Spencer Bietz contributed to the report and prepared the report figures. Resumes of key personnel are included in Appendix A.

Figure 1. Project Vicinity Map.

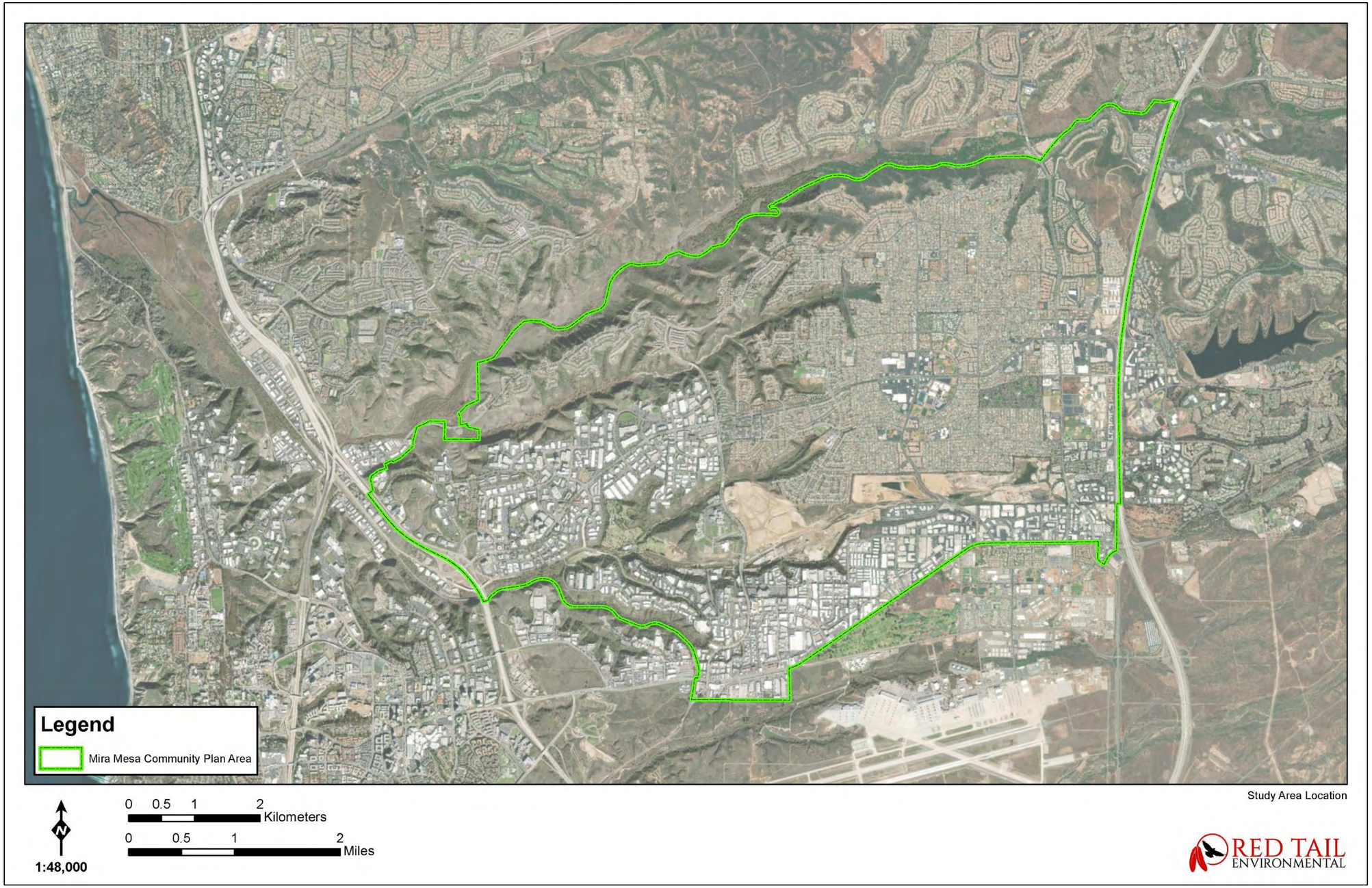

Figure 2. Project Area Map shown on an aerial photograph.

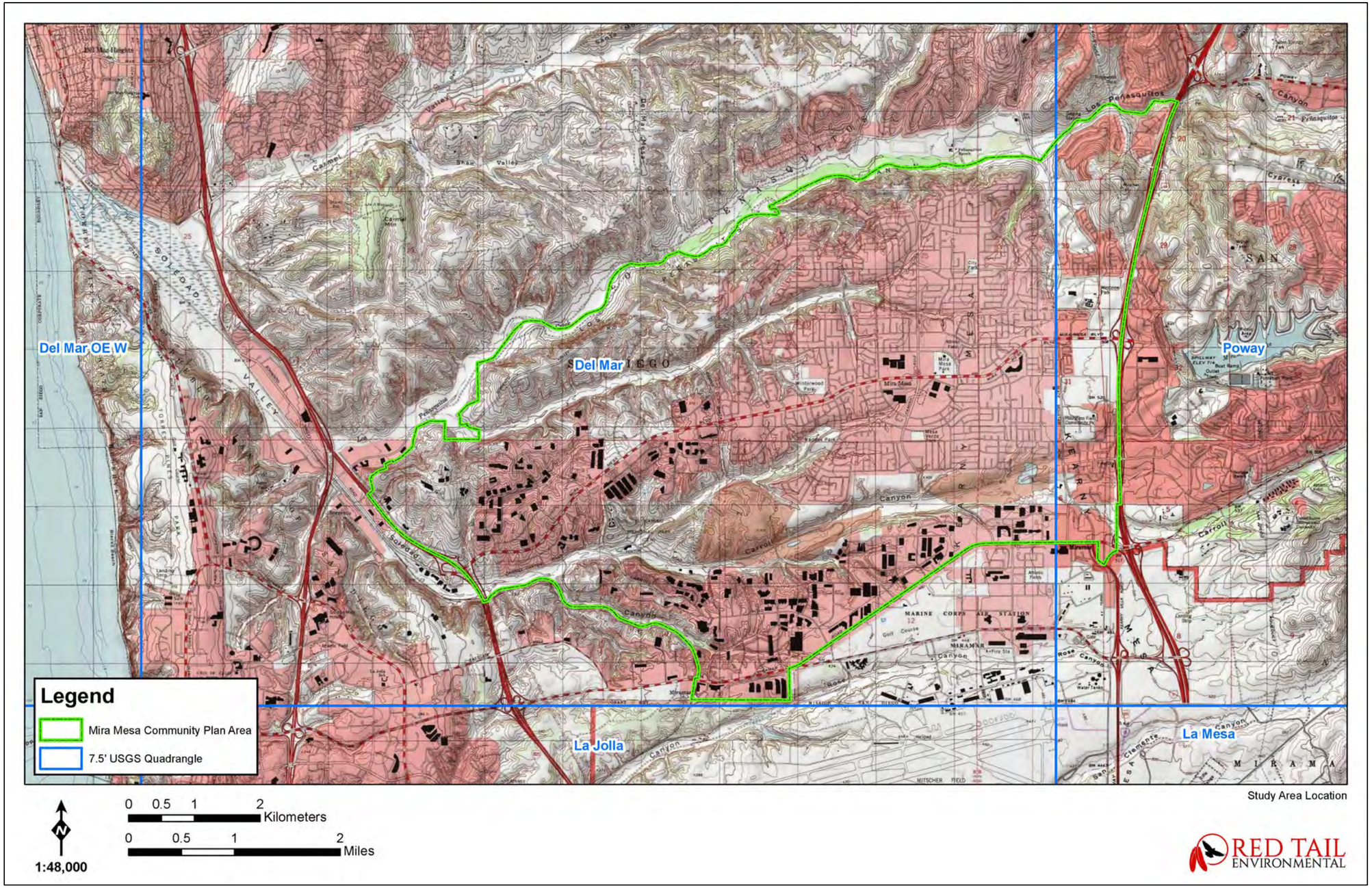

Figure 3. Project Area Map shown on the USGS 7.5’ Quad Map.

2. SETTING

2.1 NATURAL SETTING

Geologically, the MMCPU project area is located within the Coastal Plain Region of San Diego County, which is characterized by a sequence of now-elevated marine terraces and their associated marine and non-marine sediments (Kern, 1977; Kern and Rockwell, 1992). A majority of the project area is underlain by Quaternary very old lacustrine, playa, and estuarine (paralic) deposits (Kennedy and Tan, 2008), which within Mira Mesa, extend from Interstate 15 in the east to Interstate 805 in the west, and from Los Peñasquitos Canyon in the north to Miramar Naval Air Station in the south. Quaternary Old Paralic Deposits (late to middle Pleistocene), Quaternary young alluvial deposits (Holocene and late Pleistocene), Quaternary Paralic Deposits (late Holocene), Tertiary Scripps Formation (middle Eocene), Tertiary Ardath Shale (middle Eocene), and Cretaceous and Pre-Cretaceous metamorphic formations of sedimentary and volcanic origin are exposed in canyons, drainages and eroded slopes within the project area (Kennedy and Tan, 2008).

The MMCPU project area is characterized by steep slopes on the west, overlooking Sorrento Valley, trending eastward to a gradually rising series of flat mesas. This area is also bordered by the lower slopes of the Peninsular Range mountains, with Black Mountain and Van Dam Peak to the north, and Iron Mountain and Mt. Woodson to the east and northeast, respectively. Five steep-sided canyons, Los Peñasquitos Canyon, Lopez Canyon, Rattlesnake Canyon, Carroll Canyon, and Soledad Canyon border and cut through the MMCPU project area. Three of these canyons, Los Peñasquitos, Lopez, and Carroll Canyons are over 1,000 feet wide. In addition to these five major canyons, many tributary cuts and washes extend in a general north-south direction creating small, separate mesas with limited access. Land elevation across the MMCPU project area ranges from 50 ft. above mean sea level (AMSL) in western Los Peñasquitos Canyon to 850 ft. AMSL within Canyon Hills Park, at the northeastern portion of the MMCPU project area. The elevations of the mesas across the project area range from 350 ft in the west to 500 ft. in the east.

The majority of the MMCPU project area supports a wide variety of vegetation communities and land cover types including native grassland, oak woodlands, coastal sage scrub, coastal sage scrub/chaparral, mixed chaparral, chamise chaparral, non-native grasslands, Disturbed Land, eucalyptus woodland, ornamental plantings, agriculture, and urban/developed. Wetland vegetation communities and land cover types within the MMCPU project area include riparian forest and woodland, riparian scrub, freshwater marsh, open water, natural flood channel, disturbed wetland, vernal pools (predominately on the mesa tops), wetland/riparian enhancement/restoration, and concrete channel (Busby Biological Services 2020).

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 that have been altered to create level building sites or streets (Bodhi Group 2019). Fourteen soil series are found within the MMCPU project area: Altamont clay, Carlsbad gravelly loamy sand, Chesteron fine sandy loam, Chino silt loam, Carrlitos loamy sand, Diablo-Olivenhain complex, Huerhero loam, Olivenhain cobbly loam, Redding gravelly loam, Redding cobbly loam, Salinas clay loam, San Miguel rocky silt, San Miguel Exchequer rocky silt loams, and Tujunga sand (USDA 2019). Redding gravelly loam and Redding cobbly loam, makes up approximately 51% of the project area, followed by Altamont clay at approximately 11% of the project area. Gravel pits, river wash, and terrace escarpments make up approximately 18.5% of the project area (USDA 2019).

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 such as along the Los Peñasquitos, Lopez, Rattlesnake, Carroll, and Soledad canyons (Beauchamp 1986). 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 (*Odocoilus 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 (*Ostospermophilus 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 Shipek 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).

2.2 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 12,000 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.

Ethnohistory

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commenced 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 MMCPU 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). According to documentation in the ethnographic record, the Kumeyaay territory ranged from between Agua Hedionda Lagoon and Batiquitos Lagoon in the northwest, east through present day Escondido to the southern end of the Salton Sea, and then southeast through the Sonoran Desert into Mexico, with the southwestern boundary near Todos Santos Bay in Baja California, Mexico, south of Ensenada (Luomala 1978). Four to six dialects were present within

the Kumeyaay territory, and northernmost groups referred to themselves as Ipai, while those in the southern portions of the Kumeyaay territory refer to themselves as the Kamiai, Kamiyahi, or Tipai (Kroeber 1976). Ipai and Tipai were thought to be two distinct dialects of Kumeyaay, which was part of the Yuman Family of the Hokan Stock (Lightfoot 2005). The Ipai were present immediately south of the Luiseño, with the southern boundary near the San Diego Bay and generally following the San Diego River Valley eastward. The Tipai were present south of the San Diego River Valley into Mexico (Gallegos 2017). 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 who 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). Each group or clan was associated with a restricted locality, probably their summer home, called *cimul* or *gentes* (Luomala 1978, Spier 1923, Shackley 2004). Often several lineages lived together in a residential base. The number of residents, both full time or seasonally, is unknown. A hereditary male chief was present in each clan (Luomala 1978). Members of each clan had communal rights to the land and resources within their boundaries. The woman in the marriage were generally from another settlement, and if both agreed the couple would move to the man's father's house or would build a house nearby. While generally marriage was patrilocal, it was not uncommon for a couple to live with the woman's family. Both the husband or wife could leave the marriage if they wished.

Houses were made of Tule of California bulrush (Waterman 1910). In the center of villages was a circular dance ground, made of hard packed soils, where dances took place. Songs and dances were often accompanied by a turtle or tortoise shell rattle, wooden flute or whistle, or a bull-roarer, which was swung around the head to make a loud roaring sound. Tobacco was smoked from a stone pipe and was used primarily in ceremonies. Tobacco smoking is also referenced in Kumeyaay mythology (Waterman 1910). 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). Subsistence cycles of the Kumeyaay 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 (Luomala 1978, Shackley 2004). 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 (Spier 1923). A clan's seasonal movement would be based on several major stable plants and a small number of people would arrive at a campsite to begin gathering in the vicinity of the staple crop, soon to be followed by a larger number. Staples included acorns, mesquite, cactus fruits, seeds, and piñon nuts (Luomala 1978). Spier (1923) goes into detail regarding the use of acorns, which are collected in the fall, and then stored to dry until the following February when they are processed by cracking them open, crushing them using a mortar and pestle, and leaching them. Cacti and succulents were used in greater quantity in the eastern side of the Kumeyaay territory, including agaves, Barrel Cactus, chollas, prickly pears, and yuccas (Luomala 1978).

Ethnographic and archaeological sources show the Kumeyaay using the following plant sources: California Buckwheat, Blue Dicks, Canary grasses, Chia, Native Barley, Pitseed Goosefoot, Tarweeds, wild cucumber, Blue Elderberry, California juniper berries, jojoba, Holly-leafed Cherry, Lemonadeberry, Manzanitas, Oaks, Pinyon, Yucca, Prickly-pears, and others (Lightfoot and Parrish 2009). Meat sources included rodents, lizards, some snakes, insects, larvae, deer, and birds. Most hunting was performed by men, either alone or in informal parties (Luomala 1978). Rabbit was the most abundant source of meat, and

was often caught in communal drives using nets, fences, or fires along with rabbit sticks or bows and arrows (Lightfoot and Parrish 2009). Other food sources within coastal environments include abalones, clams, mussels, marine snails, caterpillars, nearshore fishes, and marine birds (Lightfoot and Parrish 2009, Luomala 1978). Some limited agriculture was present in the east, consisting of the planting of maize, beans, and melons. The flood plain agriculture practiced in the eastern river valleys, was used by the same groups that practiced hunting and gathering in other areas of the Kumeyaay territory (Lightfoot and Parrish 2009). At the time of Spanish colonization in the late 1700s, several major Kumeyaay villages or rancherias were located in proximity to the community planning area boundaries we know today. The closest villages were *Ystagua* to the west in present-day Sorrento Valley, *Peñasquitos* to the northeast in the canyon along Los Peñasquitos Creek, *Onap* to the south within present-day Rose Canyon, and *Pawai/Pawaii/Paguay* located further east near present-day Poway (Carrico 1977, 1998; Cooley et al. 1992; Winterrowd and Cardenas 1987). The coastal villages of *Ystagua*, *Onap, Jamo* (Rinconada) which was located along the west side of Rose Canyon, where the Rose Canyon drainage enters into Mission Bay, and *Sallagua,* which was located further north near the San Dieguito River Valley, were noted in early diaries because of their proximity to the El Camino Real, the north/south route between the San Diego Presidio, the San Diego Mission de Alcalá, and other missions and Spanish ranchos to the north. It is also likely that the east/west canyons and tributaries were also often used by the Kumeyaay as travel corridors from interior coastal plain areas, to and from villages located along, and at the mouth of the rivers (Trafzer and Carrico 1992:53). These river valleys were often referred to by native speakers 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).

Kumeyaay religion was a mixture of the newer Chungichnish religion and older religious practices and shared many similarities with the Luiseño (Kroeber 1976, Waterman 1910). It is believed that the Chungichnish religion formed in the north and spread south to the islands of Santa Catalina and San Clemente, then to the San Juan Capistrano region and finally into San Diego County through the Luiseño (DuBois 1908). The Chungichnish religion did not reach the southern boundary of the Kumeyaay territory until very late in time, possibly as late as the American period, and was practiced less in the southern Kumeyaay territory (Kroeber 1976). Kroeber reports that these religious practices were not called Chungichnish by the Kumeyaay, rather they were called *awik* meaning "western". The cult centered around the boys' imitation ceremony in which tolache, *Datura meteloides*, was drunk. Shamans were present and were the principal performers in Chungichnish ceremonies (Spier 1923). All who took part of the toloache initiation ceremony received a shaman's powers, to a varying degree (DuBois 1908). Practicing the ceremonies of the cult protected the people from evils such as snake bites, and other misfortunes. The girls' ceremony, *Atanuk*, was for their physiological wellbeing in their future life, centered around motherhood.

During the girls' adolescence ceremony, a pit was dug for several girls to lie down in, it was then lined with stones and a large fire was built in it, then the fire was put out and the pit was filled with herbs and the girls were seated in the pit, and additional ceremonies took place within the pit. A crescent shaped stone was heated and placed between their legs, and the girls would wear certain items and songs and dances are performed around the pit. During the ceremony the girl's face was tattooed. The girls remained in the pit for at least one week and up to four weeks.

The boys' adolescence ceremony, unlike the girls, was an initiation ceremony. First, the boys drank an intoxication extract called "*Kusi*" made from the Toloache root (*Datura meteloides)*, then they were taught certain dances and songs. The boys then fell asleep and had a vision. When they awoke the next morning, they were given large amounts of water, had a bath or swam, and were then painted black with white powder blown on them. They then fasted for six days. Additional dances and songs were learned, and ceremonies were performed for the next month. The boys' ceremony ended with the creation of a ground painting. The ground painting was a circle, showing the visible limits of the earth, animals associated with the

Chungichnish cult, and other features. The ground painting was then destroyed at the end of the ceremony. The ceremony ended when a human figure, but with a tail, was placed in a pit and covered specifically with stones. The boys were placed in the pit and hopped from stone to stone. Afterwards the figure was buried in the pit, and a dance was performed ending the ceremony (Waterman 1910). Spier adds that the boys only took the *Datura meteloides* once in their lives, and the old men watched out for the boys during the ceremony, which was often held during the winter.

Waterman (1910) reported that the Kumeyaay believed that the souls of people have a continued existence after death and that the spirts of the dead go to the east, and the spirits of those that died are still associated with their places and objects. After death, the mourning ritual, *Keruk*, was performed in which the deceased were cremated, and the ashes were gathered and placed into a jar of pottery and either buried or placed between rocks. The body was burned so that the spirit would not return. The deceased's property was collected to use in the Mourning ceremony, which took place on the year anniversary of the death. During the ceremony the deceased's clothing and any other property was burned during a large gathering.

Other ceremonies and dances included the Feather Ceremony, the Whirling Dance (*Tapakwrip)*, Image Burning Ceremony, the Eagle Ceremony which was a ceremony held on the anniversary of the death of the leader of the dances, the War Dance (*Horloi)*, and the Fire Ceremony. East was the primary ceremonial direction, and ceremonial enclosures open to the east. East was also associated with the color white, south with green-blue, west with black, and north with red.

The Shaman was called the *Kwasiyai*, and was born a shaman. Waterman (1910) reported that disease was caused by deleterious substances in the body, which must be sucked out. The Shaman cured individuals by sucking blood or the diseased object through the mouth or through a pipe, kneading and pressing and blowing tobacco smoke on the diseased person.

Kroeber (1925) reports that the Kumeyaay origin story is similar to that of other Yuman speaking people in Southern California. Mankind and all things in the world are born from mother earth, with either the sky or night as the father. The divinity Wiyot is not the creator rather the first born. However, Waterman (2010) reports that there are two separate mythologies regarding creation and that in addition to the divinity Wiyot. DuBois (1906) recorded that the Kumeyaay came from *Wik-a-mee* or *Wikami*, which was a mountain in the Colorado River region, that all the Indians came from that place and only had one language. Shackley (2004) recorded that Tom Lucas, an ethnographic source from Laguna Mountain, told a similar story that they came from "Spirit Mountain". Additionally, the spirits of all the dead people return to the mountain to dance (Spier 1923). Shackley states that the Kumeyaay origin story parallels the archaeological evidence in that sometime after A.D. 1000, a large number of Kumeyaay ancestors moved into the present territory and that, archaeologically, the relationship between the Kumeyaay ancestors and the populations living at the coast is not entirely known. Tom Lucas reported that the *Kwaaymii*, the people living in the Laguna Mountains, were created by the Great Spirit, *Amaayahaa*, who put life into their bodies made of dirt, in their current location, and his people did not migrate from a different area (Cline 1984).

Waterman also reported that there was a wonderful being called Chaup, and that several myths center on Chaup. Chaup named many of the plants and animals and marked them, and he also first brought storms and disease into the world. Chaup's physical manifestation is a ball of lightning or a shooting star (DuBois 1904; Miskwish 2016).

The Kumeyaay calendar was divided into six divisions, with 13 lunar months and four seasons. The calendar was used to know when to harvest plants and administer medicines. The Kumeyaay tracked the equinoxes and solstices, and both solar and lunar eclipses. The winter solstice was the most important date on the calendar, with the fall equinox being the start of the year as it also marked the acorn harvest (Miskwish

2016). Constellations were reflected in pictographs, petroglyphs, and cupules. Constellations played an important part of the puberty ceremonies, other constellations represent creation stories, and other stories, such as death relate to the solstice and equinox. Observatories could be rock cairns, rock alignments, or even a singly placed rock (Miskwish 2016).

Waterman (1910) also recorded that the Kumeyaay played several gambling games, some of which may have been introduced historically. One such game, peon, was still played during Waterman's research and is thought to be an ancient practice. Peon was mentioned in the Chaup myth and is played ceremonially. Peon is played on two sides of four players each and involves guessing and reading the other player's expressions.

Archaeological Record

Prehistoric Archaeology

Generally, archaeologists believe that human occupation within San Diego County began sometime after 20,000 years Before Present (B.P.), and likely prior to 11,200 B.C. (Fagan 2003, Gallegos 2017). However, 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 (Kroeber 1925). Archaeologists have developed numerous chronologies and nomenclature for the archaeological record many of which conflict with each other. Most archaeologists divide the human occupation of San Diego County during the prehistoric period into three main occupation eras: the Terminal Pleistocene / Early Holocene Period; the Middle Holocene Period; and the Late Holocene Period. While archaeological studies have taken place in San Diego County for over 100 years, portions of San Diego County, especially the coastal region within the limits of the City of San Diego, have few well dated deposits as a result of development and the destruction of sites prior to the implementation of environmental laws and systematic archaeological studies (Hale 2009).

No definitive evidence of human occupation of San Diego County is available prior to approximately 12,000 B.C. However, a possible early archaeological site was identified in San Diego County, containing in situ hammerstones, a stone anvil, and fragmentary remains of spiral fractured fossilized mastodon bone and molar fragments, showing evidence of percussion, known as the Cerutti Mastodon site (Holen et al., 2017). The site was dated to 130.7 ± 9.4 thousand years ago, and if believed to be an archaeological site is the oldest archaeological site in North America. However, it is highly disputed if the site was formed by the genus Homo or is naturally occurring (Holen et al. 2017).

The earliest known archaeological sites near San Diego County, with reliable dates, are from the Channel Islands. The Arlington Springs site on Santa Rosa Island dates to 13,300 years ago, and the Daisy Cave site (CA-SMI-261) on San Miguel Island dates to 12,300-11,120 years ago (Lightfoot and Parrish 2009). Over 25 shell midden sites that date to between 12,000 and 8,000 years ago have been recorded on the Channel Islands. On the mainland a site near San Luis Obispo dates to 10,300-9,650 years ago and a several sites on Cedros Island in Baja California date to 12,000 years ago (Lightfoot and Parrish 2009).

Previously archaeologists believed that people came to North and South American through the Bering Land Bridge, however recent studies have identified that this ice-free corridor was blocked from 21,000 to possibly as late as 11,000 B.C. (Erlandson et al. 2007). Meanwhile the coast areas of the Pacific Northwest were deglaciated by approximately 14,000 B.C. Travel along the Pacific Coast in boats would have been possible during this period, and widespread kelp forest could have created a "kelp highway" with sufficient resources to sustain people entering North American during this time period (Erlandson et al. 2007, Gallegos 2017, Masters and Aiello 2007). Erlandson et al. (2007) argue that "it seems most likely that the peopling of the Americas included both coastal and interior migrations of peoples from northeastern Asia

and Beringia, with an earlier migration possibly following the northern Pacific coast" (56). However, Erlandson et al. also argues that no archaeological sites have been unequivocally dated to over 15,000 years ago in California or North American.

Terminal Pleistocene / Early Holocene Period (ca. 12,000-6,000 B.C.), Paleo-Indian, San Dieguito Complex

Paleo-Indian sites have been identified across most of North American, often referred to as the Clovis Complex. The Clovis Complex is defined by the use of large fluted projectile points and other large bifacial stone tools. Three isolated fluted points have been reported in San Diego County (Davis and Shutler 1969, Kline and Kline 2007, Rondeau et al. 2007). However, no fluted points have been found in San Diego County that are associated with radiocarbon dates or in association with Pleistocene fauna (Rondeau et al. 2007). Fluted points have been dated outside of California to 13,500 years before the present.

In San Diego County the Paleo-Indian period is generally termed San Dieguito Complex. The San Dieguito Complex was defined by Warren (1968) at the C.W. Harris Site (SDI-149) which was characterized by leaf shaped and large stemmed projectile points, scrapers and other stone tools that were technologically similar to the Western Stemmed Point Tradition (WSPT), also called the Western Pluvial Lakes Tradition (WPLT). Archaeological evidence of the WSPT has been found across the western interior of North America with small regional variations (Gallegos 2017, Sutton, 2016, Warren 1968). Radio carbon dates from the C.W. Harris Site (SDI-149) ranged from ca. 8,000 to 6,500 cal B.C. (Byrd and Raab 2007, Gallegos 2017). Outside of the isolated Clovis points found in San Diego County, this is the earliest evidence for human occupation in the County. While the earliest radiocarbon dates in San Diego County are ca. 10,000 to 11,000 years ago, Gallegos (2017) stresses that all San Diego County sites have problematic stratigraphy because of bioturbation or disturbances from modern uses. Ground stone use was infrequent in San Dieguito archaeological remains, leading to the belief that the San Dieguito were highly mobile groups and their subsistence practices focused on the hunting of large game.

It is unknown if the first people arrived in San Diego County via the sea or from the pluvial lakes within the Great Basin to the east. Gallegos reports that there are two locations the may be the earliest San Dieguito habitation areas, if they arrived in San Diego by sea, most likely in the La Jolla Shores area, extending from La Jolla Bay to the University of California, San Diego Chancellor's house, or at the Remington Hills Site SDI-11079, near the coast of Otay Mesa, east of the Tijuana Lagoon (Gallegos 2017). Masters and Aiello (2007) argue that from approximately 10,800 to 9,400 B.C. the extensive kelp beds of the coast of southern California flourished and would have provided a resource rich environment that would have made the coast area a more attractive living location than the interior (2007). The estuaries off the coast of San Diego were productive with resources such as fish nurseries, shellfish, shorebird and marine mammals (Masters and Aiello 2007).

In addition, the Windsong Shores Site, SDI-10965/W-131, is representative of the San Dieguito Period, with artifacts similar to the WSPT, and was occupied ca. 9930 to 9580 years ago. However, these archaeological sites, in addition to artifacts similar to the WSPT, also contain artifacts which show a diet of shellfish, fish, birds, small to large mammals, and plant foods. Traditionally, archaeological research on Paleo-Indians has focused on the subsistence strategy of large game hunting of Pleistocene megafauna, which was then hunted to extinction. Subsequently Paleo-Indian peoples then focused on different subsistence strategies (Erlandson et al. 2007). More recent studies along the Southern California coast have focused on the diversity of subsistence strategies during this period, acknowledging the use of smaller animals and plant foods as staples, with limited evidence for big game hunting (Byrd and Raab 2007 and Erlandson et al. 2007). There is little specific information from San Diego County archaeological sites for subsistence practices from this time period, besides the sites listed above. However, in the Daisy Cave

archaeological site, only 200 miles to the north, one of the largest early Holocene archaeological deposits that has been excavated identified over 18 types of fish, multiple shellfish, marine mammals, and birds remains, showing that people relied on a wide assortment of marine resources as early as 8000 B.C., rather than subsisting on large mammal hunting (Erlandson et al. 2007). In addition, archaeological research across Southern California has shown the use of shellfish, marine mammals, and fish declined proportionately with distance from the coast. Less is known about plant use in interior sites from 8000 to 6500 B.C., besides the fact that an increase of milling tools is present suggesting that plant resources were heavily relied upon during this early period (Erlandson et al. 2007). Several sites in southwestern California from which spire removed *Olivella* beads have been recovered and dated to 9000 to 7000 B.C., which indicate a trade network between the coast and the interior people, or the movement of people between the two very different environments (Erlandson et al. 2007). Byrd and Raab argue that an environmental change from 10,000 to 8,000 cal. B.C. caused warming and drying conditions which shrunk the interior lakes and streams in Southern California's deserts and spurred the change from a reliance on large game hunting to a focus on a variety of subsistence strategies (2007).

While early dates are present in coastal San Diego County there is less information for a Late Pleistocene occupation in the inland areas of the County, including the western Colorado Desert, of which the far western portion is within San Diego County. Within the Indian Hill rock shelter site (P-37-0002537 / SDI-2537) there is radio carbon evidence for an occupation of the site at least 4,000 years ago, within the Middle Holocene, but no archaeological sites that have been reliably dated to the Late Pleistocene / Early Holocene Period (Gallegos 2017).

There is a large debate between the relationship of the San Dieguito and the La Jolla Complex peoples in San Diego County, and whether they represent distinct cultural changes or represent tool kits specific to the environment. The La Jolla Complex has been defined as the archaeological remains of the people inhabiting San Diego County during the Middle Holocene, discussed below. It has a focus on milling stone technology, rough percussion-flaked stone tools and a reliance on a variety of marine, plant, and small terrestrial resources (Hale 2009, Wallace 1955, Warren 1968). Sites which date to the Early Holocene in San Diego County do contain some milling tools, but at lower levels than the La Jolla period sites (Gallegos 2017). The lowest levels of the C.W. Harris Site (P-37-000149 / SDI-149), however have been identified as a Paleo-Indian Period occupation with a coastal adaption and the artifacts are primarily bifaces and scrapers without the ground stone artifacts associated with milling identified in other early sites (Gallegos 2017:21). The Remmington Hills site has four of the earliest radiocarbon dates in San Diego County, but contains cobble tools as well as milling tools, and shows a dependence on coastal and lagoon resources rather than big game hunting (Gallegos 2017). Gallegos also stresses that in choice locations in San Diego County, such as Tijuana Lagoon surrounding Otay Mesa and around La Jolla Bay the archaeological record shows a continuous habitation through the Holocene with little evidence for cultural change until the Late Prehistoric Period (Gallegos 2017). Development and bioturbation have resulted in a lack of stratigraphy in these areas, which may have obscured the presence a traditional Paleo-Indian occupation, if one had been present.

Middle/Late Holocene Period (ca. 6000 B.C.-A.D. 500 - 800), Archaic Period, La Jolla Complex, Millingstone Horizon

The Millingstone Horizon, known as the La Jolla Complex or the Archaic Period in San Diego County, consisted of a tool kit that focused on collection and processing of small plant seeds and hunting of a variety of medium and small game animals; along with a reliance on marine resources along the coast (Byrd and Raab 2007, Hale 2009, Rogers 1945, Warren 1968). While, early milling stone assemblages show that by 9,000 years ago milling tools were in use and that seeds and nuts must have been a dominate food source (Lightfoot and Parrish 2009), the Millingstone Horizon is generally attribute to the Middle to Late Holocene

Period and has been identified across much of central and southern California by ca. 6000 to 5000 cal B.C. The La Jolla Complex has been identified as remaining relatively stable for thousands of years in San Diego County with very little technological changes identified within the archaeological record (Byrd and Raab 2007, Hale 2009).

The archaeological record from this period are often found near the coastal lagoons, however inland sites are also identified during the lengthy Middle Holocene Period. La Jolla Complex sites along the coast and the lagoons contain a large number of shellfish remains. The stone tools associated with this period are often described as "crude" or "expedient" and contain choppers, scrappers, handstone, milling slabs, basin metates, discoidals, and Pinto and Elko projectile points. Flexed burials are associated with the La Jolla Complex (Moriarty 1966, Gallegos 2017, Hale 2009). A large number of small sandstone mortars or bowls have been recovered from archaeological sites in the La Jolla area, dated to the La Jolla Complex, as well as manos metates, pestles, net weights, scrapers and projectile points (Gallegos 2017).

Interior archaeological sites from this period were thought to by seasonally mobile with small settlement based on the availability of food resources. There is little archaeological evidence for group size and type and use of habitation structures within San Diego County for the middle Holocene. The interior archaeological sites from this period contain similar archaeological collections, without the use of shellfish and other marine resources, but with a focus on milling tools, and lithic choppers and scrapers.

During this lengthy period very little technological changes are identified within the archaeological record until approximately 5,000 years ago when there was an increase in sedimentation along the coast. This transformed the estuaries into shallow wetlands, closed several of the lagoons, transformed the coastal areas into sand and mudflats, and limited the kelp forests, causing the coastal region to have a lower level of subsistence resources than in the past (Byrd and Raab 2007, Gallegos 2007, Masters and Aiello 2007). Pismo Clams are used to identify the development of sand beaches as they require wide fine-grained sand beaches that are not lost in winter storms (Masters and Aiello 2007). While the sedimentation of the coastal lagoons and estuaries was a lengthy process, based on Pismo Clam data the San Diego County coast, was the latest area within Southern California to show lagoon closure and the creation of sand beaches, which took place approximately 5,000 years ago, approximately 3,000 B.C., (Masters and Aiello 2007). Gallegos states that during this period to adapt to the changing environmental condition people changed their settlement patterns by increasing their use of plant and terrestrial animal use, which is evidence in the archaeological record through an increase in habitation areas near oak and grassland resources and away from the coastal zone (Gallegos, 2007). Gallegos shows that this is visible in the archaeological record by a near absence of archaeological sites at Agua Hedionda, Batiquitos, San Elijo and San Dieguito lagoons ca. 3500-1580 B.P., with evidence that these lagoons opened again between 1580 and 1000 BP. In contrast Peñasquitos Lagoon, Tijuana Lagoon, San Diego Bay, and La Jolla Bay did not close and show continuous prehistoric occupation. Gallegos also argues that several of the coastal sites in the La Jolla area, on the mesa tops, appear to have been abandoned ca. 5,000 to 3,000 years ago as the rocky shore shellfish population diminished (2017).

Past archaeological studies argued that as the coastal estuaries became less productive for shellfish and other food sources there was a depopulation along the coastal zone, and settlements shifted to inland river valleys with an intensification of terrestrial game and plant resources (Byrd and Raab 2007). However, more recent archaeological work has identified Middle Holocene period sites remaining along the coastline along San Diego Bay, Mission Bay, Peñasquitos Lagoon, San Elijo Lagoon, Santa Margarita River drainage, Las Flores Creek, and San Mateo Creek that show a continuous occupation from the Middle Holocene into the Late Holocene (Byrd and Raab 2007). Byrd and Raab argue that the larger drainage systems, such as San Elijo Lagoon, Las Flores Creek, and the Santa Margarita River Valley likely

maintained more productive estuaries that provided resources for a continuous occupation through the Middle to Late Holocene (Byrd and Raab 2007).

During the La Jolla Period there is less evidence for trade networks or migrations of people than in the Late Holocene. Shell bead types found in Southern California have been identified in the western and northern Great Basin from the Middle Holocene period. However, the extent and variety of these trade networks are unknown. There is an argument that during the Middle Holocene a migration of speakers of Uto-Aztecan languages migrated from the Great Basin into portions of Southern California, based on both archaeological and linguistic data, known as the Shoshonean Wedge, however additional research is needed (Byrd and Raab 2007). Overall, it is unknown if the people which created the La Jollan Complex archaeological sites are the same which created the San Dieguito, and the difference in the archaeological record shows different subsistence strategies based on location and availability of resources, if they represent different cultural traditions due to migration or peoples, or a combination of factors.

Besides the lessening of marine resources, approximately 5,000 years ago, archaeologists have not come to a consensus on identifying different phases within the La Jolla Complex, either due to environmental or cultural changes, and overall the archaeological record during this lengthy time period remains very similar (Hale 2009, Laylander 2018). Little is known about the transition from the La Jolla Complex to the Late Prehistoric Period. Laylander reports that there is a relative scarcity of dates within archaeological sites from the period between 1300 B.C. to A.D. 200, but it is unknown if this represents a decline in population during the end of the Archaic Period, or a bias in research data (Laylander 2014a).

Late Holocene Period (A.D. ca. 500 – 800 to 1769), Late Prehistoric Period

It is unknown if the transition to the Late Prehistoric Period was caused by an adoption of new technologies by the same people living in San Diego during the La Jolla Complex, or was representative of a migration of people into San Diego County (Laylander 2014a). Regardless, the Late Prehistoric Period is defined by the introduction of the bow and arrow after approximately A.D. 500 and the use of ceramics after approximately A.D. 1000. Also, during this time mortuary practices changed from inhumations to cremations (Byrd and Raab 2007). Gallegos reports that there may have been a long period of transition between what archaeologists identify as the La Jolla Period and the Late Prehistoric Period, possibly over a thousand years and that this transition is marked by an increase in the diversification of pressure flaked artifacts (Gallegos 2017:33). The Late Holocene Period is identified as a continuation of the cultural practices that were present during the initial Euro-American exploration of San Diego County and that were recorded during the Ethno-Historic Period (Byrd and Raab 2007).

During the Late Holocene Period subsistence strategies, as seen in the archaeological record, focused on smaller, but more plentiful resources such as hunting small marine fish, collecting smallest species of shellfish, small terrestrial mammals and seed plants. There is an increase in the use of Donax shellfish, milling of plant seeds and nuts in inland locations, numerous hearth features along the coast in Torrey Pines habitat, likely used to processes pint nuts, and an increase in agave roasting pits in the desert zone (Gallegos 2017).

Many of the Late Prehistoric Period archaeological sites are located inland and contain bedrock milling features, thought to relate to acorn or other seed processing. People lived in larger coastal and lower valley villages, that were located near permanent water sources. These villages acted as ceremonial and political centers, and may have been occupied, at least partially, year-round. Smaller villages and residential areas were inhabited seasonally and were located near subsistence resources or were used for specialized activities, especially in inland areas (Byrd and Raab 2007, Lightfoot and Parrish 2009). This may have led to an increase in community size, longer stays at the major residences and different societal organization.

It is unknown if these changes in settlement patterns were caused by environmental factures, over use of resources, population growth, or other reasons. It is possible that some of these changes were responses to the Medieval Climatic Anomaly between A.D. 1100 and 1300, which caused a temperature increase and drought across the area (Gallegos 2017). Evidence of formal or permanent residential or communal structures has not been identified in the archaeological record. However, early archaeological studies in the County by Rogers reported archaeological evidence of brush house structures, stone enclosures, sweathouses, hearths, roasting pits, granary bases, bedrock milling features, pictographs, and petroglyphs (Gallegos 2017). Most of the rock art in San Diego County has been attributed to the Late Prehistoric Period (Gallegos 2017).

Archaeological remains have identified over four dozen plant types were used in San Diego County during this period (Byrd and Raab 2007). Within San Diego County, grass seeds had the highest frequencies or use, and there was less evidence for acorn exploitation. Hale (2009) reports that an intensive use of acorns in San Diego County did not take place until A.D. 1700 in conjunction with a greater use of ceramics at that time as well. The lower level of acorn usage in San Diego, visible in macro-botanical studies, is in contrast to a reliance on acorns as a major subsistence resource in other parts of Southern California (Byrd and Raab 2007, Hale 2009). Little is known about plant cultivation during the Late Holocene. There is evidence that a high number of plants that follow fires were used, but no major research projects have focused on proto-agriculture in San Diego County. Early Spanish accounts identify that the Native Americans were practicing cultivation of certain plants through burning and water diversion (Gallegos 2017).

Agriculture was in use along the Colorado River, east of San Diego County as early as A.D. 700 (Schaefer and Laylander 2007). However, little evidence of agricultural practices have been identified prehistorically in San Diego County. Within the Jacumba Valley region ethno-historic evidence recorded Kumeyaay constructing small dams and ditches diverting water to terraces for agriculture, however Gifford reported this in 1930, as taking place in the first half of the nineteenth century, and it is unknown if it was practiced prior to the ethnohistoric period (Schaefer and Laylander, 2007). Generally, while there is archaeological evidence for use of fire and the manipulation of grasses producing seeds, it is unknown the level of agricultural practices predating the mission period in San Diego County (Schaefer and Laylander 2007).

Ceramic use entered the San Diego region during the Late Prehistoric Period, with a wide variety of Late Prehistoric dates for the introduction of ceramics in various parts of the County (Gallegos, 2017; Hale, 2009; and Schaefer and Laylander 2007). Shackley reports that ceramics were not identified west of the mountains within San Diego County prior to A.D. 1300 (2004), but were present in the Lake Cahuilla region as early as A.D. 700 and there were at least five ceramic types present in the desert by A.D. 1000 (2004). Meanwhile Schaefer and Laylander believe that ceramics were in use at the cast by A. D. 800 (2007) and Gallegos reports a range of ceramic use in County (2017). There is a consensus that ceramic use spread from the eastern deserts into the center of San Diego County, Kumeyaay territory, and then spread to northern San Diego County, into the Luiseño territory, after it was in use in the Kumeyaay territory. Ceramic use within the region, especially in the area inhabited by the Tipai, was very diverse and included large food and water storage ollas, parching trays, paint pots, ceramic anvils, canteens, scoops, ceramic dance rattles, and effigy vessels (Shackley, 2004). Clay sources include residual clays from the Peninsular Ranges to the coast, identified as Tizon Brownware, identified by the brown color and high inclusions of mica and angular granite. Clay sources east of the Peninsular ranges resulted in lighter buff colored ceramics, with less inclusions, known as Buff Ware. While more common in the territory in which they were made both types are found across the region with a much larger variety of ceramic types found within the Colorado Desert area in eastern San Diego County (Schaefer and Laylander, 2007; and Shackley, 2004)

Archaeological evidence shows that there was a decline in usage of large mammals and a focus on small terrestrial mammals, especially rabbits (Christenson 1990). This subsistence practice is linked to the use of bow and arrows in the Late Prehistoric Period. The earliest arrow points, small projectile points, have been dated in San Diego County is between A.D. 490 to 650 and A.D. 690 (Hale 2009). By A.D. 1000 small projectile points have been identified across San Diego County in large numbers (Hale 2009). Two main projectile point types are found within the Late Prehistoric Period, the Cottonwood Triangular and the Desert Side-Notch and some typologies have added a third category, Dos Cabezas Serrated (Laylander, 2014b, McDonald 1994). Projectile points and lithic raw materials in general are consistent between the coastal and eastern areas of the County during the Late Prehistoric period, further implying that the western and eastern site of the territory were occupied by the same peoples seasonally.

Common lithic materials for formed tools, primarily projectile points include chert, jasper, agate, silicified wood, rhyolite, wonderstone, quartz, obsidian, and Santiago Peak metavolcanics (Shackley 2004, Lightfoot and Parrish 2009). The wonderstone found in San Diego County derives from the Rainbow Rock source in the Colorado Desert (Schaefer and Laylander 2007). Dietler reports that during the Late Prehistoric Period, for all lithic use, there was a preference for obsidian followed by cryptocrystalline silicates and then volcanic material. However, while statically, there was a preferred material type, it was more advantageous to use material that was readily available, rather than moving large amounts of preferred material far distances (Dietler 2000). In addition, Obsidian Butte obsidian is found across the County and access to that resources do not appear to have been controlled by one group (Dietler 2000).

Besides the creation of the small projectile points, which are ubiquitous in Late Prehistoric sites, and were often carefully made, Schaefer and Laylander characterize lithic technology from this period as “expedient” (2007:252) and in general it appears that tools were created as need from available materials and discarded after use. Gallegos (2017) also supports that lithic technologies were similar through time, with a focus on a direct response to the tools needed and the quality of local lithic material. The small projectile points in abundance during the Late Prehistoric Period could utilize poorer quality material than the large projectile points within the Early and Middle Holocene, as shown with the use of poor-quality Obsidian Butte obsidian and PDL. Generally local volcanic material was used to make scraper tools, and local granitic and sandstone was used for groundstone tools (Gallegos 2017). Overall lithic technology, besides projectile points, tends to be stable over time across San Diego County, with the only clearly chronologically identifiable lithic technology as the change in projectile point type. Groundstone tools show a greater effort of manufacture especially sandstone metates and other volcanic pestles and metates than flaked lithic tools (Gallegos 2017).

During the Late Prehistoric Period there is an increase in archaeological sites within the Colorado Desert, in eastern San Diego County. The Colorado Desert archaeological sites have range of radio -carbon dates from cal A.D. 135 to 645 (Schaefer and Laylander 2007). While located within Imperial County, Obsidian Butte (IMP-245) was a major resource of lithic material in San Diego County during the Late Prehistoric Period. Obsidian Butte obsidian was available during periods of low water within Lake Cahuilla. Obsidian Butte obsidian is found across Late Prehistoric archaeological sites within San Diego County during the last 1000 years and made up as much as 10 percent of some debitage assemblages in coastal and interior San Diego sites (Schaefer and Laylander 2007). The Colorado Desert was a major source of additional lithic material types found in San Diego County archaeological sites, including chert, chalcedony, basalt, rhyolite, quartz, and others.

After 1300 B.P. cremation was a common practice across San Diego County, and was practiced during the Ethno-Historic Period by both the Kumeyaay and the Luiseño (Gallegos 2017). It is thought that this practice came from the north or east, and it is unknown if the transition from inhumations to cremations was adopted for religious or population reasons, or to control the spread of disease (Gallegos 2017).

Late Period Sites are plentiful across San Diego County and Gallegos argues that it is unknown if the Late Period sites in San Diego County are found frequently due to an increase in population during this period, especially in the inland areas, or due to the result of more recent sites not being buried by silt and sediment like Early and Middle Holocene sites, and thereby hidden from the archaeological record (Gallegos 2017).

Historic Period

San Diego history can be divided into three periods: the Spanish, Mexican and American periods. The overview of the Historic Period is summarized below from the HRG (2001).

Spanish Period (1769-1822)

In spite of Juan Cabrillo's earlier landfall on Point Loma in 1542, the Spanish colonization of Alta California did not begin until 1769. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers and missionaries to occupy and secure the northwestern borderlands of New Spain. This was to be accomplished through the establishment and cooperative inter- relationship of three institutions: the Presidio, Mission and Pueblo. In 1769 a land expedition led by Gaspar de Portola reached San Diego Bay, where they met those who had survived the trip by sea on the San Antonio and the San Carlos. Initially camp was made on the shore of the bay in the area that is now downtown San Diego.

Lack of water at this location, however, led to moving the camp on May 14, 1769 to a small hill closer to the San Diego River and near the Kumeyaay village of *Kosti/Cosoy/Kosaii/Kosa'aay* near present day Old Town . Father Junipero Serra arrived in July of the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river. The first chapel was built of wooden stakes and had a roof made of tule reeds. Brush huts and temporary shelters were also built.

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

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location six miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of *Nipaguay*. Begun as a thatched jacal chapel and compound built of willow poles, logs and tules, the new Mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October, 1776 and the present church was begun the following year. A succession of building programs through 1813 resulted in the final rectilinear plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens and cemetery (Neuerburg 1986). Orchards, reservoirs and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system.

In 1798 the Spanish constructed the Mission San Luis Rey de Francia in northern San Diego County. They also established three smaller mission outposts (asistencias) at Santa Ysabel, Pala and Las Flores (Smythe 1908; Englehardt 1920; Pourade 1961). The mission system had a great effect on all Native American groups from the coast to the inland areas and was a dominant force in San Diego County.

Mexican Period (1822-1846)

In 1822 the political situation changed. Mexico won its independence from Spain and San Diego became part of the Mexican Republic. The Mexican Government opened California to foreign ships, and a healthy trade soon developed, exchanging the fine California cattle hides for the manufactured goods of Europe and the eastern United States. Several of these American trading companies erected rough sawn wood-plank sheds at La Playa on the bay side of Point Loma. The merchants used these "hide-houses" for storing the hides before transport to the east coast (Robinson 1846:12; Smythe 1908:102). As the hide trade grew, so did the need for more grazing lands. Thus, 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 Spanish missions, which the Mexican government secularized in 1833. The mission system, however, had begun to decline when the Mission Indians became eligible for Mexican citizenship and refused to work in the mission fields. The ranchos dominated California life until the American takeover in 1846 (Smythe 1908:101-106; Robinson 1948; Killea 1966; Pourade 1963). The Mexican Period brought about the continued displacement and acculturation of the native populations.

Another change in Mexican San Diego was the decline of the presidio and the rise of the civilian pueblo. The establishment of Pueblos in California under the Spanish government met with only moderate success and none of the missions obtained their ultimate goal, which was to convert to a Pueblo. Pueblos did, however, begin to form, somewhat spontaneously, near the California Presidios. As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families (Richman 1911:346). Sometime after 1800, soldiers from the San Diego Presidio began to move themselves and their families from the presidio buildings to the tableland down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821 (Smythe 1908:99). Of these 15 grants only five within the boundaries of what would become Old Town had houses in 1821. These included the adobe of retired commandant Francisco Ruiz (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron (San Diego Union 6-15-1873:3). By 1827, as many as 30 homes existed around the central plaza and in 1835, Mexico granted San Diego official pueblo (town) status. At this time the town had a population of nearly 500 residents, later reaching a peak of roughly 600 (Killea 1966:9-35). By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. In 1842, 100 Indians lived under the care of the friars and only a few main buildings were habitable (Pourade 1963:11-12, 17-18). The town and the ship landing area (La Playa) were now the centers of activity in Mexican San Diego.

Adobe bricks were used as the primary building material of houses during the Mexican Period because wood was scarce, and dirt and labor were plentiful. The technique had been brought to the New World from Spain, where it had been introduced by the Moors in the Eighth Century. Adobe bricks were made of a mixture of clay, water sticks, weeds, small rocks and sand. The sticks, weeds and small rocks held the bricks together and the sand gave the clay something to stick to. The mixture was poured into a wooden form measuring about 4 inches by 11 inches by 22 inches and allowed to dry. A one-room, single-story adobe required between 2,500 and 5,000 bricks. Walls were laid on the ground or built over foundations of cobblestone from the riverbed. To make walls the adobe bricks were stacked and held together with a thick layer of mortar (mud mixed with sand). Walls were usually three feet thick and provided excellent insulation from the winter cold and summer heat. To protect the adobe bricks from washing away in the rain, a white lime plaster or mud slurry was applied to the walls by hand and smoothed with a rock plaster smoother. The lime for the lime plaster was made by burning seashells in a fire. The lime was then mixed with sand and water. Once the plaster had dried, it formed a hard shell that protected the adobe bricks. The roof was

usually made of Carrizo cane bound with rawhide strips. Floors were usually of hard packed dirt, although tile was also used.

The new Pueblo of San Diego did not prosper as did some other California towns during the Mexican Period. In 1834 the Mexican government secularized the San Diego and San Luis Rey missions. The secularization in San Diego County had the adverse effect of triggering increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors helped San Diego's population decline to around 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838 and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non- Native American residents (Killea 1966:24-32; Hughes 1975:6-7).

American Period (1846-Present)

When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, while other prominent families opposed the United States invasion. A group of Californios under Andres Pico, the brother of the Governor Pio Pico, harassed the occupying forces in Los Angeles and San Diego during 1846. In December 1846, Pico's Californios engaged U.S. Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties.

However, the Californio resistance was defeated in two small battles near Los Angeles and effectively ended by January 1847 (Harlow 1982; Pourade 1963).

The Americans raised the United States flag in the square in Old Town San Diego in 1846 and assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848. In the quarter of a century following 1848, they transformed the Hispanic community into a thoroughly Anglo-American one. They introduced Anglo culture and society, American political institutions and especially American entrepreneurial commerce. By 1872, they even relocated the center of the city and community to a new location that was more accessible to the bay and to commerce (Newland 1992:8). Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "Pre-fab" houses which were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego.

In 1850, the Americanization of San Diego began to develop rapidly. On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa (in modern-day Point Loma at the end of Rosecrans Street) on April 1, 1850 for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and the development of a new town closer to the bay. The failure of these plans, added to a severe drought which crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. The troubles led to an actual drop in the town's population from 650 in 1850 to 539 in 1860 (Garcia 1975:77). Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town (MacPhail 1979).

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community focus away from Old Town. After the county seat was moved in 1871 and a fire destroyed a major portion of the business block in April 1872, Old Town rapidly declined in importance.

American Period resources can be categorized into remains of the frontier era, rural farmsteads and urban environments, with different research questions applicable to each category. Important research topics for

the frontier era include studying the changing function of former Mexican ranchos between 1850 and 1940 and investigating the effect on lifestyles of the change from Hispanic to Anglo-American domination of the pueblo of San Diego. Research domains for rural farmsteads include the definition of a common rural culture, comparing the definition of wealth and consumer preferences of successful rural farm families versus middle and upper- middle class urban dwellers, definition of the evolution and adaptation of rural vernacular architecture, and identification of the functions of external areas on farmsteads. Research questions for urban environments include definition of an urban subsistence pattern; definition of ethnic group maintenance and patterns of assimilation for identifiable ethnic groups; identification of specific adaptations to boom and bust cycles; definition of a common culture for working, middle and upper-middle class urban residents; identification of adaptations to building techniques, architectural styles, technological change and market fluctuations through analysis of industrial sites; and investigation of military sites to relate changes in armament technology and fortification expansion or reduction to changing priorities of national defense.

Mira Mesa Community Plan Update Project Area History

During the prehistoric and ethnohistoric periods, the large village site of *Ystagua* (SDI-4609) was located along the western boundary of the MMCPU project area. In addition, archaeological records show that the MMCPU project area 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.

Early Spanish colonial use of the MMCPU project area was focused on the western boundary of the MMCPU project area, along the coastal canyons. Following initial contact and the establishment of El Presidio Reál de San Diego, a Spanish exploration party departed on July 14, 1769, on a trip north to Monterey (Carrico 1977). The expedition, led by Don Gaspár de Portolá, was started as part of a larger plan to map the coastal regions of New California and to discover new locations for missions and presidios (Carrico 1977). Father Juan Crespí, a Franciscan who had previously aided Father Junipero Serra in initializing the mission chain in New California, accompanied Portolá along his journey, recording informative notes about the newly explored areas (Carrico 1977). Crespí noted that following the departure of the base camp at the foot of Presidio Hill, the exploration party followed existing Native American trails that proceeded northward along False Bay (Mission Bay). At the mouth of Rose Canyon, the party encountered a large village which they named *Rinconada de Jamo* (Carrico 1977). Following their visit at *Rinconada de Jamo*, the expedition continued northeast through a sheltered valley and up a portion of Rose Canyon, in which they camped for one night. The Spanish expedition continued their trek the next morning, continuing north through Rose Canyon, across the Miramar Mesa, and then west into a valley (potentially either Soledad or Sorrento Valley) which was named Valle de Santa Ysabel after the Queen of Portugal (Carrico 1977).

As the expedition neared what is now Sorrento Valley, Crespí described that the valley looked “to us to be nothing less than a cultivated cornfield or farm, on account of its mass of verdure” (Palou 1926, cited in Carrico 1977). On a small knoll next to the valley, the exploratory team saw a village containing six brush houses, and the team proceeded into the village after ascertaining that the natives were amorous (Carrico 1977). The village was named *Ystagua* or *Estagua*, after the Spanish explorers adapted the local name, but was also later called Ranchería de la Nuestra Señora de la Soledad in mission records (Merriam 1968, cited in Carrico 1977). After resting for a night at *Ystagua*, the exploration continued north, entering San Dieguito Valley, which was renamed San Jacome de la Marca by Crespí (Carrico 1977). Upon arriving, Portolá made camp near a large pool of fresh water, west of present day El Camino Real. The exploration party left San Dieguito on July 16, 1769, heading up a curving canyon across Rancho Santa Fe and north on El Camino Real to Escondido Creek (Carrico 1977). From Escondido Creek, the expedition moved north and west,

travelling to San Alejo (San Elijo), which was later renamed to Batiquitos, and then crossing Agua Hedionda Creek on July 17 (Carrico 1977).

The village of *Ystagua* is significant to the MMCPU project area as it represents the closest of the documented Iipai villages during the ethnohistoric period, and is located adjacent to the western boundary of the MMCPU project area. The village site was a large central village and home of the Captain (Kwaaypaay) band (Shipek 1976). From *Ystagua* the Kwaaypaay oversaw all use of Torrey Pines Bluff, adjacent beaches and the coastal lagoon, and several satellite villages from the coast inland to Poway. The Kwaaypaay maintained control of Torrey Pines, a unique regional resource, and the pines were maintained and protected from damage (Shipek 1976). *Ystagua* was an important center for trade and interaction throughout Southern California, and the Kwayyapaay maintained close relationships with the villages of *Pamo* and *Mesa Grande*, as well as coastal villages around San Diego, Mission Bay, and coastal locations within North San Diego County (Shipek 1976).

Following initial contact with the Spanish explorers, the inhabitants of *Ystagua* had repeated contact with the Spaniards over the next several years. The village was recorded in the mission records as Rancheria de la Nuestra Senora del la Soledad or Ranchera de Los Peñasquitos (Carrico and Day 1981). Between 1774 and 1800, Spanish priests baptized 142 individuals at the village, including 105 children, 27 women, and 10 men, although the exact records are incomplete as it was common practice for Spanish priests to baptize deceased individuals (Carrico and Day 1981). In 1775, 18 Kumeyaay villages joined together and stormed the Presidio and the Mission San Diego de Alcalá. *Ystagua* and many coastal villages did not participate against the Spaniards. Following the uprising, repeated contact with Spanish missionaries continued until 1800, at which time the last baptism was recorded at the village. Although other coastal villages continued to provide neophytes to the Mission, no additional converts came from *Ystagua*, suggesting the village may have been abandoned (Carrico and Day 1981).

During its heyday, the village of *Ystagua* was a socio-economic hub for Southern California indigenous peoples. Coastal access for inland groups and access to foothill and mountain environments for coastal traders was made possible through Peñasquitos Creek, along the northern boundary of the MMCPU project area. The drainage not only provided a preferential access route between coastal and inland communities but also ample natural resources for local inhabitants. As time passed, the same resources were eventually relied upon by the Spanish and, later, Mexican ranchers.

Following the relinquishment of Spanish territories to the newly established Mexican government in 1821, eastern Peñasquitos Creek became the new site for the Rancho de los Peñasquitos, now the present-day site of the Los Peñasquitos Ranch House (formerly known as the Johnson-Taylor Adobe), located outside of but immediately north of the MMCPU project area. The site presently consists of a historic structure which was constructed on top of a long-term Native American habitation site. The prehistoric site, originally recorded by R.H. Norwood in 1977, was explored by RECON in 1985 and was found to have been in regular use between 7800 BP to 1840 AD. The habitation site was located around a natural spring which was supplemented by the seasonal flow of Los Peñasquitos Creek (Smith and Kraft 2013).

The historic adobe was constructed later during the middle of the nineteenth century. During the Mexican Period, Captain Francisco Maria Ruiz was granted the Rancho de los Peñasquitos, a private rancho that encompassed nearly 8,500 acres (Pourade 1963, cited in Smith and Kraft 2013). Ruiz built the El Cuervo Adobe (formerly known as the Ruiz-Alvarado Adobe) near the convergence of Lopez Canyon and Los Peñasquitos Canyon, and later deeded the rancho to his friend Francisco Maria Alvarado, whose family occupied the dwelling. Later, around 1857, Alvarado's daughter married Captain George Alonzo Johnson, and both were given the title to Rancho de los Peñasquitos in 1862 (Smith and Kraft 2013). A small adobe structure was constructed directly south of the present-day location of the Native American occupation site.

In 1862, the El Cuervo Adobe (formerly known as the Johnson-Taylor Adobe or Johnson Adobe) was constructed. Several additional structures and outbuildings were added around the original adobe through 1868. The ranch was later sold to Jacob Taylor in 1885, who remodeled the ranch house and converted it to a house-hotel and stagecoach stop for a short while, servicing areas between the hotel and the Del Mar railroad station (Hector 1991b, cited in Smith and Kraft 2013). In 1913 the entire ranch burned down, however it was rebuilt and used as a bunkhouse up until 1940, when it was remodeled again to include updated lavatory and kitchen facilities (Hector 1991, cited in Smith and Kraft 2013).

Throughout the Mexican and early American periods, much of the MMCPU project area remained largely undeveloped. Mira Mesa earned its current name from one if its first American settlers E.W. Scripps, a newspaper publisher who purchased 400 acres in the area to construct Miramar Ranch (Schimitschek 2019). Mira Mesa, translated from Spanish, means "sea view" (Schimitschek 2019). It was not until the end of the Korean War that the MMCPU project area began to take on portions of its current form due to the influx of American military personnel. However, the United States military already had established several installations within the immediate vicinity of Mira Mesa starting in the early 20th century. Due to American involvement in World War I, America was in the midst of a major nationwide defense development. In May 1917, the United States government leased 8,000 acres on Linda Vista Mesa for Camp Kearney, named for General Stephen Watts Kearney who distinguished himself during the Mexican-American War (MCAS Miramar ICRMP 2011). The Camp (later renamed Camp Kearny) was designed to accommodate 40,000 men and encompassed 650 buildings including the base hospital complex, a warehouse district, and a remount station designed for the care of 10,000 cavalry horses and mules. In 1918, the first aviation exercise took place when an Army aircraft landed on the Camp's parade ground. The Camp was officially closed and dismantled only two years later (MCAS Miramar ICRMP 2011). In 1934, 19,000 acres of land were rented by the United States Marine Corps to form Camp Holcomb, after the then Commandant Major-General Thomas Holcomb. The Camp contained several semi-permanent buildings that would house two battalions of Marines and was located east of Camp Kearny. Camp Holcomb's design focused on use in artillery, anti-aircraft, and machine gun training (MCAS Miramar ICRMP 2011). The Camp existed into the early portion of World War II, but was subdivided in May 1941. In May 1941, approximately 19,000 acres, including land formerly belonging to Camp Holcomb, were acquired and designated as Camp Elliott, after Major-General George F. Elliott, the Corps tenth Commandant (MCAS Miramar ICRMP 2011). Construction began later that year, and U.S. Marines occupied the Camp in January 1941. Camp Elliott was a completely new military base, containing buildings constructed on temporary standards, and was designed to serve 14,800 men. By 1943, numerous canvas tents had been erected to expand service to an additional 8,000 Marines. Additional land was also acquired, and Camp Elliott expanded to nearly 26,000 acres. In 1944, all Marine training was transferred to Camp Pendleton, and the United States Navy took control of the base for the remainder of World War II, using it as a training and distribution facility until 1946 (MCAS Miramar ICRMP 2011). Following the end of World War II, the Camp Elliott property was used as temporary facilities including use for the headquarters of the National Guard 251st Group as well as a detention camp for illegal immigrants. The start of the Korean War on June 25, 1950, saw Camp Elliott reactivated for use as an auxiliary training center, serving additional recruits from Naval Training Center San Diego (MCAS Miramar ICRMP 2011).

In 1958 the MMCPU project area was annexed to the City of San Diego along with Del Mar Heights and a portion of MCAS Miramar (previously the Naval Air Station Miramar). Through 1969, the population of Mira Mesa remained small, and little residential and community growth occurred. San Diego neighborhoods, including Mira Mesa, experienced a severe population boom starting in 1969, with Mira Mesa itself expanding its residential infrastructure so quickly that many necessary commercial services, such as grocery stores, were not included in the initial community's planning (Schimitschek 2019). As the population boom continued through the 1970s, Mira Mesa continued to expand, turning into San Diego's largest suburb.

3. METHODS

Methods used to assess the cultural resources sensitivity of the MMCPU project area include record searches from local repositories and archival research. No archaeological field survey was conducted for this study.

3.1 RECORD SEARCHES

Red Tail conducted a record search of the CHRIS held by the SCIC for the MMCPU project area and a one-quarter mile record search radius on October 1, 2019, for any updates and additional information. The record search included all previously conducted cultural resource studies, previously recorded cultural resources and historic addresses and a review of the state Office of Historic Preservation (OHP) historic properties directory (Appendix B).

A record search of the SLF held by the NAHC was requested on October 1, 2019. The NAHC responded on October 17, 2019 that the results were negative and provide a list of 19 tribal organizations and individuals to contact for additional information. Red Tail sent information request letters to the 19 tribal organizations and individuals on October 18, 2019. All correspondence pertaining to the NAHC is included in Appendix C.

A record search of the archaeological records held by the SDMM for the MMCPU Project area and a one-quarter mile record search radius was conducted on October 17, 2019 (Appendix D).

3.2 ARCHIVAL RESEARCH

Historic aerial photographs and maps, provided by historicaerials.com and USGS Historical Topographic Map Explorer, of the MMCPU project area were examined. In addition, Red Tail conducted a search of the General Land Office (GLO) maps and records provided by the Bureau of Land Management (BLM) including land patents, survey plats and field notes, land status records and other historic documents.

4. RESULTS

4.1 ARCHIVAL RESEARCH RESULTS

SCIC Record Search Results

The SCIC record search results indicate a total of 326 cultural resources studies have been completed within the MMCPU project area and one-quarter mile search radius (Table 1). Two hundred six of the previously conducted studies have intersected the MMCPU project area and 76.1% of the MMCPU project area has been previously evaluated for cultural resources.

Table 1. Previously Conducted Studies within 0.25-Mi. of the MMCPU Project Area

Report Number	Year	Authors	Report Title	Relation to the MMCPU
SD-00012	1979	Multi Systems Associates, Inc	Sorrento Valley Industrial Park Unit 8	Outside
SD-00057	1979	Adams, Therese E. and Charles S. Bull	A Report of the Mira Mesa Boulevard Cultural Resource Survey.	Intersects
SD-00069	1980	Apple, Stephen A. and Keith R. Olmo	Cultural Resources of Sorrento Corporate Park	Intersects
SD-00110	1978	Archaeological Systems Management	An Archaeological of Abram's Valle Mar Development in Mira Mesa.	Intersects
SD-00210	1985	Cardenas, Sean D. and Mary Robbins Wade	Cultural Resource Inventory and Significance Assessment: Eastgate Industrial Center.	Intersects
SD-00230	1977	Carrico, Richard	Archaeological Study of the Commercial Proposed Sorrento Valley R&D Complex.	Outside
SD-00279	1978	Carrico, Richard	Archaeological Study of the Proposed Wong Sorrento Industrial Buildings San Diego	Outside
SD-00283	1978	Carrico, Richard	Archaeological Study of the Roselle Street/Shell Oil Project.	Outside
SD-00292	1977	Carrico, Richard	Archaeological Study of the Sorrento Valley Road Pipeline Project.	Intersects
SD-00308	1980	Carrico, Richard and Keith Roades	Archaeological Survey of Miramar Auto Center Project.	Outside
SD-00328	1975	Carrico, Richard L.	Rimbach Property Archaeology Report	Outside
SD-00344	1979	Carrico, Richard and Richard Eckhardt	Archaeological Study of the Proposed Gaines Sorrento Industrial Park San Diego, California.	Intersects
SD-00380	1978	Carrico, Richard	Archaeological/Historic Survey of the Scripps Mesa Verde Project	Outside
SD-00419	1982	Carrico, Richard	Appendix E Archaeological and Historical Survey Report Sorrento Hills Community Plan.	Outside
SD-00425	1980	Carrico, Richard L. and Keith D. Rhodes	Archaeological Survey of the Ridge.	Intersects
SD-00453	1981	Corum, Joyce M.	Archaeological Survey Report for a Proposed HOV Lane Project on Interstate 15 (11-SD-15 P.M. R11.4-M19.9) 11206-189560 11206-189540 11208-189550.	Intersects
SD-00468	1977	Corum, Joyce M.	An Archaeological Survey Report for a Portion of Interstate 15 and the Proposed Miramar Road Interchange (11-SD-15, P.M. R13.6-M14.7) 11206-152311.	Intersects
SD-00485	1979	Chace, Paul G.	An Archaeological Survey of McKellar Industrial Park City of San Diego.	Intersects
SD-00488	1978	Chace, Paul G.	An Archaeological Survey of Sant Fe Industrial Park and Adjoining Property, City of San Diego.	Intersects
SD-00505	1978	Chace, Paul G.	An Archaeological Survey of the Kendall-Miramar Business Park, City of San Diego (EQD No. 78-02-16).	Intersects
SD-00511	1974	Cupples, Sue Ann	An Archaeological Survey Report of Project: 11-SD-80515 P.M. 28.3-28.9 130.4-36.3	Intersects
SD-00526	1976	Cupples, Sue Ann	Archaeological Survey Report for a Proposed Interchange at Carroll Canyon Road and Interstate 15 11-SD-15 P.M. R13.8/14.4	Intersects
SD-00539	1976	Cupples, Sue Ann	An Archaeological Survey Report for a Park and Ride Lot at 11-SD-15 p.m. 15.8	Outside
SD-00565	1981	Carrillo, Charles and Karen Crotteau	Archaeological Survey of Several Highway Route Alternatives in Kearny Mesa, San Diego, California	Intersects
SD-00601	1978	Eckhardt, Leslie C.	Archaeological/Historical Survey of the Hobbs Mira Mesa Project	Intersects
SD-00644	1980	Flower, Douglas, Linda Roth, and Darcy Ike	Archaeological Investigation at Scripps Western San Diego, California	Outside
SD-00648	1977	Carrico, Richard	Archaeological Study of the Norwich-Kaiser-Dentt Industrial Lot	Outside
SD-00652	1975	Carrico, Richard	Archaeological and Historical Survey of the Higgins-Sorrento Valley Project (EQD No. 75-06-31P)	Outside
SD-00680	1986	Hector, Susan and Sue Wade	Excavation of a Portion of SDi-4513 the Rimbach Site City of San Diego, California.	Intersects

Report Number	Year	Authors	Report Title	Relation to the MMCPU
SD-00682	1986	Hector, Susan	Archaeological Investigations at SDM-W-1440/SDI-5198 a Special Use Site on Mira Mesa San Diego California.	Outside
SD-00683	1984	Hector, Susan	Regional Archaeology Papers Number 1: Excavation and Analysis of the Historic and Prehistoric Components of Archaeological Site SDM-W-1439A.	Intersects
SD-00735	1975	Kaldenberg, Russell L.	An Archaeological Impact Report on the Mira Mesa Community Park and Recreation Center	Intersects
SD-00750	1980	Carrico, Richard L. and Clifford V. F. Taylor	Phase I Test Excavations of Portions of SDI-5443 Situated on Hallmark Circuits, Inc. Property ***REPORT MISSING***	Intersects
SD-00809	1985	Laylander, Don	Archaeological Survey Report for Proposed Widening and Ramp Construction Route I-5/Carmel Valley Road San Diego County.	Outside
SD-00852	1989	Kyle, Carolyn, Dennis Gallegos, and Richard Carrilo	Village of *Ystagua* (Rimbach SDi-4513) Testing, Significance, and Management	Outside
SD-00958	1988	Kyle, Carolyn, Dennis Gallegos, and Richard Carrico	Cultural Resource Survey and Test for the Allred-Collins Industrial Park	Intersects
SD-01015	1987	Gallegos, Dennis, Andrew Pigniolo, and Richard Carrico	Cultural Resource Survey of the Leeds Parcel, San Diego, California	Intersects
SD-01040	1987	Gallegos, Dennis R., Carolyn Kyle, and Richard Carrico	Cultural Resource Survey and Testing of SDi-5380 for the Shappel-Mesa Del Sol Project	Intersects
SD-01119	1985	Hector, Susan M.	Excavations at SDI-4609 a Portion of the Village of *Ystagua* Sorrento Valley, California	Outside
SD-01135	1973	Loughlin, Barbara A.	An Archaeological Impact Statement for California State Highways Project 11-SD-163, 8.5-10.0.	Outside
SD-01180	1987	Hector, Susan	Archaeological Monitoring on Sorrento Valley Road.	Intersects
SD-01251	1980	Johnson, Melissa J.	Archaeological Survey Report for Proposed Mitigation Parcel Easements City of San Diego SD 015, R12.0/14.8 SD163, 10.4/11.8 (11825 11206 048191).	Intersects
SD-01295	1978	Norwood, Richard H.	The Cultural Resources of Peñasquitos East	Intersects
SD-01304	1978	Norwood, Richard H.	An Archaeological Survey for Carroll Ridge Subdivision.	Intersects
SD-01305	1977	Norwood, Richard H.	The Archaeological Resources of Mira Mesa Sports Village.	Intersects
SD-01316	1982	McCoy, Lesley C. and Alex N. Kirkish	Cultural Resources Data Recovery Program for the 230KV Transmission Line Rights-of-Way from San Onofre Nuclear Generating Station to Black Star Canyon and Santiago Substation and to Encina and Mission Valley Substations Vols. I & II	Intersects
SD-01331	1989	Pigniolo, Andrew	Cultural Resource Survey and Evaluation of the Mira Mesa East and Otay Mesa South Alternatives for Navy Family Housing, San Diego County, California.	Intersects
SD-01334	1986	Pigniolo, Andrew, Dennis Gallegos, and Richard Carrico	Cultural Resource Survey for Miramar Naval Air Station, Proposed Brig.	Outside
SD-01341	1981	Polan, H. Keith	Parcel "D": an Archaeological Assessment.	Intersects
SD-01397	1979	Eidsness, Janet, Douglas Flower, Darcy Ike, and Linda Roth	Archaeological Investigation of the Sorrento Valley Road Pipeline Project Limited Linear Test, City of San Diego SDM-W-654	Outside
SD-01503	1987	Van Wormer, Stephen	Historic Architectural Study of the Meanley Residence, Scripps Ranch	Intersects
SD-01535	1978	Sutton, Mark Q. and Paul G. Chace	An Archaeological Survey of the Rancho Sorrento Property, City of San Diego	Outside
SD-01625	1977	WESTEC Services, Inc.	Cultural Resources of the West Mira Mesa Planning Area	Intersects
SD-01666	1986	Wade, Sue A.	Gonzales Canyon Sewer Line	Outside
SD-01681	1980	Smith, Brian F.	Archaeological Excavations at Site SDM-W-2666, Mesa del Sol Project Mira Mesa, California	Intersects
SD-01724	1984	RBR & Associates, Inc.	Biological Resources Report and Resource Rehabilitation Plan Chicarita Creek Trunk Sewer Extension	Outside
SD-01765	1981	Moriarty, James Robert III and H. Keith Polan	An Archaeological Reconnaissance of the Proposed Widening of Pomerado Road Between Interstate 15 and Scripps Ranch Boulevard	Outside
SD-01786	1979	Scientific Resource Surveys, Inc.	Archaeological Survey Report on the "Scripps Westview" Property Located in the Mira Mesa Area of the County of San Diego	Outside
SD-01794	1987	Schaefer, Jerry and Michael C. Elling	An Assessment of Cultural Resources in Los Peñasquitos Canyon Reserve San Diego, California	Intersects
SD-01795	1981	RECON-Regional Environmental Consultants	Archaeological and Biological Survey Reports for the San Andres Project County of San Diego	Intersects
SD-01851	1989	Hector, Susan	Cultural Resources Survey of the San Diego Commuter Rail Project	Intersects

Report Number	Year	Authors	Report Title	Relation to the MMCPU
SD-01852	1989	Hector, Susan and McMillian Davis	Cultural Resources Survey of the Lusk-Lopez Ridge Property San Diego, California	Intersects
SD-01864	1987	Hector, Susan	Archaeological Investigations on the Calle Cristobal Assessment District and Genstar Assessment District Parcel 16 City of San Diego	Intersects
SD-01876	1986	Hector, Susan and Stephen Van Wormer	Broken Fragments of Past Lifeways: Archaeological Excavations at Los Peñasquitos Ranch House Resource Area, San Diego (Phases I,II, & III)	Intersects
SD-01952	1990	Smith, Brian F.	Phase I Constraints Analysis Results of an Initial Cultural Resources Survey of the Nobel Drive/I-805 Interchange and Extension Project	Outside
SD-02058	1980	City of San Diego	Draft Environmental Impact Report Treetop Mission Gorge	Outside
SD-02059	1980	City of San Diego	Draft Environmental Impact Report Sorrento Corporate Park	Intersects
SD-02068	1982	City of San Diego	Sorrento II & III Land Development Permit	Intersects
SD-02071	1984	County of San Diego Department of Public Works	Draft Program Environmental Impact Report for Los Peñasquitos Ranch House Restoration and East Canyon Development	Outside
SD-02316	1991	Smith, Brian F.	The Results of Archaeological Study for the SDG&E Peñasquitos-Genesee 69 KV Transmission Line Project, City Of San Diego	Outside
SD-02345	1991	Smith, Brian F.	Results of an Archaeological Study for the Genesee Avenue I-5 Interchange Project	Outside
SD-02388	1991	Smith, Brian F.	An Archaeological Survey Report for the Proposed Nobel Drive / I-805 Inter-Change and Extension Project	Outside
SD-02580	1993	Gallegos, Dennis and Ivan Strudwick	Survey and Test Report for the Rancho Peñasquitos Pipeline (P5e11) County Water Authority County San Diego	Intersects
SD-02628	1990	Carrico, Richard, Joyce Clevenger, Anne Cooper, and Dennis Gallegos	Historic Properties Inventory Report for The Mission Valley Water Reclamation Project, San Diego California	Outside
SD-02639	1990	Cheever, Dayle	Cultural Resources Survey of the Pipefitters Property in Mira Mesa	Intersects
SD-02663	1990	Smith, Brian F.	Environmental Assessment for Archaeological Resources of the NAS Miramar Terminal Radar Approach Control Facility San Diego	Outside
SD-02697	1990	Gross, Timothy and Mary Robbins-Wade	Cultural Resource Survey and Assessment for the Sorrento Valley Road Realignment and Utility Improvements, San Diego, California	Intersects
SD-02699	1992	Carrico, Richard And Et Al	Phase 1 Historic Properties Inventory of the Mid-Coast Corridor Transportation Alternatives, San Diego, California	Outside
SD-02776	1993	City of San Diego	Draft Environmental Report on Monarch Pointe No. 87-1038 Mira Mesa, San Diego County California	Outside
SD-02839	1989	Collett, Russell O. and Sue A. Wade	Cultural Resources Survey of the El Camino Memorial Park Property	Intersects
SD-02887	1994	City of San Diego	Draft Environmental Impact Report: Treena Mesa Planned Industrial Development	Outside
SD-02890	1993	Wade. Sue A. and Russell Collett	Cultural Resource Survey of the El Camino Memorial Park Property in San Diego, California.	Intersects
SD-02909	1993	SRS and Nancy Whitney-Desautels	Cultural Resource Survey and Test Excavation, 200+ Acre Scripps Gateway Property, City of San Diego, California	Intersects
SD-02916	1990	Peak & Associates, Inc	Cultural Resources Assessment of AT&T's Proposed San Bernardino to San Diego Fiber Optic Cable, San Bernardino, Riverside and San Diego Counties, California	Intersects
SD-02917	1979	Connors, Deborah T. and Charles Bull	An Archaeological Reconnaissance Survey of Miramar Ranch North	Outside
SD-02962	1994	Carrico, Richard L.	Cultural Resources Technical Report for Penasquitos Trunk Sewer Relief Project, City of San Diego, California	Intersects
SD-03043	1996	Schroth, Adella, Roxana Phillips, and Dennis Gallegos	Historical/Archaeological Survey Report for Subarea V Future Urbanizing Area, San Diego, California	Outside
SD-03045	2004	Lohstroh, Stephanie	Historical Resources Survey and Report for the Los Penasquitos North Wetland Creation Project - Revised	Outside
SD-03237	1994	Monserrate, Lawrence C.	Penasquitos Relief Truck Sewer City Council Approval	Intersects
SD-03248	1996	Cheever, Dayle	Cultural Resource Survey and Significance Assessment for a Portion of CA-SDI-12405h, Carmel Valley Precise Plan Area	Outside
SD-03340	1998	Schaefer, Jerry	Hazard Corporate Center Archaeological Study	Outside
SD-03349	1998	City of San Diego	Proposed Mitigated Negative Declaration for Eastgate Acres: Vesting Tentative Parcel Map/Rezone/Planned Industrial Development Permit/Resource Protection Ordinance	Outside
SD-03350	1997	Kirkish, Alex N. and Brian F. Smith	Archaeological Survey of the Eastgate Acres Project	Outside

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SD-03365	1989	Whitney-Desaultes, Nancy A.	Cultural Resource Investigation Wuest Property Miramar Ranch North City of San Diego San Diego County, California	Intersects
SD-03421	1997	Cook, John	Cultural Resource Report for the Mira Mesa Market Center Project	Intersects
SD-03428	1998	City of San Diego	Draft EIR for Scripps Gateway	Outside
SD-03454	1998	City of San Diego	Draft EIR for the Mira Mesa Market Center	Intersects
SD-03589	1999	Harris, Nina M., Tracy Stropes, and Dennis R. Gallegos	Cultural Resource Monitoring Report for the Village of Ystagua Water Main Break City of San Diego, California	Outside
SD-03674	1999	Pigniolo, Andrew R. and Michael Baksh	Cultural Resources Inventory of Los Penasquitos Canyon Revegetation Project, City of San Diego, California	Intersects
SD-03683	1999	Alter, Ruth	Results of The Historic Building Assessment for 1128 Oliver Avenue, San Diego, California	Intersects
SD-03720	1996	Schroth, Adella B, Dennis R. Gallegos, Peti Mchenry, and Nina Harris	Historical/Archaeological Survey Report for the Water Repurification Pipeline and Advanced Water Treatment Facility, City of San Diego, California	Intersects
SD-03787	2000	Pierson, Larry J	An Archaeological Survey of the Vista Sorrento Parkway Project, San Diego, California	Intersects
SD-03896	2000	Curt Duke	Cultural Resource Assessment for Pacific Bell Wireless Facility SD 392-03, County of San Diego, California	Intersects
SD-03944	1996	Gallegos, Dennis, Petei Mchenry, Michael Caldwell, Nina Harris, and Jenn Perry	Historical/Archaeological Survey Report for Subarea V Future Urbanizing Area San Diego, California	Outside
SD-04222	1979	Polan, Keith	Archaeology Report Proposed Mitralani Park	Intersects
SD-04241	1978	Archaeological Systems Management, Inc.	An Archaeological Reconnaissance of Abram's Valle Mar Development in Mira Mesa	Intersects
SD-04297	1978	Eckhardt, Lesley C.	Archaeological/ Historical Survey of the Aero World Theme Park	Intersects
SD-04322	1986	Westec Services, Inc. and Carolyn Kyle	Cultural Resource Testing Program for SDI-12(W-662) Loci L, M, N, &P Penasquitos Creek	Outside
SD-04331	1987	Westec	Cultural Resources Survey & Testing of SDI-5380 for the Shappel Mesa Del Sol Project	Intersects
SD-04345	1977	Moriarty, Robert James III	Archaeological Survey of Mira Mesa Industrial Park Soledad Canyon Area City of San Diego, Ca	Intersects
SD-04349	1986	Pigniolo, Andrew and Dennis Glalegos and Richard Carrico	Cultural Resource Survey for Miramar Naval Air Station Proposed Brig	Outside
SD-04355	1987	Cheever, Dayle	Cheever, Dayle	Intersects
SD-04378	2002	City of San Diego	Proposed Mitigated Negative Declaration Fenton-Carroll Canyon Off Site Mitigation	Outside
SD-04398	1995	Kyle, Carolyn	North Torrey Pines Bridge over Los Penasquitos Creek	Intersects
SD-04480	1987	Rosen, Martin	2nd Supplemental Historic Property Survey - 11-SD-5, P.M. R29.51	Intersects
SD-04595	2002	Kyle, Carolyn E.	Cultural Resource Survey for the Fenton-Carroll Canyon Off-Site Mitigation Project City of San Diego, California	Outside
SD-04628	1979	PRC Toups Corporation	Environmental Impact Report Scripps Westview	Outside
SD-04697	2000	Shepard, Richard S. and Roger D. Mason	Cultural Resources Records Search & Survey Report for the Sunset Pointe Property Las Peñasquitos Area, San Diego County, California	Intersects
SD-04715	1992	City of San Diego	Appendices to the Draft Environmental Impact Report for the Los Peñasquitos Canyon Preserve Master Plan	Intersects
SD-04819	1999	Carrico, Richard	Historical Overview to Land Use and Development within the Camp Elliott Area	Intersects
SD-04911	1985	Laylander, Don	Archaeological Survey Report for Proposed Widening & Ramp Construction Route I-5/ Carmel Valley Road San Diego County	Outside
SD-04928	1999	Cheever, Dayle	Results of a Phase I Cultural Resource Survey of 8606 Miramar Road	Intersects
SD-04948	1979	Recon	EIR for Carroll Canyon Materials Extraction Cud	Intersects
SD-04974	1979	Recon	EIR for Peñasquitos Park View Estates Units 1&2	Outside
SD-04975	1979	Recon	EIR for Peñasquitos Park View Estates Unit No. 3	Outside
SD-04976	1979	Recon	EIR for Peñasquitos Park View Estates Unit No. 4	Intersects
SD-04979	1980	Recon	Environmental Impact Analysis for Peñasquitos Park View Estates Units 6 & 7	Outside
SD-05006	2001	Bowden-Renna, Cheryl and Rebecca Mccorkle-Apple	Cultural Resources Survey for the Rancho Bernardo Pipeline 2 and Black Mountain Ranch Reclaimed Water Pipeline Project, San Diego County, California	Outside
SD-05040	1985	Caltrans	Historic Property Survey 11-SD-5 R30.0-R34.1	Outside
SD-05047	1981	Caltrans	Archaeological Survey Report for a Proposed HOV Lane Project on Interstate 15	Intersects

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SD-05076	2000	Cleland, James H.	Historical Resources Inventory for the Miramar Distribution System Improvements San Diego, California	Outside
SD-05159	1998	Recon and Jo Anne D. Gilmer	Letter Report: Cultural Resource Survey of the Tierra Alta Subdivision and Rezone, Planned Residential Development Permit, Resource Protection Ordinance Permit, Coastal Development Permit, No. 98-0792	Intersects
SD-05193	1997	Cook, John	Cultural Resources Survey of the Proposed Mercy Road Homes Project	Intersects
SD-05226	1996	Piginolo, Andrew	Archaeological Resource Evaluation Report: State Route 56: Between Coast & Foothill, City of San Diego, Ca	Intersects
SD-05234	1997	Kirkish, Alex and Brian F. Smith	An Archaeological Survey of The Eastgate Acres Project (LDR No. 96-7756)	Outside
SD-05251	1979	Westec Services	Environmental Data Statement San Onofre to Encina 230 KV Transmission Line Addendum No. 3	Intersects
SD-05297	1988	Carrico, Richard	Data Recovery Program for a Portion of Pump Station 64 Force Main Improvement within the Southwestern Portion of SDI-4609, the Village of Ystagua, Sorrento Valley, Draft Final Report	Outside
SD-05298		Carrico, Richard and Clifford V. F. Taylor	Phase I Test Excavations of Portions of SDI-5443 Situated on Hallmark Circuits, Inc. Property	Outside
SD-05299	1975	Westec	Rimbach Property Archaeology Report	Intersects
SD-05320	2001	Pigniolo, Andrew and Stephanie Murray	Letter Report: Los Peñasquitos Canyon Revegetation Monitoring Report	Intersects
SD-05397	1998	Gilmer, Jo Anne	Cultural Resource Survey of the Tierra Alta Subdivision and Rezone, Planned Residential Development Permit, Resource Protection Ordinance Permit, Coastal Development Permit, No. 98-0792	Intersects
SD-05446	1978	Fulmer, Scott	Archaeological Survey and Report Eastgate Mall/Miramar Road Industrial Park	Outside
SD-05569	2002	Duke, Curt	AT&T Wireless Services Facility No. 10005 A-01	Outside
SD-05643	1993	City of San Diego	DEIR of Subarea V Plan in the North City Future Urbanizing Area	Intersects
SD-05739	1996	Monserrate, Lawrence	Draft EIR Subarea V Del Mar Mesa Specific Plan in the North City Future Urbanizing Area	Outside
SD-05742	1992	City of San Diego	DEIR for Carroll Canyon Community Plan Amendment	Intersects
SD-05746	1994	City of San Diego	DEIR for Treena Mesa Planned Industrial Development	Outside
SD-05865	1978	Bull, Charles S.	Letter Report: Archaeological Resources on a Parcel on Roselle Street, Sorrento Valley	Outside
SD-06039	1989	Scientific Resource Surveys, Inc	Cultural Resource Investigation Wuest Property Miramar Ranch North City of San Diego San Diego County California	Intersects
SD-06040	2001	Wade, Sue	3880 Quarter Mile Drive: Archaeological Information	Outside
SD-06066	2001	City of San Diego	EIR For Noah City Water-Reclamation System Project	Intersects
SD-06198	1986	Laylander, Don	First Supplemental Historic Property Survey 11-SD-5 P.M.R30.0-R34.5 11222-030100	Intersects
SD-06272	1998	Schaefer, Jerry Phd	Canyon Creek Industrial Park Cultural Resources Study	Intersects
SD-06275	1998	Schaefer, Jerry Phd.	Cultural Resource Survey Report for the Malibu Raceway Site	Intersects
SD-06405	1995	City of San Diego	DEIR for Corporate Research Park	Intersects
SD-06452	1990	Rosen, Martin	Historic Property Survey State Route 56	Intersects
SD-06522	1999	Kyle, Carolyn	Cultural Resource Survey for the Carroll Business Park Project San Diego, California	Intersects
SD-06574	1991	Rosen, Martin	Negative Archaeological Survey New State Route 56	Intersects
SD-06646	1982	Hector, Susan	Archaeological Survey of Parcel 340-081-8 Sorrento Valley, San Diego	Outside
SD-06716	1978	Bull, Charles S.	An Archaeology Assessment of Lusk Industrial Park	Intersects
SD-06725	1992	City of San Diego	Master EIR North City Future Urbanizing Area	Outside
SD-06877	1995	Widell, Cherilyn	NAS Miramar Realignment--Historic Resources	Intersects
SD-07085	1998	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration-Hazard Corporate Center	Outside
SD-07106	1975	County of San Diego	Rancho Peñasquitos Overview	Outside
SD-07151	1996	City of San Diego	Public Notice of Draft EIR Subarea V Del Mar Mesa Specific Plan in the North City Future Urbanizing Area	Intersects
SD-07215	1999	City of San Diego	Public Notice of Proposed Mitigated Negative Declaration Westmore Road Improvements, Carroll School Park	Intersects
SD-07312	1988	Laylander, Don	Results of a Data Recovery Program for Corral Canyon Prehistoric Archaeological District, San Diego County, California	Intersects
SD-07378	1998	Smith, Brian F.	An Archaeological Survey of the Vista Sorrento Parkway Project	Intersects
SD-07404	1987	Cheever, Dayle, Richard Carrico, and Dennis Gallegos	Cultural Resources Survey for the Pardee-Westview Project and the Proposed Samoa Avenue Road Improvement Corridor, San Diego, California	Intersects
SD-07419	2002	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration Olsen Industrial Lot	Outside
SD-07420	2000	Smith, Brian F.	An Archaeological Survey for the Olsen Industrial Lot Project, 9905 Olsen Drive, San Diego, California	Outside

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SD-07469	2002	Duke, Curt	Cultural Resource Assessment AT&T Wireless Services Facility No. 10090a San Diego County, California	Intersects
SD-07584	2000	Harper, Christopher and Roman Beck	Phase I Cultural Resources Survey and Assessment: Mira Sorrento Place (Connector Road) between Scranton Road and Vista Sorrento Parkway San Diego, California	Intersects
SD-07656	1979	Keith Olmo	Archaeological Survey and Report: Sorrento Corporate Park	Intersects
SD-07702	2000	Brian F. Smith	An Archaeological Survey of the Olson Industrial Lot Project	Outside
SD-07733	1982	Westec	Sorrento Hills Community Plan Draft EIR	Outside
SD-07816	2002	Curt Duke	AT&T Wireless Services Facility No. 10017a	Intersects
SD-07817	2002	Curt Duke	AT&T Wireless Services Facility No. 10015a	Intersects
SD-07842	2002	Nighabhlain, Sinead	Significance Evaluation of the Del Mar Bluffs Spillway (P-37-024195)	Outside
SD-07854	2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. SD 652-02, San Diego, Ca	Intersects
SD-07855	2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. SD 653-01 San Diego, Ca	Intersects
SD-07866	1978	Carrico, Richard	Archaeological/Historical Survey of the Scripps Mesa Vista Project	Outside
SD-07870	2002	Duke, Curt	Cultural Resource Assessment AT&T Wireless Services Facility No. 10009a San Diego County, California	Intersects
SD-07993	2000	Nighabhlain, Sinead	Los Peñasquitos Canyon Preserve Restoration Program, Cultural Resource Survey	Outside
SD-08004	1991	Rosen, Martin	Negative Archaeological Survey Report-Second Addendum Route 11-Sd-56	Intersects
SD-08144	2002	Kyle, Carolyn E.	Letter Report Cultural Resource Monitoring for the Mohnike Adobe Project	Outside
SD-08149	2003	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. SD 962-01 City and County of San Diego, California	Intersects
SD-08202	2002	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration; Sorrento Valley Trunk Sewer and Pump Station 89	Outside
SD-08267	2002	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration for Olson Industrial Lot	Outside
SD-08353	2003	City of San Diego	Public Notice of a Proposed Mitigated Negative Declaration for El Cuervo Norte Offsite Mitigation & Access Road	Outside
SD-08404	1999	Cook, John	Cultural Resource Survey and Evaluation of the Pipefitters Property	Intersects
SD-08405	2000	Shepard, Richard S.	Cultural Resources Records Search and Survey Report for the Sunset Pointe Property, Los Peñasquitos Area, San Diego County, California	Intersects
SD-08524	1992	Kyle, Carolyn and Dennis R. Gallegos	Cultural Resource Survey Report, Carroll Mesa Project, San Diego, CA Dep #91-0602	Intersects
SD-08529	2000	Mason, Roger D., Mark L. Peterson, and Robert O. Gibson	Results of Extended Test Program and Data Recovery Program for Pacific Highlands Ranch Archaeological Sites	Intersects
SD-08535	1983	Fink, Gary	The Cultural Resources of Los Peñasquitos Regional Park, San Diego, California	Intersects
SD-08706	1980	Flower, Douglas, Darcy Ike, and Linda Roth	Archaeological Investigation at Scripps Westview, San Diego, California, SDI-7091-3	Outside
SD-08796	2001	Cooley, Theodore G.	Report of Cultural Resources Surveys for 17 Geotechnical Investigation Locations for the Proposed San Vicente Pipeline Tunnel Project (Route 16b) in Southwestern San Diego County, California	Intersects
SD-08852	1990	Wade, Sue A., Stephen R. Van Wormer, and Dayle M. Cheever	Historic Properties Inventory for North City Water Reclamation Facilities Clean Water Program for Greater San Diego, San Diego, California	Intersects
SD-08957	1993	Brian F. Mooney Associates	Draft: Historic Properties Background Study for the City of San Diego Clean Water Program	Intersects
SD-08981	2004	Underwood, Jackson and Cheryl Bowden-Renna	Archaeological Survey for Replacement of Jet Fuel Usts and Distribution System, MCAS Miramar San Diego County, California	Intersects
SD-08984	2001	Ni Ghabhlain, Sinead	Camino Ruiz Park Cultural Resource Survey	Intersects
SD-08986	2004	Helix Environmental Planning, Inc.	Draft Environmental Impact Report for Camino Ruiz Neighborhood Park	Intersects
SD-09040	2002	Kyle, Carolyn	Cultural Resources Assessment for Cingular Wireless Facility SD844-01, San Diego County, California	Intersects
SD-09054	2004	Kyle, Carolyn	Cultural Resource Monitoring for the Canyonside Reclaimed Water Pump Station Project City of San Diego, California	Outside
SD-09066	2002	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SD692-02, City of San Diego, San Diego County, California	Intersects
SD-09099	2001	Kyle, Carolyn	Cultural Resource Survey for the Biostruct Research and Development Project; City of San Diego, California	Intersects
SD-09111	2004	Kyle, Carolyn	Cultural Resources Survey for the San Diego Miramar College Library/Learning Resource Center Project City of San Diego. California	Intersects

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SD-09128	1991	Gallegos, Dennis and Carolyn Kyle	Cultural Resource Survey Report Carroll Canyon Project San Diego, California	Intersects
SD-09156	2004	Mcginnis, Patrick and Michael Baksh	Cultural Resources Survey of the Los Peñasquitos Watershed Sedimentation Basin Project, City of San Diego, California	Outside
SD-09206	2004	Kyle, Carolyn	Cultural Resource Assessment for Cingular Wireless Facility SD-213-02, 7081 Consolidated Way, City of San Diego, California	Intersects
SD-09230	2004	Giacomini, Barb and Chase Caudell	Post-Fire Archaeological Survey of 9635 Acres on Marine Corps Air Station Miramar, San Diego, California	Outside
SD-09342	2002	Harper, Christopher and Roman F. Beck	Phase I Cultural Resources Survey and Assessment: Sorrento-Miramar Curve Realignment and Second Main Track Project San Diego County, California	Intersects
SD-09381	2003	Robbins-Wade, Mary	National Register Evaluation of CA-SDI-9127h, Recreation Vehicle Campground (P-045), Marine Corps Air Station, Miramar, San Diego, California	Intersects
SD-09397	2004	Hector, Susan M., Sinead Ni Ghabhlain, Mark S. Becker, and Ken Moslak	Archaeological Site Evaluations in Support for Marine Corps Air Station Miramar, San Diego County, California	Intersects
SD-09516	2005	Caterino, David	The Cemeteries and Gravestones of San Diego County: An Archaeological Study	Intersects
SD-09634	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD392-04, San Diego, California	Intersects
SD-09649	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD519-01, San Diego, California	Outside
SD-09653	2001	Kyle, Carolyn	Cultural Resource Assessment/Evaluation for Cingular Wireless Site SD620-02, San Diego, California	Outside
SD-09898	2005	Andrew Pigniolo	Archaeological Testing and Evaluation at CA-SDI-2723 (SDM-W-265) for the Proposed Carroll Canyon Road Extension Project, City of San Diego, California (EA11-955976 L, Project Number 16138)	Intersects
SD-10139	2006	Case, Robert and K. Ross Way	Cultural resources monitoring report for the Olson Industrial Park Project (LDR No. 40-0495), University Area, San Diego, California	Outside
SD-10551	2006	Arrington, Cindy	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	Intersects
SD-10701	1991	Cheever, Dayle M., David Hanna, and Mcmillan Davis	A Cultural Resources Survey of the Pomerado Extension Trunk Sewer Phase Ii	Outside
SD-10704	1981	Flower, Douglas and Linda Roth	NAS Miramar, Initial Cultural Resources Study Archaeology/History/Architecture	Intersects
SD-10885	2007	Mattingly, Scott A.	Archaeological and Geospatial Investigations of Fire-Altered Rock Features at Torrey Pines State Reserve, San Diego, California	Intersects
SD-10923		Tanner, Don and Marty Stott	A Study of the Santa Maria de Los Peñasquitos Rancho	Intersects
SD-11010		Various	Mohnike Adobe, 12115 Black Mountain Road, San Diego, California 92126	Intersects
SD-11146	2007	Hector, Susan	Los Peñasquitos Canyon Long-Term Access Project Archaeological Resources Inventory	Intersects
SD-11287		Various	Sorrento Valley Site, 10415 Sorrento Valley Road, San Diego, California	Outside
SD-11414	2007	Robbins-Wade, Mary	Archaeological Survey Report, I-5 / Genesee Avenue Interchange Project, San Diego, California	Outside
SD-11425	2007	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search Results for T-Mobile Facility Candidate SD07071a (Hydra Pole), Southwest Corner of Hydra Lane and Camino Ruiz, San Diego, San Diego County, California	Intersects
SD-11441	2007	Bonner, Wayne H. and James M. Keasling	Cultural Resource Records Search Results for T-Mobile Facility Candidate SD07290 (Windy Ridge Pole), Northwest Corner of Calle Cristobal and Windy Ridge Way, San Diego, San Diego County, California	Intersects
SD-11452	2007	Robbins-Wade, Mary	Final Cultural Resources Survey Report Construction of Joint Regional Confinement Facility Southwest, (Brac P-790v), Marine Corps Air Station, Miramar, San Diego, California	Outside
SD-11460	2007	Reddy, Seetha N.	A Programmatic Approach for National Register Eligibility Determinations of Prehistoric Sites within the Southern Coast Archaeological Region, California	Intersects
SD-11482	2007	Kyle, Carolyn E.	Historic Property Survey Report - Mira Mesa / Scripps Ranch Direct Access Ramp Project	Intersects
SD-11483	2007	Robbins-Wade, Mary	Historic Property Survey Report - I-5 / Genesee Avenue Interchange Project	Outside
SD-11484	2007	Herrmann, Myra and Jeffrey Szymanski	Archaeological Resources Survey for the Camino Ruiz Connector Trail, San Diego, California Project No. 135022	Intersects
SD-11509	2002	Purvis, Nicole J.	Mohnike Adobe - National Register of Historic Places Registration Form	Outside
SD-11567	2004	Hale, Micah	Cultural Resource Inventory for the Gawle Property, San Diego County	Outside
SD-11568	2007	Cook, John R.	SDI-7202 Test Results; Gawle Property	Outside

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SD-11569	2008	Akyuz, Linda	Historical Resources Evaluation for an Archaeological Site within the Gawle Project Area, City of San Diego, California	Outside
SD-11606	2007	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search and Site Visit Results for Sprint Nextel Candidate Sd60xc014 (Maddox Park), near the Corner of Dabney and Flanders Drive, San Diego, San Diego County, California	Intersects
SD-11640	2006	Harris, Nina	Results of a Cultural Resources Records Search and Survey for the Nancy Ridge Business Park Project, City of San Diego, California	Intersects
SD-11761	2007	Dominici, Deb	Historic Property Survey Report, I-5 North Coast Widening Project	Intersects
SD-11803	2008	Dominici, Deb	Historic Property Survey Report for Interstate 805 North Corridor Project	Intersects
SD-11823	2007	Kick, Maureen S.	Cultural Resources Technical Report for the San Diego Vegetation Management Project	Intersects
SD-11824	1980	Ferris, Robert D.	Ruiz-Alvarado Adobe Ranch House – A Feasibility Study for the Preservation, Restoration, and/or Reconstruction	Intersects
SD-11825	2008	Rosen, Martin D.	Historic Property Survey Report for the I-805 Direct Access Ramp and Carroll Canyon Road Extension Project, City of San Diego, California	Intersects
SD-11826	2008	Robbins-Wade, Mary	Archaeological Resources Analysis for the Master Stormwater System Maintenance Program, San Diego, California Project. No. 42891	Intersects
SD-11832	2008	Robbins-Wade, Mary	Lopez Canyon Long-Term Access Project Cultural Resources Survey	Intersects
SD-11901	2008	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search and Site Visit Results for T-Mobile Facility Candidate SD07037 (Sorrento Valley Row) Northwest Corner of Sorrento Valley Boulevard and Pacific Haven Court, San Diego, San Diego County, California	Intersects
SD-11902	2008	Bonner, Wayne H. and Marnie Aislin-Kay	Cultural Resource Records Search and Site Visit Results for T-Mobile USA Facility Candidate Sd07044 (Capricorn Way Row) Intersection of Capricorn Way and Bootes Street, San Diego, San Diego County, California	Intersects
SD-11903	2008	Bonner, Wayne H. and Sarah Williams	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate SD07074a (Lipscomb Drive), Lipscomb Drive and Gold Coast Drive, San Diego, San Diego County, California	Intersects
SD-11951	2007	Stillwell, Larry N.	The Cellular Phone Tower at 8038 Arjons Drive (Project-Sd60xc114g) in San Diego, San Diego County, California	Intersects
SD-11976	1995	Bischoff, Matt, William Manley, and Martin Rosen	Draft Cultural Resources Inventory Survey Naval Air Station Miramar, California	Intersects
SD-12044	2008	Noah, Anna C. and Dennis R. Gallegos	Final Class Iii Archaeological Inventory for the SDG&E Sunrise Powerlink Project, San Diego and Imperial Counties, California	Outside
SD-12165	2009	Rosen, Martin	First Supplemental Archaeological Survey Report for the Zamudio Biological Mitigation Parcel for the Interstate 805 Direct Access Ramp and Carroll Canyon Road Extension Project City of San Diego, California	Intersects
SD-12179	2009	Caltrans	Final Environmental Impact Report/Environmental Assessment with Finding of No Significant Impact of the Mira Mesa/Scripps Ranch Direct Access Ramp Project	Intersects
SD-12200	2009		Draft Environmental Impact Report for the Master Storm Water System Maintenance Program (MSWSMP)	Intersects
SD-12297	2009	Gross, G. Timothy	Archaeological Resources on a Lot on Roselle Street, San Diego, California	Outside
SD-12422	2001	Ni Ghabhlain, Sinead and Drew Pallette	A Cultural Resources Inventory for the Route Realignment of The Proposed Pf. Net / AT&T Fiber Optics Conduit Oceanside to San Diego, California	Outside
SD-12490	2009	Willis, Chad and Jill Gardner	Final Report of Archaeological and Paleontological Monitoring for the SDG&E Mira Sorrento Substation Project, San Diego County, California (ETS 7768)	Intersects
SD-12642	2008	Laylander, Don and Linda Akyuz	Archaeological Survey and Extended Phase I Investigations for the Caltrans I-805 North Corridor Project, San Diego County, California	Intersects
SD-12711	2010	Garcia-Herbst, Arleen, David Iversen, Don Laylander, and Brian Williams	Final Inventory Report of the Cultural Resources within the approved San Diego Gas & Electric Sunrise Powerlink Final Environmentally Superior Southern Route, San Diego and Imperial Counties, California	Outside
SD-12822	2010	Rosen, Martin D.	Second Supplemental Historic Property Survey (Hpsr-S2) for the Interstate 805 Direct Access Ramp (Dar) and Carroll Canyon Road Extension Project; Completion of Section 106 Compliance in Accordance with the Statewide Programmatic Agreement	Intersects
SD-13006	2011		Master Storm Water System Maintenance Program - Draft Recirculated Program Environmental Impact Report	Intersects
SD-13283	2011	Ruston, Rachel S.	Cultural Resources Review and Records Searches for Line 3010 Operations & Maintenance Potholing and Phase I & 2 Pipeline Integrity/ Retrofit Activities	Intersects
SD-13300	2011	Perez, Don, Britta Fenniman, and Ginger Weatherford	Proposed New Tower Project 8510 Miralani Drive, San Diego, Ca 92126	Intersects

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SD-13474	2010	Ni Ghabhlain, Sinead, Mark Becker, Dave Iverson, Sherri Andrews, and Scott Wolf	Cultural and Historical Inventory and Impacts Assessment Report for San Diego Association of Governments Sorrento-to-Miramar Double Track Project, San Diego County, California	Intersects
SD-13475	2010	Ni Ghabhlain, Sinead	Historic Property Treatment Plan For CA-SDI-4609/Sdm-W-654, Sorrento-to-Miramar Double Track Project, San Diego County, California	Intersects
SD-13490	2011	Lehman, Jane	Section 106 Consultation for Leased Construction for New FBI Building, 10000 Block of Vista Sorrento Parkway, San Diego Ca	Intersects
SD-13522	2011	State Bank of India	Branch Relocation 9494 Black Mountain Road, Suite E, San Diego	Intersects
SD-13940	2012	Robbins-Wade, Mary	Black Mountain Road Wetland Mitigation Project Cultural Resources Survey (Affinis Job No. 2470)	Intersects
SD-13997	1984	Hector, Susan	Test Excavations at Los Peñasquitos Ranch House	Outside
SD-14066	2012	Gunderman, Shelby, Sarah Stringer-Bowsher, and Sinead Ni Ghabhlain	Cultural and Historical Resources Report for the Sorrento Valley Double Track Project	Outside
SD-14088	2012	Ni Ghabhlain, Sinead	Task Order 33, Amendment 5: Cultural Resource Study for the Sorrento To Miramar Double Track- Phase 1 Task 2- Environmental Clearance and Permitting, Pines Maintenance Spur Track Cultural Resource Testing	Outside
SD-14089	2012	Ni Ghabhlain, Sinead, Sarah Stringer Bowsher, and Scott Wolf	Cultural Resource Evaluation Report for Alternatives 1C and 6, Sorrento to Miramar Curves Straightening and Double Track Project, San Diego County, California	Intersects
SD-14090	2010	Ni Ghabhlain, Sinead, Mark Becker, Dave Iversen, Sherri Andrews, and Scott Wolf	Cultural and Historical Inventory and Evaluation Report for San Diego Association of Governments Sorrento-to-Miramar Double Track Project, San Diego County, California	Intersects
SD-14091	2010	Ni Ghabhlain, Sinead and Scott Wolf	Cultural and Historical Resource Existing Conditions Report for the Sorrento to Miramar Curve Straightening and Double Track Project, San Diego County, California	Intersects
SD-14095	2011	ASM Affiliates, Inc.	Final Integrated Cultural Resources Management Plan Update for Marine Corps Air Station Miramar	Intersects
SD-14141	2003	Robbins-Wade, Mary	Archaeological Survey Report, Mira Mesa Bus Rapid Transit Station San Diego, California (Affinis Job No. 1776)	Intersects
SD-14164	2012	Smith, Brian F.	Mitigation Monitoring Report for Los Peñasquitos Recycled Water Pipeline	Outside
SD-14324	2013	Wilson, Stacie	Letter Report: ETS 24904- Cultural Resources Survey for Pole Z96767, Community of Sorrento Valley, City of San Diego, California- Io 7011102	Outside
SD-14369	2013	City of San Diego	Carroll Canyon Commercial Center Draft Environmental Impact Report	Outside
SD-14405	2013	Bonner, Wayne and Sarah A. Williams	Cultural Resource Records Search and Site Visit Results for AT&T Mobility, LLC Candidate SD0527 (Maddox Park), 7799 Flanders Drive, San Diego, San Diego County, California	Intersects
SD-14487	2013	Robbins-Wade, Mary and Andrew Giletti	Cultural Resource Study: CA-SDI-11696 and CA-SDI-14131, Carmel Mountain/ Del Mar Mesa Preserves Natural Resource Management Plan Trails San Diego, California	Outside
SD-14615	2013	Caltrans	I-5 North Corridor Project Supplementals	Intersects
SD-14616	2013	Bantilan-Smith, Meris	Section 106 Consultation for Sunset Pointe Residential Development	Intersects
SD-14619	2013	Smith, Brian F. and Jennifer R. Kraft	A Cultural Resources Study for the Los Peñasquitos Adobe Drainage Project, San Diego County, California (Csd-04.03)	Outside
SD-14729	2013	Davison, Kristina and Mary Robbins-Wade	Tiburon Homeowner's Association Brush Management Program Cultural Resources Survey	Intersects
SD-14788	2013	Loftus, Shannon	Cultural Resource Records Search and Site Survey AT&T Site SD0263 Gold Coast 9230 Gold Coast Drive San Diego, San Diego County, California 92126	Intersects
SD-14818	2014	Maniery, Mary, Monica Nolte, Joshua Allen, and John Berg	National Register Evaluation of 12 Sites at Marine Corps Air Station, Miramar, San Diego County, California Final Report	Outside
SD-15021	2014	Brian F. Smith	Report of The Results of Archaeological Monitoring at the Los Peñasquitos Adobe Drainage Project	Outside
SD-15076	2014	Wayne Bonner and Kathleen A. Crawford	Direct Ape Historic Architectural Assessment for T-Mobile West, LLC Candidate SD06211a (Sd211 Pacific Bell Building) 9059 Mira Mesa Boulevard, San Diego, San Diego County, California	Intersects
SD-15090	2014	Wayne H. Bonner, Sarah A. Williams, and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SD06211a (SD211 Pacific Bell Building) 9059 Mira Mesa Boulevard, San Diego County, California	Intersects

Report Number	Year	Authors	Report Title	Relation to the MMCPU
SD-15137	2014	Phil Fulton	Cultural Resource Assessment Class III Inventory Verizon Wireless Services Kenemar Facility City Of San Diego, San Diego County, California	Intersects
SD-15151	2015	David Brunzell	Cultural Resources Assessment of the Crown Castle/ Verizon Fiber PUC Project, San Diego, California (BCR Consulting Project No. Syn1404)	Intersects
SD-15218	2013	Kristin Tennesen	ETS #24374, Cultural Resources Monitoring for the Tl 6905, Z96513 Emergency Pole Replacement Project, San Diego County, California (HDR #201464)	Intersects
SD-15402	2015	Susan M. Hector and Joshua A. Tansey	Archaeological Survey for the SDG&E CMP TL669 Pole Replacement Z96079, Mira Mesa, San Diego County, California (SDG&E ETS #29959)	Intersects
SD-15590	2013	Don C. Perez	Cultural Resources Survey, Torrey Merge / Ensite #16066 (116733), 10999 Sorrento Valley Road, San Diego, San Diego County, California 92121	Outside
SD-15768	2014	Phil Fulton	Cultural Resource Assessment Class I Inventory, Verizon Wireless Services, Miramar Gate Facility, City of San Diego, San Diego County, California	Intersects
SD-15807	2014		Cultural Resource Records Search and Site Visit Results for Verizon Wireless Candidate 'Kika', 12604 La Tortola, San Diego, San Diego County, California	Outside
SD-15851	2014	Carrie D. Wills and Sarah A. Williams	Cultural Resource Records Search and Site Visit Results for Verizon Wireless Candidate 'Marbury Mesa', 9050 Mira Mesa Boulevard, San Diego, San Diego County, California	Intersects
SD-15852	2014	Carrie D. Wills and Sarah A. Williams	Cultural Resource Records Search and Site Visit Results for Verizon Wireless Candidate 'North Mollison', 880 North Mollison Avenue, El Cajon, San Diego County, California	Intersects
SD-16088	2014	Shannon L. Loftus	Cultural Resource Records Search and Site Survey AT&T Site NS0619 Miralani Business Park LTE 2c 8680 Miralani Drive San Diego, San Diego County, California 92131 Caspr# 3601581967	Intersects
SD-16127	2008	Deb Dominici and Don Laylander	2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor	Intersects
SD-16128	2014		NCTD Positive Train Control Project - NCTD Base Radio Site Name: Miramar Remote, (Latitude 32.877489, Longitude -117.174278) San Diego, San Diego County, Ca 92121	Intersects
SD-16131	2013	Michelle Blake	Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area of Potential Effects (Ape) I-5 North Coast Corridor	Intersects
SD-16320	2015	Glenny, Wayne	Letter Report: ETS 30162 - Cultural Resources Monitoring for the Replacement Of Capacitor D152461, City of San Diego, California - Io 7011102	Intersects
SD-16330	2015	Roy, Julie	Letter Report: ETS 30453 - Cultural Resources Survey for Pole Brushing Project, Various Locations, San Diego County, California - Io 6013464	Intersects
SD-16420	2015	Wills, Carrie D.	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate Sd07118 (Winterwood Park) 7540 Winterwood Lane, San Diego, San Diego County, California	Intersects
SD-16555	2015	Davis, Shannon and Gorman, Jennifer	Historic Building/Structure Evaluation Supplement, Marine Corps Air Station Miramar, San Diego, California	Intersects
SD-16775	2014	Gunderman Castells, Shelby, Becker, Mark, Scharlotta, Ian, Quach, Tony, and Ghabhain, Sinead Ni	Data Recovery Excavations at CA-SDI-4609/SDM-W-654, Ethnohistoric Village of Ystagua, for the San Diego Association of Governments Sorrento-to-Miramar Double Track Phase One Project, San Diego, California	Intersects
SD-16852	2015	Perez, Don C.	Cultural Resources Survey Miramar College / Ensite #26853 (159976) 9230 Gold Coast Drive San Diego, San Diego County, California 92126 EBI Project No. 6115000879	Intersects
SD-16919	2017	Jow, Stephanie	Cultural Resources Monitoring Report for Trenching Activities in Support of the Rancho Peñasquitos Park Electrical Project	Outside
SD-16960	2016	Whitaker, James E.	ETS #34110 Cultural Resources Survey for the Tl 13810 CMP Replace Z96765, Z96766, Z96767, Z96768, Peñasquitos Project, San Diego County, California	Outside
SD-16979	2016	Leonard, Daniel	ETS #34290, Tl 23004/23001, Z96443 Veg Trim Access Rd, Peñasquitos Project, City of San Diego, San Diego County, California	Intersects
SD-16994	2016	Roy, Julie	Cultural Resources Monitoring Report for Los Peñasquitos Adobe Repairs	Outside
SD-17008	1989	Hector, Susan and Cheever, Dayle E.	Results of an Archaeological Monitoring Project in Sorrento Valley, City of San Diego	Outside
SD-17198	2015	Castells, Shelby Gunderman	Archaeological Resource Report Form for the Canyon Hills Park Improvements Project, City of San Diego, California	Intersects
SD-17231	2017	Brunzell, David	Cultural Resource Assessment of the MTSA San Diego Fiber Trench Project, San Diego, California (BCR Consulting Project No. Syn1613)	Outside
SD-17233	2017	Brunzell, David	San Diego 129 Project, San Diego County, California (BCR Consulting Project No. Syn1622)	Intersects
SD-17509	2018	Foglia, Alberto B.	Archaeological Monitoring for Tl6905 Anchor Installation at Pole Z96512, San Diego, San Diego County, California (SDG&E ETS # 37685, Pangis Project # 1402.14)	Intersects

Report Number	Year	Authors	Report Title	Relation to the MMCPU
SD-17575	2016	Williams, Brian	Cultural Resource Survey Report for Distribution Systems Modifications on the San Diego Gas & Electric Company and Southern California Gas Company Pipeline Safety & Reliability Project, San Diego County, California	Intersects
SD-17579	2017	Castells, Shelby Gunderman and Joel Lennen	Cultural Resource Report for The Spring Canyon Firebreak, Rainbow to Santee Non-Miramar, West Aqueduct Road, and Kearny Villa Road Alternatives for the San Diego Gas & Electric and Southern California Gas Company Pipeline Safety & Reliability Project, San Diego	Intersects
SD-17580	2017	Castells, Shelby Gunderman	Cultural Resource Report for The Spring Canyon Road, Sycamore Canyon, West Aqueduct Road, and Kearny Villa Road Alternatives for the San Diego Gas & Electric and Southern California Gas Company Pipeline Safety & Reliability Project within Marine Corps	Intersects
SD-17586	2017	Pigniolo, Andrew	Cultural Resource Survey of the Fedex Ground Package System Parking Lot Expansion Project 9905 Olson Drive, City of San Diego, California	Outside

The record search indicated that 159 previously recorded cultural resources are located within the study area (Table 2). The previously recorded resources include archaeological sites, historic addresses and isolates. One hundred ten cultural resources are located within the MMCPU project area, and 49 cultural resources have been recorded within the one-quarter mile record search radius surrounding the MMCPU. The 159 previously recorded resources consist of 121 prehistoric resources, 29 historic resources, and 5 multicomponent resources. Four resources were unable to be classified due to incomplete site forms on file at the SCIC. The 110 previously recorded resources within the MMCPU include 86 prehistoric resources, 19 historic resources, and 3 multicomponent resources, with 2 resources having incomplete information. The 49 cultural resources identified within the one-quarter mile record search radius include 35 prehistoric resources, 10 historic resources, and 2 multicomponent resources, with 2 resources having incomplete information.

Five canyons either border or intersect portions of the MMCPU project area: Peñasquitos Canyon, Lopez Canyon, Soledad Canyon, Rattlesnake Canyon, and Carroll Canyon. When analyzed individually, each landform contained higher amounts of prehistoric sites when compared to historic and multicomponent sites. Isolated finds composed the second-most abundant resource type present within the study area. Terrace mesa areas contained 35 prehistoric sites (55.6% of landform subtotal), 7 historic sites (11.1% of landform subtotal), 2 multicomponent sites (3.1% of landform subtotal), and 19 isolates (30.2% of landform subtotal). Peñasquitos Canyon contained 17 prehistoric sites (58.6% of landform subtotal), 5 historic sites (17.2% of landform subtotal), and 7 isolates (24.1% of landform subtotal). Lopez Canyon contained 7 prehistoric sites (50.0% of landform subtotal), 3 historic sites (21.4% of landform subtotal), and 4 isolates (28.6% of landform subtotal). Rattlesnake Canyon contained 2 prehistoric sites (25.0% of landform subtotal), 1 historic site (12.5% of landform subtotal), 1 multicomponent site (12.5% of landform subtotal), and 4 isolates (50.0% of landform subtotal). Carroll Canyon and Soledad Canyon each contained only 1 prehistoric site (100.0% of landform subtotal). Within the canyon landforms, previously identified resources are typically located along either the edge of the canyon rim or within areas near the base elevation of the landform. Resources were not typically present within sloped portions of canyon walls. When considered alongside resources recorded upon the top portions of terrace mesas, the presence of resources within areas containing slopes less than 20% suggests that resource locations are reliant upon natural landform topography. Specifically, the preservation of intact, in-situ surficial and subsurface deposits is higher within geographic areas containing less slope, and that areas with a slope in excess of 20% have a higher rate of gravitational transport of resources from higher to lower elevations from erosional forces.

Of the 110 previously recorded resources within the MMCPU, three of them have been previously evaluated for the NRHP, CRHR, or City Register and were recommended eligible and significant under CEQA. These resources are: P-37-004609/SDI-004609/W-654; P-37-005204/SDI-005204/W-1446; and P-37-024739/SDI-016385.

P-37-004609/SDI-004609/W-654 is a series of archaeological sites making up the ethnohistoric village of *Ystauga*. Portions of the site were listed on the City Register by the HRB in 2009 (HRB Site #924), while the Rimbach Site was previously listed on the NRHP in 1975. The site consists of a deep midden containing a wide range and high density of cultural material, including human remains. Dating of the site has revealed that prehistoric use of the site extended from the archaic period to the historic period. While much of the site has been impacted by modern development, intact portions of the site are present within undeveloped areas and buried beneath alluvial deposits.

P-37-005204/SDI-005204/W-1446 is a multicomponent site known as the Bovet Adobe site which contains the remains of a historic adobe along with a prehistoric lithic scatter. The site has been recommended eligible to the CRHR and NRHP.

P-37-024739/SDI-016385 is the alignment of the Atchison Topeka and Santa Fe (AT&SF) Railroad, a segment of which intersects the MMCPU. Segments of the AT&SF Railroad alignment have been recorded across San Diego County, many of which are still in use and have been upgraded during routine maintenance to modern railroad standards. The AT&SF Railroad has been recommended eligible to the NRHP, CRHR, and the City Register.

Table 2. Previously Recorded Cultural Resources within 0.25-Mi. of the MMCPU Project Area

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-001064	SDI-001064	-	-	Unknown	D. Pallette (2001) C.B., T.G. (n.d.)	Not evaluated	Outside
P-37-001076	SDI-001076	-	Prehistoric	AP2 Lithic Scatter	R. Crabtree, C. King (1960) R. Crabtree, C. King, C.B., T.G. (1960)	Not evaluated	Outside
P-37-001087	SDI-001087	1442	Prehistoric	AP2 Lithic Scatter, AP15 Habitation Debris	L. McCoy (1977) N.M. Mdby (1960)	Not evaluated	Within
P-37-001106	SDI-001106	-	Prehistoric	AP2 Lithic Scatter	Q.K. Diamond (1960)	Not evaluated	Outside
P-37-002723	SDI-002723	-	Prehistoric	AP2 Lithic Scatter, AP11 Hearths/Pits, AP15 Habitation Debris	L. Akyuz and D. Laylander (2006) A. Pigniolo (2002) S. Askar and S. Hilton (1999) Wallace (n.d.)	Not evaluated	Outside
P-37-004513	SDI-004513	654	Prehistoric	AP2 Lithic Scatter, AP11 Hearths/Pits, AP15 Habitation Debris	D. Pallette (2005) R.V. May (1975)	Not evaluated	Within
P-37-004609	SDI-004609	654	Prehistoric	Ethnographic Village of *Ystagua* AP2 Lithic Scatter, AP3 Ceramic Scatter, AP11 Hearths/Pits, AP15 Habitation Debris See P-37-010438/ CA-SDI-10438	S. Castells (2014) D. Iversen (2010) D. Cheever (1985) J. Krase (1972)	3S - Appears eligible for NR as an individual property through survey evaluation.	Within
P-37-005028	SDI-005028	1519 Locus C	Prehistoric	AP4 Bedrock Milling Feature	T. Adams (1979)	Not evaluated	Within
P-37-005029	SDI-005029	2118	Prehistoric	AP2 Lithic Scatter	T. Adams (1979)	Not evaluated	Within
P-37-005030	SDI-005030	2119	Prehistoric	AP2 Lithic Scatter	T. Adams (1979)	Not evaluated	Within

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-005031	SDI-005031	2120A	Prehistoric	AP2 Lithic Scatter	I. Cordova and A. Cox (2014) B. Glenn, A. Pigniolo, S. Briggs (1993) T. Adams (1979)	Not evaluated	Within
P-37-005032	SDI-005032	2120C	Prehistoric	AP2 Lithic Scatter	T. Adams (1979)	Not evaluated	Within
P-37-005033	SDI-005033	2120 Locus B	Prehistoric	AP2 Lithic Scatter	T. Adams (1979)	Not evaluated	Within
P-37-005034	SDI-005034	2116	Prehistoric	AP2 Lithic Scatter	T. Adams (1979)	Not evaluated	Within
P-37-005035	SDI-005035	2117	Prehistoric	AP2 Lithic Scatter	T. Adams (1979)	Not evaluated	Within
P-37-005161	SDI-005161	1441	Historic	AH2 Foundations/Structure Pads, AH4 Privies/Dumps/Refuse Scatters	T. Jacques (1981) L.C. McCoy (1977)	Not evaluated	Within
P-37-005193	SDI-005193	1435	Multicomponent	AH2 Foundations/Structure Pads, HP44 Adobe Building/Structure, AP2 Lithic Scatter	G. Connell, J. Burkard, J. Covert (2007) L.C. McCoy (1977)	Not evaluated	Within
P-37-005194	SDI-005194	1436	Prehistoric	AP2 Lithic Scatter	L.C. McCoy (1977)	Not evaluated	Within
P-37-005195	SDI-005195	1437	Prehistoric	AP2 Lithic Scatter	L.C. McCoy (1977)	Not evaluated	Within
P-37-005196	SDI-005196	1438	Prehistoric	AP2 Lithic Scatter	L.C. McCoy (1977)	Not evaluated	Within
P-37-005197	SDI-005197	-	Multicomponent	AH2 Foundations/Structure Pads, HP44 Adobe Building/Structure, AP2 Lithic Scatter	L.C. McCoy (1977)	Not evaluated	Within
P-37-005198	SDI-005198	1440	Prehistoric	AP2 Lithic Scatter	J. Thesken (1981) L.C. McCoy (1977)	Not evaluated	Within
P-37-005201	SDI-005201	1443	Historic	HP44 Adobe Building/Structure	L.C. McCoy (1977)	Not evaluated	Within
P-37-005202	SDI-005202	1444	Prehistoric	AP2 Lithic Scatter	L.C. McCoy (1977)	Not evaluated	Within
P-37-005203	SDI-005203	1445A	Prehistoric	AP2 Lithic Scatter	D.R. Gallegos, R.L. Phillips, C.E. Kyle (1995) L.C. McCoy (1977)	Not evaluated	Within
P-37-005204	SDI-005204	1446	Multicomponent	AH2 Foundations/Structure Pads, HP44 Adobe Building/Structure, AP2 Lithic Scatter	S. Wolf, A. Pham, S. Bigney, G. Kitchen (2012) M.J. Hatley (1978) L.C. McCoy (1977)	3S - Appears eligible for NR as an individual property through survey evaluation.	Within
P-37-005220	SDI-005220	1336	Multicomponent	Historic Rancho at Los Peñasquitos/Johnson-Taylor Adobe AP15. Habitation debris, HP33 Farm/Ranch, HP44 Adobe Building/Structure See P-37-008125/ CA-SDI-8125H and P-37-020924	S. Jow (2017) J. Roy (2016) S.R. Van Wormer (2004) M. Ward (1988) R.H. Norwood (1977)	1S Individual property listed in NR by the Keeper. Listed in the CR.	Outside
P-37-005378	SDI-005378	1507	Prehistoric	AP4 Bedrock Milling Feature	R.H. Norwood (1977)	Not evaluated	Within

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-005380	SDI-005380	2666	Prehistoric	AP2 Lithic Scatter, AP4 Bedrock Milling Feature	B.F. Smith (1980) R.H. Norwood (1977)	Not evaluated	Within
P-37-005385	SDI-005385	1519A	Prehistoric	AP2 Lithic Scatter	R.H. Norwood (1977)	Not evaluated	Outside
P-37-005443	SDI-005443	654	Prehistoric	AP2 Lithic Scatter, AP15 Habitation Debris	C.V.F. Taylor (1977)	Not evaluated	Outside
P-37-005444	SDI-005444	1528	Prehistoric	AP2 Lithic Scatter	R.H. Norwood (1978)	Not evaluated	Within
P-37-005455	SDI-005455	1632	Prehistoric	AP2 Lithic Scatter	R. Norwood (1978)	Not evaluated	Within
P-37-005490	SDI-005490	-	Prehistoric	AP8 Cairns/Rock Features	S. Fulmer (1978)	Not evaluated	Within
P-37-005605	SDI-005605	1666A	Prehistoric	AP2 Lithic Scatter	C.S. Bull (1978) J.R. Moriarty (1977)	Not evaluated	Within
P-37-005606	SDI-005606	1666B	Prehistoric	AP2 Lithic Scatter	C.S. Bull (1978) J.R. Moriarty (1977)	Not evaluated	Within
P-37-005607	SDI-005607	1666C	Prehistoric	AP2 Lithic Scatter	C.S. Bull (1978) J.R. Moriarty (1977)	Not evaluated	Within
P-37-005608	SDI-005608	1666D	Prehistoric	AP2 Lithic Scatter	C.S. Bull (1978) J.R. Moriarty (1977)	Not evaluated	Within
P-37-005609	SDI-005609	1666E	Prehistoric	AP2 Lithic Scatter	C.S. Bull (1978) J.R. Moriarty (1977)	Not evaluated	Within
P-37-005610	SDI-005610	1666F	Prehistoric	AP16 Ground Stone Isolate	C.S. Bull (1978) J.R. Moriarty (1977)	Not evaluated	Within
P-37-005611	SDI-005611	1666G	Prehistoric	AP16 Lithic Isolate	C.S. Bull (1978)	Not evaluated	Within
P-37-006945	SDI-006945	2103	Historic	HP44 Adobe Building/Structure	T. Adams (1979)	Not evaluated	Within
P-37-006946	SDI-006946	2104	Historic	HP33 Farm/Ranch	T. Adams (1979)	Not evaluated	Within
P-37-006947	SDI-006947	2105	Historic	HP46 Walls/Gates/Fences	T. Adams (1979)	Not evaluated	Within
P-37-006948	SDI-006948	2122	Prehistoric	AP16 Lithic Isolate	T. Adams (1979)	Not evaluated	Within
P-37-006949	SDI-006949	2123	Prehistoric	AP16 Lithic Isolate	T. Adams (1979)	Not evaluated	Within
P-37-006950	SDI-006950	2124	Prehistoric	AP16 Lithic Isolate	T. Adams (1979)	Not evaluated	Within
P-37-006951	SDI-006951	2125	Prehistoric	AP16 Lithic Isolate	T. Adams (1979)	Not evaluated	Within
P-37-006952	SDI-006952	2126	Prehistoric	AP8 Cairns/Rock Features	T. Adams (1979)	Not evaluated	Within
P-37-006953	SDI-006953	2127	Prehistoric	AP8 Cairns/Rock Features	T. Adams (1979)	Not evaluated	Within
P-37-007091	SDI-007091	-	Prehistoric	AP2 Lithic Scatter, AP12 Quarry	T.M. Kearns (1979)	Not evaluated	Outside
P-37-007092	SDI-007092	-	Prehistoric	AP2 Lithic Scatter	T.M. Kearns (1979)	Not evaluated	Outside
P-37-007093	SDI-007093	-	Prehistoric	AP2 Lithic Scatter	T.M. Kearns (1979)	Not evaluated	Outside
P-37-007241	SDI-007241	2324	Prehistoric	AP16 Lithic Isolate	D. Ferguson (1979)	Not evaluated	Within
P-37-007439	SDI-007439	-	Prehistoric	AP12 Quarry	R. Olmo (1979)	Not evaluated	Within
P-37-007440	SDI-007440	-	Prehistoric	AP2 Lithic Scatter	G. Connel, J. Burkard, J. Covert (2007) R. Olmo (1979)	Not evaluated	Within
P-37-008098	SDI-008098	-	Prehistoric	AP2 Lithic Scatter	Corum (1979)	Not evaluated	Outside
P-37-008099	SDI-008099	-	Historic	AH15 Standing Structures	Corum (1979)	Not evaluated	Outside

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-008100	SDI-008100	-	Historic	AH4 Privies/Dumps/Refuse Scatters	Corum (1979)	Not evaluated	Within
P-37-008101	SDI-008101	-	Historic	AH4 Privies/Dumps/Refuse Scatters	Corum (1979)	Not evaluated	Within
P-37-008102	SDI-008102	-	Prehistoric	AP2 Lithic Scatter	K. Mock, H. Thomson (2007) Corum (1979)	Not evaluated	Within
P-37-008103	SDI-008103	-	Prehistoric	AP2 Lithic Scatter	Gallegos & Associates (n.d.) Corum (1979)	Not evaluated	Outside
P-37-008104	SDI-008104	-	Prehistoric	AP2 Lithic Scatter	Corum (1979)	Not evaluated	Outside
P-37-008105	SDI-008105	-	Prehistoric	AP2 Lithic Scatter	Corum (1979)	Not evaluated	Within
P-37-008106	SDI-008106	-	Prehistoric	AP2 Lithic Scatter	Gallegos & Associates (n.d.) Corum (1979)	Not evaluated	Outside
P-37-008111	SDI-008111	-	Prehistoric	AP4 Bedrock Milling Feature	Corum (1979)	Not evaluated	Within
P-37-008112	SDI-008112	-	Prehistoric	AP2 Lithic Scatter	Corum, Parkins (1979)	Not evaluated	Within
P-37-008113	SDI-008113	-	Prehistoric	AP2 Lithic Scatter	Corum, Price, Parkins, McCorkle, Rock (1979)	Not evaluated	Outside
P-37-008114	SDI-008114	-	Prehistoric	AP2 Lithic Scatter	Corum, Parkins, Price (1979)	Not evaluated	Outside
P-37-008118	SDI-008118	-	Prehistoric	AP2 Lithic Scatter	Fink, McCorkle, Parkins, Price, Rock (1979)	Not evaluated	Within
P-37-008119	SDI-008119	-	Prehistoric	AP2 Lithic Scatter	Fink, McCorkle, Parkins, Price, Rock (1979)	Not evaluated	Within
P-37-008120	SDI-008120H	-	Historic	AH2 Foundations/Structure Pads, AH5 Wells/Cisterns, AH11 Walls/Fences	Fink, McCorkle, Parkins, Price (1979)	Not evaluated	Within
P-37-008124	SDI-008124H	-	Historic	Historic Mohnike Adobe HP44 Adobe Building/Structure	I. Cordova, A. Cox (2014) G. Fink, H. Price, B. McCorkle (1979)	Not evaluated	Within
P-37-008125	SDI-008125H	-	Multicomponent	Historic Rancho at Los Peñasquitos/Johnson-Taylor Adobe AP15. Habitation debris, HP33 Farm/Ranch, HP44 Adobe Building/Structure See P-37-005220/ CA-SDI-5220 and P-37-020924	S. Jow (2017) J. Roy (2016) S.R. Van Wormer (2004) M. Ward (1988) R.H. Norwood (1977)	1S Individual property listed in NR by the Keeper. Listed in the CR.	Outside
P-37-008396	SDI-008396	-	Prehistoric	AP2 Lithic Scatter	K. Rhodes (1980)	Not evaluated	Within
P-37-008675	SDI-008675	2524	Prehistoric	AP2 Lithic Scatter	K. Rhodes (1980)	Not evaluated	Outside
P-37-008803	SDI-008803	-	Prehistoric	AP2 Lithic Scatter	S. Day, T. Jacques (1981)	Not evaluated	Outside
P-37-009241	SDI-009241	-	Historic	AH12 Graves/Cemetery	A. Noah (1982)	Not evaluated	Within
P-37-009289	SDI-009289	2809	Prehistoric	AP2 Lithic Scatter	S. Hector (1982)	Not evaluated	Within

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-009290	SDI-009290	2810	Prehistoric	AP2 Lithic Scatter, AP15 Habitation Debris	S. Hector (1982)	Not evaluated	Within
P-37-009702	SDI-009702	-	Prehistoric	AP16 Marine Shell Scatter	J. Thesken (1983)	Not evaluated	Within
P-37-009869	SDI-009869	3446	Prehistoric	AP2 Lithic Scatter	B.F. Smith (1984)	Not evaluated	Within
P-37-009870	SDI-009870	3447	Prehistoric	AP2 Lithic Scatter	B.F. Smith (1984)	Not evaluated	Within
P-37-009871	SDI-009871	3448	Prehistoric	AP2 Lithic Scatter	B.F. Smith (1984)	Not evaluated	Within
P-37-010216	SDI-010216	-	Prehistoric	AP2 Lithic Scatter	M. Robbins-Wade, D.S. Cardenas (1985)	Not evaluated	Within
P-37-010249	SDI-010249	-	Prehistoric	AP15 Habitation Debris	K.Ross Way (2003) M. Robbins-Wade (1985)	Not evaluated	Outside
P-37-010251	SDI-010251	-	Prehistoric	AP15 Habitation Debris	M. Robbins-Wade (1985)	Not evaluated	Outside
P-37-010438	SDI-010438	654	Prehistoric	Ethnographic Village of *Ystagua* AP2 Lithic Scatter, AP3 Ceramic Scatter, AP11 Hearths/Pits, AP15 Habitation Debris See P-37-004606/ CA-SDI-4609	S. Castells (2014) D. Iversen (2010) D. Cheever (1985) J. Krase (1972)	3S - Appears eligible for NR as an individual property through survey evaluation.	Outside
P-37-010529	SDI-010529	-	Prehistoric	AP2 Lithic Scatter	S.A. Wade (1986)	Not evaluated	Within
P-37-010674	SDI-010674	-	Prehistoric	AP2 Lithic Scatter, AP4 Bedrock Milling Feature	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010675	SDI-010675	-	Prehistoric	AP2 Lithic Scatter, AP4 Bedrock Milling Feature	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010676	SDI-010676	-	Prehistoric	AP2 Lithic Scatter	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010677	SDI-010677	-	Prehistoric	AP2 Lithic Scatter	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010678	SDI-010678	-	Prehistoric	AP2 Lithic Scatter	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010679	SDI-010679	-	Prehistoric	AP2 Lithic Scatter	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010680	SDI-010680	-	Prehistoric	AP4 Bedrock Milling Feature	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010681	SDI-010681	-	Prehistoric	AP2 Lithic Scatter, AP15 Habitation Debris	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010682	SDI-010682	-	Historic	AH2 Foundations/Structure Pads, AH3 Landscaping/Orchard, AH4 Privies/Dumps/Refuse Scatters, AH15 Standing Structures	M. Robbins-Wade, Cardenas (1986)	Not evaluated	Within
P-37-010745	SDI-010745	-	Historic	AH4 Privies/Dumps/Refuse Scatters	A. Pigniolo (1987)	Not evaluated	Within
P-37-011162	SDI-011162	-	Prehistoric	AP2 Lithic Scatter	D. Gallegos, C. Kyle (1989)	Not evaluated	Within
P-37-013492	SDI-013492	-	Prehistoric	AP2 Lithic Scatter	B. Glenn, A. Pigniolo, S. Briggs (1993)	Not evaluated	Outside
P-37-013797	SDI-013800	-	Prehistoric	AP2 Lithic Scatter	D. James, B. Glenn, T. Cooley (1994)	Not evaluated	Outside

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-013817	SDI-013820	-	Prehistoric	AP2 Lithic Scatter	B. Giacomini (2002) D. James, A. Pigniolo (1994)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Outside
P-37-013865	-	-	Prehistoric	AP16 Lithic Isolate	D. James, A. Pigniolo (1994)	Not evaluated	Outside
P-37-013866	-	-	Prehistoric	AP16 Lithic Isolate	D. James, A. Pigniolo (1994)	Not evaluated	Within
P-37-014721	-	-	Prehistoric	AP16 Lithic Isolate	T. Muranaka (1984)	Not evaluated	Within
P-37-014722	-	-	Prehistoric	AP16 Lithic Isolate	T. Muranaka (1984)	Not evaluated	Within
P-37-014780	-	-	Prehistoric	AP16 Lithic Isolate	B. Hunter, M. Robbins-Wade (1984)	Not evaluated	Within
P-37-014781	-	-	Prehistoric	AP16 Lithic Isolate	B. Hunter, M. Robbins-Wade (1984)	Not evaluated	Within
P-37-014784	-	-	Prehistoric	AP16 Lithic Isolate	B. Hunter, M. Robbins-Wade (1984)	Not evaluated	Within
P-37-014790	-	-	Prehistoric	AP16 Lithic Isolate	Cardenas, M. Robbins-Wade (1984)	Not evaluated	Within
P-37-014806	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, Sinkovec (1984)	Not evaluated	Outside
P-37-014807	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, Sinkovec (1984)	Not evaluated	Outside
P-37-014808	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, Sinkovec (1984)	Not evaluated	Outside
P-37-014809	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade, Haynal (1984)	Not evaluated	Outside
P-37-014864	-	-	Prehistoric	AP16 Lithic Isolate	Cardenas, M. Robbins-Wade (1986)	Not evaluated	Within
P-37-014865	-	-	Prehistoric	AP16 Lithic Isolate	Cardenas, M. Robbins-Wade (1986)	Not evaluated	Within
P-37-014866	-	-	Prehistoric	AP16 Lithic Isolate	Cardenas, M. Robbins-Wade (1986)	Not evaluated	Within
P-37-014867	-	-	Prehistoric	AP16 Lithic Isolate	Cardenas, M. Robbins-Wade (1986)	Not evaluated	Within
P-37-014882	-	-	Prehistoric	AP16 Lithic Isolate	Unknown author (n.d.)	Not evaluated	Within
P-37-014883	-	-	Prehistoric	AP16 Lithic Isolate	Unknown author (n.d.)	Not evaluated	Within
P-37-014884	-	-	Prehistoric	AP16 Lithic Isolate	Unknown author (n.d.)	Not evaluated	Within
P-37-015245	-	-	Prehistoric	AP16 Lithic Isolate	K. Collins, B. Glenn, J.J., S.C., E.S., C.S. (1992)	Not evaluated	Within
P-37-015246	-	-	-	Site Form Missing	-	-	Within
P-37-015247	-	-	-	Site Form Missing	-	-	Within
P-37-015392	-	-	Prehistoric	AP16 Lithic Isolate	S. Briggs, A. Pigniolo, B. Glenn (1993)	Not evaluated	Outside
P-37-015393	-	-	Prehistoric	AP16 Lithic Isolate	S. Briggs, A. Pigniolo, B. Glenn (1993)	Not evaluated	Outside

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-017548	-	-	Historic	HP2 Single Family Property	R. Alter (1999)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Within
P-37-018429	SDI-015608	-	Historic	AH4 Privies/Dumps/Refuse Scatters, AH7 Railroad track	B. Giacomini (2000)	not evaluated	Outside
P-37-018626	-	-	Prehistoric	AP16 Lithic Isolate	R. Shepard (2000)	Not evaluated	Within
P-37-018627	-	-	Prehistoric	AP16 Lithic Isolate	R. Shepard (2000)	Not evaluated	Within
P-37-018628	-	-	Prehistoric	AP16 Lithic Isolate	R. Shepard (2000)	Not evaluated	Within
P-37-018908	-	-	Historic	Old Peñasquitos Creek Bridge HP19 Bridge	J. Hupp (2000)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Within
P-37-020924	SDI-008125	-	Historic	Historic Rancho at Los Peñasquitos/Johnson-Taylor Adobe AP15. Habitation debris, HP33 Farm/Ranch, HP44 Adobe Building/Structure See P-37-005220/ CA-SDI-5220 and P-37-008125/CA-SDI-8125H	S. Jow (2017) J. Roy (2016) S.R. Van Wormer (2004) M. Ward (1988) R.H. Norwood (1977)	1S Individual property listed in NR by the Keeper. Listed in the CR.	Outside
P-37-021999	-	-	Historic	Ruiz-Alvarado Adobe Rancho House (AKA El Cuervo Adobe) Site Form Missing	-	-	Outside
P-37-024244	-	-	Historic	Cypress Creek Stagecoach Road AH7 Road	L. Tift (2013) A. Noah, D. Gallegos (n.d.)	Not evaluated	Outside
P-37-024291	-	-	Prehistoric	AP16 Lithic Isolate	C. Bowden-Renna, S. Rose (2001)	Not evaluated	Within
P-37-024523	SDI-016263	-	Prehistoric	AP4 Bedrock Milling Feature	M Baksh, S. Briggs (2002)	Not evaluated	Outside
P-37-024739	SDI-016385	-	Historic	Atchison Topeka and Santa Fe Railroad AH7 Railroad	S. Foglia (2017) M. Courtney (2017) L. Tift, J. Lennen (2016) P. Daly (2015) S. Castells (2015) S. Castells, T. Quach (2014) S. Castells, J. Krintz (2013) S. Castells (2013) E. Schultz, K. Harper (2011) B. Stiefel, S. Gunderman (2007, 2009) Unknown Author (2012)	3S Appears Eligible for NR as an Individual Property through Survey Evaluation	Within

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
					D. Ballester, T. Woodard (2002)		
P-37-024934	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade (2003)	Not evaluated	Within
P-37-024935	-	-	Prehistoric	AP16 Lithic Isolate	M. Robbins-Wade (2003)	Not evaluated	Within
P-37-025848	SDI-017200	-	Prehistoric	AP2 Lithic Scatter	M. Hale (2004)	Not evaluated	Outside
P-37-025849	-	-	Prehistoric	AP16 Lithic Isolate	M. Hale (2004)	Not evaluated	Outside
P-37-026453	-	-	-	Site Form Missing	-	-	Outside
P-37-028352	-	-	Prehistoric	AP16 Lithic Isolate	A. Noah, L. Tift, R. Anderson, C. Lucas (2006)	Not evaluated	Outside
P-37-028353	-	-	Prehistoric	AP16 Lithic Isolate	A. Noah, L. Tift, R. Anderson, C. Lucas (2006)	Not evaluated	Outside
P-37-029613	-	-	Prehistoric	AP16 Lithic Isolate	A. Noah, L. Piek, C. Linton (2007)	Not evaluated	Outside
P-37-029948	-	3031	Prehistoric	AP16 Lithic Isolate	K. Folan (1981)	Not evaluated	Within
P-37-030525	SDI-019398	-	Historic	AH4 Privies/Dumps/Refuse Scatters	PAR Environmental Services, Inc. (2013) I. Cordova (2013) K. Moslak, J. Tansey, T. Taylor, A. Lown (2008)	Not evaluated	Within
P-37-030526	SDI-019399	-	Historic	AH4 Privies/Dumps/Refuse Scatters	PAR Environmental Services, Inc. (2013) K. Moslak, J. Tansey, T. Taylor, A. Lown (2008)	Not evaluated	Outside
P-37-033263	-	-	Prehistoric	AP16 Lithic Isolate	K. Davison, N. Curo (2013)	Not evaluated	Within
P-37-033264	-	-	Prehistoric	AP16 Lithic Isolate	A. Noah, L. Piek, C. Linton (2007)	Not evaluated	Within
P-37-034625	SDI-021554	-	Historic	AH4 Privies/dumps/trash scatters	I. Cordova, A. Cox (2014)	Not evaluated	Outside
P-37-034626	SDI-021555	-	Historic	AH4. Privies/dumps/trash scatters	I. Cordova, A. Cox (2014)	Not evaluated	Outside
P-37-035444	-	-	Historic	HP9 Public Utility Building	K.A. Crawford (2013)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Within
P-37-036110	-	-	Historic	HP39 Other (Playground)	S. Davis (2015)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Outside
P-37-036116	-	-	Historic	HP4 Ancillary Building	S. Davis (2014)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Outside

Primary Number	Trinomial	SDMM W-#	Period	Contents	Recorder (Date)	Evaluation	Relation to the MMCPU
P-37-036117	-	-	Historic	HP39 Other (Recreational Facility)	S. Davis (2015)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Outside
P-37-037746	-	-	Historic	AH16 Refuse Isolate	J. Shelmire (2017)	Not evaluated	Within

The record search also indicated that seven historic addresses have been previously recorded within the one-quarter mile record search radius and within the MMCPU (Table 3). The historic addresses represent one cemetery, two adobe structures with one associated with a farm complex, one bridge, and a single-family residential property. Two of the listed addresses contained incomplete recorded information and were unable to be located in relation to the study area. Three of the historic addresses are located within the MMCPU.

Table 3. Previously Recorded Historic Addresses within 0.25-Mi. of the MMCPU Project Area

Primary Number	Address	Name	Property Type	Recorder Date	Evaluation	Relation to the MMCPU
P-37-008124/ CA-SDI-8124H	12115 Black Mountain Road	Mohnike Adobe	HP44 Adobe Building/Structure	I. Cordova, A. Cox (2014) G. Fink, H. Price, B. McCorkle (1979)	Not evaluated	Within
P-37-017548	7501 Miramar Avenue	-	HP2 Single Family Property	R. Alter (1999)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Within
P-37-018908	Interstate 15	Old Peñasquitos Creek Bridge Bridge 57C-475 (57-106R)	HP19 Bridge	J. Hupp (2000)	6Z – Found Ineligible for NR, CR, or Local Designation through Survey Evaluation	Within
P-37-020924	12020 Black Mountain Road	Historic Johnson-Taylor Adobe (AKA Los Peñasquitos Adobe)	HP33 Farm/Ranch, HP44 Adobe Building/Structure	S. Jow (2017) J. Roy (2016) S.R. Van Wormer (2004) M. Ward (1988) R.H. Norwood (1977)	1S Individual property listed in NR by the Keeper. Listed in the CR.	Outside
P-37-021999	0 Sorrento Valley Road	Ruiz-Alvarado Adobe Ranch House (AKA El Cuervo Adobe)	Site Form Missing	-	-	Outside
-	8684 Louis Lane	-	-	-	-	Outside
-	10801 Sorrento Valley Road	Sorrento Valley Pet Cemetery	Cemetery	-	-	Outside

San Diego Museum of Man Record Search Results

A record search of the archaeological records held at the SDMM was conducted by the SDMM staff on October 18, 2019 (Appendix D). The record search revealed that the SDMM had records of 66 archaeological sites within the MMCPU project area, recorded as "W" sites. A cross reference of the SCIC's record search information revealed that all "W" sites within the MMCPU project area were included in the SCIC's record search information, and are shown in Table 2 above. SDMM also had record of 31 previously conducted archaeological impact studies within the MMCPU project area.

NAHC Record Search Results

A record search of the SLF held by the NAHC was requested on October 1, 2019. On October 17, 2019 the NAHC responded that the record search of the SLF was negative. The NAHC provided a list of 19 Native American tribal organizations and individuals that might have additional knowledge of cultural resources in the Project area.

On October 18, 2019 Red Tail sent letters to the 19 Native American tribal organizations and individuals requesting any information they may have on cultural resources in the Project area. On October 18, 2019, Ray Teran, Viejas Band of Kumeyaay Indians, responded that the project site has cultural significance or ties to Viejas and the Viejas Band requests that a Kumeyaay Cultural Monitor be present during ground disturbing activities. On November 8, 2019, Ray Teran, Resource Management, Viejas Band of Kumeyaay Indians, responded that the Project may contain sacred sites to the Kumeyaay people and that the sacred sites be avoided with adequate buffer zones, that all NEPA/CEQA/NAGPRA laws be followed, and to immediately contact Viejas on any changes or inadvertent discoveries. On November 5, 2019, Angelina Gutierrez, Tribal Historic Preservation Office, Monitor Supervisor, San Pasqual Band of Mission Indians, responded that the Project is within the Tribe's Traditional Use Area and they request to be kept in the information loop as the project progresses, and recommend archaeological monitoring pending the results of site surveys and record searches.

All correspondence pertaining to the NAHC, is included in Appendix C.

Archival Research Results

The GLO maps and records provided by the BLM show historic use of the MMCPU project area starting in the late 19th century. The MMCPU project area encompasses portions of four plat maps: Township 14 South Range 2 West, Township 14 South Range 3 West, Township 15 South Range 2 West, and Township 15 South Range 3 West (Figures 4 and 5).

Within the Plat Survey map Township 14 South Range 2 West dated 1879, a total of 19 individual residences are plotted, consisting of Watson's house (in southwest ¼ of northeast ¼ of Section 2), J. Moffet's house (in southeast ¼ of southeast ¼ of Section 2), Lynet's house (in southwest ¼ of southeast ¼ of Section 1), Mrs. Waldon's house (in northeast ¼ of northeast ¼ of Section 12), Le Claire's house (in south ½ of northeast ¼ of Section 12), O.S. Chapin's house (in southeast ¼ of southwest ¼ of Section 12), French's house (in southwest ¼ of southeast ¼ of Section 12), an unnamed cabin (in northeast ¼ of northeast ¼ of Section 13), T.S. Rhode's house (in southeast ¼ of southwest ¼ of Section 13), Anderson's house (in northwest ¼ of southeast ¼ of Section 13), G.W. Parnelli's house (in west ½ of southwest ¼ of Section 13), C. Paine's house (in south ½ of southwest ¼ of Section 11), J.M. Wood's house (in northeast ¼ of southeast ¼ of Section 14), L. Beardsleys house (in southwest ¼ of southwest ¼ of Section 14), Lime's house (in south ½ of southwest ¼ of Section 14), J.H. Rickey's house (in northeast ¼ of northwest ¼ of Section 23), N.H. Dodson's house (in north ½ of southwest ¼ of Section 23), O'Connells house (in southwest ¼ of northwest ¼ of Section 21), and Fisher's house (in southeast ¼ of northeast ¼ of Section

32). Other structures depicted include the Paquay Post Office (in southwest ¼ of southeast ¼ of Section 12), and a schoolhouse (in east ½ of northwest ¼ of Section 13). Several roads are also plotted, with one main road proceeding east, up through Peñasquitos (Paguay) Creek, with a single intersection within the eastern confluence. The intersection proceeds north and south, termination within small adjacent canyons each. The main route from San Diego to Ft. Yuma is also depicted within Peñasquitos Canyon.

The 1880 map for Township 14 South Range 2 West does not depict any residences or other structures. However, roads previously plotted on the 1879 map are still visible and appear to have been upgraded and slightly expanded upon their prior footprint. The valley in which the roads are present in has been labeled "PAGUAY VALLEY", and roads within the valley no longer terminate solely within the valley confines. The main route from San Diego to Ft. Yuma is also plotted. One new road was also plotted, present along the west edge of the map proceeding north through Section 32 towards Peñasquitos Creek.

The 1890 map for Township 14 South Range 2 West depicts two houses: Flint's house (in northwest ¼ of southwest ¼ of Section 25) and John Nevaro's house (in the east ½ of southeast ¼ of Section 25). No other structures were plotted. No roads were depicted either, although both of the residences listed above lie adjacent to lines which are labeled as "RAVINE", and it is possible that the road lies within the ravines but was not labeled upon the map.

Within the Plat survey map Township 14 South Range 3 West dated 1879, one residence (Captain Johnson's house) is plotted in the northeast ¼ of southeast ¼ of Section 24. One other structure is also plotted: Pietro Iragardi's Sheep Camp (in northwest ¼ of southeast ¼ of Section 2). No roads or other place designations were plotted.

Within the 1884 survey map for Township 14 South Range 3 West, fourteen houses are plotted. These consist of Ewing's house (in east ½ of southwest ¼ of Section 6), Cranwell's house (in north ½ of southeast ¼ of Section 6), Sales house(in southwest ¼ of southwest ¼ of Section 5), Rodriguez house (in northeast ¼ of northeast ¼ of Section 7), Dolore's house (in southwest ¼ of southwest ¼ of Section 7), Blue's house (in southwest ¼ of southwest ¼ of Section 18), Serrano's house (in southeast ¼ of southwest ¼ of Section 19), McGonagal's house (in southeast ¼ of northwest ¼ of Section 16), McGonagal's cabin (in northwest ¼ of northeast ¼ of Section 21), J.M. McGonagal's house (in southeast ¼ of northwest ¼ of Section 20), S.J.M. McGonagal's house (in north ½ of southwest ¼ of Section 20), McGonagal's field (in south ½ of northwest ¼ of Section 21), John McGonagal's house (in the south ½ of southwest ¼ of Section 21), and Alvarado's house(in the northwest ¼ of southeast ¼ of Section 32). Other structures plotted on the 1884 map include an old wooden cross and stake (in the southeast ¼ of southeast ¼ of Section 5), a "mound" (in the southwest ¼ of northeast ¼ of Section 4), a school house (in southwest ¼ of southwest ¼ of Section 7), and a set of former house ruins (located in the west ½ of northwest ¼ of Section 30). Several roads are also depicted, including Soledad Road (starting in the northwest ¼ of northwest ¼ of Section 1, proceeding southwest through Sections 2 and 3, and then proceeding west through the northwest ¼ of Section 10 and the north ½ of Section 9, ending at Brownson's House and Brownson's Sheep Fold), San Diego Road (starting in the northwest ¼ of Section 19, heading north through Sections 7 and 18, and continuing off from intersections with other roads heading north and then northeast through Section 6 into an unsectioned portion of Section 5), County Road (starting in the northwest ¼ of northwest ¼ of Section 30 and the south ½ of Section 19, proceeding northeast through Sections 20, 16, 9, and 10, connecting with Soledad Road in Section 2) and several unnamed roads connecting Cranwell's House, Sales House, Rodriguez's House, and Ewing's house in Sections 5, 6, and 7. Other designated places on the 1884 map include running water/creek (located in southwest ¼ of northwest ¼ of Section 1 and the east ½ of Section 2), the San Dieguito River (starting in unsectioned portions of Section 5, heading southwest through Section 5, crossing into the northwest ¼ of northwest ¼ of Section 8, then heading west-southwest through the north ½ of Section 7), Cordero Canyon (depicted within Sections 20, 21, 16, 15, 14, and 22), a spring (located within

the northwest ¼ of northwest ¼ of Section 16), wild cherry trees (located in the north ½ of northeast ¼ of Section 28). Other noted places include Lot No. 38 being depicted as "Part of Rancho de Los Penasquitos", present within Sections 23, 24, 26, 27, 28, 32, 33, 34; and Canada del Cuerbo listed in Sections 33, 34, 35, and 26.

The 1883 map for Township 15 South Range 2 West depicted no residences or other structures, although several unnamed roads are shown but contain no labels or names. One depicted road is labeled "Road From San Diego to San Bernardino," and is present beginning in the southeast ¼ of Section 9, proceeding southeast through Sections 10 and 2, ending in the northeast ¼ of southwest ¼ of Section 2.

Township 15 South Range 3 West was mapped in 1883, and the corresponding plat figure depicts a single unnamed house present in the northwest ¼ of northeast ¼ of Section 9. No additional residences or other structures were depicted. Several unnamed roads are also depicted; however, most are unconnected and fragmentary. Several areas are plotted upon the 1883 map, including F. Boretes Vineyard, (in the southeast ¼ of southeast ¼ of Section 4), Soledad Valley (in the north ½ of Section 9), Soledad Creek (in the north ½ of Section 9, southeast ¼ of Section 4, the south ¼ of Section 3, the northeast ¼ of Section 10, the northwest ¼ of Section 11, the south ½ of Section 2, and within Section 1). The map also depicts several unnamed gulches and bluffs.

Within topographic maps from 1903, 1909, 1920, 1927, and 1929, the study area is largely undeveloped with several scattered individual residences throughout the community. Several roads are present, including Mira Mesa Blvd, Carroll Canyon Road, and Westonhill Drive, although they are unnamed. An additional unnamed road is also depicted proceeding northeast/southwest through Peñasquitos Canyon. Within the west edge of the study area, the Atchison Topeka and Santa Fe Railroad is also depicted.

Topographic maps from 1934, 1940, and 1942 show little change from earlier topographic maps. The study area remains largely undeveloped, and no additional roads or changes in previous road alignments are visible. One new point of interest is Camp Kearny, which is depicted to the south of the study area.

The topographic map from 1943 displays the southeastern portion of the study area now labeled as Kearny Mesa. Several roads appear to have been re-aligned from earlier depictions but are still unlabeled. The study area is still mostly undeveloped, however what appears to be a landing field is plotted along the eastern boundary of the study area.

Topographic maps from 1954, 1955, 1959, 1960, and 1966 show Highway 395 visible along the eastern boundary of the study area. Mira Mesa Blvd, Carroll Canyon Road, and Westonhill Drive are also plotted but remain unlabeled. Several other new roads are also plotted, but their alignments do not resemble any present-day alignments. However, portions of these roads are encompassed by several modern-day alignments, including Juniper Creek Lane. The study area remains largely undeveloped, with only a few scattered individual residences present.

The topographic map from 1970 displays portions of Mira Mesa Blvd. and Parkdale Avenue existing within their modern-day alignments. Portions of Amantha Avenue, Harlington Drive, and Westmore Road are also plotted within modern-day alignments. New roads visible on the map include Flanders Drive, Hillery Drive, Camino Flores, and Greenford Drive, all of which lie within modern-day alignments.

Topographic maps from 1976 and 1978 show numerous new streets and residential developments within the study area, which has also been named Mira Mesa. Camino Ruiz is the largest of the new road infrastructure. Residential development is largely concentrated within the eastern portion of the study area,

and several schools are also plotted. Residential development is limited, however, within areas west of Montongo Street.

Topographic maps from 2000, 2012, 2015, and 2018 display several new residential and commercial developments present, with new developments located within areas west of Montongo Street. All new streets and residential neighborhoods are within modern-day alignments. Development is bounded by canyon rims with little development is present within canyon bases.

Aerial imagery from 1953 displays Highway 395 present upon the eastern boundary of the study area. Portions of Mira Mesa Blvd, Miramar Road, Carroll Canyon Road, and Westonhill Drive are also visible. A large graded area, possibly paved, is present on the west side of Highway 395, and appears to represent either an aerial runway or landing area. The imagery shows the study area being largely undeveloped with only a few roads present, mainly along the study area's eastern boundary.

Aerial imagery from 1964 displays previously existing road alignments for Mira Mesa Blvd, Miramar Road, Carroll Canyon Road, and Westonhill Drive have been expanded upon and improved. New road alignments for several additional roads, including Flanders Drive, Hillery Drive, Westmore Road, and Parkdale Avenue are visible. Much of the study area remains undeveloped, but graded areas for new developments are present around the intersection of Mira Mesa Blvd and Westonhill Drive. The large graded area west of Highway 395 has been subdivided into numerous smaller parcels and appears to be used for agricultural purposes. Sand mining operations within Carroll Canyon also appear to be underway.

Aerial imagery from 1966 displays relatively little change within the study area in regard to road alignments and new developments. New developments visible within the imagery consist of freeway off-ramps from Highway 395 to Mira Mesa Blvd.

Aerial imagery from 1972 show a large amount of residential and commercial development has occurred between Highway 395 and Montongo Street. Many new roads have been added for residential neighborhoods, most of which correspond to modern-day alignments, including Reagan Road, Marauder Way, New Salem Street, and Camino Ruiz. However, most areas west of Montongo Street are still fallow and have yet to show any signs of development.

Imagery from 1980 shows several new residential neighborhood developments are present west of Montongo Street, with residential and commercial development ending at Parkdale Avenue. The improved/paved portion of Mira Mesa Blvd ends at Parkdale Avenue; however, the road continues west as an unpaved route. Several small commercial developments are also present along the west edge of the study area surrounding Sorrento Valley Road.

Aerials from 1981 depict numerous large-scale commercial developments present along the west edge of the study area surrounding Mira Mesa Blvd, which is still largely undeveloped. No additional new roads or infrastructure is visible within the imagery.

Aerial imagery from 1989 display multiple large-scale commercial and residential grading projects present within areas located west of Parkdale Avenue along Mira Mesa Blvd. Calle Cristobal is now visible as a paved road, and residential developments have begun to encroach canyon rims. Camino Santa Fe has not been constructed yet, however residential development projects in the vicinity appear to end near where the street's modern-day alignment will be. El Camino Memorial Park is now visible. Mira Mesa Blvd has now been improved along its full length between Highway 15 and Interstate 805. Additionally, the western portion of Sorrento Valley Road is under construction and is surrounded by graded pads for commercial development.

Imagery from 1990 shows commercial developments located along the west side of the study area, surrounding Sorrento Valley Road and Mira Mesa Blvd, are mostly complete. However, additional graded areas are present, suggesting on-going commercial development in the area.

Within aerial imagery from 1994, commercial and residential development is mostly complete within all portions of the study area, with all developments corresponding with modern-day alignments. Camino Santa Fe is now visible as a paved road. Some grading activities are still visible between Camino Santa Fe and Pacific Center Court, but all other areas have been largely developed into modern-day contexts.

In imagery from 1996, little change has occurred when compared to the 1994 aerial. On-going grading activities continue within areas located west of Lusk Boulevard. Several new residential developments are also being graded along Sorrento Valley Boulevard, west of Camino Santa Fe. All areas east of Camino Santa Fe show no or little residential or commercial development. Miramar College campus grading and construction is also visible.

Aerials from 2002 depict several previous residential neighborhoods along Calle Cristobal have either been fully developed or have had streets completed and are awaiting home construction. Only a few scattered grading developments are visible within the study area. All previous commercial development along Sorrento Valley Boulevard and Mira Mesa Blvd has been completed. The southern portion of Camino Santa Fe has yet to be fully completed but all other areas have been upgraded to pavement. The southern portion of Miramar College has been completed and appears to be in use, although the northern half of the parcel still awaits further development.

Imagery from 2003 indicates that all residential and commercial development projects have been completed, and all structures and roads lie within modern-day alignments. The only new developments within the study area are located within the northern portion of the Miramar College parcel, which has begun to be developed into athletic fields.

Aerial imagery from 2005, 2009, 2010, 2012, 2014, and 2016 show little to no change from earlier imagery, in that all residential and commercial structures and infrastructure are located within present-day alignments. The development of the northern parcel of Miramar College has also been altered, and now appears to be in the process of being redeveloped to accommodate additional structures and parking areas.

In general, the archival research shows that the MMCPU project area was developed later and more sparsely than much of San Diego until the middle of the 20th century. Early roads, homesteads, schools, and a post office were present, therefore there is a moderate possibility of discovering historic archaeological resources such as trash scatters and pits, privy pits or wells, or foundations remains.

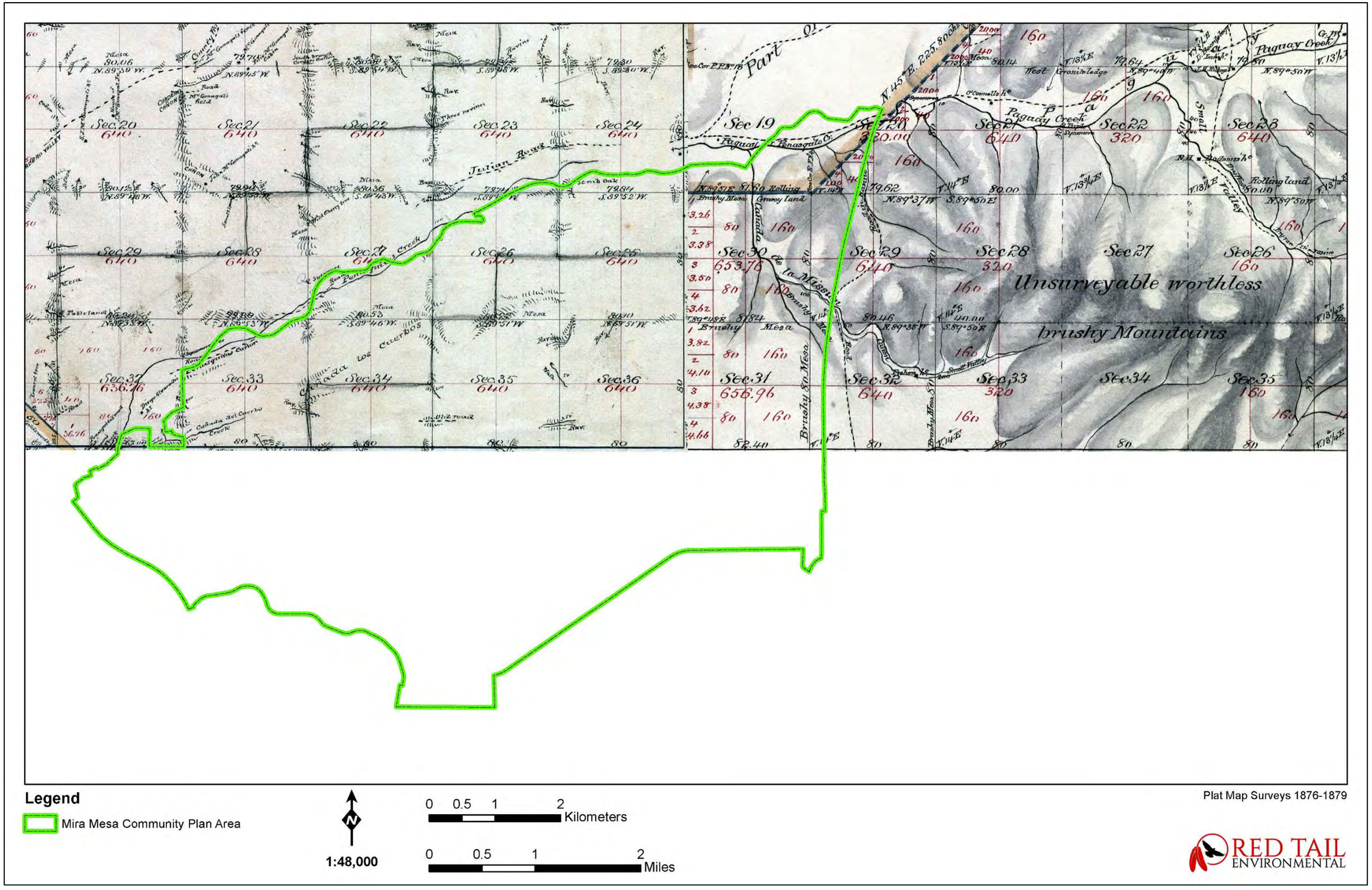

Figure 4. GLO Plat Maps 1876-1879.

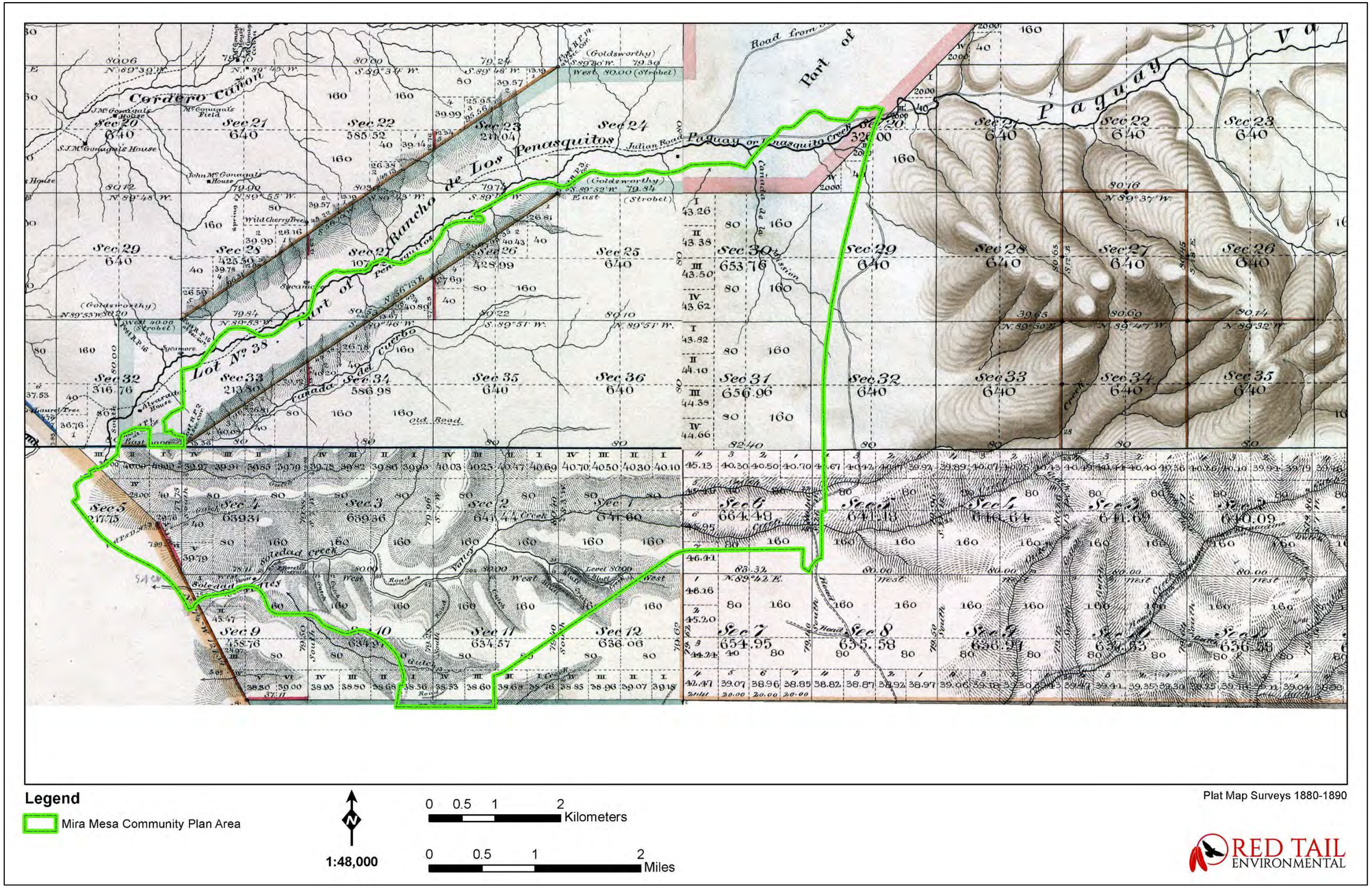

Figure 5. GLO Plat Maps 1880-1890.

5. CULTURAL SENSITIVITY ANALYSIS

The MMCPU project 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 SLF record search, regional environmental factors, and historic and modern development (Figure 6). The Cultural Resources Sensitivity Map is included in Confidential Appendix E. 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 cultural resources to be identified is low. A moderate sensitivity rating indicates that some previously recorded resources have been identified, and/or the potential for cultural resources to be present would be moderate. A high sensitivity rating indicates areas where significant resources have been documented, and/or have the potential to be identified. The resources in high sensitivity areas are generally complex in nature with unique and/or abundant artifact assemblages. In some cases, the resources in high sensitivity areas may have been determined to be significant under local, State or Federal guidelines.

The portion of the MMCPU project area west of Camino Santa Fe, as well as the five canyons has been identified as high sensitivity. The record search results have identified a high concentration of archaeological sites in these areas, including an ethnohistoric and prehistoric village site, or the high potential for sites. The excludes the eastern side of Carrol Canyon that has been entirely disturbed by modern uses.

The center portion of the MMCPU project area, east of Camino Santa Fe, west of Camino Ruiz, south of Peñasquitos Canyon and north of Carrol Canyon, has been identified as moderate sensitivity. The record search results have identified a lower concentration of archaeological sites in these areas, including numerous prehistoric and historic isolates.

The remaining portion of the MMCPU project area is identified as low sensitivity. Although numerous cultural resources studies have taken place in this area no significant cultural resources have been previously identified. Much of the low sensitivity area prehistorically did not have reliable water sources and did not contain a high concentration of subsistence resources. Historically this area was not highly utilized until the post war housing boom. This includes the eastern side of Carrol Canyon that has been greatly impacted by modern development. A portion of the low sensitivity area has not been previously evaluated for cultural resources, as the modern development took place prior to the implementation of CEQA. However, this area has been subjected to mass grading and is completely developed, likely previously destroying any cultural resources which may have been present.

Much of the MMCPU project area has been extensively developed during the modern era, largely beginning with suburban residential development in 1969 and it is assumed that many of the cultural resources within the MMCPU project area have been disturbed. However, it is possible that intact cultural resources are present in areas of the MMCPU that have not been previously developed, or are buried in alluvial deposits located within canyons, and along the western boundary of the MMCPU. This study reveals that cultural sensitivity varies across the MMCPU project area, and that it supported Native American populations for possibly thousands of years, representing a prehistorically and historically active environment. Therefore, because there is a potential that cultural resources will be impacted during implementation of the MMCPU, these areas have been categorized as moderate and high sensitivity and will require further evaluation during the subsequent project review process.

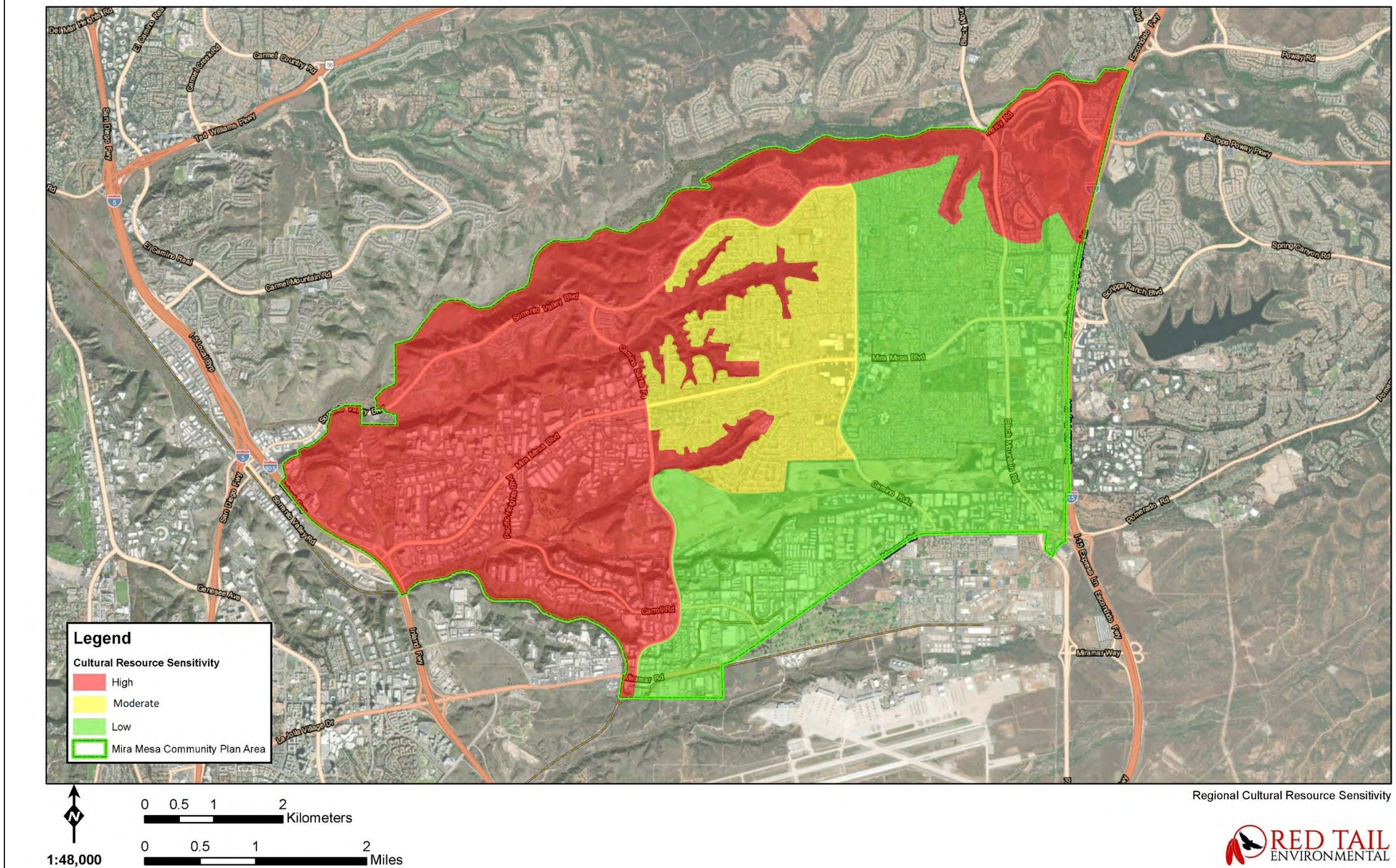

Figure 6. MMCPU Cultural Resources Sensitivity Map.

6. RECOMMENDATIONS

This cultural resource constraints analysis was undertaken in association with the update of the Mira Mesa Community Plan for the City of San Diego. To achieve this analysis, archival data, geographical and environmental factors, and correspondence with the local Native American tribes were reviewed. This evaluation was conducted to determine if implementation of the MMCPU has the potential to impact archaeological and/or tribal cultural resources.

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

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

If it is determined that a resource is 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.

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

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 significant under CEQA. Several criteria are used in demonstrating resource importance. Specifically,

criteria outlined in 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 12,000 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 Historical Resources Regulations (HRR) are contained in the Land Development Code (Chapter 14, Division 3, Article 2) and provide the regulatory framework for the protection, preservation, and restoration of cultural resources, and apply to all development within the City of San Diego when cultural resources are present regardless of the need for a development permit. The Historical Resources Guidelines (HRG) (City of San Diego 2001) are incorporated into the Land Development Manual by reference and 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 Historical Resources Guidelines (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 shall determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., Archaeological Sensitivity Maps, the Archaeological Map Book, and the California Historical Resources Inventory System and the City’s “Historical Inventory of Important Architects, Structures, and People in San Diego”) and may conduct a site visit. A cultural resources sensitivity map was created from the record search data as a management tool to aid in the review of future projects within the CPU area which depicts three levels of sensitivity

(Figure 7). 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 Program (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 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 would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City's Historical Resources Guidelines.

Step 1

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

Once the background research is complete, a field reconnaissance shall be conducted by individuals whose qualifications meet City standards. Consultants shall employ innovative survey techniques when conducting enhanced reconnaissance including, but not limited to, remote sensing, ground penetrating radar, human remains detection canines, LiDAR, and other soil resistivity techniques as determined on a case-by-case basis by the tribal representative during the project-specific AB 52 consultation process. Native American participation is required for field surveys when there is likelihood that the project site

contains prehistoric archaeological resources or tribal cultural resources. If, through background research and field surveys, resources are identified, then an evaluation of significance, based on the City's Guidelines shall be performed by a qualified archaeologist.

Step 2

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

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

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

Step 3

Preferred mitigation for archaeological resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. When tribal cultural resources are present and also cannot be avoided, appropriate and feasible mitigation will be

determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable, or project-specific mitigation measures incorporated into the project. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery program shall be reviewed and approved by the City's Environmental Analyst prior to distribution of a draft CEQA document and shall include the results of the tribal consultation process. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site but cannot be recovered prior to grading due to obstructions such as, but not limited to, existing development or dense vegetation.

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

Step 4

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

Archaeological Resource Management reports shall be prepared in conformance with the California Office of Historic Preservation "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Historical Resources Guidelines), which will be used by Environmental staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover), along with historical resource reports for archaeological sites and tribal cultural resources, containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, which must address the management and research goals of the project,

and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City of San Diego. Appendix D (Historical Resources Report Form) may be used when no archaeological resources were identified within the project boundaries.

Step 5

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

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

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APPENDICES

APPENDIX A

RESUMES

Shelby Gunderman Castells, M.A., RPA
Director of Archaeology

Employment History:

2018-present	Director of Archaeology, Red Tail Environmental, Escondido, California
2015-2018	Director, ASM Affiliates, Inc., Carlsbad, California
2009-2015	Senior Archaeologist, ASM Affiliates, Inc., Carlsbad, California
2008–2009	Archaeologist/GIS Specialist, County of San Diego, Parks and Recreation Department, San Diego, California
2007-2008	Archaeologist, URS Corporation, San Diego, California
2007-2008	Collections Manager, San Diego State University- Anthropology Department, San Diego, California
2007-2008	Archaeologist, ASM Affiliates, Inc., Carlsbad, California
2006-2007	Archaeologist, EDAW, San Diego, California
2006	Archaeologist, The George Washington Foundation, Fredericksburg, Virginia
2005-2006	Archaeologist, Professional Archaeological Services, San Marcos, California

Education:

M.A.	2010, Anthropology, San Diego State University
B.A.	2003, Anthropology, University of California, San Diego

Registrations:

2010	Register of Professional Archaeologists (3748180)
2018	San Diego County CEQA Consultant List for Archaeological Resources
2018	Orange County's Reference List for Certified Archaeologists
2018	Riverside County Cultural Resources Consultants List

Professional Profile:

Ms. Castells has over fourteen years of experience in archaeology and cultural resource management in Southern California. She has been the Principal Investigator and Project Manager for numerous survey, monitoring, testing, and data recovery projects within the counties of San Diego, Imperial, Orange, Riverside, San Bernardino, and Kern. Ms. Castells has extensive experience providing regulatory compliance for CEQA, NEPA, NHPA, NAGPRA, and local guidelines and regulations. Ms. Castells is a Registered Professional Archaeologist, and exceeds the Secretary of the Interior Professional Qualifications Standards for Archaeology. She earned her B.A. degree in Anthropology from the University of California, San Diego in 2003, and her M.A. in Anthropology with a concentration in Archaeology, at San Diego State University in 2010. Her interests focus on historical archaeology and the regional history and prehistory of Southern California.

Selected Project Experience:

Machado Smith Excavation, Old Town San Diego State of California Historic Park, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: Architect Milford Wayne Donaldson

Prepared a work plan and California State Parks permit application for the excavation in order to identify the location of two 19th century structures, evaluate the archaeological remains for eligibility to the CRHR and significance under CEQA, and to assist in the recreation of the buildings in Old Town San Diego State of California Historic Park. Directed excavations including mechanical trenching and hand excavations. Excavated 19th century features. Directed laboratory work associated with the excavations, cataloged the artifacts, performed the artifact analysis, and prepared the artifact collection for curation. Evaluated the cultural resource for eligibility to the NRHP and CRHR, and for significance under CEQA. Prepared a technical report providing the results of the excavation, artifact analysis, evaluation of the resources to the CRHR, provided mitigation measures, and guidance to the building recreation process. Prepared DPR 523 forms for the cultural resource. California State Parks was the lead agency.

Otay 250 - Sunroad East Otay Mesa Business Park Specificc Plan Amendment, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: KLR Planning
Conducted a cultural resources survey of the approximately 200-acre project area. Prepared a technical report with avoidance recommendations and mitigation measures. Prepared DPR 523 forms for the cultural resources. County of San Diego was the lead agency.

Heritage Road Bridge Replacement Project, City of Chula Vista, CA
Principal Investigator / Project Manager
CLIENT: BRG Consulting, Inc. / City of Chula Vista
Conducted a cultural resource study for the Project including: delineating and mapping the area of potential effect (APE), conducting a record search and an archaeological survey of the APE, preparing the Historic Property Survey Report and the Archaeology Survey Report, and creating mitigation measures. City of Chula Vista and Caltrans were the leady agencies.

Bayshore Bikeway – Segment 8B Project, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: Quality Infrastructure Corporation / SANDAG
Conducted a cultural resource study for the Project including: delineating and mapping the area of potential effect, conducting a record search and an archaeological survey of the APE, preparing the Historic Property Survey Report, Archaeological Survey Report, Finding of Effect document, and Department of Parks and Recreation Archaeological Site Forms for a railroad line eligible for and listed in the San Diego Register of Historical Resources and for a historic district that was eligible for the National Register of Historic Places. Created mitigation measures to avoid an adverse impact to these historic properties during implementation of the Project. Conducted AB-52 consultation on behalf of SANDAG. Assisted in SHPO consultation.

Caltrans I-5 Widening, North Coast Corridor Project, Segment 1 San Elijo Lagoon, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: Helix Environmental Planning, Inc.
Managed the archaeological monitoring of Caltrans' construction activities. Identified, recorded, tested, and evaluated archaeological discoveries identified during construction for significance to the NRHP and the CRHR. Caltrans was the lead agency.

Verde School Road Bridge Replacement Project, Imperial County, CA
Principal Investigator / Project Manager
CLIENT: Panorama Environmental, Inc.
Conducted a cultural resources survey of the area of potential effect for the Project. Prepared Caltrans' compliance documents including a Historic Properties Survey Report, Archaeological Survey Report, Historic Resources Evaluation Report, and a Findings of Effect document. Prepared DPR 523 forms for cultural resources within the Project area. Assisted in consultation with the SHPO. Caltrans was the lead agency.

North County Transit District Red Beach Advanced Train Control Antenna at Mile Post 218.2 Project, Camp Pendleton, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: BRG, Inc.
Conducted a cultural resources survey of the area of potential effect for the antenna Project and prepared an Archaeological Resources Management Report. Prepared the Federal Communications Commission's Form 620, public outreach and Tower Construction Notification System. Consulted with the California State Historic Preservation Officer. Federal Communication Commission was the lead agency.

North County Transit District Advanced Train Control and Positive Train Control Antennas at Five Locations for the Elvira to Morena Double Track Project, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: HDR, Inc.
Conducted a cultural resources survey of the five areas of potential effect and prepared the associated Archaeological Resources Management Reports. Prepared the Federal Communications Commission's Form 620, public outreach and Tower Construction Notification System for each antenna. Consulted with the California State Historic Preservation. Federal Communication Commission was the lead agency.

North County Transit District Advanced Train Control Antenna at Mile Post 239.5 for the San Elijo Lagoon Double Track Project, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: BRG, Inc.
Conducted a cultural resources survey of the area of potential effect for the antenna Project and prepared an Archaeological Resources Management Report. Prepared the Federal Communications Commission's Form 620, public outreach and Tower Construction Notification System. Consulted with the California State Historic Preservation Officer. Federal Communication Commission was the lead agency.

Cultural Resources Survey for APN 125-101-02, Community of Coto de Caza Project, Orange County, CA
Principal Investigator / Project Manager
CLIENT: Gonzales Environmental Consulting, LLC
Conducted a cultural resources survey of the approximately 150-acre project area. Recorded and documented cultural resources on DPR 523 forms. Prepared a technical report, performed an alternatives analysis, and provided mitigation measures. United States Army Corp of Engineers was the lead agency.

Cultural Resources Survey and Construction Monitoring for the Don Juan Villas Project, San Juan Capistrano, Orange County, CA
Principal Investigator / Project Manager
CLIENT: GHB Development, LLC
Conducted a cultural resources survey of the project area and prepared a technical report for submission to the City of San Juan Capistrano with recommended mitigation measures. Managed archaeological and Native American monitoring during construction of the Project. City of San Juan Capistrano was the lead agency.

Cultural Resource Inventory for the Vega SES LLC Solar Project, Imperial County, CA
Principal Investigator / Project Manager
CLIENT: Vega SES LLC and Environmental Management Associates
Conducted a cultural resources survey of the approximately 500-acre project area. Documented and evaluated historic canals and irrigation features for eligibility to the CRHR. Prepared a technical report, documented cultural resources on DPR 523 forms, provided alternatives analysis, and provided mitigation measures. Assisted the County with their AB 52 Native American consultation. Imperial County was the lead agency.

Cultural Resource Inventory for the Seville 4 Solar Project, Imperial County, CA
Principal Investigator / Project Manager
CLIENT: Titan Solar II, LLC and Environmental Management Associates
Conducted a cultural resources survey of the approximately 400-acre project area. Documented numerous prehistoric cultural resources. Prepared a technical report, documented cultural resources on DPR 523 forms, provided alternatives analysis and avoidance strategies, and provided mitigation measures. Assisted the County with their AB 52 Native American consultation. Imperial County was the lead agency.

Off-Highway Vehicle Restoration Cultural Resources Inventory Project, Yuha Basin, Imperial County, CA
Principal Investigator / Project Manager
CLIENT: American Conservation Experience
Conducted a cultural resources survey of the approximately 1300-acre project area. Documented numerous prehistoric and historic cultural resources. Prepared a technical report, documented cultural resources on DPR 523 forms, provided avoidance and mitigation measures. The results of the inventory were used to fulfill Bureau of Land Management's requirements under Section 110 of the National Historic Preservation Act. Bureau of Land Management was the lead agency.

San Diego County Administration Center Parking Garage, Cedar and Ketter Project, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: RBF Consulting
Prepared an archaeological assessment of the Project area and a construction monitoring plan in compliance with the City of San Diego's Mitigation Monitoring requirements. Managed the archaeological monitoring of the Project's construction during the initial ground disturbance and grading of the Project area. Identified, documented, and evaluated for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register a historic well. Performed a data recovery on the well

feature. Provided a technical report with the results of the monitoring, testing, evaluation and data recovery, including an artifact analysis and historic research. Documented cultural resources on DPR 523 forms. Prepared the artifact collection, artifact analysis, and historic research to be incorporated into a display to be placed in the parking garage and the County Administration Center. City of San Diego was the lead agency.

Harbor View Hotel Project, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: Construction Testing and Engineer, Inc.
Prepared an archaeological assessment of the Project area and a construction monitoring plan in compliance with the City of San Diego's Mitigation Monitoring requirements. Managed the archaeological monitoring of the Project's construction during the initial ground disturbance and grading of the Project area. Identified, documented, and evaluated for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register a feature containing the remains of a historic boat. Documented the boat feature on DPR 523 forms. Provided a technical report with the results of the monitoring, testing, evaluation and data recovery, including an artifact analysis and historic research. City of San Diego was the lead agency.

Alexan San Diego Project at Block 130, 13th and J Streets, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: Department of PaleoServices, San Diego Natural History Museum
Prepared an archaeological assessment of the Project area and a construction monitoring plan in compliance with the City of San Diego's Mitigation Monitoring requirements. Conducted a pre-testing program within the Project area using mechanically excavated trenches to identify possible archaeological deposits. Managed the archaeological monitoring of the Project's construction during the initial ground disturbance and grading of the Project area. Identified, documented, and evaluated for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register seven archaeological discoveries found during monitoring. Performed evaluation testing on the features and performed data recovery excavations as necessary on eligible features. Documented cultural resources on DPR 523 forms. Provided a technical report with the results of the monitoring, testing, evaluation and data recovery, including an artifact analysis and historic research. City of San Diego was the lead agency.

Park and Market Project, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: Holland Construction
Prepared an archaeological assessment of the Project area and a construction monitoring plan in compliance with the City of San Diego's Mitigation Monitoring requirements. Conducted a pre-testing program within the Project area using mechanically excavated trenches to identify possible archaeological deposits. Identified the presence of an outhouse within the Project area. Evaluated the outhouse feature for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register. Performed a data recovery excavation on the outhouse feature. Managed the archaeological monitoring of the Project's construction during the initial ground disturbance and grading of the Project area. Identified, documented, and evaluated for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register a well feature. Performed evaluation testing and data recovery excavations on the feature. Documented cultural resources on DPR 523 forms. Provided a technical report with the results of the monitoring, testing, evaluation, and data recovery, including an artifact analysis and historic research. City of San Diego was the lead agency.

India and Date Project at 1703 India Street, San Diego County, CA
Principal Investigator / Project Manager
CLIENT: H.G. Fenton
Prepared an archaeological assessment of the Project area and a construction monitoring plan in compliance with the City of San Diego's Mitigation Monitoring requirements. Conducted a pre-testing program within the Project area using mechanically excavated trenches to identify possible archaeological deposits. Identified a layer of fill soil that did not need to be monitored. Managed the archaeological monitoring of the Project's construction during the initial ground disturbance and grading of the Project area. Identified, documented, and evaluated for significance under CEQA, to the CRHR, and to the City of San Diego Historical Resources Register two historic trash scatters. Performed evaluation testing on the archaeological deposits. Documented cultural resources on DPR 523 forms. Provided a technical report with the results of the monitoring, testing, and evaluation, including an artifact analysis and historic research. City of San Diego was the lead agency.

Spencer Bietz, B.A.
Archaeological Field Director

RED TAIL ENVIRONMENTAL

Employment History:

2018-present	Field Director, Red Tail Environmental, Escondido, California
2018	Crew Chief, PaleoWest, San Diego, California
2018	Archaeological Field Technician, Rincon Consultants, Carlsbad, California
2014-2018	Cultural Resources Manager, LSA, Carlsbad, California
2010-2014	Archaeological Field Technician, AECOM, San Diego, California
2008-2010	Associate Archaeologist, Laguna Mountain Environmental, Inc., San Diego, California
2008	Archaeological Field Technician, URS Corporation, San Diego, California
2008	Archaeological Field Technician, ASM Affiliates, Inc., Carlsbad, California
2007-2008	Archaeological Field/Lab Technician, Laguna Mountain Environmental, Inc., San Diego, California
2007	Archaeological Lab/Field Technician, Statistical Research, Inc., Tucson, Arizona
2006	Archaeological Field Technician, Stantec, Palm Desert, California
2006	Archaeological Field Technician, EDAW, Inc., San Diego, California
2006	Archaeological Field Technician/ Lab Technician, Laguna Mountain Environmental, Inc., San Diego, California
2005-2006	Archaeological Field Assistant (STEP), United States Forest Service, Cleveland National Forest, San Diego, California

Education:

B.A.	2006, Anthropology with Concentration in Archaeology, University of California, San Diego.
	2011, Certificate of Performance as Geographic Information Systems Specialist, San Diego Mesa College, San Diego.
	2013, Paleontology Certificate, Anza Borrego Desert State Park, San Diego.

Professional Profile:

Working as a qualified archaeologist in California for the past 12 years, Mr. Bietz has completed a wide variety of cultural resource management projects. He is a qualified archaeological monitor for the City of San Diego and County of San Diego, and has worked on cultural resource projects throughout San Diego, Imperial, Orange, Riverside, San Bernardino, Inyo, Kern, Mono, Los Angeles, and Tulare Counties in California, and Pima County in Arizona. Mr. Bietz has participated in projects for federal agencies such as the Bureau of Land Management and U.S. Forest Service; state agencies, including California State Parks and Caltrans; local governments, including the City and County of San Diego; and private clients. He has extensive experience preparing required documentation in compliance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. His interests focus on historical archaeology and the regional history and prehistory of Southern California.

Mr. Bietz has also worked as a qualified paleontological monitor within southern California for the past four years. Mr. Bietz has participated as a qualified monitor for projects overseen by the City of San Diego, County of San Diego, City of Chula Vista, and Riverside County. Mr. Bietz received extensive training in paleontological resource management, and completed the Paleontology Certification Program with the Anza Borrego Desert State Park Paleontology Society in 2013. The Certification Program consisted of over 160 hours of training in sedimentology, locality recording, specimen identification and recovery, and specimen preparation for curation.

Selected Project Experience:

Railroad Fire Burn Survey, United States Forest Service, Sierra National Forest, California
Crew Chief
CLIENT: Sierra National Forest
Contributed as a crew chief assisting in the surveying of approximately 3,000 acres for a future timber sale. Assisted in the recordation of cultural sites, photo documentation, GIS map and data management, and California Department of Parks and Recreation (DPR) site form creation.

Lund Hill Wind Farm Survey, Bickleton, Washington
Crew Chief
CLIENT: Avangrid Renewables
Contributed as a crew chief assisting in the survey of approximately 4,000 acres for the construction of up to 30 wind turbines. Assisted in the recordation of cultural sites, photo documentation, GIS map and data management, and creation of Department of Archaeology and Historic Preservation (DAHP) site forms.

Mission Bay Geo-Archaeological Testing, San Diego California
Cultural Resource Monitor
CLIENT: City of San Diego Public Works Department
Contributed as the primary cultural resource monitor, assisting in the collection of subsurface core samples for geo-archaeological analysis. Performed subsurface geotechnical bore sampling, photo documentation, sample documentation, GIS map creation and data management, and technical writing.

Genesis Solar Monitoring, Blythe, California
Crew Chief, Cultural Resource Monitor
CLIENT: Nextera Energy
Contributed as a crew chief and cultural resources monitor, assisting in the recording of cultural sites within a project area of approximately 1,750 acres. Performed subsurface geotechnical testing, site recording, photo documentation, artifact collection, and site testing using Trimble GeoXH devices and Trimble Total Stations. Assisted in GIS map creation and data management. Lead Agency: Bureau of Land Management Barstow, California.

Sunrise Powerlink Monitoring, San Diego County, California
Cultural Resource Monitor
CLIENT: Sempra Energy
Contributed as a cultural resource monitor accompanying survey and geo-technical testing crews in the survey and placement of proposed electrical tower locations and their respective access areas along the Sunrise Powerlink. Assisted in site recording, photo documentation, and the identification and marking of sensitive cultural areas for future avoidance by work crews. Additional tasks included writing and compiling of tower cultural data for the final summary report.

Administration of Courts (AOC) California, San Diego County Courthouse Monitoring, San Diego, California
Lead Cultural Resource Monitor
CLIENT: Administration of Courts, California
Contributed as the primary cultural resources monitor, assisting in the recording of cultural deposits and features during footing excavation. Oversaw the recording of cultural discoveries, photo documentation, artifact collection, testing of historic features, and site recordation using Trimble GeoXH devices. Assisted in GIS map creation and data management, and artifact preparation.

Solar 1 Survey, Barstow, California
Crew Chief
CLIENT: United States Department of Energy
Lead Agency: Bureau of Land Management, Barstow California
Contributed as a field crew chief, overseeing the surveying and recording of prehistoric and historic sites within a project area of approximately 28,000 acres east of Newberry Springs, California. Oversaw resource recordation, photo documentation, and recording of sites using Trimble GeoXH devices.

CALNEV Pipeline Survey, Mojave Desert, Nevada and California.
Field Archaeologist
CLIENT: Kinder Morgan
Contributed as a field archaeologist in the surveying and recording of sites along the CALNEV pipeline alignment spanning from Primm, Nevada, to Cajon Pass, California. Lead Agency: Bureau of Land Management, Barstow, California.

San Diego Gas and Electric Cultural Resources On-Call, San Diego County, California
Field Archaeologist
CLIENT: Sempra Energy/San Diego Gas and Electric
Contributed as a field archaeologist assisting in a variety of projects including cultural resource monitoring, deteriorated pole survey, FiRM infrastructure survey, resource testing and evaluation, technical report and summary letter writing, GIS data creation and management, and figure creation.

Southern California Edison Cultural Resources On-Call, Multiple Counties, California
Field Archaeologist/Cultural Resource Monitor
CLIENT: Southern California Edison
Contributed as a field archaeologist assisting with a variety of projects within Orange, Los Angeles, Riverside, San Bernardino, Ventura, Tulare, Kern, Inyo, and Mono counties. Activities included cultural resource monitoring, deteriorated pole survey, resource testing and evaluation, site recordation, emergency on-call wildfire cultural staffing support, performing records searches at CHRIS information centers, technical report and summary letter writing, GIS data creation and management, and figure creation. Lead agencies include United States Forest Service, State Lands Commission, and California State Parks.

Pio Pico North Development Project, Carlsbad, California
Field Director
CLIENT: The True Life Group
Contributed as field director for subsurface testing of multiple resources within a parcel proposed for residential development. Assisted in the creation of the testing protocol and with technical report writing, and directed the excavation of more than 50 mechanically-excavated trenches and 20 TEUs. Additional activities included site recordation and evaluation, historical archival research, recordation and evaluation of a historic-era linear feature (water pipeline), artifact cataloging, shell speciation, GIS data creation and management, and figure creation.

Pio Pico Energy Center, Otay Mesa, California.
Field Archaeologist/Paleontological Monitor
CLIENT: Pio Pico Energy LLC
Mr. Bietz assisted as a qualified archaeological and paleontological monitor during the excavation and grading for the construction of a 3-turbine natural gas power plant. Mr. Bietz worked extensively within the Otay Formation, and conducted wet screening of soil samples during footing excavation. Additional activities included cultural resource monitoring, field survey and site recordation, resource evaluation, technical report and monitoring recommendations preparation, and artifact cataloging and preparation for curation.

North Sky River Cultural Testing, Kern County, California.
Field Archaeologist
CLIENT: Nextera Energy, LLC
Mr. Bietz contributed as a field archaeologist in the excavation of 34 test units for a renewable wind turbine project in the Tehachapi Mountains, California. Mr. Bietz assisted in the set-up and recovery of site test units, recording and mapping of associated features and artifacts, and assisted in the collection of column samples and unit cataloging.

APPENDIX B

SCIC RECORD SEARCH CONFIRMATION

South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
nick@scic.org

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: Red Tail Environmental

Company Representative: Shelby Castells

Date Processed: 10/1/2019

Project Identification: Mira Mesa Community Plan - Dudek RS Update

Search Radius: 1/4 mile

Historical Resources: YES

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: YES

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: YES

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: YES

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements	
RSID:	0
RUSH:	no
Hours:	1
Spatial Features:	35
Address-Mapped Shapes:	yes
Digital Database Records:	11
Quads:	1
Aerial Photos:	0
PDFs:	Yes
PDF Pages:	100

This is not an invoice. Please pay from the monthly billing statement

APPENDIX C

NAHC CORRESPONDENCE

RED TAIL
ENVIRONMENTAL

October 1, 2019

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
nahc@nahc.ca.gov

Re: Mira Mesa Community Plan Project, San Diego, San Diego County, California

Dear NAHC,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

Red Tail is currently conducting a records search with the South Coastal Information Center. I am writing to request a record search of the Sacred Lands File to determine if you have registered any cultural resources, tribal cultural resources, traditional cultural properties, or areas of heritage sensitivity within the proposed project area. The project area is shown on the USGS 7.5' Del Mar Quad map within the unsectioned Los Peñasquitos Land Grant; Sections 20, 29 and 30 of Township 14 South Range 2 West; Sections 6, 7, 31, 35, and 36 of Township 15 South Range 2 West; Sections 25, 26, 27, 33, 34, 35, and 36 of Township 14 South, Range 3 West; and Sections 1, 3, 4, 5, 9, 10, 11, and 12 of Township 15 South Range 3 West.

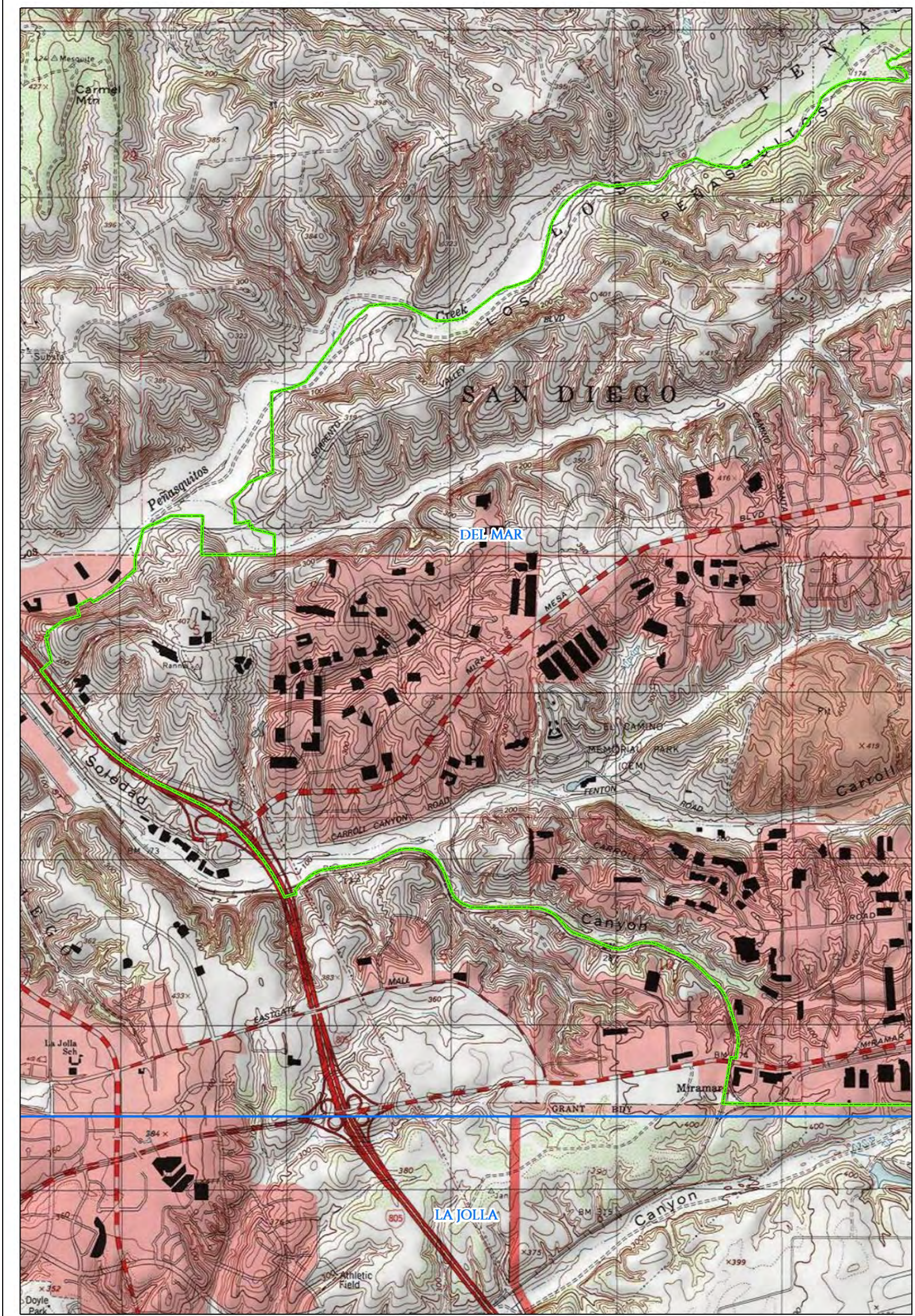
Our investigation will include direct contact with local tribal entities. Please include a list of the appropriate individuals to contact related to this project. Please submit your response via email to Shelby@redtailenvironmental.com.

Sincerely,

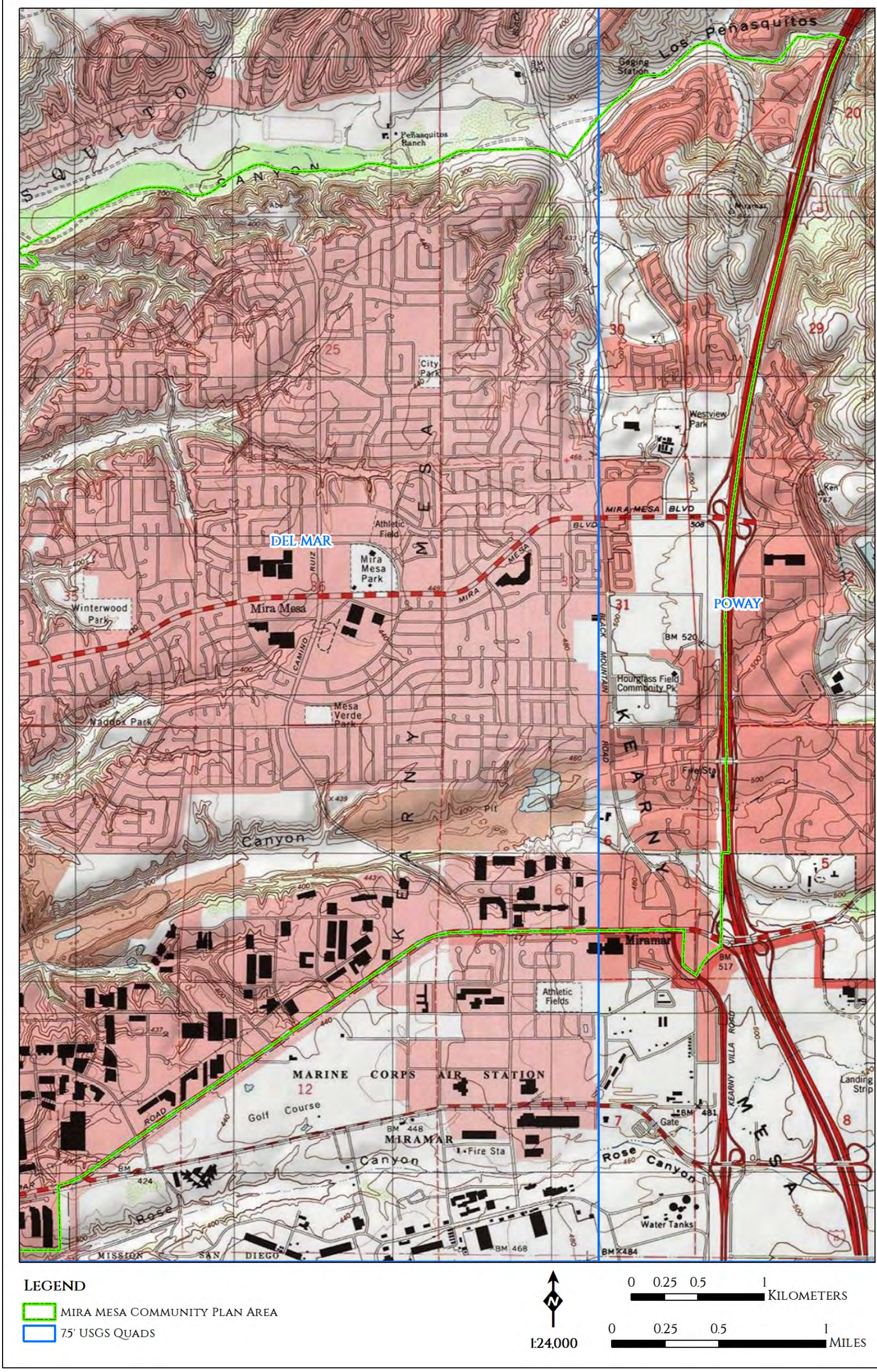
Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

Attachments: Project Area Maps



Project Area (Map 1 of 2)



Project Area (Map 2 of 2)

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov
Twitter: @CA_NAHC

October 17, 2019

Shelby Castells
Red Tail Environmental

VIA Email to: shelby@redtailenvironmental.com

RE: Mira Mesa Community Plan Project, San Diego County

Dear Ms. Castells:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,

Steven Quinn
Associate Governmental Program Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Diego County
10/17/2019

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road — Diegueno
Lakeside, CA, 92040
Phone: (619) 443 - 6612
Fax: (619) 443-0681
cloyd@barona-nsn.gov

Campo Band of Diegueno Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1 — Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Ewiiaapaayp Tribe
Michael Garcia, Vice Chairperson
4054 Willows Road — Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net

Ewiiaapaayp Tribe
Robert Pinto, Chairperson
4054 Willows Road — Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
wmicklin@leaningrock.net

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

Iipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130 — Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

Inaja-Cosmit Band of Indians
Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. — Diegueno
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612 — Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817
epinto@jiv-nsn.gov

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

La Posta Band of Diegueno Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road — Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

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

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302 — Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Mira Mesa Community Plan Project, San Diego County.

Native American Heritage Commission
Native American Contact List
San Diego County
10/17/2019

Mesa Grande Band of Diegueno Mission Indians
Michael Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

San Pasqual Band of Diegueno Mission Indians
Allen Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

San Pasqual Band of Diegueno Mission Indians
John Flores, Environmental Coordinator
P. O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
johnf@sanpasqualtribe.org

Sycuan Band of the Kumeyaay Nation
Cody Martinez, Chairperson
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

Sycuan Band of the Kumeyaay Nation
Kristie Orosco, Kumeyaay Resource Specialist
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 6917

Viejas Band of Kumeyaay Indians
Ernest Pingleton, Tribal Historic Officer, Resource Management
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 659 - 2314
epingleton@viejas-nsn.gov

Viejas Band of Kumeyaay Indians
John Christman, Chairperson
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Mira Mesa Community Plan Project, San Diego County.

RED TAIL
ENVIRONMENTAL

October 18, 2019

Manzanita Band of Kumeyaay Nation
Angela Elliot Santos, Chairperson
PO Box 1302
Boulevard, CA, 91905
619-766-4930
619-766-4957 fax

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Ms. Santos,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

A record search of the Sacred Lands File with the California Native American Heritage Commission was negative. Red Tail is conducting a record search at the South Coastal Information. The project area is shown on the USGS 7.5' Del Mar Quad map within the unsectioned Los Peñasquitos Land Grant; Sections 20, 29 and 30 of Township 14 South Range 2 West; Sections 6, 7, 31, 35, and 36 of Township 15 South Range 2 West; Sections 25, 26, 27, 33, 34, 35, and 36 of Township 14 South, Range 3 West; and Sections 1, 3, 4, 5, 9, 10, 11, and 12 of Township 15 South Range 3 West.

We are contacting you to request additional information regarding the Project area, if you are aware of any issues of cultural concern regarding the area shown on the enclosed map. In particular, we would like to know if you have knowledge of any Traditional Cultural Properties, Sacred Sites, Tribal Cultural Resources, resource collecting areas, or any other areas of concern of which you would wish us to be aware. If you have any questions or concerns regarding the proposed Project, please contact me at the address or phone number listed below, or via email at Shelby@redtailenvironmental.com. We appreciate any input you may have on this project.

Sincerely,

Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

Attachments: Figure 1. Project Location Map

DEL MAR

LA JOLLA

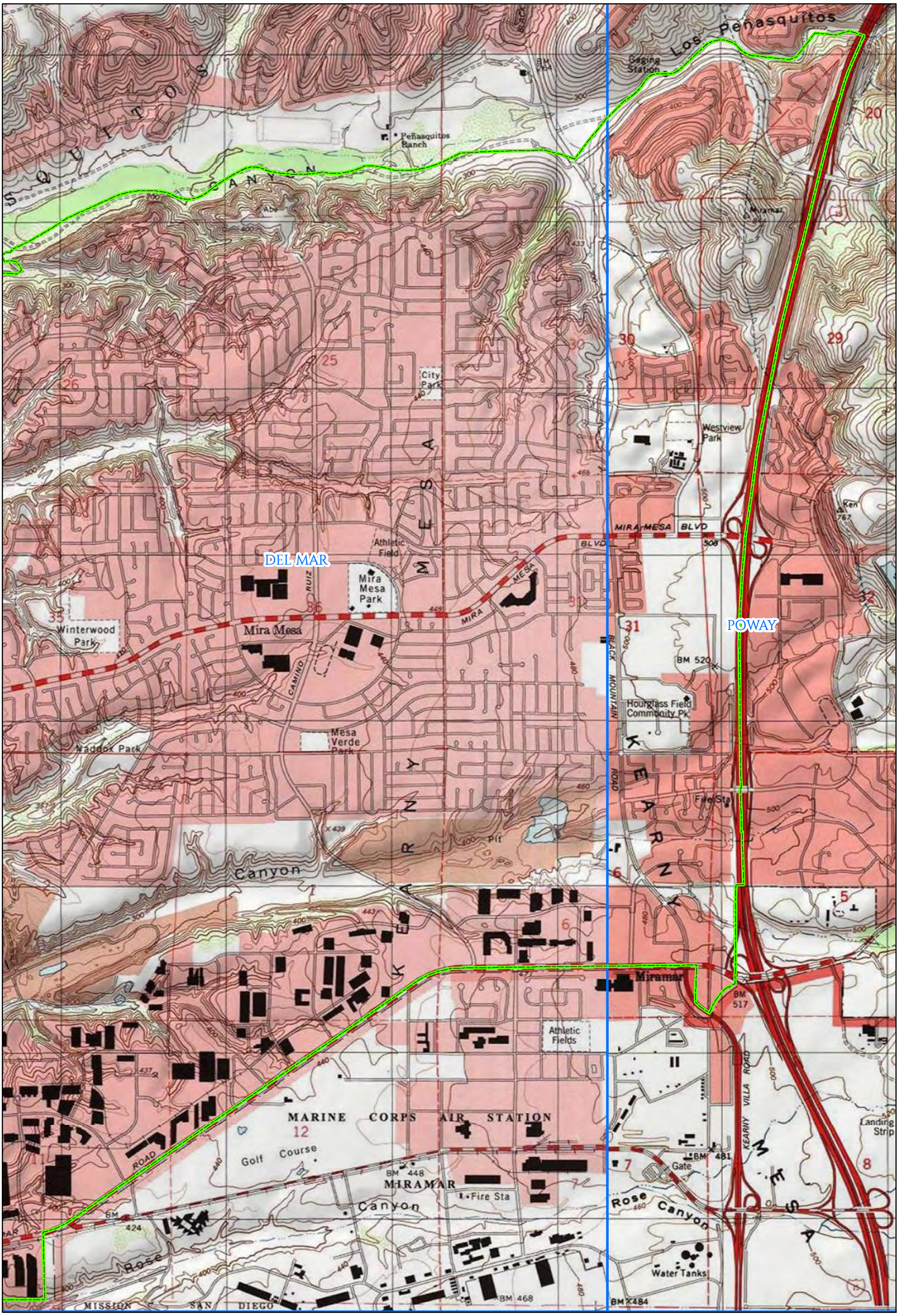
Legend

- Mira Mesa Community Plan Area
- 7.5' USGS Quads

1:24,000

0 0.25 0.5 1 Kilometers

0 0.25 0.5 1 Miles



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RED TAIL ENVIRONMENTAL

October 18, 2019

San Pasqual Band of Diegueno Mission Indians
Allen Lawson, Chairperson
PO Box 365
Valley Center, CA, 92082
760-749-3200
760-749-3876 fax
allenl@sanpasqualtribe.org

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Lawson,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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Director of Archaeology

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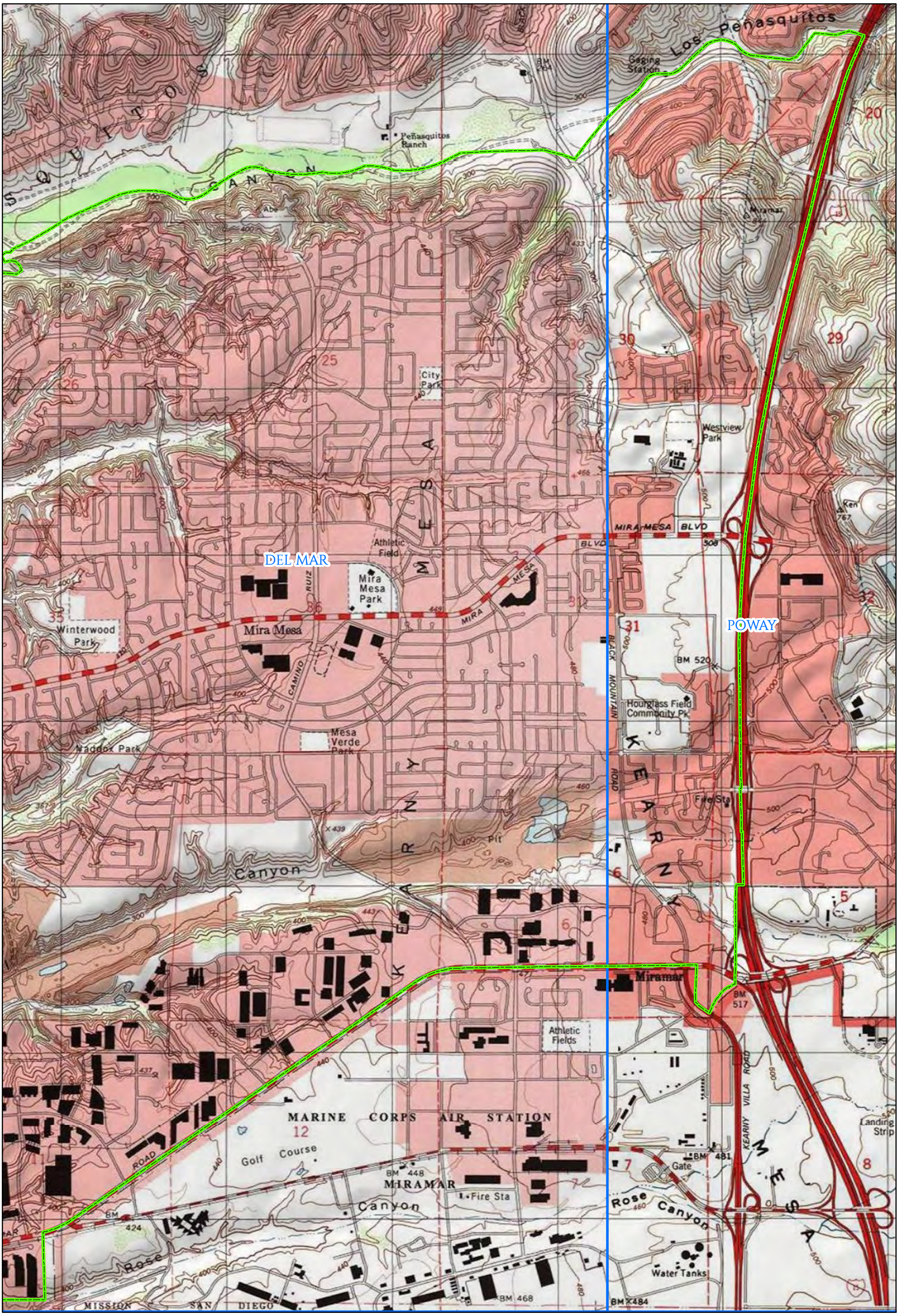

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RED TAIL ENVIRONMENTAL

October 18, 2019

Clint Linton
Director of Cultural Resources
Iipay Nation of Santa Ysabel
PO Box 507
Santa Ysabel, CA 92070
cjlinton73@aol.com

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Linton,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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Director of Archaeology

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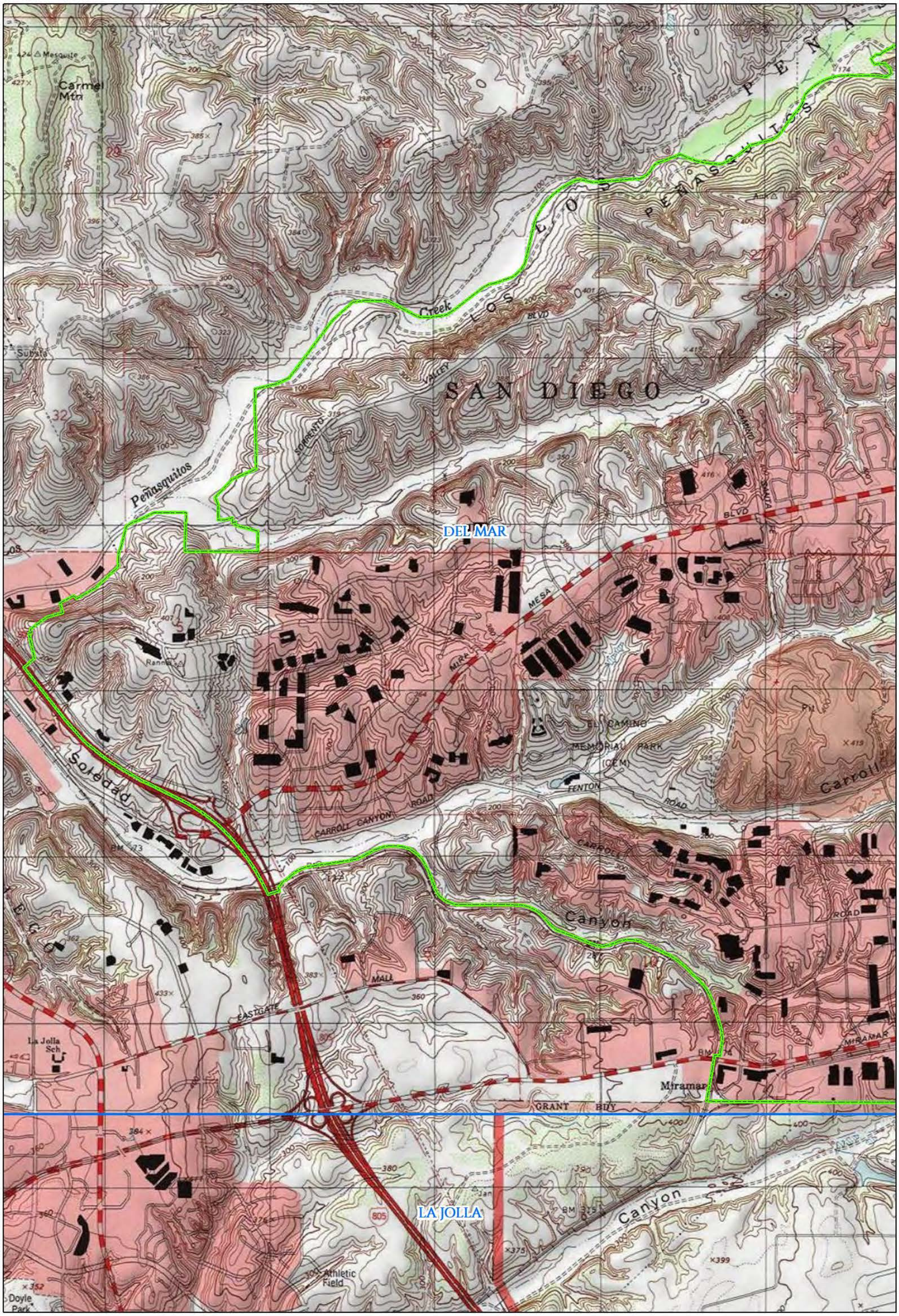

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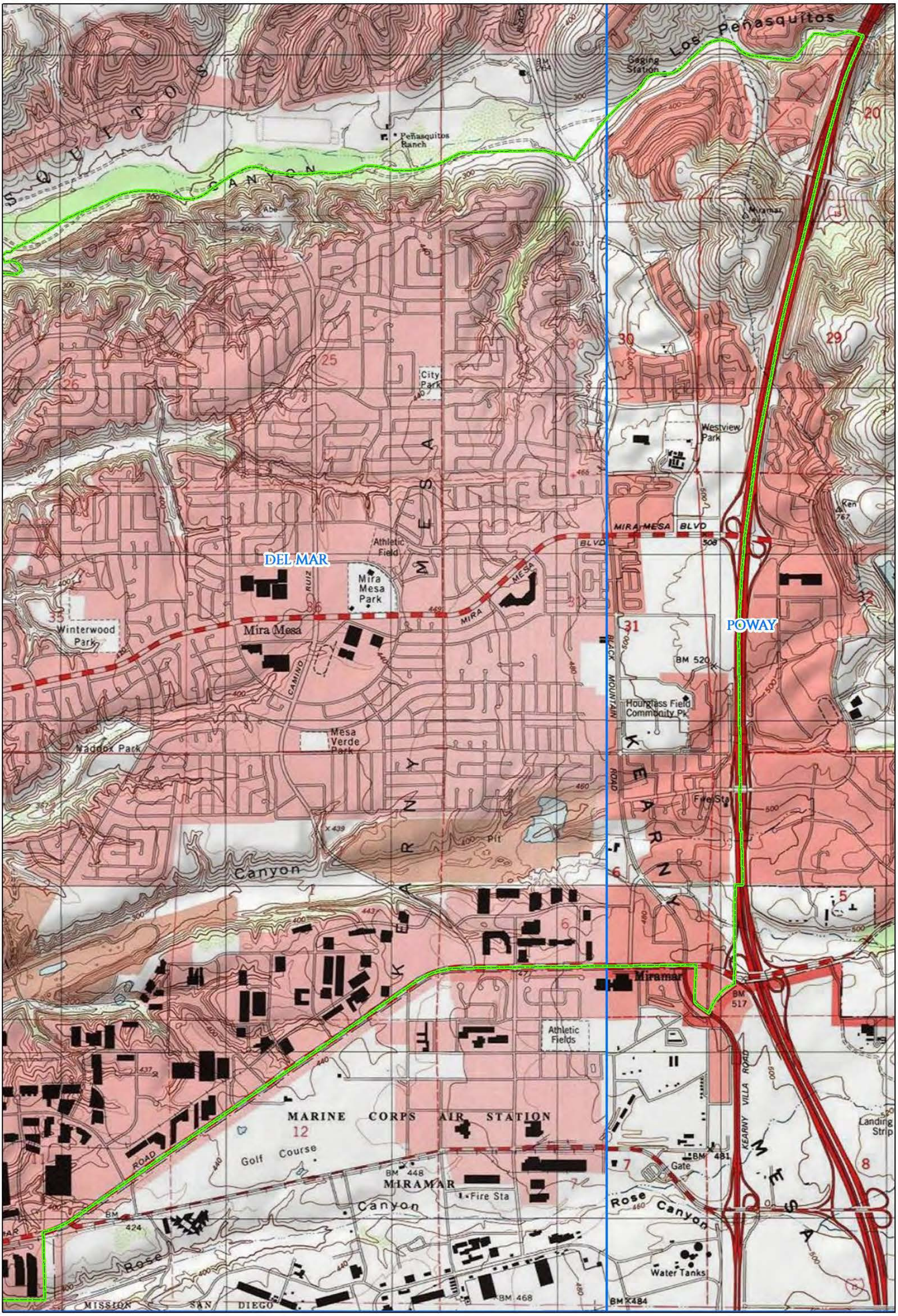

LEGEND

- MIRA MESA COMMUNITY PLAN AREA
- 7.5' USGS QUADS

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RED TAIL
ENVIRONMENTAL

October 18, 2019

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
PO Box 775
Pine Valley, CA, 91962
619-709-4207

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Ms. Lucas,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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Sincerely,

Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

Attachments: Figure 1. Project Location Map

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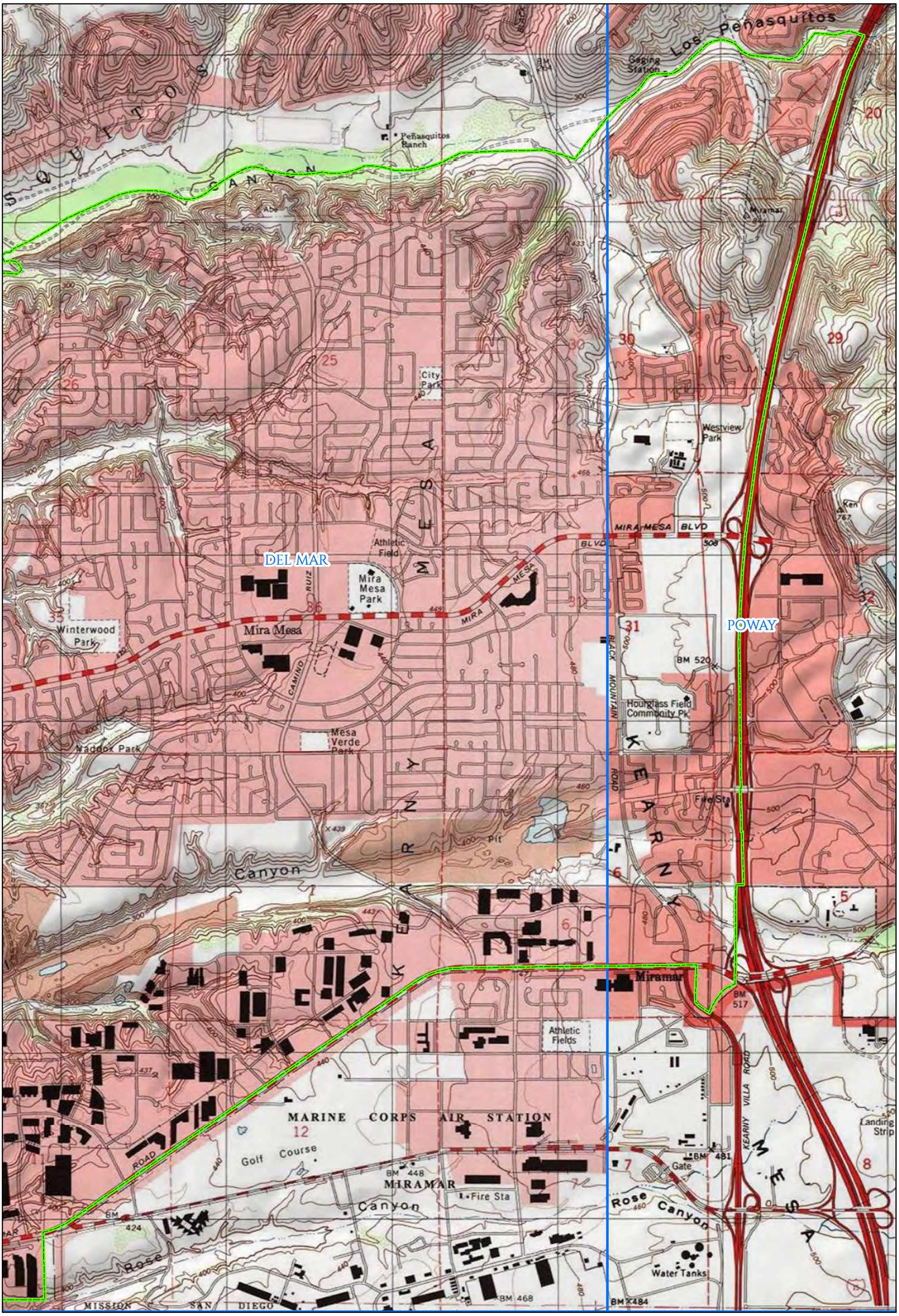

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RED TAIL ENVIRONMENTAL

October 18, 2019

Sycuan Band of the Kumeyaay Nation
Cody Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA, 92019
619-445-2613
619-445-1927 fax
ssilva@sycuan-nsn.com

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Martinez,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

A record search of the Sacred Lands File with the California Native American Heritage Commission was negative. Red Tail is conducting a record search at the South Coastal Information. The project area is shown on the USGS 7.5' Del Mar Quad map within the unsectioned Los Peñasquitos Land Grant; Sections 20, 29 and 30 of Township 14 South Range 2 West; Sections 6, 7, 31, 35, and 36 of Township 15 South Range 2 West; Sections 25, 26, 27, 33, 34, 35, and 36 of Township 14 South, Range 3 West; and Sections 1, 3, 4, 5, 9, 10, 11, and 12 of Township 15 South Range 3 West.

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Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

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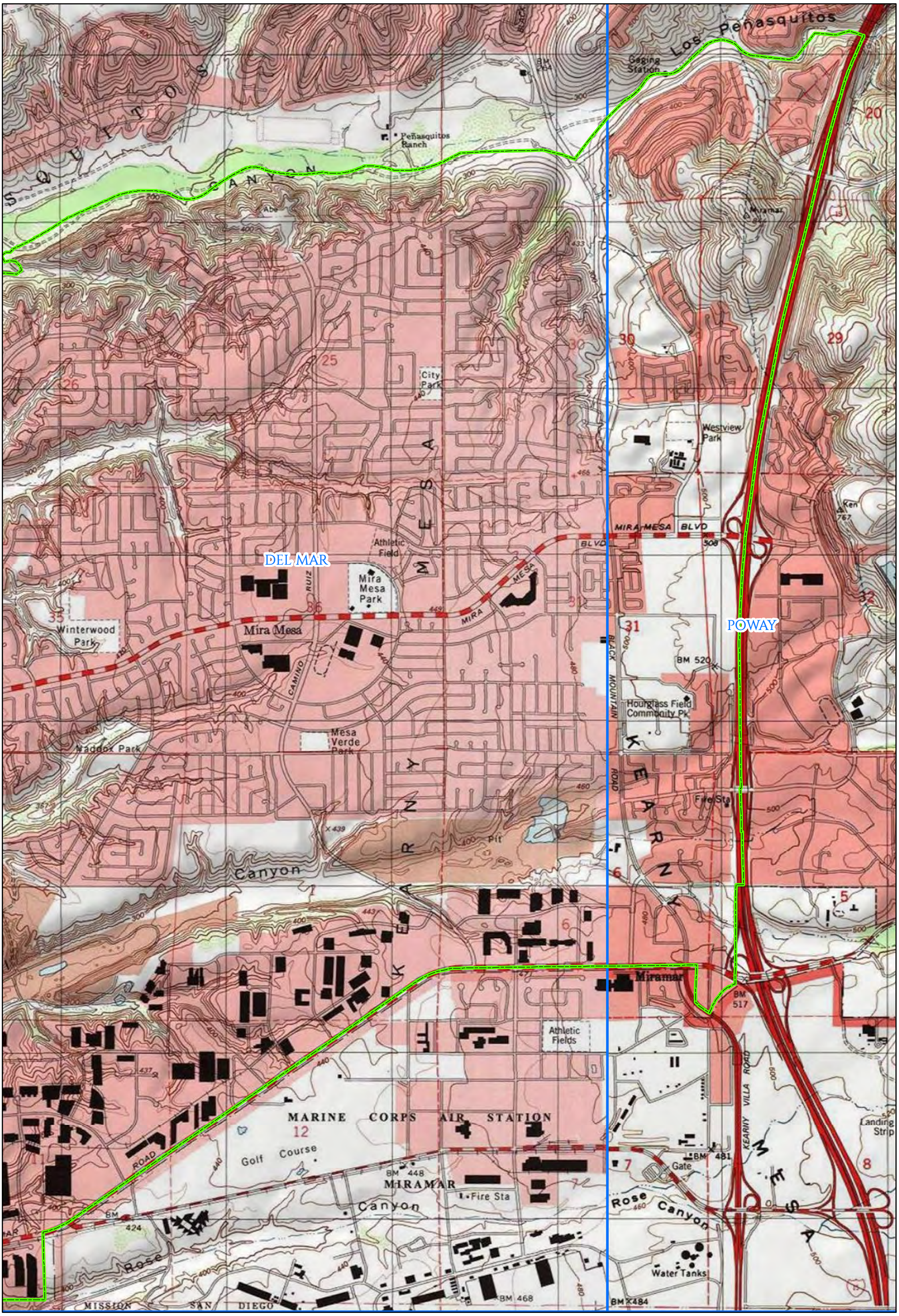

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RED TAIL ENVIRONMENTAL

October 18, 2019

Viejas Band of Kumeyaay Indians
Ernest Pingleton, Tribal Historic Officer, Resource Management
1 Viejas Grade Road
Alpine, CA, 91901
619-659-2314
epingleton@viejas.nsn.gov

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Pingleton,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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Sincerely,

Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

Attachments: Figure 1. Project Location Map

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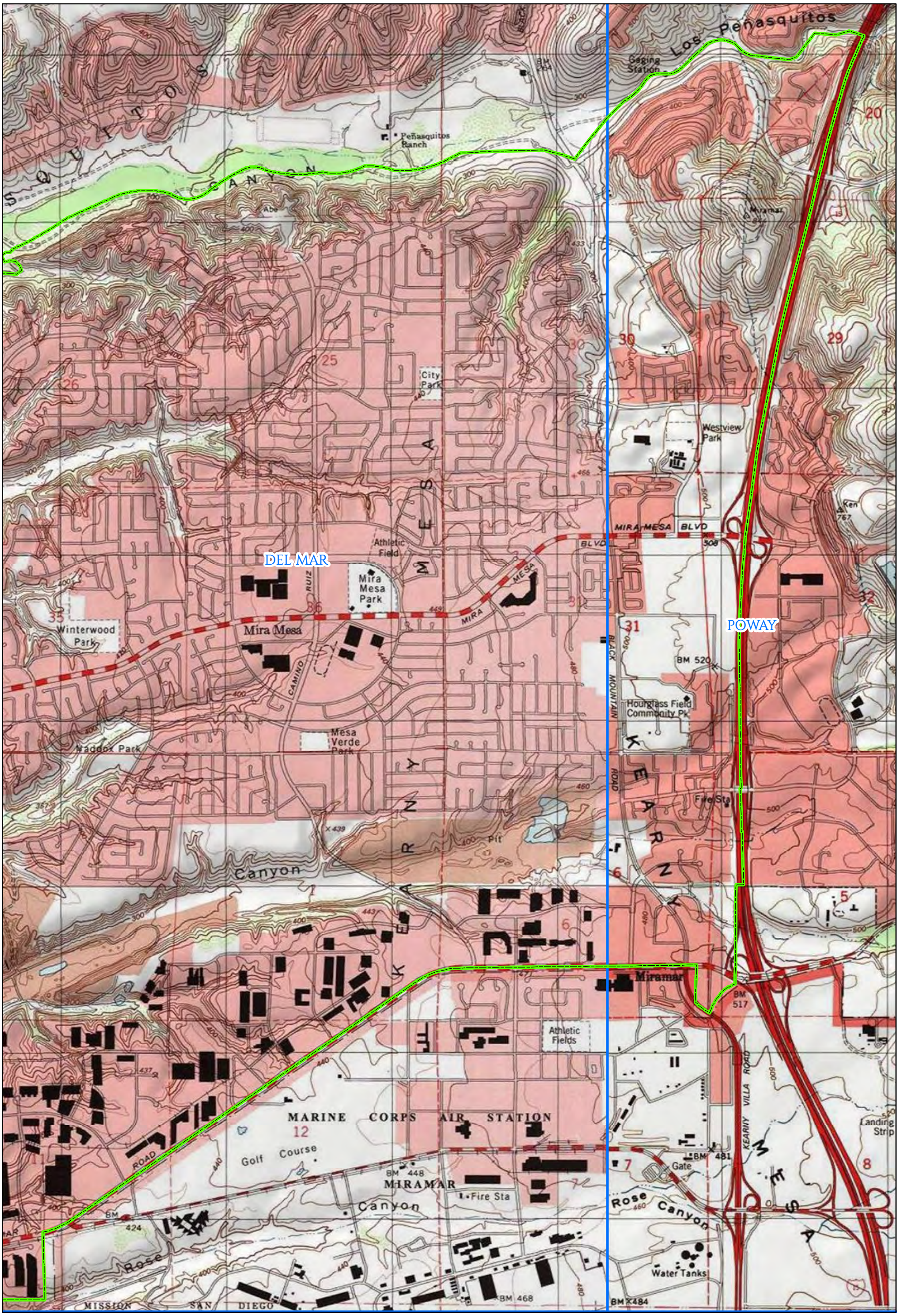

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RED TAIL ENVIRONMENTAL

October 18, 2019

Jamul Indian Village
Erica Pinto, Chairperson
PO Box 612
Jamul, CA, 91935
619-669-4785
619-669-4817 fax
epinto@jiv-nsn.gov

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Ms. Pinto,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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Sincerely,

Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

Attachments: Figure 1. Project Location Map

DEL MAR

LA JOLLA

Legend

- Mira Mesa Community Plan Area
- 7.5' USGS Quads

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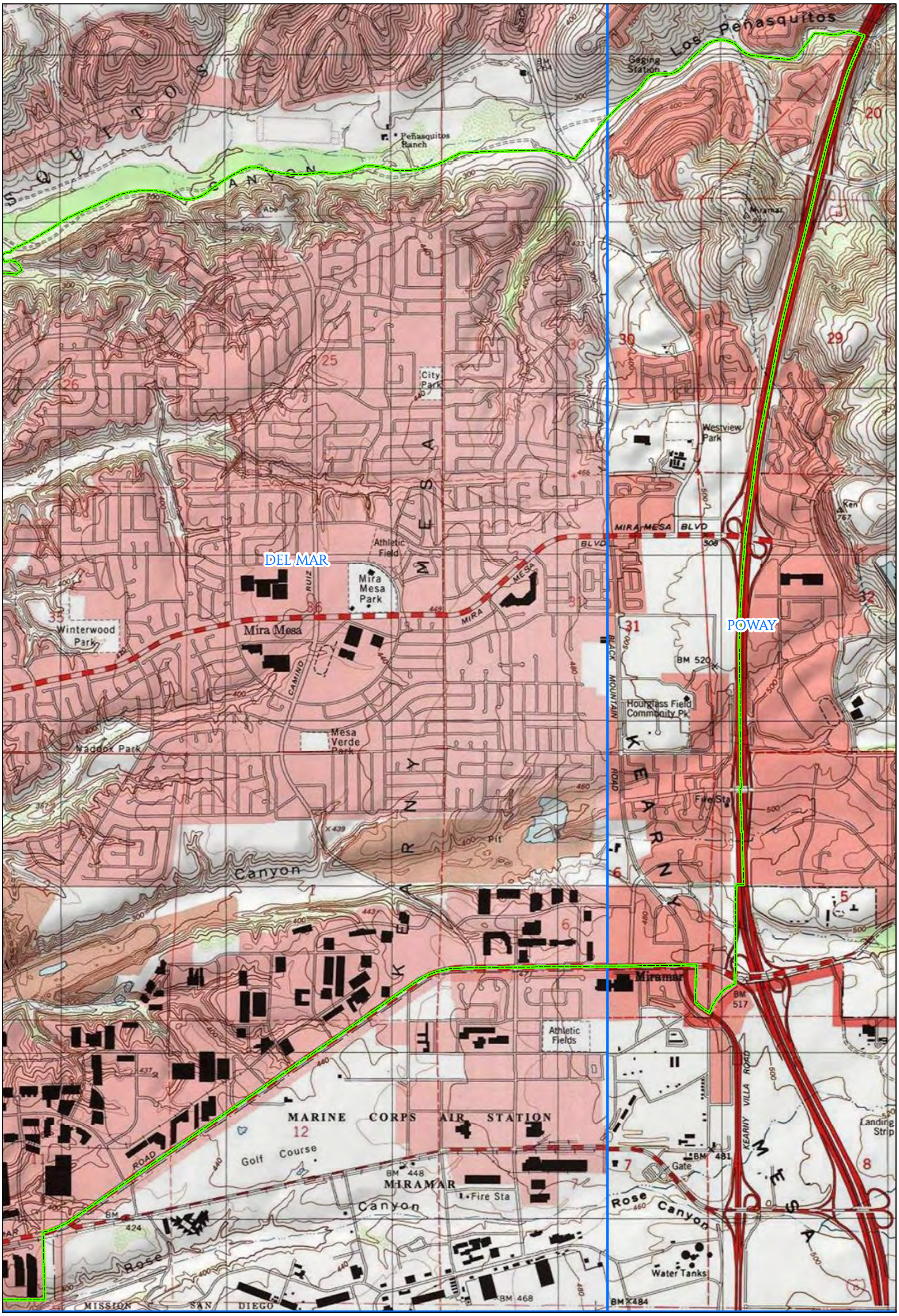

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RED TAIL ENVIRONMENTAL

October 18, 2019

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road
Lakeside, CA, 92040
619-443-6612
619-443-0681 fax
cloyd@barona-nsn.gov

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Romero,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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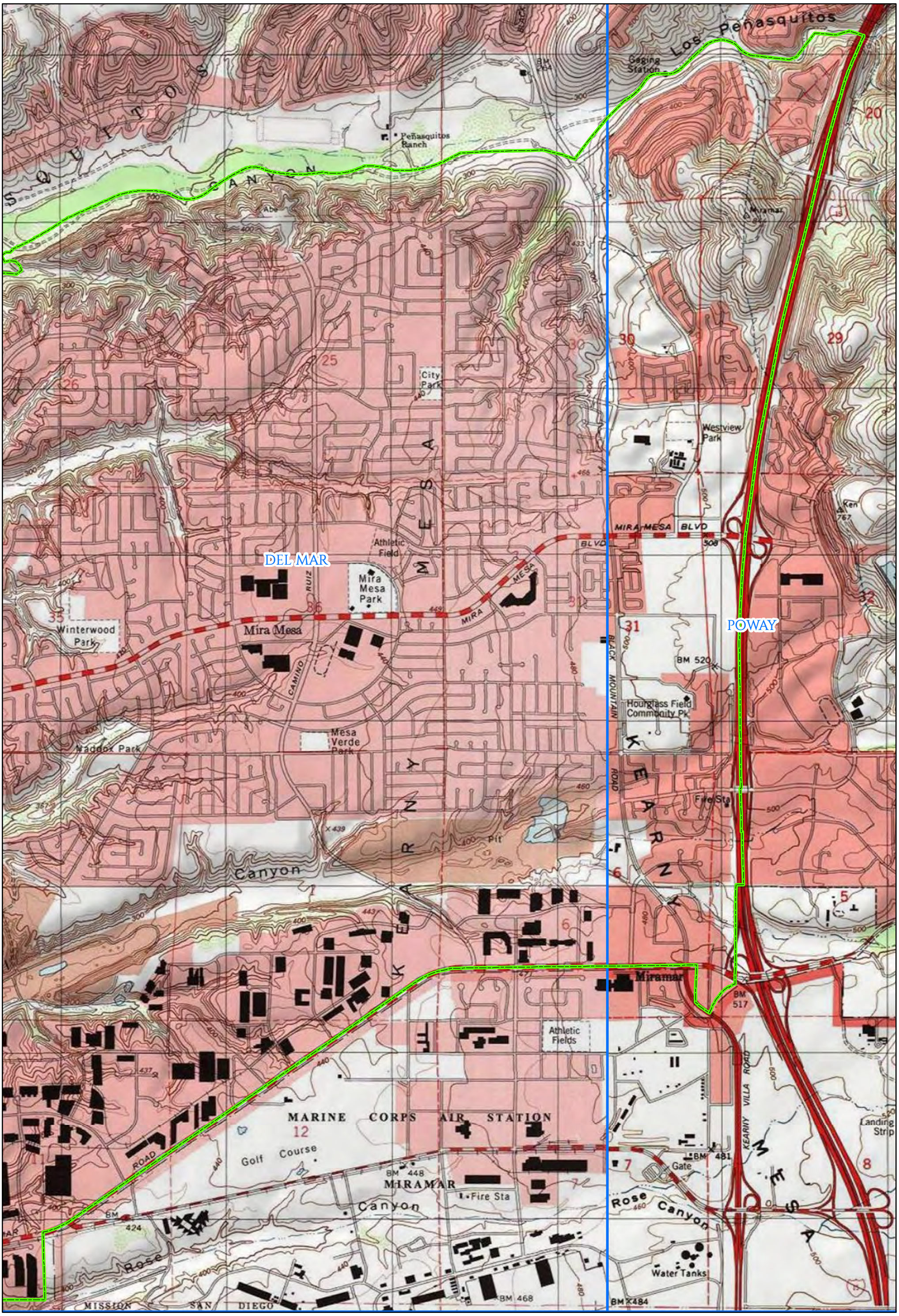

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RED TAIL ENVIRONMENTAL

October 18, 2019

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

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Ms. Parada,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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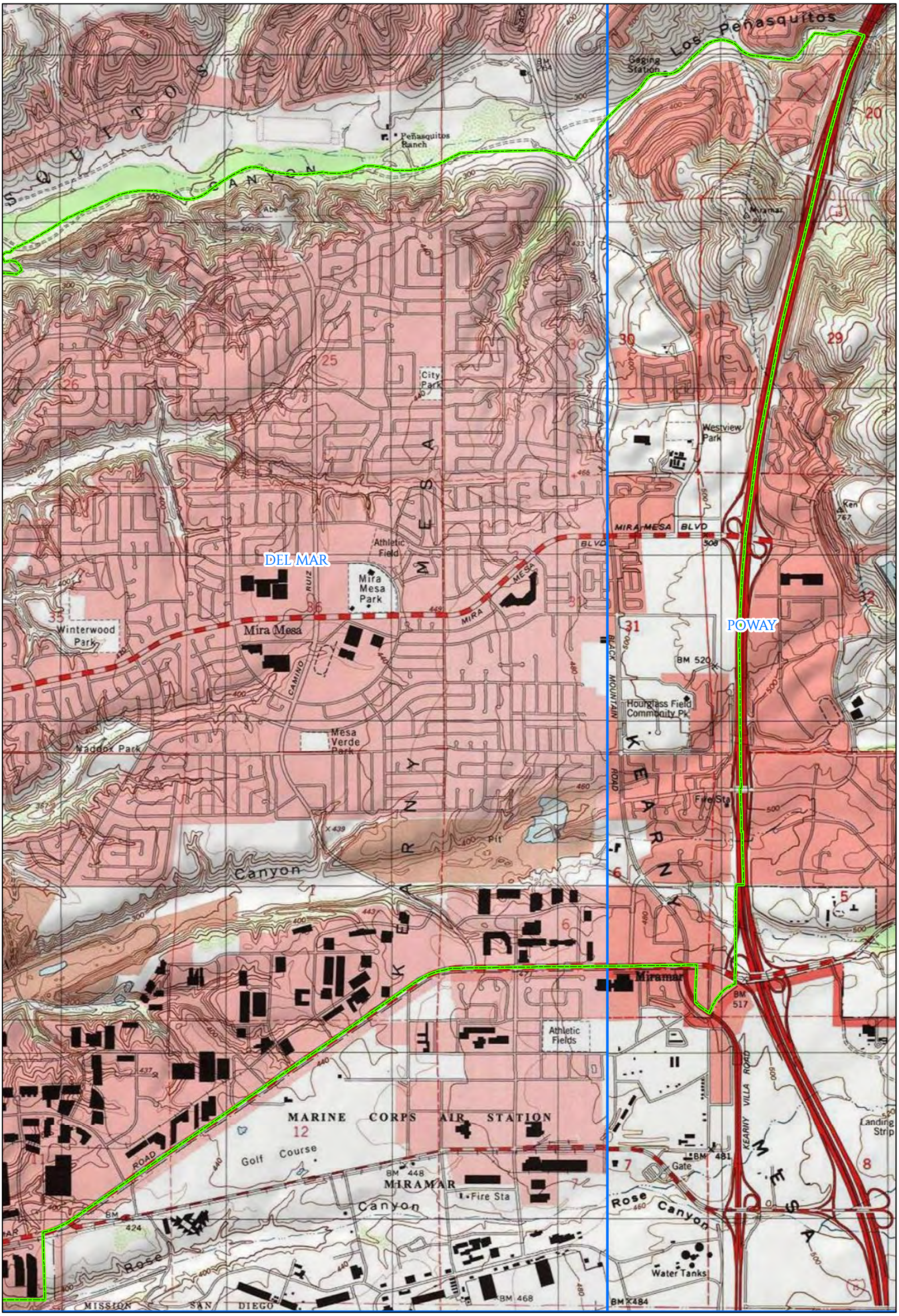

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RED TAIL ENVIRONMENTAL

October 18, 2019

Viejas Band of Kumeyaay Indians
John Christman, Chairperson
1 Viejas Grade Road
Alpine, CA, 91901
619-445-3810
619-445-5337 fax

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Christman,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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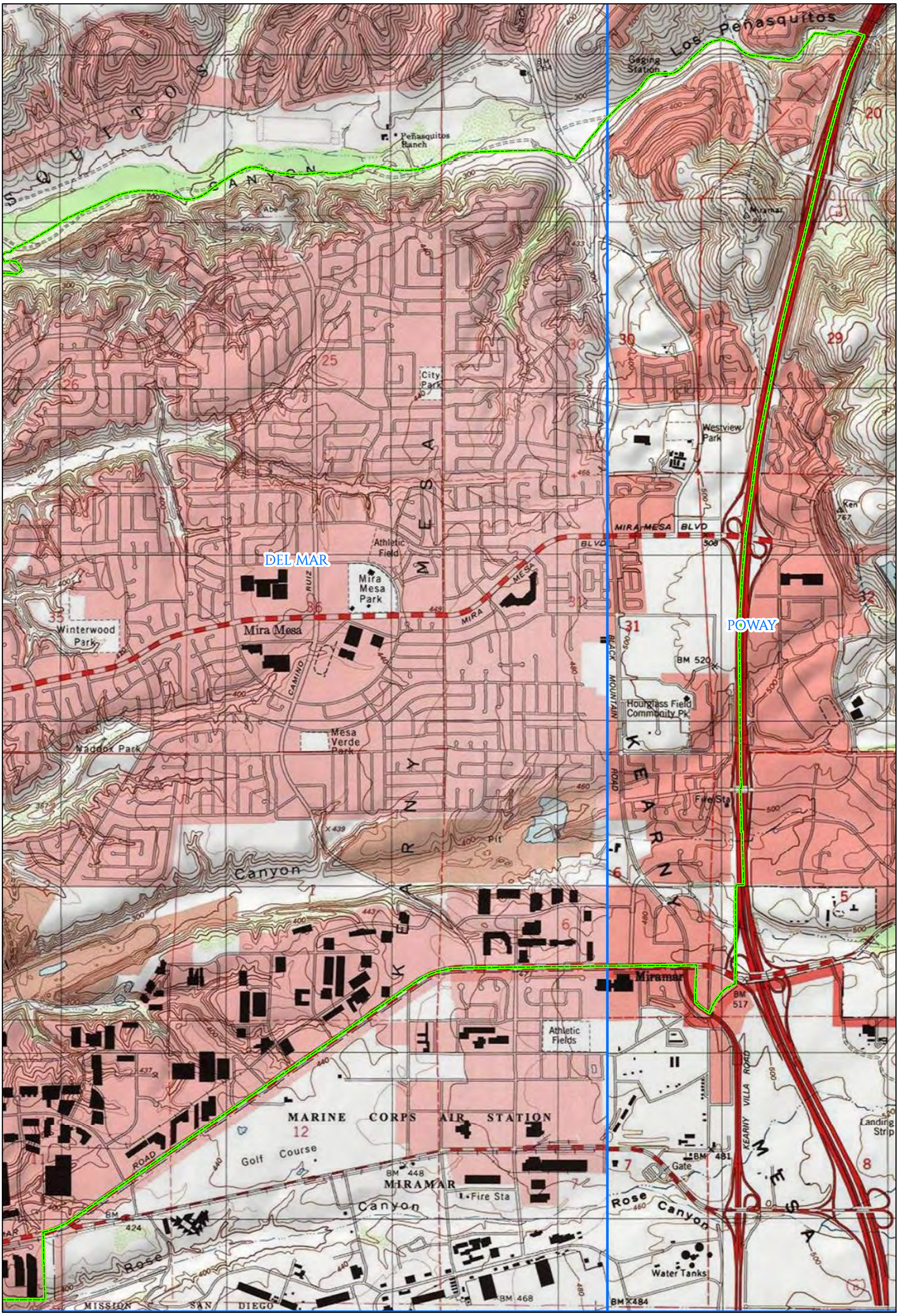

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RED TAIL ENVIRONMENTAL

October 18, 2019

San Pasqual Band of Diegueno Mission Indians
John Flores, Environmental Coordinator
PO Box 365
Valley Center, CA, 92082
760-749-3200
760-749-3876 fax
johnf@sanpasqualtribe.org

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Flores,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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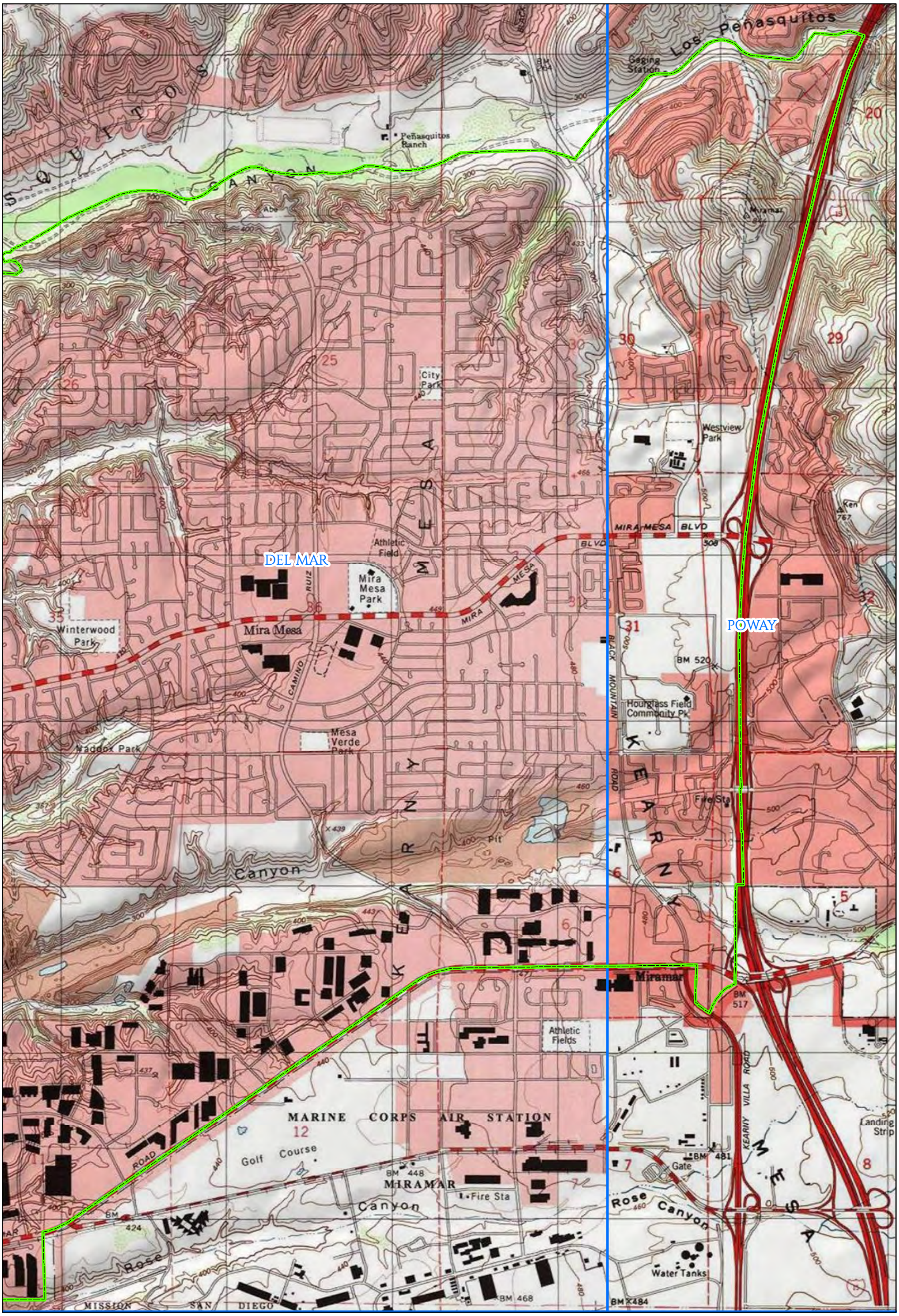

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RED TAIL ENVIRONMENTAL

October 18, 2019

La Posta Band of Diegueno Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA, 91905
619-478-2113
619-478-2125 fax
jmiller@LPtribe.net

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Miller,

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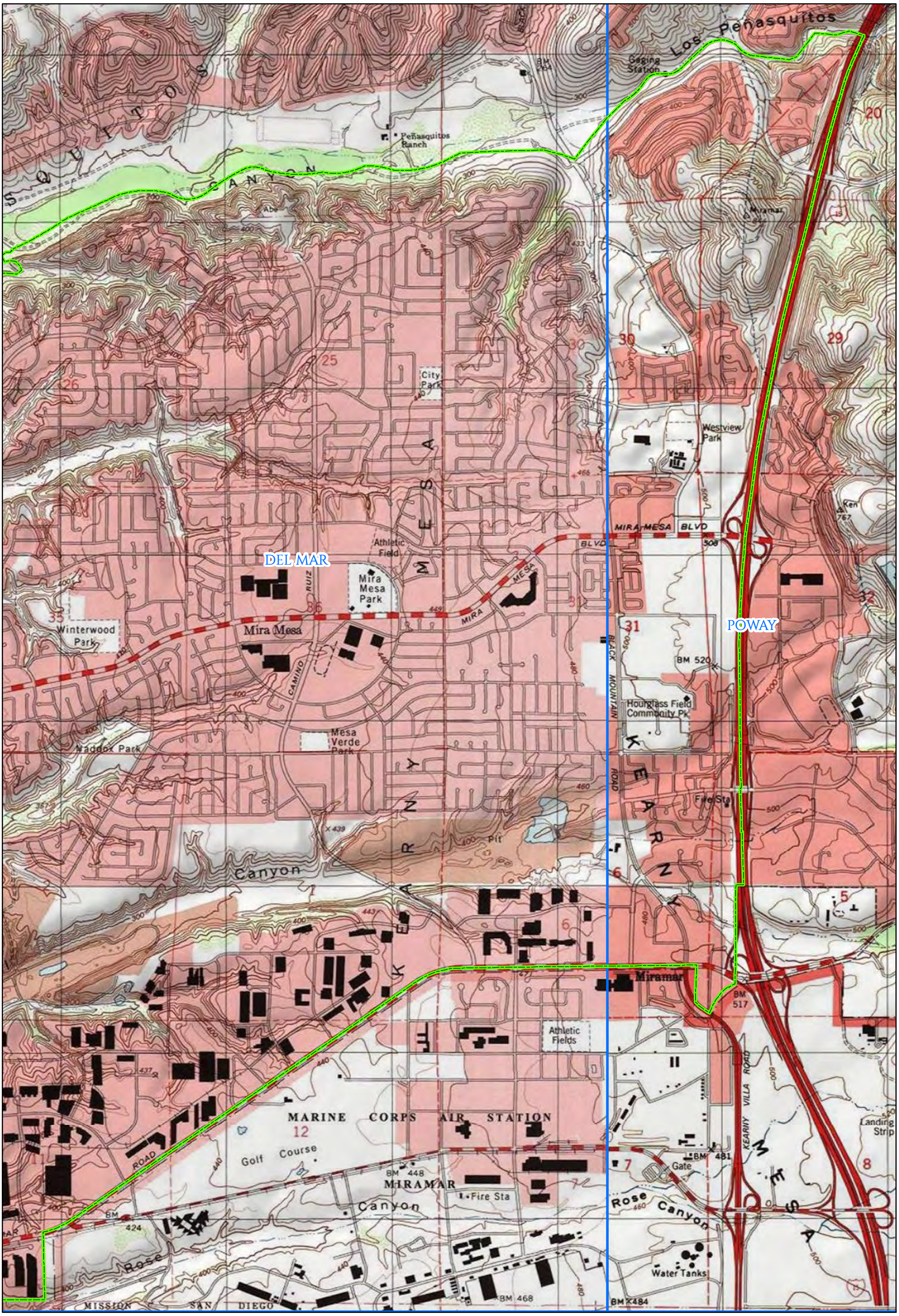

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RED TAIL ENVIRONMENTAL

October 18, 2019

Sycuan Band of the Kumeyaay Nation
Kristie Orosco, Kumeyaay Resource Specialist
1 Kwaaypaay Court
El Cajon, CA, 92019
619-445-6917

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Ms. Orosco,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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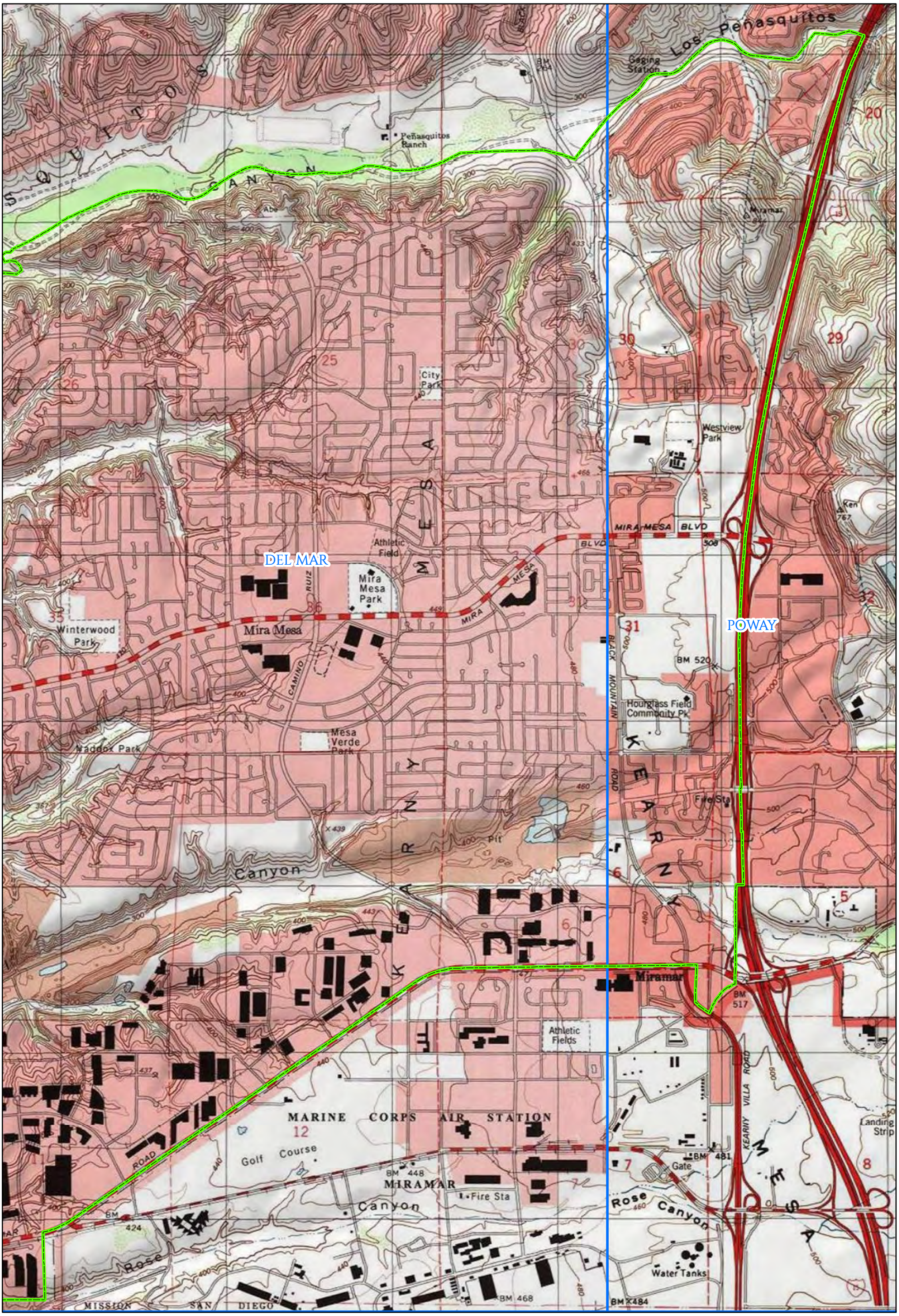

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RED TAIL ENVIRONMENTAL

October 18, 2019

Ewiiaapaayp Tribe
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901
619-445-6315
619-445-9126 fax
michaelg@leaningrock.net

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Garcia,

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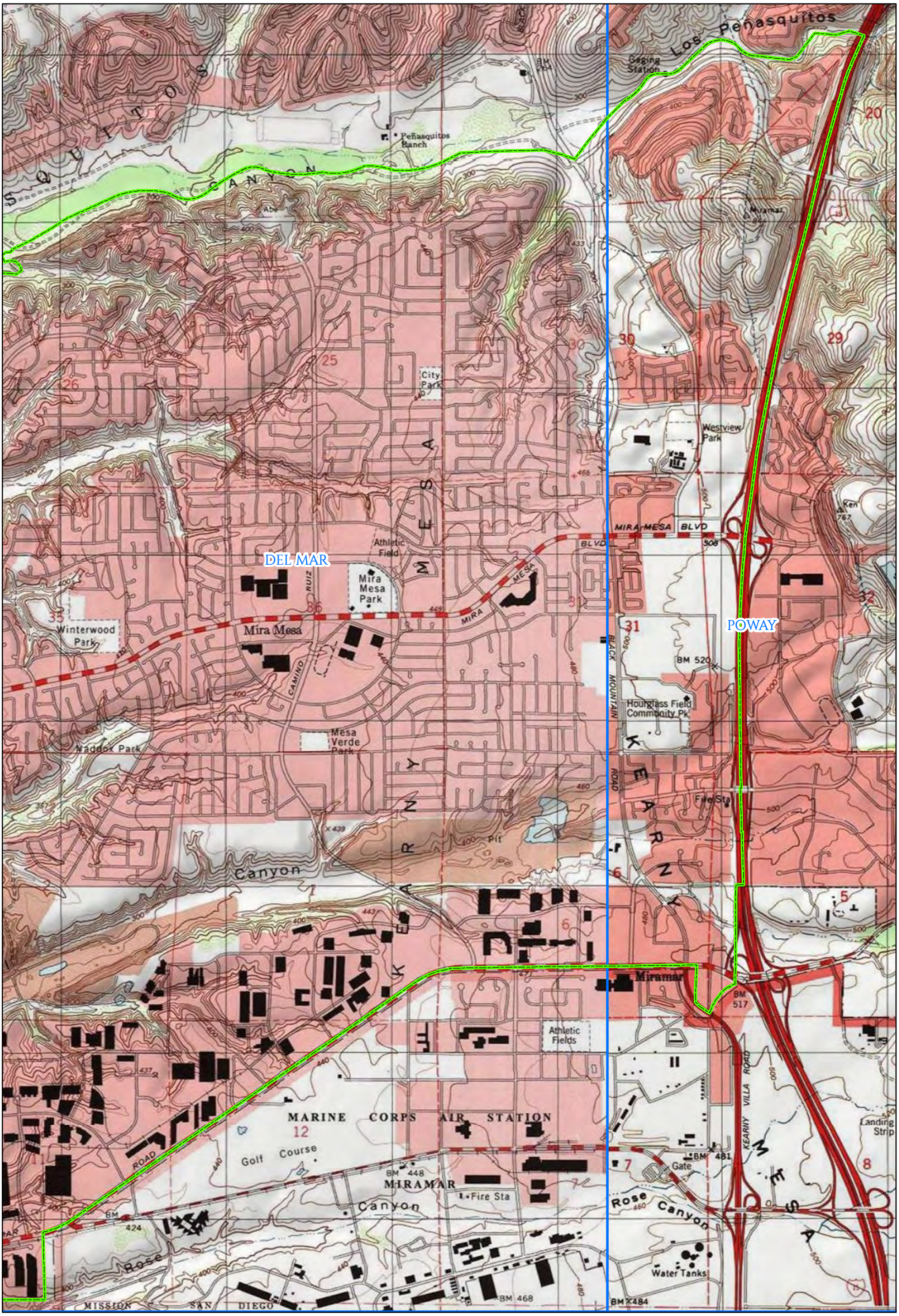

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RED TAIL ENVIRONMENTAL

October 18, 2019

Mesa Grande Band of Diegueno Mission Indians
Michael Linton, Chairperson
PO Box 270, Santa Ysabel, CA, 92070
760-782-3818
760-782-9092 fax
mesagrandeband@msn.com

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Linton,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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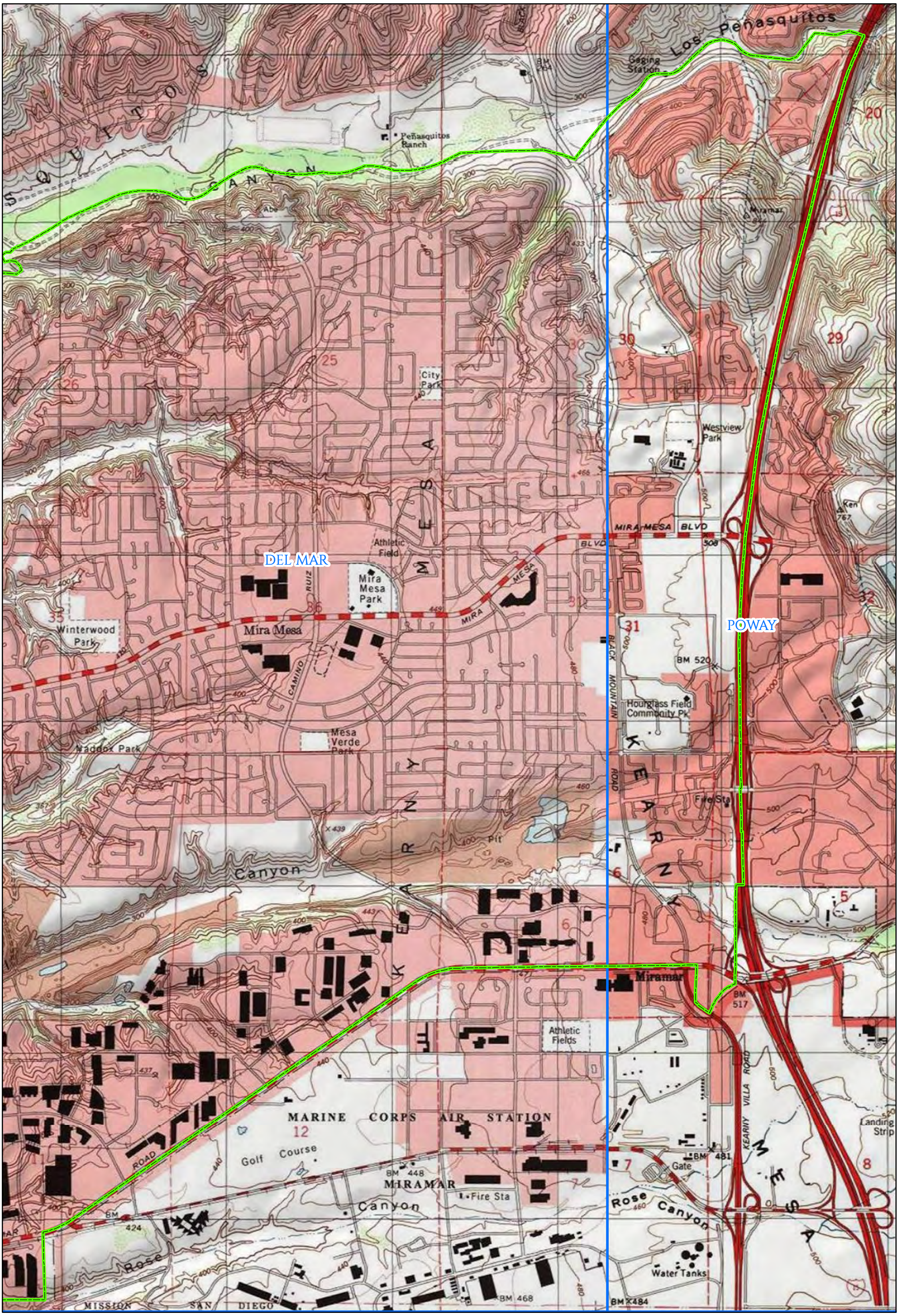

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RED TAIL ENVIRONMENTAL

October 18, 2019

Campo Band of Diegueno Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91906
619-478-9046
619-478-5818 fax
rgoff@campo-nsn.gov

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Goff,

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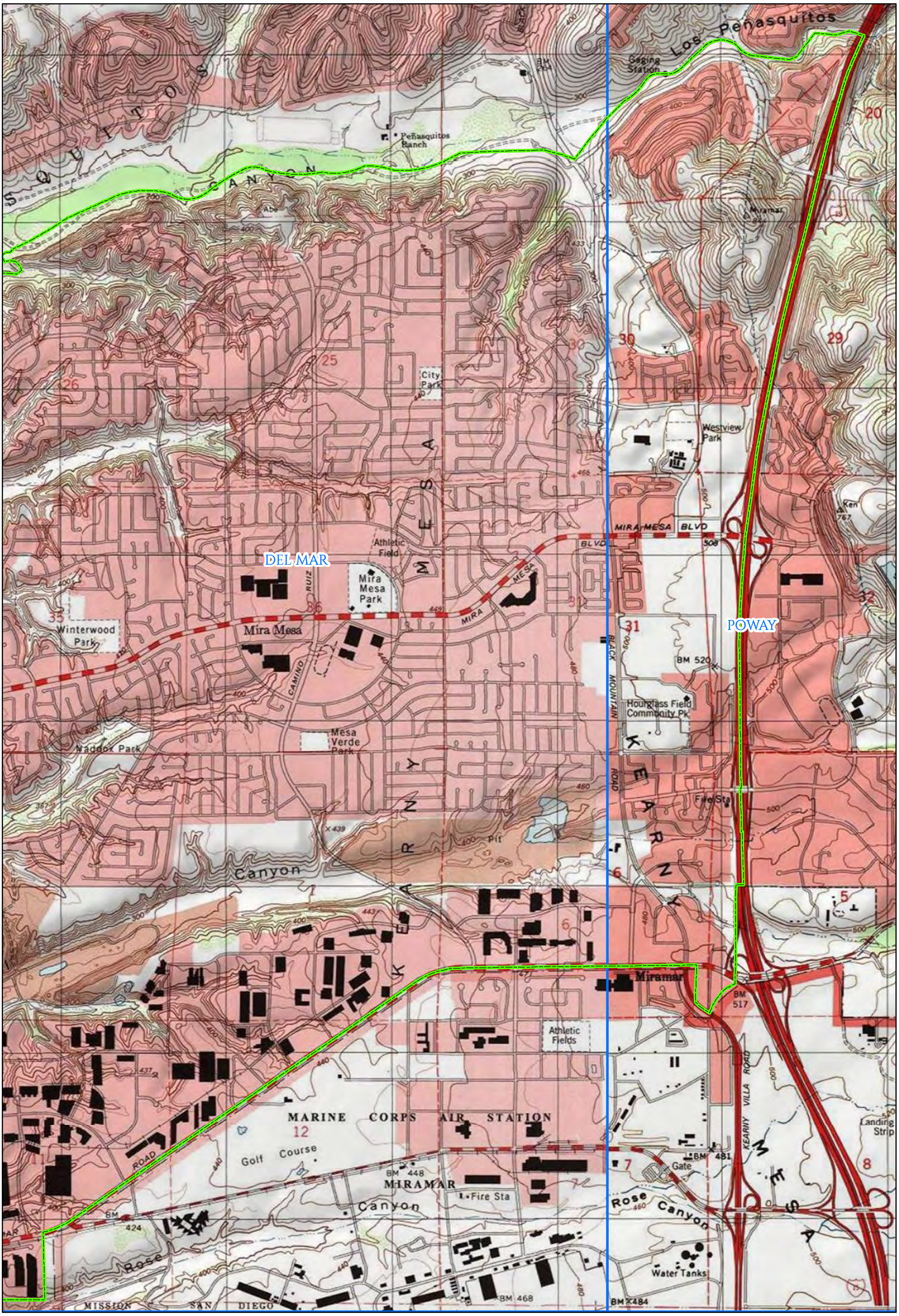

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RED TAIL
ENVIRONMENTAL

October 18, 2019

Inaja-Cosmit Band of Indians
Rebecca Osuna, Chairperson
2005 S. Escondido Blvd.
Escondido, CA, 92025
760-737-7628
760-747-8568 fax

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Ms. Osuna,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

A record search of the Sacred Lands File with the California Native American Heritage Commission was negative. Red Tail is conducting a record search at the South Coastal Information. The project area is shown on the USGS 7.5' Del Mar Quad map within the unsectioned Los Peñasquitos Land Grant; Sections 20, 29 and 30 of Township 14 South Range 2 West; Sections 6, 7, 31, 35, and 36 of Township 15 South Range 2 West; Sections 25, 26, 27, 33, 34, 35, and 36 of Township 14 South, Range 3 West; and Sections 1, 3, 4, 5, 9, 10, 11, and 12 of Township 15 South Range 3 West.

We are contacting you to request additional information regarding the Project area, if you are aware of any issues of cultural concern regarding the area shown on the enclosed map. In particular, we would like to know if you have knowledge of any Traditional Cultural Properties, Sacred Sites, Tribal Cultural Resources, resource collecting areas, or any other areas of concern of which you would wish us to be aware. If you have any questions or concerns regarding the proposed Project, please contact me at the address or phone number listed below, or via email at Shelby@redtailenvironmental.com. We appreciate any input you may have on this project.

Sincerely,

Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

Attachments: Figure 1. Project Location Map

DEL MAR

LA JOLLA

Legend

- Mira Mesa Community Plan Area
- 7.5' USGS Quads

1:24,000

0 0.25 0.5 1 Kilometers

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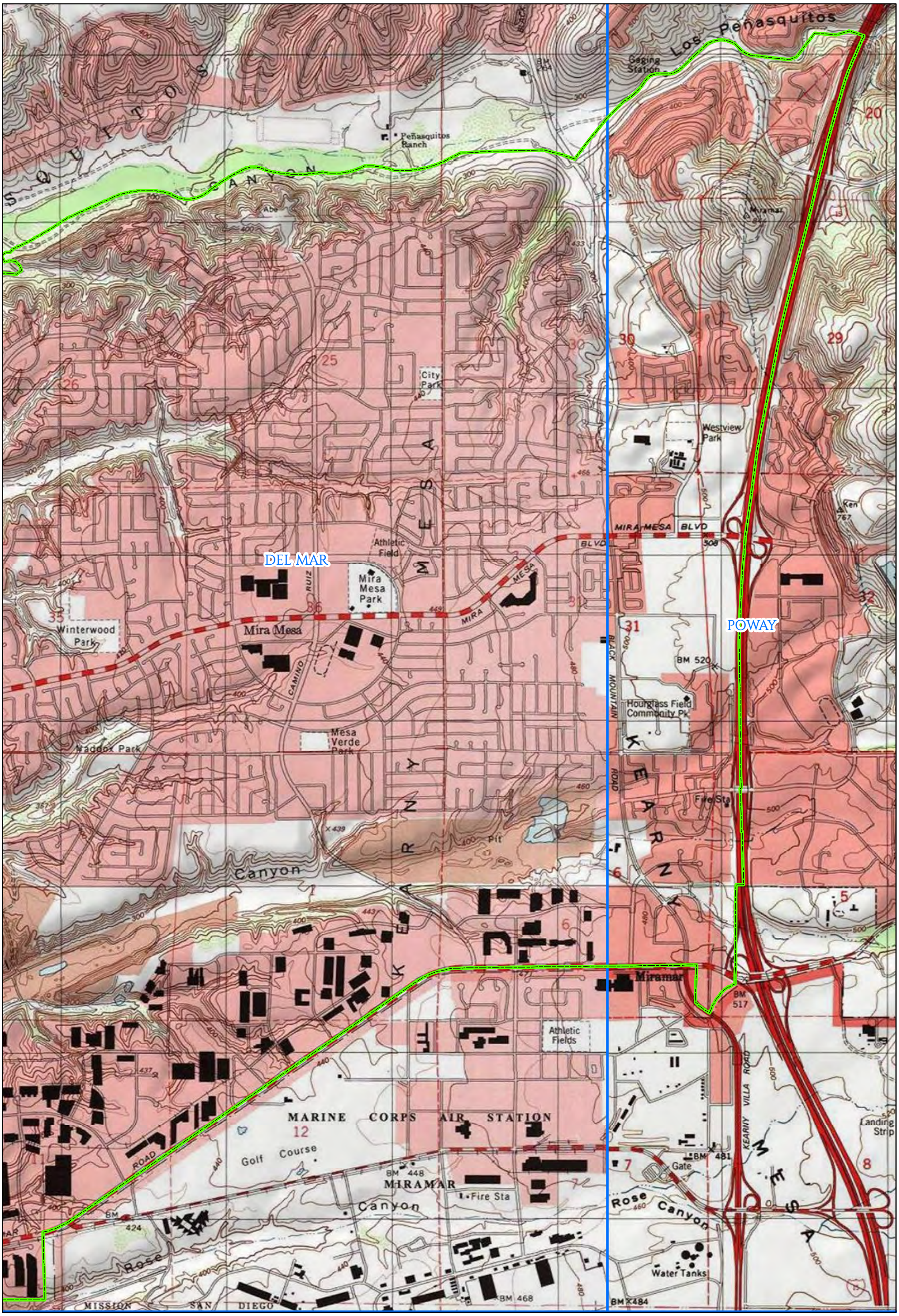

Legend

- Mira Mesa Community Plan Area
- 7.5' USGS Quads

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RED TAIL ENVIRONMENTAL

October 18, 2019

Ewiiaapaayp Tribe
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA, 91901
619-445-6315
619-445-9126 fax
wmicklin@leaningrock.net

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Pinto,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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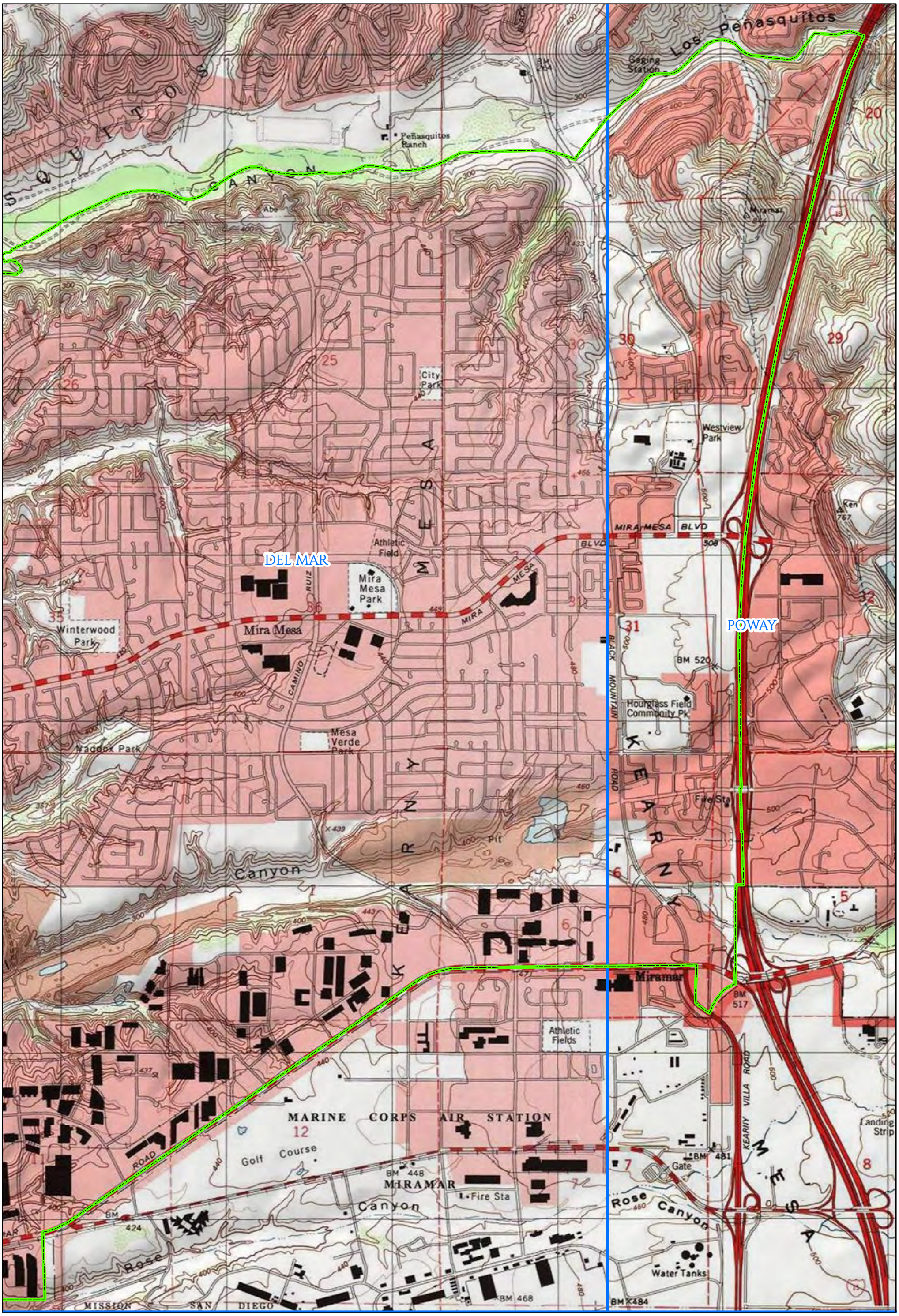

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RED TAIL ENVIRONMENTAL

October 18, 2019

Iipay Nation of Santa Ysabel
Virgil Perez, Chairperson
PO Box 507
Santa Ysabel, CA, 92070
760-803-5694
760-765-0320 fax

Re: City of Mira Mesa Community Plan Project, Mira Mesa, San Diego County, California

Dear Mr. Perez,

Red Tail Environmental (Red Tail) is conducting an archaeological study for the Mira Mesa Community Plan Project (project), located within the City of San Diego, San Diego County. The project area is bounded by the I-805 to the west, Los Peñasquitos Canyon to the north, I-15 to the east, and Miramar Road and MCAS Miramar on the south. The project is subject to the California Environmental Quality Act and will provide a detailed framework to guide development in the Mira Mesa community of the City of San Diego. The City of San Diego is the lead agency.

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Sincerely,

Shelby G. Castells

Shelby Castells, M.A., RPA
Director of Archaeology

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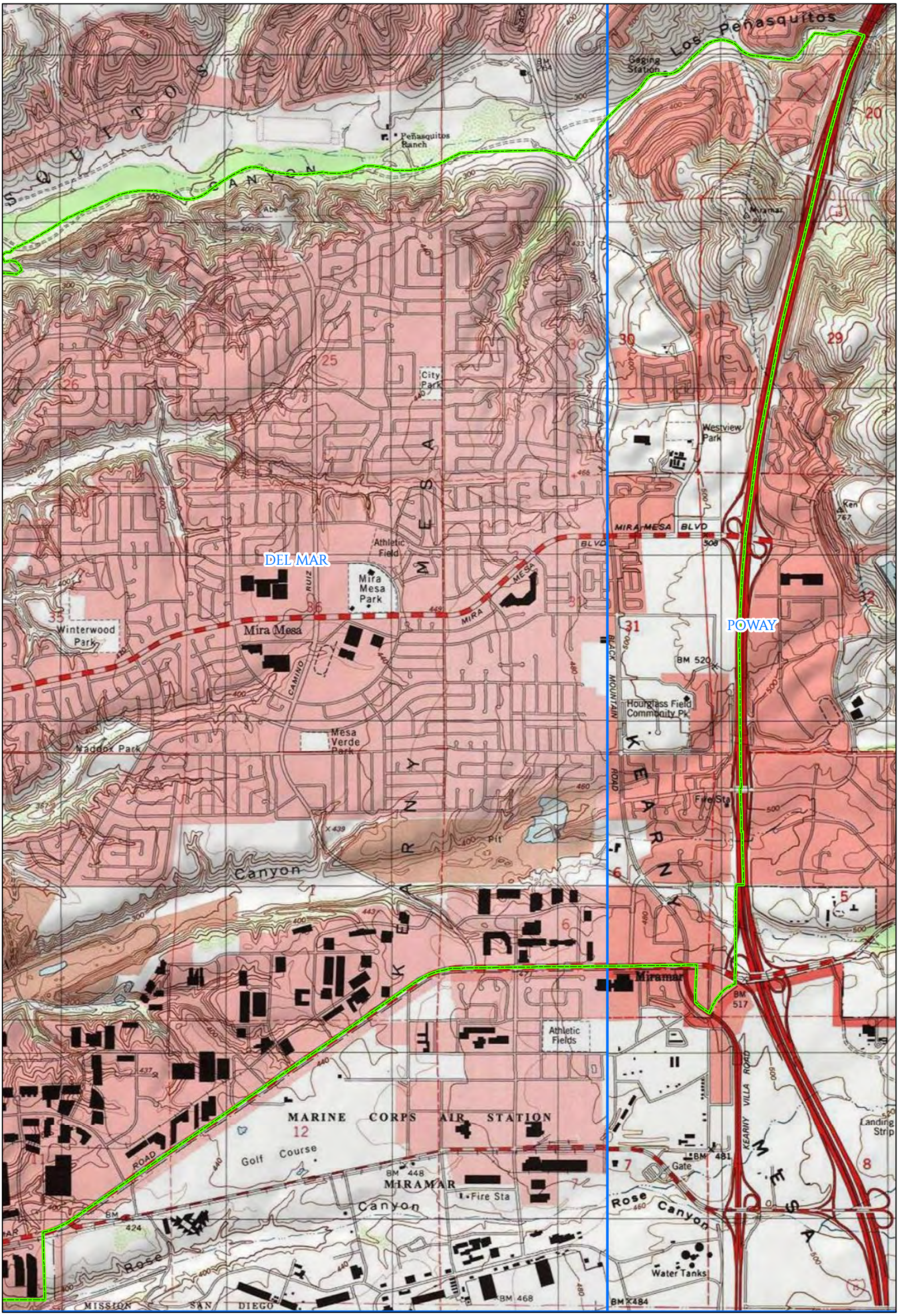

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- 7.5' USGS Quads

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RED TAIL ENVIRONMENTAL
Powered by Google

Shelby Castells <shelby@redtailenvironmental.com>

Mira Mesa Community Plan Project Information Request Letter

2 messages

Shelby Castells <shelby@redtailenvironmental.com> Fri, Oct 18, 2019 at 1:18 PM
To: Ernest Pingleton <epingleton@viejas-nsn.gov>

Dear Mr. Pingleton,
Please find attached an information letter for the Mira Mesa Community Plan Project.
Regards,
Shelby

--
Shelby Castells, M.A., RPA
Director of Archaeology
Red Tail Environmental
Native American Owned DBE
www.redtailenvironmental.com
Office: 760.294.3100
Cell: 714.478.9448
328 State Place
Escondido, CA 92029

RED TAIL ENVIRONMENTAL

Mira Mesa Community Plan_EPingleton.pdf
3234K

Ray Teran <rteran@viejas-nsn.gov> Fri, Oct 18, 2019 at 2:47 PM
To: Shelby Castells <shelby@redtailenvironmental.com>
Cc: Ernest Pingleton <epingleton@viejas-nsn.gov>, MistyEve Brown <mebrown@viejas-nsn.gov>

The Viejas Band of Kumeyaay Indians (“Viejas”) has reviewed the proposed project and at this me we have determined that the project site has cultural significance or es to Viejas.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing ac vi es to inform us of any new developments such as inadvertent discovery of cultural ar facts, crema on sites, or human remains.

Please call Ernest Pingleton at 619-659-2314 or email, epingleton@viejas-nsn.gov , for scheduling. Thank you.

From: Ernest Pingleton
Sent: Friday, October 18, 2019 2:37 PM
To: Ray Teran
Subject: Fwd: Mira Mesa Community Plan Project Informa on Request Le er

Sent from my iPhone

Begin forwarded message:

From: "Shelby Castells" <shelby@redtailenvironmental.com>
To: "Ernest Pingleton" <epingleton@viejas-nsn.gov>
Subject: Mira Mesa Community Plan Project Information Request Letter

Dear Mr. Pingleton,

Please find attached an information letter for the Mira Mesa Community Plan Project.

Regards,

Shelby

--

Shelby Castells, M.A., RPA

Director of Archaeology

Red Tail Environmental

Native American Owned DBE

www.redtailenvironmental.com

Office: 760.294.3100

Cell: 714.478.9448

328 State Place

Escondido, CA 92029

2 attachments

Mira Mesa Community Plan_EPingleton.pdf
3234K

ATT00001.htm
1K

VIEJAS
TRIBAL GOVERNMENT

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

Phone: 6194453810
Fax: 6194455337
viejas.com

November 8, 2019

Shelby Castells
Red Tail Environmental
328 State Place
Escondido, CA 92029

RE: City of Mira Mesa Community Plan Project

Dear Ms. Castells,

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

Additionally, Viejas is requesting, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact Viejas on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, rteran@viejas-nsn.gov or epingleton@viejas-nsn.gov, for scheduling. Thank you.

Sincerely,

Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

IPAI

SAN PASQUAL BAND OF MISSION INDIANS

SAN PASQUAL RESERVATION

November 5, 2019

Shelby Casteils, M.A. RPA
Director of Archaeology
328 State Place
Escondido, Ca. 92029

Re: City of Mira Mesa Community Plan Project, San Diego, California

Dear Ms. Castells,

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.

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 monitoring 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.

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.

Sincerely,

Angelina Gutierrez

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

APPENDIX D

SAN DIEGO MUSEUM OF MAN RECORD SEARCH CONFIRMATION

SAN DIEGO MUSEUM of MAN
It's about people

REPORT ON ARCHAEOLOGICAL SITE FILES RECORD SEARCH

Source of Request: **Red Tail Environmental**
Name of Project: **Mira Mesa Community Plan Cultural Resources Study**
San Diego County, California
Date of Request: **October, 17 2019**
Date Request Received: **October, 17 2019**

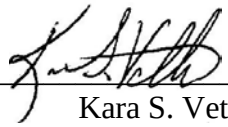
The Record Search for the above referenced project has been completed. Archaeological site file information was not requested for the sites located within the highlighted project area boundaries provided by requester and referencing SDMoM maps XX/4:1 and XX/4:2:

W-13	**W-1440**	**W-2103**	**W-2127**	**W-3446**	**W-3869**
W-155	**W-1441**	**W-2104**	**W-2188**	**W-3447**	**W-3870**
W-196	**W-1442**	**W-2105**	**W-2324**	**W-3448**	**W-3871**
W-265	**W-1444**	**W-2116**	**W-2413**	**W-3479**	**W-3872**
W-386	**W-1445**	**W-2117**	**W-2414**	**W-3612**	**W-3873**
W-1271	**W-1446**	**W-2119**	**W-2666**	**W-3613**	**W-4018**
W-1435	**W-1460**	**W-2120**	**W-2744**	**W-3690**	**W-6251**
W-1436	**W-1528**	**W-2122**	**W-2809**	**W-3865**	**W-6415**
W-1437	**W-1632**	**W-2123**	**W-2810**	**W-3866**	**W-7727**
W-1438	**W-1666**	**W-2124**	**W-2878**	**W-3867**	**W-7735**
W-1439	**W-1909**	**W-2125**	**W-3031**	**W-3868**	**W-7736**

Bibliographic information was not requested for the following archaeological environmental impact studies conducted within located within the highlighted project area boundaries provided by requester and referencing SDMoM maps XX/4:1 and XX/4:2:

EIS-174	**EIS-459**	**EIS-798**	**EIS-1221**
EIS-189	**EIS-474**	**EIS-835**	**EIS-1242**
EIS-275	**EIS-528**	**EIS-838**	**EIS-1281**
EIS-280	**EIS-537**	**EIS-960**	**EIS-1285**
EIS-285	**EIS-541**	**EIS-1024**	**EIS-1404**
EIS-332	**EIS-632**	**EIS-1037**	**EIS-1450**
EIS-423	**EIS-713**	**EIS-1066**	**EIS-1552**
EIS-452	**EIS-751**	**EIS-1110**	

This Record Search is based only on information contained in the files of the San Diego Museum of Man. Archaeological site records and/or environmental impact studies pertaining to the project area may exist in other repositories.

Search completed by: 
Kara S. Vetter

Date of Record Search: October 18, 2019

APPENDIX E. CONFIDENTIAL CULTURAL RESOURCE SENSITIVITY MAP

(CONFIDENTIAL Provided Under Separate Cover)

Mira Mesa Community Plan Area Historic Context Statement

Prepared for:

City of San Diego Planning Department
9485 Aero Drive, M.S. 413
San Diego, California 92123
Contact: Bernard Turgeon, Senior Planner

Prepared by:

Sarah Corder, MFA, Nicole Frank, MSHP, and Kate Kaiser, MSHP

DUDEK
605 Third Street
Encinitas, California 92024

AUGUST 2022

Printed on 30% post-consumer recycled material.

Table of Contents

FIGURES

APPENDICES

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CEQA	California Environmental Quality Act
CHRID	California Historical Resource Inventory Database
CRHR	California Register of Historical Resources
CPA	Community Plan Area
City	City of San Diego
FHA	Federal Housing Administration
HPO	Historic Preservation Ordinance
HRB	Historical Resources Board
HOLC	Home Owners' Loan Corporation
I	Interstate
MCAD	Marine Corps Air Depot
MCAS	Marine Corps Air Station
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PID	Planned Industrial Development
PEIR	Programmatic Environmental Impact Report
SDUSD	San Diego Unified School District
SCIC	South Coast Informational Center
UNLV	University of Nevada, Las Vegas
VA	Veterans Affairs

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1 Introduction

1.1 Purpose of a Historic Context Statement

Historic Context Statements provide the foundation for identifying and evaluating historical resources and establish a framework for grouping information about resources that share common themes and patterns of historical development. The Mira Mesa Historic Context Statement will provide the foundation for future-focused reconnaissance-level surveys; facilitate the preparation of the historical overview of Mira Mesa in the Programmatic Environmental Impact Report (PEIR), which will analyze potential environmental impacts of the proposed Mira Mesa Community Plan Area (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. This historic context statement is not intended to be a chronological recitation of the community's significant historical events or noteworthy citizens, nor is it intended to serve as a comprehensive community history. Rather, the historic context statement aims to provide an overview of the important themes, events, people, and property types important to the development of Mira Mesa, and to be used as a guide for determining whether properties within the CPA have the potential for eligibility as a historical resource under a national, state, or local designation program. The Mira Mesa CPA Historic Context Statement is primarily focused on the built environment, and does not address pre-history or ethnographic contexts, which is addressed in a separate Cultural Resources Constraints Analysis.

1.2 Project Team

The Dudek project team responsible for this project includes Historic Built Environment Lead and Task Order Manager Sarah Corder, MFA; and Architectural Historians Nicole Frank, MSHP and Kate Kaiser, MSHP. The entire Dudek team meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and/or History.

1.3 Project Description and Location

The City of San Diego (City) undertook this Historic Context Statement as part of the comprehensive update to the Mira Mesa CPA and PEIR. The City is updating the Mira Mesa Community Plan, which was adopted in 1992. The updated Community Plan will take into account current conditions, Citywide goals in the Climate Action Plan and the General Plan, and community-specific goals to provide direction for the long-term development of the community. The Mira Mesa CPA is approximately 10,500 acres located in the north central portion of the City of San Diego between the Interstate 805 (I-805) and Interstate 15 (I-15). Specifically, the CPA is roughly bound by Los Peñasquitos Canyon Preserve to the north, MCAS-Miramar to the south, I-15 to the east, and I-805 to the west. The Mira Mesa Historic Context Statement study area includes the entire CPA.

1.4 Research Methodology

The organization and content of the document are based on the preferred format presented by the National Park Service (NPS) guidelines of National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation; National Register Bulletin No. 16A How to Complete the National Register Registration Form; National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form; and National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning. Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the OHP Preferred Format for Historic Context Statements, Instructions for Recording Historical Resources, and Writing Historic Contexts.

Research for the Mira Mesa Historic Context Statement was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Archival materials were predominately assembled from the Geisel Library (University of California, San Diego), San Diego Public Library, San Diego History Center (Research Archives), Mira Mesa Public Library, and the San Diego Miramar College Library. Resources gathered from these repositories included community plans, planning documents, and relevant books.

A primary source for development brochures was the University of Nevada, Las Vegas (UNLV) Special Collections and Archive's Farnsworth Collection on Housing in Clark County, Nevada. This collection includes Clark County housing development brochures from the 1950s-1980s. Several of the developers identified in the Mira Mesa CPA, including Pardee Home Builders and the Larwin Company, had brochures in the collection which were requested and received by Dudek via Dropbox from the Library in June 2020.

Additional primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, and historic context statements. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website. Additionally, on March 17, 2020, the author of Images of America: Mira Mesa, Pam Stevens, was contacted to give an interview about her research and resources on the history of Mira Mesa.

1.5 Document Organization

The Mira Mesa CPA Historic Context Statement presents a detailed CPA-wide context that identifies important themes and patterns of development, property types, architectural styles, and registration requirements. This document is designed to function as a tool for use by the City, its residents, and property owners to better understand, interpret, evaluate, and protect the City's historical resources. This document is organized into the following major sections:

1: Introduction provides an introduction to the document including the purpose of a historic context statement, the project description and location, research methodology, and document organization.

2: How to Use this Document provides the scope of the historic context statements, applicable regulations and designation programs.

3: Historic Context includes a narrative of the area's developmental history broken down into periods, which are defined by events, themes, and development trends. Significant themes and associated property types are included in the narrative of the area's developmental history. For themes where potentially eligible properties for further study were identified, study lists and registration requirements with eligibility standards and integrity thresholds are included.

4: Preservation Goals and Priorities outlines and prioritizes recommended preservation activities and methods for identifying, evaluating, and treating property types identified as potentially significant within various themes and property types.

5: Bibliography provides a complete list of references for all footnotes listed throughout the document.

6: Appendix includes a section on architectural styles and a comprehensive study list of properties of architecture or thematic interest within Mira Mesa CPA.

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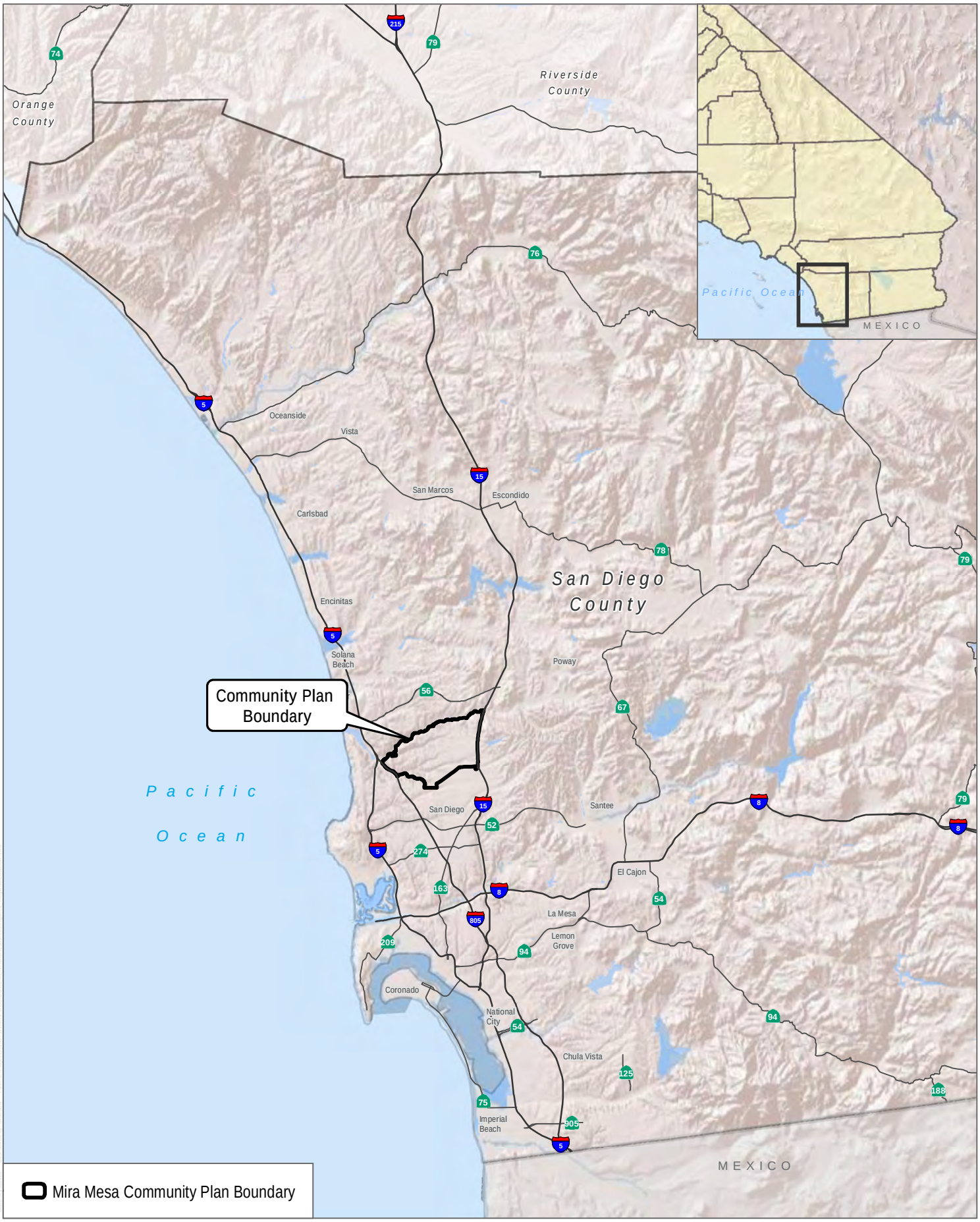

SOURCE: Esri 2020

DUDEK

0 4 8 Miles

FIGURE 1

Regional Location

Mira Mesa Community Plan Update

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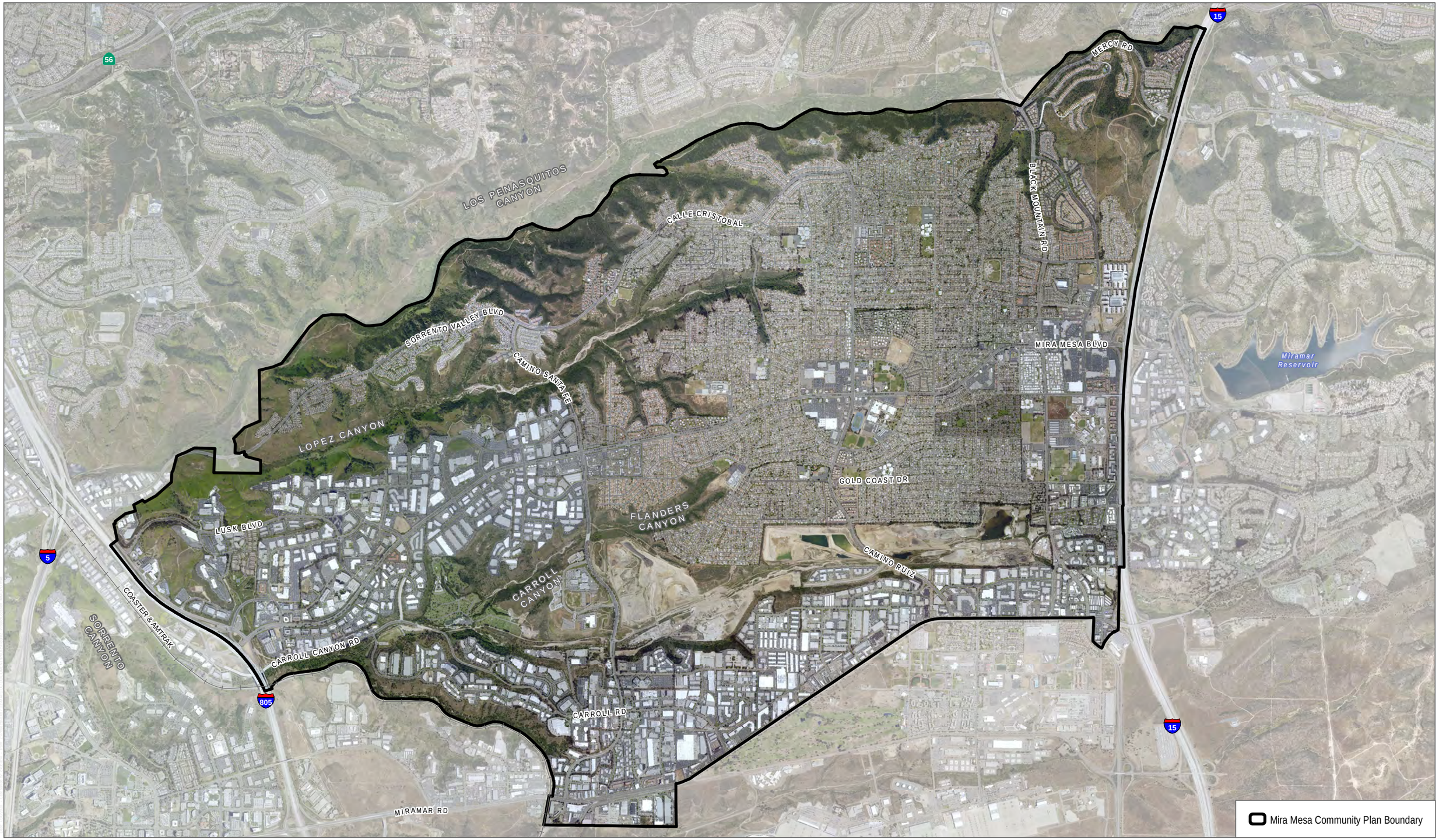

SOURCE: SanGIS 2017, 2019

DUDEK

0 1,375 2,750 Feet

FIGURE 2

Project Location

Mira Mesa Community Plan Update

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2 How to Use This Document

2.1 Scope of the Historic Context Statement

The Mira Mesa Historic Context Statement is arranged in chronological sections that relate to the major development periods of Mira Mesa's history from the rancho period to 1990. The Historic Context Statement is divided into three chronological periods, each of which is further divided into thematic subsections that reflect the significant themes identified in Mira Mesa (Section 3.2). The end of each context section includes a summary of the various property types and architectural styles associated with each period of development and defines specific registration requirements for assessing historical significance and integrity.

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

2.2 Overview of Applicable Regulations and Designation Programs

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

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic. However, the NRHP maintains a higher, more rigid threshold for integrity than the CRHR, noting that properties either retain integrity or they do not.

2.2.1 Federal

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS), under the United States Department of the Interior, the NRHP was authorized under the National Historic Preservation Act (NHPA), as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That 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. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria, as "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 NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

2.2.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." (PRC section 5020.1(j).) In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (PRC section 5024.1(a).) The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

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

(2) Is associated with the lives of persons important in our past.

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

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see Cal. Code Regs., tit. 14, section 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource

is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section

21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

2.2.3 Local

City of San Diego Progress Guide and General Plan

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

A. Identification and Preservation of Historical Resources

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

B. Historic Preservation, Education, Benefits, and Incentives

- Public education about the importance of historical resources.
- Provision of incentives supporting historic preservation.
- Cultural heritage tourism promoted to the tourist industry.

The detailed policies associated with items A and B above can be found the Historic Preservation Element (updated 2008), available on the City's website at: http://www.sandiego.gov/planning/genplan/.

City of San Diego Land Development Code

The Designation of Historical Resources Procedures found in the Land Development Code (Chapter 12, Article 3, Division 2) establishes the City's process to identify and designate for preservation significant historical resources. The decision to designate historical resources rests with the City's Historical Resources Board (HRB) in accordance with the requirements of Chapter 12, Article 3, Division 2 and the Historical Resources Guidelines of the Land Development Manual. A decision by the HRB to designate a resource may be appealed to the City Council. The Historical Resources Regulations of the Land Development Code (Chapter 14, Article 3, Division 2) serve to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises regardless of the requirement to obtain a Neighborhood Development Permit or Site Development Permit. When any portion of a project area contains historical resources, as defined in the Land Development Code Chapter 11, Article 3, Division 1, the regulations apply to the project area.

City of San Diego Historical Resources Board Designation Criteria

The Historical Resources Guidelines of the City of San Diego's Land Development Manual identifies the criteria under which a resource may be historically designated. Additionally, the "Guidelines for the Application of Historical Resources Board Designation Criteria" (Appendix E, Part 2 of the Historical Resources Guidelines) provide detailed guidance on how to evaluate a property under the City's local designation criteria. The Historical Resources Guidelines state that any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated a historical resource by the City of San Diego Historical Resources Board if it meets one or more of the following designation criteria:

a. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;

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

c. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

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

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

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

2.2.4 Integrity

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

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either

natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.

- *Materials* are the physical elements that were combined or deposited during a particular period of time, and in particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
- *Association* is the direct link between the important historic event or person and a historic property.

While the CRHR follows the same basic guidance of the NRHP, there are lower thresholds for integrity at the state level. The NRHP states that "historic properties either retain integrity (that is, convey their significance) or they do not," while the CRHR only requires that properties "retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance." Further, a property that does not retain the requisite level of integrity for the NRHP, but does retain the potential to yield historical information about the property, then it would still meet the integrity thresholds of the CRHR. The CRHR also provides more leniency when dealing with moved buildings or structures than provided under the integrity requirements for the NRHP. A detailed discussion of how integrity is applied with respect to the NRHP versus the CRHR is provided in The California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register). A detailed discussion of how integrity is applied with respect to each Criteria is provided in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* (NPS 1995:45-49).

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3 Historic Context

3.1 Summary Overview

This section presents an overview of the major periods of development for the Mira Mesa Historic Context Statement and a summary of the significant themes and property types associated with these periods.

3.1.1 Significant Periods and Themes

The Historic Context Statement divides the history of the Mira Mesa CPA into chronologically ordered periods of development, which are further divided into overarching themes:

- Early Development Period (1823-1968)
    - Theme: Early Agriculture and Ranching (1823-1968)
- Development Boom Period (1958-1979)
    - Theme: Residential Development (1969-1979)
    - Theme: Civic and Institutional Development (1969-1979)
    - Theme: Recreational and Commercial Development (1970-1979)
    - Theme: Business Parks, Industrial Parks, and Research and Development Campuses (1970-1979)
- Community Expansion and Continued Development (1980-1990)
    - Theme: Residential Development (1980-1990)
    - Theme: Institutional and Recreational Development (1980-1990)
    - Theme: Expansion of Office and Industrial Parks (1980-1990)
- Shifting Demographics (2000-2016)

National Register Bulletin 15 defines a theme as a "means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments of an area during one or more periods of prehistory or history. A theme is considered to be significant if it can be demonstrated through scholarly research, to be important to American history."[1] Important themes have been distilled into residential development, commercial development, civic and institutional development, recreational development, military development, and agricultural development.

Each chronology section begins with a general historical overview of the Mira Mesa CPA for that given time period. The overview will generally summarize events, persons, and overarching developments for each chronological period. The overview is then followed by an analysis of themes associated with the chronological period. These themes include the following:

3.1.2 Associated Property Types

The historic built environment serves as an illustration of significant themes in Mira Mesa within each period of development. Therefore, a discussion of associated property types is included following each development period

[1] NPS. *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. (Washington, D.C.: U.S. Department of the Interior, 1990: 8

discussion. This consists of relevant architectural styles and building types that are prevalent throughout Mira Mesa during the identified period of development. The following property types were identified in Mira Mesa as part of the development of this historic context:

Agricultural and Ranching Properties

Agricultural and ranching properties in Mira Mesa are relatively limited to the far northern community border along the Los Peñasquitos Canyon Preserve. These properties include adobe ranch houses, barns, livestock pens, and cisterns. Historically these properties were used for raising livestock and occupied by a single family and over time became abandoned then used as recreational sites. These buildings typically were simple in construction, either of adobe or wood, and intended to be primarily utilitarian in use.

Residential Properties

Residential properties vary in size, scale, and style throughout Mira Mesa. Residential properties are most often categorized as either multi-family residences or single-family residences. Single-family residences are easy to identify and do not vary in their use patterns. However, multi-family residences are more complex and present in a variety of ways in Mira Mesa. Some of the most common examples of multi-family residences are townhomes, apartment buildings, condominium complexes, and duplexes. Popular architectural styles employed to design residential properties include Tract Ranch and Contemporary.

Industrial and Commercial Properties

Industrial and commercial properties also vary throughout the Mira Mesa planning area, but typically were one to two stories in height and developed as strip malls, neighborhood shopping centers, big box stores, or business/industrial parks. The larger commercial properties such as shopping centers, were centralized around the intersection of Mira Mesa Boulevard and Camino Ruiz, with smaller developments located along each of these two main thoroughfares. Business and industrial parks were concentrated in the western section of the community in Sorrento Valley and south of Jade Coast Road along Miramar Road. Buildings of this type typically are low, boxy in massing, and surrounded by surface street parking. As was typical in industrial and commercial development from this period, mass-produced building forms and strip malls began to dominate the commercial landscape. Popular architectural styles employed to design commercial properties include Corporate Modern and Contemporary.

Civic and Institutional Properties

Civic and institutional properties include any building where a public or civic function is performed. While usually city- or publicly owned, they may also be privately owned (such as fraternal organization halls), but usually have a public use, and provide large, accessible spaces for people to congregate. In the Mira Mesa CPA, these may include schools, libraries, churches, post offices, hospitals, and utilities. Public parks and recreational facilities also fall under this category. In the Mira Mesa area, schools and recreational properties are the most important institutional/civic property types. Buildings of this type were intended to facilitate the expanding residential communities, resulting in properties with relatively similar appearances dispersed throughout the area. Popular architectural styles employed to design civic and institutional properties include Contemporary and Corporate Modern.

Recreational Properties

Recreational properties are used for the purpose of recreation, for example, sports fields, playgrounds, gymnasiums, playgrounds, public parks, beaches, and green spaces. In the Mira Mesa CPA recreational properties include neighborhood parks, recreation centers, and nature preserves. The majority of the community's parks and recreation land use presents as open space parks such as Los Peñasquitos Canyon Preserve, which displays small auxiliary structures that act as support structures such as surface parking lots. The recreational properties such as Mira Mesa Community Park, Mesa Verde Park, Mesa Viking Park, Maddox Park, and Hourglass Community Park were built in conjunction to other property types such as schools or residential developments. Buildings and structures associated with this type of recreational property include recreation centers, playgrounds, benches, tennis courts, and baseball fields. Buildings of this type include Modern architectural styles.

3.2 Historical Background

3.2.1 Early Development Period (1823-1968)

Theme: Early Agriculture and Ranching (1823-1968)

Rancho Santa Maria de Los Peñasquitos was San Diego's first rancho awarded to Captain Francisco María Ruiz, Commandant of the Presidio of San Diego as a Mexican land grant in 1823.[2] The grant comprised one league, 4,243-acres, at the eastern part of the Los Peñasquitos Canyon and extended into Sabre Spring and up to Rancho Bernardo. The name Santa Maria de Los Peñasquitos meant "Saint Mary of the Little Cliffs," and contained present-day Mira Mesa, Carmel Valley, and Rancho Peñasquitos in southwestern San Diego County. In 1824, Ruiz constructed a one-room adobe casa for himself to use while ranching. In 1834, the Mexican government gave Ruiz an additional league of land after he expressed his dissatisfaction with the original grants inability to be cultivated. Three years later in 1837, Ruiz gave Peñasquitos Canyon to his grandnephew, Francisco Maria Alvarado who then shifted the ranch's operation to his son Diego Alvarado in 1857. Shortly thereafter in 1859, Diego's sister Estephana Alvarado, married George Alonzo Johnson, an entrepreneur known for operating steamboats on the Colorado River. Johnson expanded the rancho's housing significantly in 1862, building a spacious residence for himself, his wife, and their family. The rancho continued to change hands over the next several decades with notable owners including Colonel Jacob Shell Taylor, founder of Del Mar, Charles F. Mohnike the owner of a large fruit business, and George and Oliver Sexon two of San Diego's best-known cattlemen (Figure 3).[3]

Rancho Santa Maria de Los Peñasquitos, which comprised over 14,000-acres of land, remained a working ranch until 1962. The rest of Mira Mesa during the early 1960s was largely open land, 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. That same year 20.2-square-miles, known as Peñasquitos Tract No.1, was annexed by the City, most of which was owned by Kahn.[4]

[2] Pam Stevens, *Images of America: Mira Mesa* (Charleston: Arcadia Publishing, 2011), 9.

[3] Friends of Los Peñasquitos Canyon Preserve, "Rancho Peñasquitos - A History," accessed March 24, 2020, http://penasquitos.org/history.htm.

[4] SDU, "City Annexes North Tracts," *San Diego Union* (San Diego, CA), June 16, 1962.

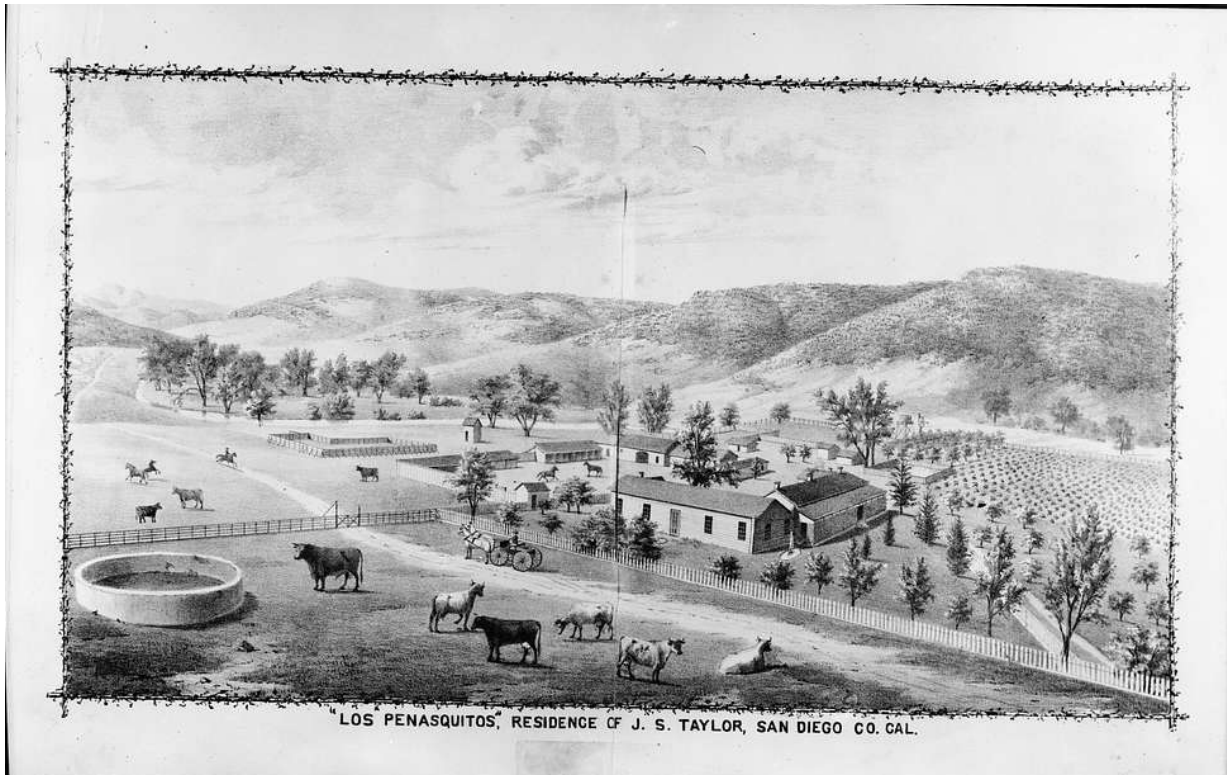

Figure 3. Image of "Los Peñasquitos" Residence of J.S. Taylor, San Diego, CA, circa 1880s (Historic American Buildings Survey, HABS CA-2072)

Associated Property Types

During this period of development, ranches dominated the landscape. Ranches typically consisted of a vernacular style main house (often built of adobe) and auxiliary buildings including barns, dry reservoirs, sheds, water tanks, and windmills. Due to intensive suburban development that occurred throughout Mira Mesa beginning in the early 1960s, most of these properties and their vernacular buildings did not survive. According to a search of the California Historical Resources Inventory Database (CHRID) there are only two properties from this time period remaining today: the Mohnike Adobe and the Johnson-Taylor Ranch Headquarters.

The Johnson-Taylor Ranch Headquarters is located on Black Mountain Road in San Diego. The property is an agricultural complex with a main house and contributing outbuildings that was constructed in 1862. The property is currently designated on the NRHP, CRHR, and San Diego Register at a local level of significance for its architecture, historical associations, and potential to yield important historical information. The property was certified by the United States Department of the Interior Heritage Conversation and Recreation Service (now the National Park Service) in 1980.

The Mohnike Adobe is located on Black Mountain Road in San Diego. The property is an agricultural complex with an adobe main house and contributing outbuildings. The property is currently designated on the NRHP, CRHR, and San Diego Register at a local level of significance for its architecture, historical associations, and potential to yield important historical information. The property was certified by the NPS in 2002 for its local significance under NRHP Criteria C and D.

Given the extensive amount of development that has occurred in Mira Mesa since this period of development, it is highly unlikely that there are additional resources within the project area. In the event that resources were discovered, they should be evaluated for significance and would likely be representative of agricultural-style buildings and structures associated with this period of ranching in Mira Mesa. Property types from this development include residential buildings and outbuildings associated with the owners of Rancho Santa Maria de Los Peñasquitos. According to the NRHP nomination prepared for the rancho, in addition to the residential buildings on the property, there are also outbuildings that include a spring/milk house and a barn.[5]

Character-Defining Features:

- Adobe or wood frame construction
- Modest in size
- Used as a ranch house or outbuilding for the rancho
- Full-width porches
- Side gable roofs
- Minimal exterior details

Theme: Military Development (1917-1968)

While located outside of the Mira Mesa CPA, military development occurring adjacent to the southern border of the CPA had a significant influence on the development of surrounding suburban communities, like Mira Mesa. While it cannot be considered a theme of development within Mira Mesa, a brief discussion of military development is warranted for the benefit of the context and understanding of one of the driving factors behind the CPA's development in the late 1960s.

Marine Corps Air Station (MCAS) Miramar began as 12,721 acres of land acquired during World War I by the Army National Guard to train infantrymen on their way to Europe. The base, named Camp Kearny, officially opened on January 18, 1917, in the Miramar Ranch area of San Diego. During this period, the Army did not build any airstrips although Army and Navy aircrafts coming from Naval Air Station North Island, Coronado frequently used the parade deck to land aircrafts. Camp Kearny closed after only three years of use on October 20, 1920, and the Army demolished more than 1,200 buildings located on the site.[6]

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. In 1934, the Marines rented the artillery ranges of the former Camp Kearny renaming the area Camp Holcomb. The Marines selected the property as a new combat training area at the start of World War II due to its roads, telephone and power lines, and availability of city water. By 1941, the Camp grew in size to nearly 32,000-acres and renamed Camp Elliott. Starting with tents and temporary facilities in 1941, the Camp grew to include barracks, officers' quarters, storehouses, mess halls, warehouses, a chapel, recreation facilities, and multiple other building types. In 1943, construction of the Camp's training facilities was nearly complete or well underway and a year later work ended on two new concrete runways and taxiways. During this period, both the Navy and the Marine Corps occupied Camp Elliott. The Navy utilized the western side of the Camp to train pilots and the Marines utilized the eastern side to train artillery and armored personnel. The Navy maintained an additional emergency airfield one mile to the north of Camp Elliott known as Outlying Field Miramar, later known as Hourglass

[5] BMA Architects, "NRHP Inventory Nomination Form: Johnson-Taylor Ranch Headquarters," accessed April 20, 2021, https://sandiego.cfwebtools.com/images/files/NR%20751.pdf.

[6] Noah Stewart and Patrick McGinnis, "Historical Overview Marine Corps Air Station, Miramar, San Diego California," *Anteon Corporation* (San Diego, CA, January 2004), 22-30.

Field because of its shape. Outlying Field Miramar's primary functions included serving as an emergency landing strip and as a practice range for target bombing (Figure 4). On September 12, 1943, the Navy and Marines redesignated the Camp as Marine Corps Air Depot (MCAD) Miramar, to reflect its dominant function.[7]

Figure 4. Aerial showing Camp Kearny (Miramar) and Hourglass Field, 1956 (militarymuseum.org 2020)

After the end of World War II, the Marine Corps decommissioned MCAD Miramar and on May 1, 1946, it was renamed MCAS Miramar. Although this name was short-lived and on August 15, 1947, the Navy received the Base and renamed it Naval Auxiliary Air Station Miramar. Operations slowed down and the Navy leased part of the airfield to the City of San Diego as a reserve airstrip for commercial airliners that could not land at Lindbergh Field. Discussions began with the City to turn the Base into a municipal airport, but because of its location, most residents deemed it too far from the City. In 1949, Congress passed the Woods Plan, which breathed new life into the Base. By 1953, Miramar spent $14 million for the continued development of a Master Jet Air Station with another $15 million planned for the future. The Vietnam War solidified the Base's importance specifically in the field of aviation and by 1968, Miramar had become the busiest military airfield in the United States.[8]

In 1977, the CPA's largest employer was the military. To the direct south of the CPA was MCAS Miramar, which was an enormous draw for people to live in the CPA and either work in military-related private sectors or were stationed at MCAS Miramar. The base's demographics in the 1970s are unknown, but it is likely they were young men and women and young families. In 1975, 20 percent of all household heads were in the military, and single-family units made up 96 percent of the housing units, compared to 58 percent citywide.[9] Mira Mesa's Filipino American

[7] Stewart and McGinnis, 31-44.
[8] Stewart and McGinnis, 44-49.
[9] Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.

population grew during the 1970s and 1980s. For many Filipino immigrants, the CPA's low housing costs and proximity to MCAS Miramar allowed them to bring their families to the area and settle down permanently. The number of Filipinos in the United States increased from 5,600 in 1920 to about 56,000 in 1930 with large communities gathering close to Navy bases including San Diego. The United States had a long-standing relationship with the Philippines after signing Mutual Defense Treaty in 1951. The treaty between the Republic of the Philippines and the United States stated that both nations would support the other if an external party attacked. In 1952, the United States and the Republic of the Philippines signed an additional agreement whereby up to 1,000 Filipino citizens could be enlisted in the United States Navy each year. Two years later that number was raised to 2,000 a year. Under the Nationality Act of 1940, those that served the United States armed forces honorably for three years could be naturalized as United States citizens without having to meet certain normal requirements, which was upheld in 1952 by the Immigration and Nationality Act of 1952.[10] The typical requirements for gaining United States citizenship included being a permanent resident of the United States for five years or being married to and living with a United States citizen for three years. This resulted in an influx of Filipinos joining the United States Navy and then receiving their United States citizenship after completing their honorable service. Approximately 10,000 Filipinos became American citizens through the Nationality Act.[11]

Filipino men and women typically joined the United States Navy under two circumstances. The first was as a Filipino citizen, which could lead to United States citizenship. The second was as an American citizen of Filipino descent joining the armed forces independently. One of the primary reasons Filipino Americans joined the armed forces during and after World War II was to fight off the stigma of being an Asian American in the United States and spur a sense of belonging. Many Asian Americans during and after World War II were met with racism and discrimination including violence, harassment, and being stigmatized as being enemies of the United States. The military provided a sense of equality and gave families of the enlisted a stable military income.[12] The increase in Filipino military enlistment both as United States citizens and naturalized citizens led to an increase in the Filipino population in the United States, specifically around Navy bases including MCAS Miramar.

Associated Property Types

No property types associated with the theme of Military Development are located with the Mira Mesa CPA.

3.2.2 Development Boom Period (1958-1979)

California experienced a period of population growth during and immediately following World War II with millions of returning veterans and defense workers looking to settle permanently throughout the state, including San Diego. The influx of people resulted in huge demand for housing, particularly for new homes that could be produced quickly and at an affordable price. Before the war in 1934, the Federal Housing Authority (FHA) was established to approve properties for mortgage insurance and publication of housing subdivision standards. Their publications such as *Planning Small Houses* established a standard of home building practices for decades to come, promoting the

[10] Naval History and Heritage Command, "Filipinos in the United States Navy," prepared by: Bureau of Naval Personnel, October 1976, https://www.history.navy.mil/research/library/online-reading-room/title-list-alphabetically/f/filipinos-in-the-united-states-navy.html.

[11] "Impact of World War II on Filipino Migrant Workers," Office of Multicultural Student Services*, University of Hawai'i*, archived from the original on December 12, 2001.

[12] Peter Dizikes, "The Philippines, the US, and a Century of Military Alliance," *MIT News Office* (Cambridge, MA), August 7, 2020.

simple one-story "minimum house" that could be expanded as families grew. These homes in San Diego in the 1930s and 1940s developed in the Streamline Moderne and Minimal Traditional styles.[13]

The Federal Home Loan Bank Board and the Home Owners' Loan Corporation (HOLC), which were established in response to the Great Depression, analyzed cities throughout the United States and evaluated an area's ability to repay mortgages on moderately priced, well-constructed, single-family dwellings if deemed satisfactory, the agency refinanced mortgages in default or foreclosure. The FHA also attempted to stabilize lending for the banking industry by guaranteeing mortgages with lending institutions. Before the 1934 housing law, banks rarely financed more than 50 percent of the cost of a new house, and mortgages typically had a duration of five years or less.[14] With federal mortgage guarantees, the banks were protected and could engage in lending practices with larger mortgages over longer terms. However, the HOLC set definitions of risk, limiting the guaranteed mortgages for neighborhoods it deemed precarious. One of the methods by which the HOLC sought to assess creditworthiness or risk was through the discriminatory practice of redlining. Redlining was the result of the HOLC creating color-coded maps with boundaries around neighborhoods based on the composition of the community's race and/or ethnicity, income level, and housing and land use types. Neighborhoods were evaluated using these factors and assigned an investment risk grade. The grades ranged from Green (or A) as the least amount of risk to Red (or D), the highest amount of risk. The HOLC created a map of San Diego in 1936, Mira Mesa was not included on the map.

During World War II, manufacturing jobs were abundant in California while housing was lacking, resulting in many workers living in vehicles, tents, and other temporary shelters. Despite the passing of the Lanham Act in 1940, which appropriated $1.3 billion for the construction of 700,000 homes, two years later the War Production Board prohibited non-essential construction during wartime including market-driven housing. This resulted in an enormous lack of housing, with construction being limited to single-family tracts for industry workers and cheap and quickly built multi-family housing intended to be temporary.[15]

The government programs intended to assist working-class families and veterans to purchase a house contributed to a Post-War development boom. These included the G.I. Bill created to help veterans of World War II pay for additional education and Veterans Affairs (VA) loans for purchasing homes. These benefits were disproportionately given to white veterans due to systemic racism and unfair government practices. Residential tracts allowed for builders to defray the cost of providing utilities resulting in many cities growing not one house at a time, but rather by adding entire new subdivisions.[16] 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.[17] Tract communities display common elements in design, creating clusters of similar houses having the same basic architectural detailing, scale, style, and setting usually around curvilinear streets. Between 1949 and 1966, Eichler Homes, Joseph Eichler's company, created neighborhoods that were planned communities with concentric circle street plans and shared amenity spaces such as parks, community centers, and pools. These subdivisions influenced the designs of other developers to include modern design, livability, and economy.[18] Frequently the architectural styles of Tract Ranch and Contemporary were employed, with developers typically offering four or five models each with customizable features.[19] Customizable features could include: light fixtures, rooflines, exterior cladding materials, cabinetry, and

[13] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 27.
[14] California Department of Transportation (Caltrans), "Tract Housing in California, 1945-1973: A Context for National Register Evaluation," *Caltrans*, 2011, 5.
[15] Ibid.
[16] Ibid., 43-48.
[17] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 36-39.
[18] City of Palo Alto, "Palo Alto Eichler Neighborhood Design Guidelines," Page & Turnbull (City of Palo Alto, CA), March 2018, 33-36.
[19] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 39.

kitchen finishes. In the 1960s, the concept of cluster planning became popular which involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. This allowed developers to move less earth and remove fewer trees, which local governments often supported.[20]

In San Diego, the most advertised and well-known Post-War development during the 1945-1960s era was Clairemont, which by 1950 was a 1,000-acre tract-home community built on Morena Mesa, located east of Bird Rock, south of University City, and north of Linda Vista. Tract home communities were built on a tract of land that was subdivided into smaller lots and had multiple similar houses built, typically by the same developer and at the same time. Clairmont's planning and design included a series of master-planned neighborhoods with curvilinear streets, landscaping, shopping centers, schools, parks, and other amenities.[21] A master-planned community was developed with the intention of giving residents the experience of living in a self-contained town. These planning principles were repeated throughout San Diego in the Post-War era including being duplicated in areas like the Mira Mesa CPA. Mira Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning development type, which were both common in San Diego and Southern California in the Post-War era. Cluster housing referred to a type of planning that involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Mira Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it started with Tract Ranch and Contemporary master-planned neighborhoods and later repeated very similar Tract Ranch and Contemporary designs, which became ubiquitous in San Diego's Post-War era. In November of 1962, President Kennedy issued an Executive Order prohibiting racial discrimination in all housing that received federal aid, including FHA and VA mortgage guarantees. With the government programs and new housing opportunities, racial residential patterns began to change in San Diego.

Mira Mesa did not exist in its current state until 1969, prior to that, the land was in majority rocky, brush-covered mesa with finger canyons leading to Lopez and Peñasquitos Canyons to the north, Rattlesnake and Carroll Canyons to the south and Sorrento Valley to the west. Prior to this period of development, the area was largely rural with areas focused on military development. On November 7, 1958, as part of a large annexation, Mira Mesa along with Del Mar Heights and Miramar Naval Air Station became an official part of San Diego County. Interested parties disclosed preliminary plans for a new residential community on 800 acres north of Miramar in 1958. Blanketed in secrecy up to this point, a tentative master plan for the subdivision filed with the City of San Diego Planning Department made the matter public for the first time. The owners' identification revealed only that they were a group of Los Angeles developers who enlisted the help of Ralph Lovett, a land planning engineer and participant in the project. To protect the owner's identities, two San Diego real estate brokers used their names to purchase the land and then deeded it in trust to Security Title Insurance Company. The tentative map of the proposed subdivision named Mira Mesa showed approximately 2,800 sites for single-family homes, a 40-acre site for multiple-family housing, a 40-acre shopping center, a high school site of 50 acres, three elementary schools, a 13-acre park, and multiple other locations for professional buildings, churches, and a small neighborhood shopping center or strip mall.[22]

The 800-acre property extended over a plateau of level land two miles north of Miramar Naval Air Station's main gate, on the west side of then Highway 395. Included in the proposed annexation was Hourglass Field, the auxiliary naval landing strip. Lovett noted that multiple problems with the site needed to be resolved before development could begin. Mira Mesa intended to build homes for average-income families, ranging between $15,000 and

[20] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011, 49.

[21] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 40.

[22] SDU, "Reality Roundup: New Residential Area Planned," *San Diego Union* (San Diego, CA), Mar. 30, 1958.

$20,000. The tentative plan had the shopping center, professional buildings, and high school in the center of the development with curving streets fanning out from this key center. Also planned for the development were two arterial streets, Mira Mesa Boulevard and Camino Ruiz, each 102 feet wide that intersected at the center of shopping center site. [23]

Traffic infrastructure development was key to the early development of Mira Mesa. As early as 1958, Highway 395 (also known as Interstate (I) 15) served as Mira Mesa's proposed eastern terminus and the community's primary access road. The north-south inland road paralleled Pacific Coast Highway and it was intended to run from Mexico to Canada, although its actual southernmost terminus was Market Street and Park Boulevard in San Diego. Proposed interchanges at Miramar Road and Mira Mesa Boulevard would act as connectors to Highway 395 and Mira Mesa. Camino Ruiz, Camino Santa Fe, Carroll Canyon Road, and Black Mountain Road either acted as major thoroughfares prior to the planning of the community or were identified by the Transportation and Traffic Engineering Division of the City Engineering Department as prime arterials and major streets. In the early 1960s, an Inland Freeway was proposed which would skirt the University of California campus and veer north through Sorrento Canyon to Del Mar, becoming Mira Mesa's western feeder. Starting in 1967, the Inland Freeway renamed I-805, began construction in phases with the northern portion completed before the southern.

In 1961, three counties in Southern California including San Diego County pushed to have the newly built I-15 extended from San Bernardino to San Diego. Originally, the route ran from I-10 near San Bernardino along I-215 through the Cajon Pass and into Las Vegas, Nevada. A four-member-appointed committee from California successfully argued that the new freeway would connect the major military bases of March Air Reserve Base in Riverside County and MCAS Miramar. By 1966, I-15 replaced United States Route 395, and a large interchange connected Mira Mesa Boulevard and this new freeway providing easy access to Mira Mesa from the east.

In 1963, five years after Los Angeles developers announced plans for the development of Mira Mesa to the public, the area remained largely undeveloped with sagebrush, canyons, and jackrabbits. However, two factors triggered the eventual development of the area, the completion of the Second Colorado River Aqueduct to the nearby Miramar Dam and the lack of housing available in nearby neighborhoods of Clairemont and Kearny Mesa. The essential aspects of water, sewers, and other city services plus an influx of private funding allowed for the Planning Department to move plans for a 6,400-acre area forward with a predicted population of 90,000.[24] Evolving from the 1958 preliminary master plan, the 1963 land-use plan included a junior college, 31 public schools, a branch civic center, two branch libraries, two fire stations, 160 acres of land for commercial development, and no provisions for industrial development. Mira Mesa's land use plan was intended to utilize the area as largely residential with the goal of meeting a substantial portion of the north San Diego residential requirements within 15 years.[25]

After two years of delays, the Mira Mesa community plan was finished in November 1965 and approved by the San Diego City Council on January 27, 1966. The plan did not include any zoning restrictions and was subject to amendments but allowed for the largely undeveloped 10,700 acres of land to have a comprehensive unified plan for development.[26] The area was earmarked for residential growth with the majority proposed to be developed for single-family residential of "low-medium" density. Miramar flight patterns posed a major challenge to the financing and selling of homes in the western portion of Mira Mesa due to the high level of noise. The plan made no set regulation concerning noise levels, but J. Clifford Wallace an attorney representing the owners of nearly 10 percent

[23] Ibid.
[24] These numbers were based on predictions and do not reflect the CPA's current acreage and population.
[25] Peter Kaye, "Plan Developed for Mira Mesa," *San Diego Union* (San Diego, CA), Feb. 11, 1963.
[26] City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), 1964.

of the land in the community suggested that the City should designate this land for manufacturing or scientific research.[27]

Two years after the approval of the community plan the FHA called the majority of Mira Mesa undesirable for residential use because of jet noise and stated that the agency would not participate in the financing of subdivisions in Mira Mesa. This posed a serious problem to the residential potential of the area because the FHA was the biggest insurer of loans for medium- and low-income tract housing in the San Diego area.[28] However, the eastern portion of Mira Mesa was not as affected and construction of the first residential units began in 1969.

At the start of 1969, Mira Mesa had all the elements making it ready for development including water availability, flat land, no unmanageable zoning restrictions, roadway access, and most importantly a high demand for housing in the area. Mira Mesa's population began to rise as more tracts opened increasing from 1,180 in 1970 to 3,200 in 1971, 10,800 in 1972, and 16,900 by 1973.[29] In response to the demand for housing, multiple developers emerged in Mira Mesa and began to acquire large tracts of land. The work of companies like Pardee Construction Company (Pardee) and the Larwin Company along with multiple other developers created a sense of competition in the area. Mira Mesa's competitive and accelerated building program resulted in a large residential boom during this period of development. Between October 1969 and October 1976, approximately 8,685 dwelling units were constructed, and the area had attained a population of approximately 28,800 (Figure 5). From early 1971 until mid-1972, Mira Mesa led the City of San Diego's construction activity and remained tied for growth with the Tierrasanta community (located southeast of Mira Mesa) between 1973 and 1974. By January 1978, Mira Mesa consisted of approximately 10,457 dwelling units with a population of approximately 34,600 people. [30]

[27] SDU, "Mira Mesa's Community Plan Approved," San Diego Union (San Diego, CA), Jan. 28, 1966.
[28] SDU, "Mira Mesa Plan for Homes Run into Snag," *San Diego Union* (San Diego, CA), Oct. 17, 1968.
[29] Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.
[30] City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), 1977.

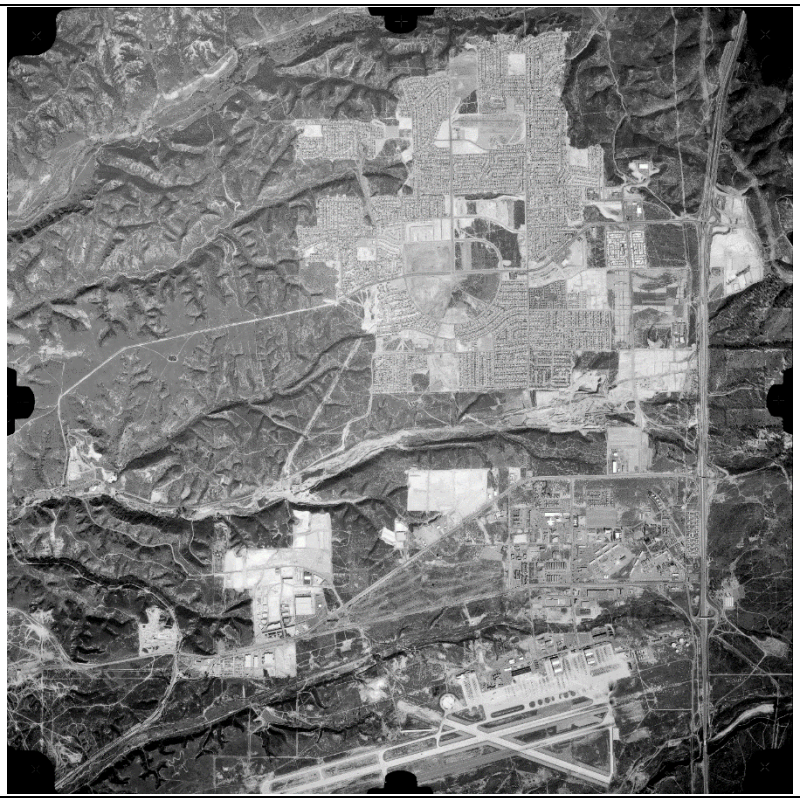

Figure 5. Aerial showing Mira Mesa's 1970s development, 1974 (UCSB 2020)

Theme: Residential Development (1969-1979)

The Mira Mesa CPA in 1964 was primarily planned for single-family residences of "low-medium" density.[31] Density of this type recommended five to fourteen dwelling units per gross acre for the area, a density generally achieved in outlying residential developments. Approximately 3,900 total gross residential acres of land were planned to accommodate 94,000 people. Land in the CPA was categorized by type with distinct potential for residential development. The categories included flat mesa land, sloping hillsides, and constricted isolated mesas, and very steep slopes and canyon walls. Multi-family residential development in the CPA was planned for approximately 484 gross acres. The designated densities ranged from ten units per gross acre in those areas generally located in the middle of the CPA and twenty units per gross acre on areas with immediate freeway access.[32] The 1964 Mira Mesa Community Plan does not indicate the area's race and ethnicity percentages or median age.

Pardee Construction Company became the first development company to construct a housing tract in Mira Mesa selling 101 houses in two weeks before construction even began. The subdivision Mira Mesa Homes, later called Mesa Verde, offered buyers a choice of four models of different floor plans: a two-bedroom, one-bathroom model; a two-bedroom, two-bathroom model; a three-bedroom, two-bathroom model; and a four-bedroom, four-bathroom model. Prices ranged from $15,345 to $20,850. Mira Mesa Homes also offered an "Expand-a-Plan" design, which allowed owners to increase the size of their homes without major structural changes.[33] Pardee's development

[31] The land use, population, and acres are reflective of planning documents for the CPA from the 1960s and do not reflect the CPA's current statistics or definitions.

[32] City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), July 15, 1964.

[33] Clyde V. Smith, "Booming Growth Sweeps Across Vast Mesa Area," *San Diego Union* (San Diego, CA), Oct. 28, 1969.

became an indication of the viability of Mira Mesa for housing construction. Despite this, the City of San Diego believed that the community would grow at a gradual sustainable pace. The predicated gradual pace became outdated by 1970 when the FHA established more liberal lending policies and lifted a loan moratorium to stimulate sales. The 1969 Housing Act signed by President Nixon in January 1970 enacted two key pieces of legislation; one increasing the FHA loan maximum and the other reducing the amount of down payment for an FHA guaranteed loan.[34]

In 1970, Mira Mesa's population reached an estimated 1,180 with the majority of the first residential subdivisions still under construction. Pardee's Mira Mesa Homes set a company record with more than 300 home sales within the first six months of the tract opening. The Larwin Company, a Los Angeles home building company, followed Pardee's lead by acquiring approximately 500 acres just north of Mira Mesa Boulevard in 1969. Between 1969 and 1979, the residential development remained predominately clustered around the community's central commercial area and spread to its northeast. Pardee continued to dominate the area's construction industry, expanding Mira Mesa Homes and developing Mira Mesa North in 1971 and Colony Homes in 1979 (Figure 6). Smaller development companies that both originated in San Diego and elsewhere in Southern California quickly caught on to the economic viability of constructing residential developments in Mira Mesa.

Figure 6. Pardee advertisement for their Mira Mesa area residential developments, 1971 (SDU August 15, 1971)

In addition to the successes seen in single-family residential development, multiple-family development also began to emerge in Mira Mesa in the 1970s. The A.J. Hall Corporation of San Diego built Mesa Village in 1972, a 538-unit planned residential development located between Hillery Drive and Flanders Drive.[35] The 1977 Mira Mesa

[34] SDU, "'69 Housing Act May Boost Buying, Building," *San Diego Union* (San Diego, CA), Jan. 18, 1970.
[35] SDU, "Along Realty Row…Escondido Board Elects Stark," *San Diego Union* (San Diego, CA), Oct. 17, 1971.

community plan laid out the type and appearance that multiple-family residential development would have in order to maintain compatibility with adjacent land uses. Architectural design, landscape architecture, and environmental design were all considered prior to development. Zoning allowed for very low density, low density, low to medium density, and medium density development. The medium density designation allowed for 16-43 dwellings per acre adjacent to community centers, the I-15 interchange, and Mira Mesa Boulevard.[36] Despite a portion of the population inhabiting multi-family residences in medium-density zoned neighborhoods, the majority of the level mesa lands were used for low-density single-family housing.

Norman A. Hedenberg, a San Diego builder organized the August Development Company in 1972 and quickly began working on the Three Seasons. The Three Seasons' original design included 124 homes that sold out in four months. After the success of the first phase of construction, three additional phases of construction were undertaken and completed in 1976 with Three Seasons Mira Mesa IV. Each phase offered the same three floor plans in three- and four-bedroom designs with prices starting at $40,950.[37]

In 1970, the CPA's population was 1,180, by 1975 it had grown to 25,733. From early 1971 to the third quarter of 1972 Mira Mesa led construction activity within the City. The most significant characteristic of the CPA was the number of people younger than eighteen, which accounted for 41 percent of Mira Mesa's population. The CPA had a relatively small percentage of older adults in the community at less than three percent of the population being sixty years of age or older. Overall, both young and more established families characterized the CPA, with an average household size of 3.41 persons per dwelling unit. Mira Mesa in 1977 was primarily developed with single-family detached houses, which attracted young families to the area along with the low cost of housing.[38] Miramar College located in the southeastern corner of the CPA was founded in 1969 and can likely account for a portion of the CPA's young demographic. In 1975, 83 percent of household heads earned at least $10,000 compared to 53 percent citywide.[39] Overall, Mira Mesa was primarily a community of young, white, middle-class families.

Development companies with offices in the Los Angeles and Orange County areas continued to construct both single-family and multiple-family homes in Mira Mesa, including those that had traditionally been located in other cities such as the Long Beach Construction Company. Long Beach Construction Company's Gateway Homes opened along Gold Coast Drive in 1971 and was the first company in the area to offer a guarantee of transporting children to the San Diego Unified School District (SDUSD) due to the lack of schools in Mira Mesa.[40] Also planned in 1976 was Southern California Properties, Ltd.'s Valley Crest, a $4.5 million development consisting of 82 duplexes and 16 single-family homes. The floor plans ranged from 1,000 to 1,550 square feet in size and were priced between $36,000 and $47,000. The development was located off Menkar Road and offered views overlooking the Los Peñasquitos Canyon Preserve.[41] One of the last developments constructed during the 1969-1979 residential boom was Corky McMillin's Mesa Woods, which opened in 1978. The $7 million 95-unit development offered three-to-five-bedroom homes from $75,906 to $88,900 with a "rustic, woody look."[42] Residential development in Mira Mesa did not stop after 1979, but the majority of the land surrounding the main intersection of Mira Mesa Boulevard and Camino Ruiz had been developed by this time.

[36] City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), 1977.
[37] SDU, "This Week in Housing: Shadow Mountain Opening is Today," *San Diego Union* (San Diego, CA), Apr. 25, 1976.
[38] City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), October 1977.
[39] Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.
[40] SDU, "Plans Announced for Gateway Mira Mesa," *San Diego Union* (San Diego, CA), Nov. 7, 1971.
[41] SDU, "Building to Begin at 'Sea Colony,'" *San Diego Union* (San Diego, CA), Mar. 14, 1976.
[42] SDU, "Mesa Woods Sales to Open Today," *San Diego Union* (San Diego, CA), Nov. 13, 1977.

In the 1970s, Filipinos were the second largest group immigrating to the United States.[43] Despite the homogeneity of the CPA's single-family tract housing developments, which were often associated with cultural homogeneity, the Filipino community chose to retain many aspects of their own culture through the presence of Filipino restaurants, grocery stores, and annual festivals. In 1975, Filipinos made up 4.59 percent of the CPA's population, almost four times the amount citywide. Despite the higher number of Filipinos in the CPA than the rest of San Diego, 86 percent of the CPA's population was non-Hispanic White. The CPA's demographic was largely young, white, and middle-class families.[44]

Associated Property Types

Residential development played a major role in this period of development for Mira Misa. Properties associated with this theme and period of development are residential buildings that include single-family, multiple-family apartment buildings, multi-family condominiums, and duplexes. In the CPA, these housing forms oftentimes were constructed as groups in the form of tract housing developments, cluster housing, and master-planned communities. Popular architectural styles used in this period of development largely included both the Tract Ranch and Contemporary styles.

Character-Defining Features:

- Tract Ranch and Contemporary architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots
- Single-family residences L-shaped, rectangular, or irregular in plan
- Multi-family residences rectangular or square in plan
- Minimal architectural embellishments
- Attached garages or detached carports
- Uniform setbacks

Residential Properties Study List

Residential properties study lists were developed and implemented in the document *Mira Mesa Community Plan Area Focused Reconnaissance Survey*, Dudek 2022. Please refer to this document for additional information.

[43] Peter Dizikes, "The Philippines, the US, and a Century of Military Alliance," *MIT News Office* (Cambridge, MA), August 7, 2020.
[44] Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.

Theme: Civic and Institutional Development (1969-1979)

Parallel to the construction of residential tracts in Mira Mesa in 1969, construction began on the first buildings for Miramar College, a San Diego Community College district campus. The community college's location was included in the 1964 Mira Mesa Community Plan on land called Hourglass Field, named for its hourglass shape seen in aerial views. The land was originally used as an auxiliary Navy landing field before being used by the California Sports Car Club and the San Diego Regional Car Club of America between 1957 and 1959. In 1965, SDUSD acquired the land for free with the condition that it be used for an educational facility built within 18 months of the deferred purchase agreement. During this time, SDUSD administered community colleges as well as kindergarten through twelfth-grade education. In 1969, the school opened as the Miramar Occupational Training Center, which consisted of a main classroom building, a fire training range, and a police training range.[45] In 1975, the San Diego Community College District Board of Trustees renamed the site San Diego Miramar College and applied for accreditation from the Western Association of Schools and Colleges. Starting as two buildings in 1969 with several portable classrooms, the school doubled in size by 1979 and continued to expand (Figure 7).

Figure 7. Miramar College, 1976 (Miramar College Pinterest 2020)

In 1971, citizens of Mira Mesa began to complain to City officials about the lack of public amenities such as schools, parks, recreation centers, and fire and police forces located in the community. The largest problem affecting Mira Mesa was the lack of neighborhood schools given the rising population of families in the area. In an effort to resolve the lack of sufficient educational facilities, City policies required residential developers to either pay $750 for each

[45] Stevens, 27.

new pupil their houses generated or to provide school facilities for the children.[46] The earliest developer in the area, Pardee Construction Company, opened temporary elementary schools in four converted one-story homes as part of the SDUSD in 1970. However, these temporary buildings quickly became inadequate.[47] The Larwin Company, Mira Mesa's second large-scale residential developer, also opened temporary schools in tract houses but like Pardee, the intention of the facilities was for students to be located within their subdivisions. Further contributing to the inadequacy of these temporary schools, was the fact that they were only for elementary level education, not high school or middle school education. Children not living in the Pardee Construction Company or Larwin Company subdivisions were required to commute to schools in North Clairemont or Kearney Mesa. As of 1971, SDUSD did not provide bus service to Mira Mesa and the City's transport system did not extend into the area, this left parents to drive their children to school daily.[48]

Rapid residential development and inadequate essential services, like educational facilities, were not unique to Mira Mesa. For instance, San Diego's Clairemont underwent a similar phenomenon of residential development overwhelming the available essential services. Clairemont's Whittier Elementary School opened on March 2, 1953, expecting 98 students, but 140 showed up. After that year's summer vacation, the school expected 350 students and got 900. Portable classrooms were installed and as the only elementary school open at the time it had to operate on double shifts. By 1969, Clairemont had 20 elementary schools, three junior high schools, and a total of 25,495 students.[49] Similar to Mira Mesa, despite planning and designing a master planned series of neighborhoods with adequate amenities, a strong housing market and builder competition led to an accelerated building program. As a result, there was a large boom in residential construction only with shopping centers, schools, parks, churches, and other amenities delayed.[50] Both Mira Mesa and Clairemont developed in a similar way, which allowed the construction of large residential tracts before the construction of any essential services needed to provide the families living in those tracts with viable food, education, recreation, and religious amenities. The phenomenon of essential services lacking in comparison to residential construction was not new in San Diego, but rather repeated in multiple areas heavily developed in the Post-War period.

In response to the inadequacy of essential services like educational facilities, in 1972 Mira Mesa residents called for a two-year residential building moratorium until developers provided the community with essential services. Local construction workers vehemently opposed the moratorium stating that over 2,700 on-site workers would lose their jobs as a result. The City Council did not enact the two-year building halt. Instead, they adopted a formal policy that permitted future growth to be completed in phases after cost-benefit analysis and environmental impact studies. The insufficient number of schools in Mira Mesa continued to be an issue despite the slowed growth of new residential communities. After multiple failed school bond measures, in November 1974 voters approved Proposition XX, which provided funds for the construction of five elementary schools and one combination junior-senior high school in Mira Mesa.[51] Because of this bond measure, the elementary schools Sandburg, Mason, Walker, Ericson, and Hickman and Mira Mesa Junior/Senior High School were all constructed and opened by 1976 (Figure 8). A temporary kindergarten through third-grade school, Ellen R. Breen Elementary, opened in 1976 and operated until 1990. In 1978, Wangenheim Junior High School, which was later, renamed Wangenheim Middle School, opened along Black Mountain Road.[52]

[46] Dave Hellyer, "San Diego Developers to pay $750-a-pupil Tax to Escape Building Freeze," *House & Home* 41, no. 5 (May 1972): 34.
[47] SDU, "Classes Held in New Tract Homes," *San Diego Union* (San Diego, CA), June 21, 1970.
[48] Nancy Ray, "State Probing School Issue at Mira Mesa," *San Diego Union* (San Diego, CA), March 5, 1971.
[49] Joe Stone, "Climate, View Bless Clairemont," *San Diego Union* (San Diego, CA), Dec. 8, 1969.
[50] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA), 2007, 40.
[51] Larry Keller, "San Diego's Most Wretched Neighborhood," *San Diego Reader* (San Diego, CA), June 12, 1980.
[52] Stevens, 31.

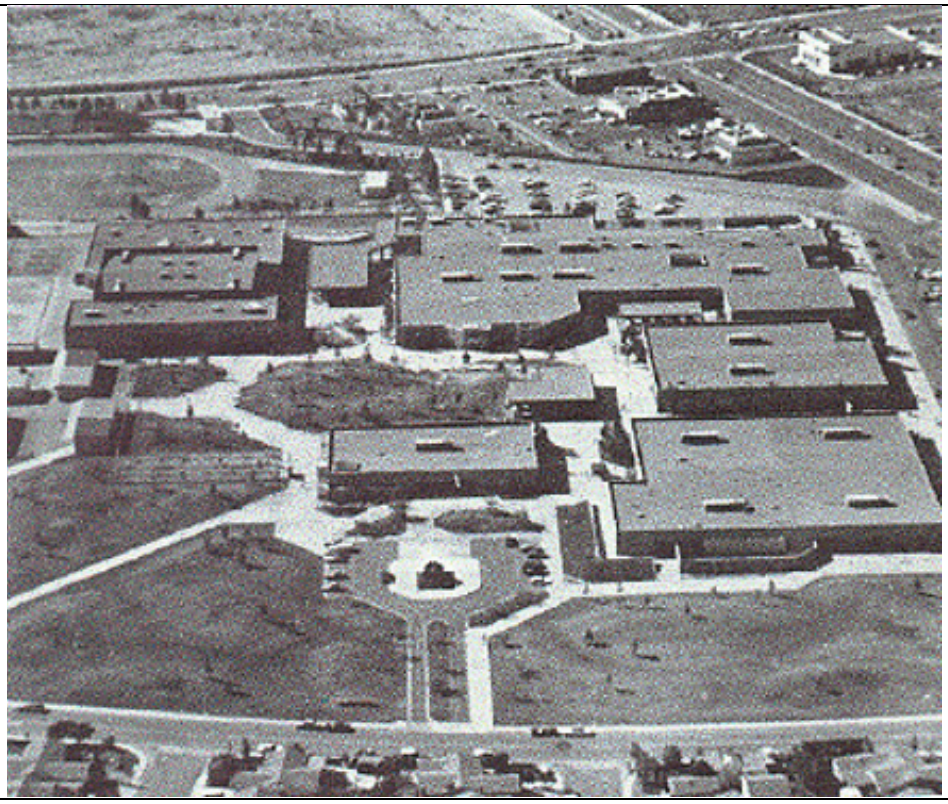

Figure 8. Mira Mesa High School circa 1975 (Classreport.org 2020)

In addition to educational buildings, other civic and institutional buildings began to develop in Mira Mesa starting in the late 1970s. For instance, the first Mira Mesa Branch Library opened in 1977 at 8450 Mira Mesa Boulevard, which currently is the site of the San Diego Police Department RSVP Station. Prior to the permanent building's construction, the Mira Mesa community rented a temporary space for its library and received service from a bookmobile.[53]

In addition to the expansion of civic properties in Mira Mesa during the 1970s, institutions such as religious properties began to expand as well. Organized in 1973, the United Church of Mira Mesa located at 8081 Mira Mesa Boulevard (which later became the location of the Mira Mesa Presbyterian Church) and also allowed multiple community organizations to use their building as a meeting space.[54] Established in 1970, The Church of the Good Shepherd opened as a response to the growth of San Diego's northern communities of Mira Mesa, Rancho Peñasquitos, and Scripps Ranch. After having mass in the Rancho Peñasquitos Shopping Center, the Church/Multi-Purpose Hall located at 8200 Gold Coast Drive in Mira Mesa opened on December 24, 1972.[55] Another large church that also opened in the late 1970s was the Church of Jesus Christ of Latter-day Saints on Pegasus Avenue, which remains at its original location today.

[53] Hugh McKinley, "Budget Demands Dictate Cutbacks," *San Diego Union* (San Diego, CA), June 11, 1976.
[54] Stevens, 50.
[55] Good Shepard Catholic Church and School, "About our Parish," accessed Apr. 8, 2020, https://www.goodshepherdparish.net/parish-life/about.

Associated Property Types

Civic and institutional properties during this period of development became important to service the rising population of Mira Mesa. Buildings of this type were constructed relatively quickly in order to catch up with the growth of residential properties in the planning area. Their locations were strategic in spreading out primary schools and churches throughout the community and centralizing secondary and community buildings in the core of Mira Mesa; the intersection of Mira Mesa Boulevard and Camino Ruiz. Civic and institutional properties in the planning area include primary educational facilities, secondary educational facilities, higher educational facilities, libraries, and churches.

Character-Defining Features:

- Modern architectural styles utilized
- Surface parking lots or parking structures
- Buildings clustered together to create a campus
- Adjacent to greenspace, park, or recreational facility
- Setback from street
- Minimal architectural detail
- One to two stories in height

Registration Requirements

Eligibility Standards

Civic and institutional properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1969-1979) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's civic or institutional development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within the civic and institutional theme during the Development Boom period (1969-1979).

Civic and institutional properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution as a civic leader to the growth of Mira Mesa.

Civic and institutional properties may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. Futurism, Contemporary, and Brutalist styles are examples of distinctive architectural styles already identified within the planning area. Properties should also be a representative example of a significant property type or architectural style and possess high artistic value. Civic and institutional properties may also be a representative example of the work of a master builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the civic and institutional theme with particular respect to the Development Boom period (1969-1979) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the civic and institutional theme in the Development Boom period (1969-1979). Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less important, a property significant under these criteria should also possess integrity of location and setting if the property's surroundings inform its design.

Civic and Institutional Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
8450 Mira Mesa Boulevard	311-041-07-00	Mira Mesa Branch Library	Futurist-Googie	Civic and Institutional Development (1969-1979)
11023 Pegasus Avenue	318-563-49-00	Church of Jesus Christ of Latter-day Saints	Futurist-Googie	Civic and Institutional Development (1969-1979)
8200 Gold Coast Drive	3110410500	The Church of the Good Shepherd	Contemporary	Civic and Institutional Development (1969-1979)
10510 Marauder Way	311-041-02-00	Mira Mesa High School	Brutalist	Civic and Institutional Development (1969-1979)
11230 Avenida Del Gato	309-030-17-00	Sandburg Elementary School	Contemporary	Civic and Institutional Development (1969-1979)

Theme: Recreation and Commercial Development (1970-1979)

Despite the fact that the lack of schools in Mira Mesa was the most immediate issue by the early 1970s, the community's lack of recreational and commercial properties was a close second. In 1974, Beatrix Robinson, a resident of Mira Mesa who moved to the area with her family, gave her opinion on the state of the community, noting that citizens at this time lacked basic amenities. Robinson stated that there was no public recreation center, only one park that served the entire community, and no tennis courts.[56] The single park at the time was Mesa Verde Park, named after Pardee Construction Company's original subdivision, Mesa Verde, also known as Mira Mesa Homes. The park developed in 1970 as Pardee was constructing their residential subdivisions. Pardee gave the City five level acres along Gold Coast Drive, which in 1970 contained $30,000 in street improvements. The park included a children's playground and picnic facilities with a $25,000 grant matched by the City of San Diego.[57] Until 1977, there were small parks such as Mesa Viking Park next to Ericson Elementary School and Mesa Verde Park next to Mason Elementary School. The larger Mira Mesa Community Park opened in 1977 and quickly became the central recreational focal point of the community, located centrally to the majority of the residential neighborhoods.

The community's citizens had long requested the construction of a public recreation center, but the project continued to undergo delays well into the mid-1970s. The 1975 City budget's $49.3 million capital improvements portion called for a future delay on the construction of public facilities such as the Mira Mesa Recreation Center until 1979.[58] In April 1975, despite the planned delay a City Council committee unanimously endorsed the construction of the $650,000 the Mira Mesa Recreation Center during the 1976 fiscal year. Money for the Center's construction was moved from the Parks and Recreation Department's operating budget to the capital improvements budget under the committee's recommendation.[59] The Mira Mesa Recreation Center, was able to begin construction in 1976 in conjunction with the Mira Mesa Community Park. The center opened in January 1977 located at 8575 New Salem Street. The building was known for offering a wide variety of recreational programs including gymnastics and swimming. On April 3, 1987, the Center's name changed to the Gil Johnson Recreation Center in honor of Gilbert Johnson, who served in numerous public and community capacities in the City of San Diego.[60]

In the early 1970s, commercial properties such as gas stations, grocery stores, and retail shops were minimal in Mira Mesa, resulting in most residents commuting to the nearby communities of Kearny Mesa or Poway to shop. The first gas station in Mira Mesa, Jack's Arco, located at the corner of Black Mountain Road and Mira Mesa Boulevard established that corner as a commercial node especially due to its proximity to the I-15 ramp. A grocery store opened in 1971 along Mira Mesa Boulevard called Bradshaw's Market, now the site of Seafood City Supermarket. Bradshaw's Market did not last long in its location due to high prices and by 1975, the store changed hands while remaining a supermarket.[61] Mira Mesa's commercial core located at the northwest section of the intersection of Mira Mesa Boulevard and Camino Ruiz opened in 1975 as the Mira Mesa Mall (Figure 9). The mall included a Walker Scott Department Store, a Vons supermarket, a Newberry's variety store, and restaurants such as Mandarin Garden Chinese and continued to expand to include a bowling alley, First National Bank, Multi-Cinema and many other smaller businesses.[62] In 1979, the Camino Village Shopping Center opened at the southeast corner

[56] SDU, "Mira Mesa- the Community that Grew too fast?" *San Diego Union* (San Diego, CA), Mar. 13, 1974.
[57] SDU, "Construction Firm Donates City Parks," *San Diego Union* (San Diego, CA), Sep. 18, 1970.
[58] Otto J. Bos, "City Budget to Affect Park Plans," *San Diego Union* (San Diego, CA), Mar. 12, 1975.
[59] SDU, "City Agency to Buy, Save Land," *San Diego Union* (San Diego, CA), Apr. 8, 1975.
[60] City of San Diego, "Parks and Recreation: Mira Mesa Recreation Center (Also Known as Gil Johnson Recreation Center)," accessed Apr. 8, 2020, https://www.sandiego.gov/park-and-recreation/centers/recctr/miramesa.
[61] Stevens, 28-29.
[62] LAT, "Mira Mesa Mall," *Los Angeles Times* (Los Angeles, CA), Sep. 13, 1979.

of Camino Ruiz and Zapata Avenue. The small strip mall's intentions were to service the residential neighborhoods in the northern section of Mira Mesa.

Figure 9. Advertisement for the Mira Mesa Mall, 1979 (LAT September 13, 1979)

Combination recreation and commercial properties such as bowling alleys, ice skating rinks, and movie theaters were popular early in Mira Mesa due to the large population of young families. In 1974, the House of Ice became one of the community's first recreation facilities located in the northeast section of Mira Mesa off Galvin Avenue.[63] The new ice-skating rink provided entertainment for kids, especially those that lived close by in Larwin's Encore neighborhood. In 1977, the Mira Mesa Mall, Mira Mesa Lanes, and Cinema IV Theater all opened their doors. These privately owned establishments provided indoor entertainment and recreation to the community, while parks allowed residents to experience the outdoors.

Associated Property Types

Similar to educational facilities constructed during this period of growth, recreational and commercial properties developed in response to the growing population and the increased demand for different property types. Commercial and recreational properties in the CPA include parks, recreation centers, shopping centers, strip malls, bowling alleys, movie theaters, and ice-skating rinks. Their locations were spread throughout the planning area with the primary community cluster remaining at the intersection of Mira Mesa Boulevard and Camino Ruiz. Parks were often constructed as part of or adjacent to primary education buildings, while the commercial buildings were constructed to be adjacent to main thoroughfares for ease of access. Buildings of this type were important to the

[63] Stevens, 47.

development of Mira Mesa, but not to the degree of residential or educational property types, largely because they were built to facilitate the existing residences or the already established educational buildings.

Character-Defining Features:

- Modern architectural styles
- One to two stories in height
- Surface parking lots
- Low- to mid-rise standalone buildings with a variety of massing
- Large greenspaces with recreational equipment
- Buildings setback from street
- Small amount of architectural detail

Registration Requirements

Eligibility Standards

Recreation or commercial properties may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1958-1979) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's recreation or commercial development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within recreation or commercial theme during the Development Boom period (1970-1979).

Recreation or commercial properties may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the recreation or commercial development of Mira Mesa.

Recreation or commercial properties may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style and possess high artistic value. There are a high number of recreational and commercial properties with modern architectural styles already identified within the planning area. Recreation or commercial properties may also be a representative example of the work of a master builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the recreation or commercial theme with particular respect to the Development Boom period (1958-1979) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the recreation or commercial theme in the Development Boom period

(1958-1979). Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Less importantly, a property significant under these criteria should also possess integrity of location and setting if the property's surroundings inform its design.

Recreational and Commercial Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
8955 Mira Mesa Boulevard	318-090-69-00	Seafood City Supermarket	Neo-Mansard	Recreation and Commercial Development (1970-1979)
8110-8340 Camino Ruiz	311-320-68-00	Mira Mesa Mall	Neo-Mansard	Recreation and Commercial Development (1970-1979)

Theme: Business Parks, Industrial Parks, and Research and Development Campuses (1970-1979)

Industrial parks, including light industrial, also represent a substantial portion of real estate within Mira Mesa occupying 2,006 acres (21.5 percent) of the CPA's total 9,344 acres as of 2018.[64] Between 1970 and 1979, the southern portion of the CPA, south of Carroll Canyon Road, began development as a center for light industrial properties. Industrial parks were areas planned for the purpose of industrial development and office parks, while light industrial allowed for light manufacturing and research and development uses. The earlier properties included 9320 Miramar Road (demolished in 2020); 9525 Padgett Street; 8650 Miramar Road; 8508 Miramar Road; and 9990 AleSmith Court (previously known as Empire Street). Their use was predominantly as warehouses or storage buildings and constructed as one building as opposed to a group of buildings.[65]

By the mid-1970s, development along Miramar Road had continued to increase with new buildings and campuses. New roads were also developed north of Miramar Road including Production Avenue, Distribution Avenue, Carroll Road, Cabot Drive, and the extension south of Black Mountain Road to Miramar Road. In 1974, a 13.9-acre development including 11 buildings and 252,968 square feet of office and warehouse space was constructed on Production Avenue by the Dunn Properties Corp. called the Miramar-Dunn Business Park. The company highlighted multiple advantages of the area including rail service and direct access to three major freeways, I-15, I-805, and I-5. The Miramar-Dunn Business Park included four buildings that offered rail service from an Atchison, Topeka &

[64] The City of San Diego, "Mira Mesa Community Plan Update: Existing Conditions Community Atlas," November 2018 (San Diego, CA, 2018).

[65] NETR, Historic aerial photographs: 1966, 1972, and 1978, accessed July 25, 2022, https://www.historicaerials.com/viewer#.

Santa Fe Railway spur line.[66] This business park's development helped encourage further large-scale development of the area into the 1980s and 1990s.

According to the 1977 Mira Mesa Community Plan, all the areas designated for industrial uses were subject to high levels of noise generated by military jet aircraft based at MCAS Miramar (then Miramar Naval Air Station). Industrial uses were considered normally compatible with noise levels up to 80 decibels. The land zoned for industrial, light industrial, and extractive was restricted to south of Jade Coast Drive. The land west of Camino Santa Fe that would later become the Sorrento Valley was classified as a "Future Study Area Subject to High Noise Levels."[67] The area between the developing industrial section along Miramar Road and south of Jade Coast Road was primarily used for mining activities by the Vulcan Materials Company. The company was a supplier and distributor of construction materials with their Carroll Canyon location specializing in asphalt located at 10051 Black Mountain Road. The quarry began development in the 1960s and continued to expand into the 1990s.[68]

Associated Property Types

Business parks, industrial parks, and research and development campuses represent a substantial portion of real estate within Mira Mesa. These areas began to develop in the mid-1960s after the Sorrento Valley was identified as being an eligible site for this type of development and facilitated the economy of the residential core of Mira Mesa to the east and to the north. These areas are easily identifiable from aerials due to their large building size, large surface parking lots, and spread-out campus planning. They are concentered in the western and southern portion of the planning area along Mira Mesa Boulevard between the I-805 Freeway and Camino Santa Fe and along Miramar Road between Camino Santa Fe and the I-15 Freeway. Properties associated with this theme in the planning area include research and development campuses, business parks, and industrial manufacturing centers.

Character-Defining Features:

- Low profile and emphasis on horizontality (One or two stories were most common)
- At least two buildings (usually more) were developed as a complex or campus that could accommodate multiple tenants and businesses
- Landscaping and lawns in common areas and/or along street frontages
- Parking lot, exterior courtyards, paved, common areas, often shared by buildings
- Contemporary design elements, always shared by the buildings of the campus
- Signage either lettering on the buildings or monument signs located closer to the street

Registration Requirements

Eligibility Standards

Business parks, industrial parks, and research and development campuses may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Development Boom period (1958-1979) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's business parks, industrial parks, and research and development campus development; or, under HRB Criterion B (events) if the given property

[66] SDU, "Business Park Work Begins," *San Diego Union* (San Diego, CA), March 10, 1974.
[67] City of San Diego Planning Department, "Mira Mesa a Community Plan," (San Diego, CA), 1977.
[68] Vulcan Materials Company, "Carroll Canyon Asphalt," accessed July 26, 2022, https://www.vulcanmaterials.com/construction-materials/facilities/carroll-canyon-asphalt.

is associated with an important historical event within business parks, industrial parks, and research and development campus theme during the Development Boom period (1958-1979).

Business parks, industrial parks, and research and development campuses may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of business parks, industrial parks, and research and development campuses in Mira Mesa.

Business parks, industrial parks, and research and development campuses may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style as well as exhibit a cohesively planned campus. Contemporary-style buildings are an example of a distinctive architectural style already identified within the planning area. Business parks, industrial parks, and research and development campuses may also be a representative example of the work of a master planner, builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the business parks, industrial parks, and research and development campuses theme with particular respect to the Development Boom period (1962-1979) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the business parks, industrial parks, and research and development campuses theme in the Development Boom period (1962-1979). A property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under Criteria C/3/C must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Because of the intensive and cohesive site planning that occurs in such parks and campuses, a property significant under these criteria must also possess integrity of location and setting.

Business Parks, Industrial Parks, and Research and Development Campuses Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
8423-8775 Production Avenue	343-111-13-00; 343-111-12-00; 343-111-11-00; 343-111-28-00; 343-111-37-00; 343-111-30-00;	Miramar-Dunn Business Park	Corporate Modern	Business Parks, Industrial Parks, and Research and Development Campuses (1962-1979)

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
	343-111-31-00; 343-111-06-00			

3.2.3 Community Expansion and Continued Development (1980-1990)

Mira Mesa's expansion displayed little evidence of slowing down after a development boom between 1969 and 1979. The community continued to be one of the most rapidly growing areas in San Diego, starting as a few scattered farms in 1969 and developing into a community with 11,500 dwelling units with a population of 37,600 by 1980.[69] By the time the community had enough schools, parks, and other facilities to service the 1980 population, additional growth between the late 1970s into 1980 caused the community to fall behind population-based park standards of the City's General Plan.[70] Mira Mesa by this time had become less isolated, and citizens no longer had to travel outside of Mira Mesa to do everyday tasks such as grocery shopping and purchasing gas, but the rate of development proved to be too rapid for many residents. Development between 1980 and 1990 was more diversified, higher in density, and more conscious of its impact on sensitive areas such as Los Peñasquitos Canyon. In 1986, the City Council adopted the first Public Facilities Financing Plan and Facilities Benefit Assessment for Mira Mesa.[71] The Facilities Benefit Assessment contained a provision that whenever a developer filed a building permit they would pay into a fund that financed parks, roads, fire stations, and libraries.[72] This was intended to ensure that the community's public amenities and infrastructure would not fall behind with future population demands.

Traffic into and out of Mira Mesa had long been a complaint of its citizens, having only one connecting street (Miramar Road) to the I-5 and I-805 freeways at La Jolla Village Drive. After an 11-year planning effort to provide an east-west route for the growing northern section of the City, a four-lane 2.3-mile extension of Mira Mesa Boulevard connected Mira Mesa to the two heavily trafficked freeways, I-5 and I-805. A key benefit of the road's extension relieved congestion on Miramar Road, which in the early 1980s exceeded its capacity by an estimated 50,000 cars a day. The Mira Mesa Boulevard expansion accommodated up to 25,000 cars daily. The road's financing came from an assessment district made up of the property owners along the route. Despite being a welcome addition to residents in the area, more east-west routes would be required in the future to link the inland freeways to the coast.[73] Since its opening in 1983, the Mira Mesa Boulevard extension underwent two widening projects into six lanes and eventually became eight lanes.

Mira Mesa's population increased 66 percent between 1980 and 1990. The CPA was one of the major employment centers of the region with approximately 28,000 people employed in Mira Mesa in 1986. The major employment type's included manufacturing, retail trade, and business services. Additionally, MCAS Miramar remained one of the region's major employers with 11,000 military and 2,500 civilian employees. The total on-base residential population in 1990 was 2,873 of this population 2,210 lived in group quarters, 111 in single-family units, and 78 in mobile homes. In 1990, Miramar College expanded with an instructional center with computer and business

[69] City of San Diego Planning Department, "Mira Mesa Community Plan and Local Coastal Program," (San Diego, CA), 1981.
[70] Stevens, 69.
[71] City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), 1992.
[72] Stevens, 69.
[73] SDU, "New N. City Road to Open May 7," *San Diego Union* (San Diego, CA), Apr. 22, 1983.

courses and a new library. More than 6,000 students were registered for the fall 1990 semester, which could contribute to the population growth in the CPA.[74]

Theme: Residential Development (1980-1990)

In 1980, there were 9,790 single-family detached dwelling units and 20,880 multiple-family units in Mira Mesa. At this time, the community had a net residential density of approximately 8.1 dwelling units per acre, which reflected the ease of subdividing the relatively flat mesa land into lots that conformed to the 5,000 square foot minimum lot size.[75] The major developer from the community's earliest residential boom, Pardee Construction Company, continued to develop subdivisions while new developers to the area such as the Helmer Company, Brehm Communities, the Fieldstone Company, and the Lusk Company began construction in the 1980s on their first communities in Mira Mesa. Between 1969 and 1979, the majority of the land surrounding the intersection of Mira Mesa Boulevard and Camino Ruiz and the northeastern and southeastern sections of Mira Mesa was developed. This left open the land to the west of Pardee's Mira Mesa Homes and smaller areas along established roads open for development.

Pardee Construction Company throughout the 1980s remained a dominant development firm in Mira Mesa. In 1981, they built their first multi-family development, Concord Square, a condominium community advertised as having the style and comfort of a house for the price of a condominium.[76] Pardee's Parkdale community quickly followed, which began construction in 1981. Architects Lorimer and Case designed the four different single-family detached home plans that promised to maintain quality and home size.[77] In 1983, Pardee debuted their first apartment complex in Mira Mesa, Casa New Salem, which featured one- and two-bedroom units rented for $460 and $540, respectively.[78] Pardee's final construction project from this period of development opened in 1987 under the name Heritage, which changed to the Concord Square Condominiums. The Concord Square Condominiums were developed in four phases with sales averaging three units a week. The fourth and final phase included the release of 72 units priced from$62,200 to $85,450.[79]

The Fieldstone Company, a San Diego-based development firm underwent two large development projects in Mira Mesa, Canyon Country in 1982 and Canyon Ridge in 1989 both located off Calle Cristobal. Canyon Country started development in 1982, with the last of the 459 homes completed in 1987 (Figure 10). The single-family homes ranged in price from $96,490 to $121,490 and offered four floor plans in three- and four-bedrooms and either one- or two stories in height.[80] The success of Canyon Country resulted in the firm announcing its plans to maintain a strong presence in Mira Mesa with the addition of three new developments. These included Canyon Meadows, a development similar to Canyon County in size, price, and amenities, Canyon Ridge which featured larger more luxurious homes, and Canyon Bluffs, Fieldstone's first condominium complex. As part of their commitment to Mira Mesa, the company sponsored several little league teams and in 1987 adopted Sandberg Elementary under the Partner in Education program, which linked businesses and organizations with schools to share resources.[81]

[74] The City of San Diego, "Mira Mesa Community Plan and Local Coastal Program Land Use Plan," (San Diego, CA), 1981.
[75] Ibid.
[76] SDU, "Concord Square," *San Diego Union* (San Diego, CA), Apr. 13, 1980.
[77] SDU, "Parkdale," *San Diego Union* (San Diego, CA), Mar. 8, 1981.
[78] SDU, "Grand Opening Casa New Salem," *San Diego Union* (San Diego, CA), May 28, 1983.
[79] LAT, "Wide Range of Buyers Attracted to Low Prices, Mira Mesa Selling at Heritage," *The Los Angeles Times* (Los Angeles, CA), Oct. 4, 1987.
[80] LAT, "Fieldstone to Build on Success at Canyon Country," *The Los Angeles Times* (Los Angeles, CA), Jan. 18, 1987.
[81] LAT, "Fieldstone to Build on Success at Canyon Country," *The Los Angeles Times* (Los Angeles, CA), Jan. 18, 1987.

Figure 10. Advertisement for the Fieldstone Company's San Diego developments, 1983 (SDU December 11, 1983)

Development continued on smaller tracts of land, typically in the outskirt areas of Mira Mesa above Peñasquitos Canyon, the southern end of Black Mountain Road, and the western section of Mira Mesa Boulevard. In 1983, the Helmer Company announced their project Canyon Point along the southern rim of Los Peñasquitos Canyon Preserve.[82] The community of duplexes featured two building designs both I-shaped in plan with a two-car garage facing the street and sweeping overlooks of the canyon. Also in 1983, Brehm Communities developed Creekside in the southeastern section of Mira Mesa off Black Mountain Road. The 224-unit three-story condominium community cost $15 million to construct and offered one- and two-bedroom units with floor plans ranging from 730 to 1,049 square feet, starting at $59,900.[83] In 1987, the Lusk Company, a privately held residential and commercial/industrial development company based in Orange County opened a single-family development named Summerset Court located in the far western end of residential Mira Mesa along Camino Santa Fe. Summerset Court featured four floor plans ranging from 1,414, to 1,735 square feet in size and began pricing at $120,000. The development's primary attraction was its proximity to the Lusk Mira Mesa Business Park and Lusk Mira Mesa East.[84]

Mira Mesa's population in April 1980 reached 37,500, by December 1990 that number increased 66 percent to 62,500. The number of dwelling units also increased between 1980 and 1990, from 12,150 to 20,396.[85] Between 1980 and 1990, residential developments in the community grew smaller in acreage but larger in density (Figure

[82] SDU, "Realty," *San Diego Union* (San Diego, CA), Oct. 16, 1983.
[83] SDU, "Creekside," *San Diego Union* (San Diego, CA), Dec. 11, 1983.
[84] LAT, "Sell-Outs, Camp-Outs Herald 1987 for the Lusk Co.," *The Los Angeles Times* (Los Angeles, CA), Mar. 15, 1987.
[85] City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), 1992.

11). Late 1980s developments such as Summerset and Esplanade located at the southern end of Camino Ruiz focused less on developing a series of buildings with planned open space and more on generating as many residential units within the developable lot as possible. The progression of Mira Mesa's residential communities from large single-family tracts constructed by Pardee Construction Company in 1970, to three-story condominium buildings constructed in 1983 by Brehm Communities, displayed the popularity of the community and its need to continue developing higher-density residential housing to accommodate the population.

Figure 11. Aerial showing Mira Mesa's development, 1990 (UCSB 2020)

Associated Property Types

Residential development continued to play a major role in this period of development for Mira Misa. Properties associated with this theme and period of development are residential buildings that include single-family, multiple-family apartment buildings, multi-family condominiums, townhomes, stacked flats, and duplexes. Popular architectural styles used in this period of development largely included both the Tract Ranch and Contemporary styles.

Character-Defining Features:

- Tract Ranch and Contemporary architectural styles
- Low to medium density
- Cost-effective and mass-produced materials
- Repetitive designs
- Small lots

- L-shaped or Irregular plans
- Uniform setbacks
- Attached garages or detached carports
- Carports
- Minimal architectural embellishments

Residential Properties Study List

Residential properties study lists were developed and implemented in the document *Mira Mesa Community Plan Area Focused Reconnaissance Survey*, Dudek 2022. Please refer to this document for additional information.

Theme: Institutional and Recreational Development (1980-1990)

With the population increasing exponentially into the 1980s, the community's schools were under stress and overuse. Students from both Mira Mesa and Scripps Ranch attended the only middle school in the area, Wangenheim Junior High School. A second middle school became a high priority in the area with portable classrooms opening in 1987 for only grade seven students. Challenger Middle School, named in honor of the space shuttle *Challenger*, started with a double-session schedule of 840 seventh graders sharing the site of Wangenheim Junior High School.[86] The permanent building located at 10810 Parkdale Avenue opened in 1990 and included sixth-, seventh-, and eighth graders in 1996.[87]

In the early 1970s, the County purchased 193 acres in preparation for creating an open space park around the Los Peñasquitos Canyon. By the late 1970s, the City and County has entered into a joint agreement that sought to create the Los Peñasquitos Canyon Preserve around the already preserved 193 acres. The land was located between Rancho Peñasquitos and Sorrento Hills to the north and Mira Mesa to the south and was primarily owned by developer Genstar Development Inc. owner of Peñasquitos Properties. In 1979, Genstar Development Inc. donated 1,806 acres in the Los Peñasquitos Canyon to the City on the condition that they could build houses along the canyon rim.[88] Additional land was required to create the preserve leading to negations between Genstar Development Inc. and the County to purchase more of their property that was intended for residential development. In June 1980, County supervisors bought two parcels of land from Genstar totaling 54 acres for $1.6 million. In return, Genstar received a 5-acre easement through the area to allow the construction of a road. The City and County continued to purchase land which eventually totaled some 4,000 acres of both Peñasquitos and Lopez Canyons (Figure 12).[89] The Preserve included the Santa Maria de Los Peñasquitos Adobe built circa 1823 and the ruins of another Adobe the El Cuervo built circa 1857.[90] The Preserve's trailhead began off Black Mountain Road in the far northeast corner of Mira Mesa.

[86] Challenger Middle School, "History," accessed April 8, 2020, https://www.sandiegounified.org/schools/challenger-middle-school/history.

[87] Stevens, 78.

[88] Gina Lubrano, "Supervisors Act to Purchase Land for Park," *San Diego Union* (San Diego, CA), June 5, 1980.

[89] City of San Diego, "Parks and Recreation: History of the Preserve," accessed Apr. 8, 2020, https://www.sandiego.gov/park-and-recreation/parks/osp/lospenasquitos.

[90] In 1991 walls of the Santa Maria de Los Peñasquitos Adobe were found within the walls of the Johnson-Taylor Adobe built in the 1860s.

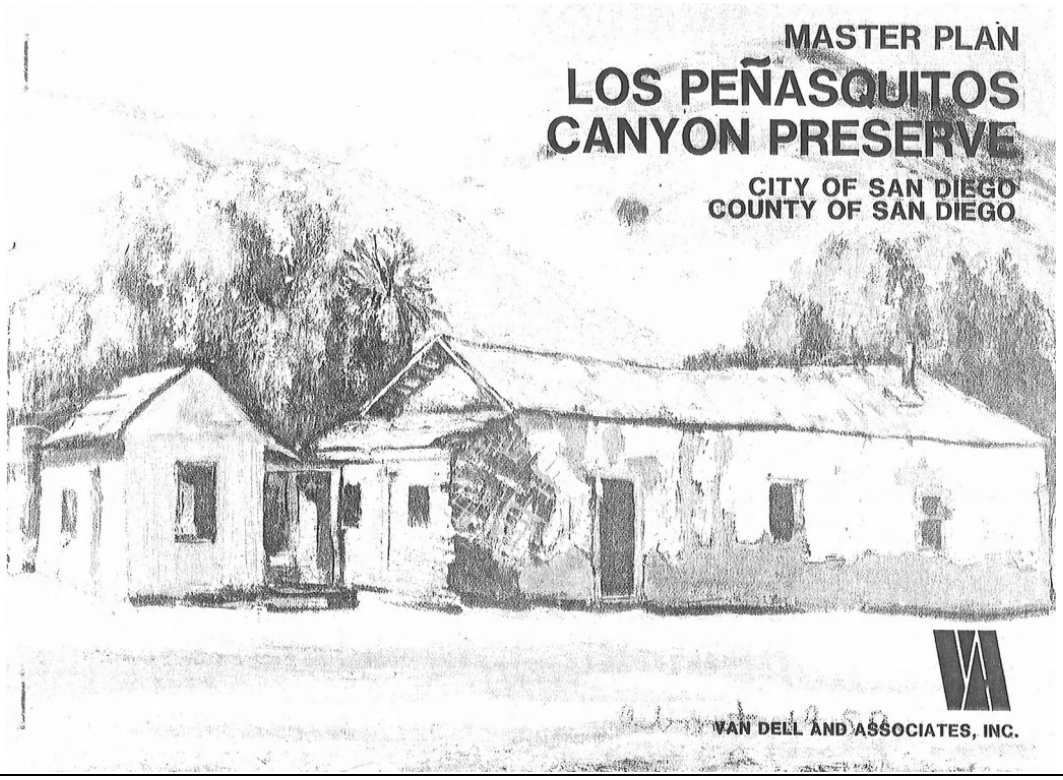

Figure 12. Cover of the Los Peñasquitos Canyon Preserve Master Plan, 1998 (City of San Diego 1998)

Neighborhood parks continued to develop around Mira Mesa including Maddox Park on Flanders Drive just west of Parkdale, which opened in 1989. Several years later, a portion of the park was fenced off for the use of a dog park. The majority of the community's parks built between 1969 and 1990 fall under the General Plan definition of neighborhood parks, which serve approximately 5,000 people within a 1-mile radius. Features of this type of park included minimal parking, picnic areas, children's play areas, multi-purpose turf, walkways, and landscaping.[91]

Associated Property Types

Institutional and recreational facilities development between 1980 and 1990 in comparison to earlier periods was more gradual than in the previous development period. The primary goal of these properties was to take some of the stress off the heavily used buildings developed in conjunction with the residential boom in Mira Mesa. The conservation of open space also developed during this period leading to the establishment of Los Peñasquitos Canyon Preserve. Institutional and recreation properties associated with the planning area include primary educational facilities, parks, and nature preserve structures.

Character-Defining Features of Institutional facilities:

- Collection of buildings to create a campus
- Use of Modern and Contemporary architectural styles
- One-story in height
- Surface parking lots

[91] City of San Diego Planning Department, "Exiting Conditions; Community Atlas Mira Mesa," (San Diego, CA), November 2018.

Character-Defining Features of Recreational facilities:

- Located on the outskirts of the community along canyons
- Small parking lots
- Greenspace or conserved open space
- Meandering pedestrian pathways
- Small parking structures

Registration Requirements

Eligibility Standards

Institutional and recreational buildings may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's institutional and recreational development; or, under HRB Criterion B (events) if the given property is associated with an important historical event within institutional and recreational theme during the Community Expansion and Continued Development period (1980-1990).

Institutional and recreational buildings may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of institutional and recreational history in Mira Mesa.

Institutional and recreational buildings may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style. Modern or Contemporary style buildings are an example of a distinctive architectural style already identified within the planning area. Institutional and recreational buildings may also be a representative example of the work of a master planner, builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the institutional and recreational theme with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa. Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the institutional and recreational theme in the Community Expansion and Continued Development period (1980-1990). A property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above.

Institutional and Recreational Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
12020 Black Mountain Road	315-030-10-00	Los Peñasquitos Canyon Preserve	N/A	Institutional and Recreational Development (1980-1990)

Theme: Expansion of Office and Industrial Parks (1980-1990)

In Mira Mesa, the land zoned industrial is primarily concentrated west of Camino Santa Fe, east of the I-805, south of Lopez Canyon and Sorrento Valley Boulevard, and north of Miramar Road. Industrial and office parks became popular in the early-1970s and remain popular through the present, as a way for corporations to take advantage of suburban settings as a place to spread out.[92] After the significant residential growth in the 1950s, San Diego developers identified many promising suburban San Diego communities for industrial development, and among them was Sorrento Valley, in the western portion of Mira Mesa. Sorrento Valley was identified as an ideal location for industrial parks, research and development campuses, office parks, and manufacturing plants. In 1959, the first tract map was approved by City Council for the first unit of the Sorrento Valley Industrial Park, covering 31 acres.[93]

In 1979, City of San Diego General Plan both Miramar and Sorrento Valley were in the Mira Mesa Designated Industrial Area.[94] The Mira Mesa Designated Industrial Area is the 1,100 acres between Carroll Canyon Road and Miramar Road and an additional 1,000 acres in western Mira Mesa between Camino Santa Fe and I-805, allocated in the 1981 Mira Mesa Community Plan for industrial use. The 1981 Plan also designated approximately 900 acres in Carroll Canyon for the mining of sand and gravel by the CalMat Company and Fenton Materials Company.[95] Before this, Sorrento Valley and Sorrento Mesa were zoned as residential areas and appeared to be sparsely populated with farms and small clusters of residences. Since 1979, Sorrento Valley has been mostly industrial with a few pockets of commercial use. In 1981, the Mira Mesa Community Plan and Local Coastal Program designated the center of Sorrento Mesa as 'Commercial-Recreation' to accommodate a museum and theme park called Aero World, however, it failed to launch, and the theme park space was re-designated to light industrial.[96]

One of the first occupants to move in was Sharp Laboratories known for their research, development, and production of radioactivity measuring systems.[97] The area included the 42-acre Lusk Business Park, which opened

[92] IS Architecture, *Kearny Mesa Community Planning Area Historic Context Statement*, Prepared for the City of San Diego Planning Department, (La Jolla, CA 2018).

[93] SDU, "Sorrento Valley Map Approved by Council," *San Diego Union* (San Diego, CA), May 15, 1959.

[94] City of San Diego Planning Department, *Sorrento Mesa Land Use Compatibility Analysis: Mira Mesa Community Plan Updates. Working Draft*. (San Diego, CA 2019); City of San Diego Planning Department. *Miramar Gateway Land Use Compatibility Analysis: Mira Mesa Community Plan Updates.* Working Draft. (San Diego, CA 2019)

[95] City of San Diego Planning Department, "Mira Mesa Community Plan and Local Coastal Program," (San Diego, CA), 1981.

[96] City of San Diego Planning Department, *Sorrento Mesa Land Use Compatibility Analysis: Mira Mesa Community Plan Updates*, Working Draft (San Diego), 2019.

[97] SDU, "Sorrento Industrial Park's First Plan in Operation," *San Diego Union* (San Diego, CA), Oct. 21, 1962.

in 1980 and Wateridge, a larger, 120-acre park just north of Lusk. They contained research and development campuses, industrial parks, as well as standard manufacturing facilities like the 7-Up Bottling Warehouse. By 1982, much of the available land in Carroll Canyon was developed.[98]

The western end of Mira Mesa, from Camino Santa Fe to the I-805, remained largely undeveloped until 1980. Determined by MCAS Miramar flight patterns, Camino Santa Fe became the dividing line between the industrially zoned western and the residentially zoned eastern sections of Mira Mesa. The largest contributor to this determination came from the noise levels from Miramar jets in the western section of the community, which were determined too loud for residential use.[99] The 1981 Mira Mesa Community Plan allocated 1,100 acres between Carroll Canyon Road and Miramar Road and additional 1,000 acres between Camino Santa Fe and I-805 for industrial use. The area required a master development plan to monitor construction in the Sorrento Mesa Subarea of Mira Mesa, which was developed throughout the 1980s and early 1990s as a series of planned industrial parks with quality architectural designs, landscaping, and limited signage. With the exception of the Lusk Industrial Park, which was approved as a subdivision map, the other planned industrial parks were developed through planned industrial development (PID) permits. The limited commercial services that developed around the industrial parks catered to their employees and typically included hotels, gas stations, restaurants, and convenience services.[100]

In 1983, Trepte Construction Company began construction on the $3.8 million 110,000-square-foot Gemco store at Mira Mesa Boulevard and Camino Ruiz.[101] Designed by SGPA Planning and Architecture, the membership department store occupied the large lot which remained zoned for commercial use until 1987 when Target purchased it along with several other of Gemco's California locations. With the construction of the Gemco store, also known as the Gemco shopping center, the area around it became a major commercial hub with businesses such as the Edwards 7 movie theater (now Vinh Hung Supermarket), restaurants, and gas stations.

Associated Property Types

After the development of Mira Mesa's residential, civic, institutional, and recreational facilities in the eastern section of the community, in 1981 the western section, known as Sorrento Valley, began development as a commercial and industrial center. Property types within the planning area include low-rise industrial buildings, office complexes, hotel/motels, shopping centers, shopping malls, strip malls, and big box retailers. New property types not seen in the earlier development periods such as low-rise industrial buildings, office complexes, and hotel/motels dominated the development of this period and moved from architectural styles such as Corporate Modern commercial box type. The focus became less on mixed-use and moved to creating a commercial and industrial center between Mira Mesa and the I-805 freeway.

Character-Defining Features:

- Incorporates Modern architectural styles
- Minimal architectural details
- Surface parking lots and parking structures
- Exterior walls include curtain walls, concrete, and storefront windows
- Small portion of lot used for greenspace
- Low, boxy massing, some high-rise examples possible

[98] SDU, "Industrial Development Doing Well; Shift Toward R&D, Offices," *San Diego Union* (San Diego, CA), Jan. 11, 1982.
[99] Stevens, 118.
[100] City of San Diego Planning Department, "Mira Mesa Community Plan," (San Diego, CA), 1992.
[101] SDU, "Reality Roundup," *San Diego Union* (San Diego, CA), July 31, 1983.

Registration Requirements

Eligibility Standards

Office and industrial parks may be individually significant under NRHP Criterion A/CRHR Criterion 1 if they are associated with the events that contributed to the broad patterns of history with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa; or, under HRB Criterion A if they represent special elements of the City of San Diego's or the planning area's office and industrial parks; or, under HRB Criterion B (events) if the given property is associated with an important historical event within the expansion of office and industrial parks theme during the Community Expansion and Continued Development period (1980-1990).

Office and industrial parks may also be significant under NRHP Criterion B/CRHR Criterion 2/HRB Criterion B (person) if the property is related to a person or persons important to local history or made a significant contribution to the development of office and industrial parks in Mira Mesa.

Office and industrial parks may be significant under NRHP Criterion C/CRHR Criterion 3/HRB Criteria C and D if they embody the distinctive characteristics of a style, type, period, or method of construction. They should also be a representative example of a significant property type or architectural style as well as exhibit a cohesively planned campus. Modern-style buildings are an example of a distinctive architectural style already identified within the planning area. Office and industrial parks may also be a representative example of the work of a master planner, builder, architect, or engineer.

Integrity Thresholds

In order to be considered eligible under any of the above criteria, a property must also possess the minimum thresholds of integrity.

A property significant under Criteria A/1/A must retain integrity of location, setting, feeling, and association to the specific historical event within the office and industrial theme with particular respect to the Community Expansion and Continued Development period (1980-1990) in Mira Mesa. A property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under B/2/B must retain integrity of location, setting, feeling, and association to the specific historical person or persons identified with the office and industrial parks theme in the Community Expansion and Continued Development period (1980-1990). Less important, a property significant under these criteria should also possess integrity of materials and the basic features of its original design and site planning.

A property significant under Criteria C/3/C and D must retain those physical features that characterize the property's given type, period, method of construction, and therefore must retain integrity of design, materials, and workmanship. A property should also retain the basic character-defining features from the list described above. Because of the intensive and cohesive site planning that occurs in such parks and campuses, a property significant under these criteria must also possess integrity of location and setting.

Institutional and Recreational Properties Study List

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
10225 Barnes Canyon Rd	341-031-28-00	Lusk Business Park	Corporate Modern	Expansion of Office and Industrial Parks (1980-1990)

3.2.4 Shifting Demographics (2000-2016)

In 2000, the Mira Mesa CPA remained relatively similar to its 1975 demographic of young, white, and middle-class families. The total population of the CPA in 2000 was 72,005, 45 percent being non-Hispanic white. The second largest group were Asians with 40 percent. Compared to the citywide average of 9 percent, the CPA displayed a higher-than-average Asian population. The largest population group by age was "under 18" with 17,228 people. This can be partially attributed to Miramar College located within the CPA and MCAS Miramar located to the direct south of the CPA. In 2000, 10 percent of Mira Mesa's population was enrolled in undergraduate school and 2 percent were enrolled in graduate school. The CPA's median household income was $62,804 compared to the citywide household income of $47,268.[102]

In 2012, the largest employment industries in the CPA included professional and business services with 27,287 people and manufacturing with 9,603 people out of the 75,275 total people employed in the CPA. The majority of these employment centers were located in the Sorrento Valley area of the CPA. Industries in this area included the communications, computer and electronic, software, biopharmaceutical manufacturing, medical devices, and diagnostic equipment, defense, clean energy, and aerospace industries. Jobs in these industries typically required a higher education level and result in higher salaries for skilled labor.[103] Mira Mesa CPA's median household income in 2016 was $94,215, compared to the median household income in the United States at $60,309.[104] As a result of the high median income, the CPA was an upper-income community. The largest income group in the CPA was comprised of households earning $75,000 to $99,000. Comparing Mira Mesa to the rest of the city, there was a smaller percentage of households with an annual income of less than $44,999 and a smaller percentage of incomes of more than $200,000.

In 2016, the total population of the CPA was 76,434. Over 74 percent of households were "family households," which were defined as a household maintained by a householder who is in a family and includes any unrelated people who may be residing with them. The number of family households in an area is equal to the number of families.[105] In the CPA families with children under the age of 18 made up 33 percent of households compared to 30 percent of households citywide. There was a smaller percentage of people living alone in the CPA compared to the rest of the City of San Diego with 16.8 percent in comparison to 28.1 percent. Additionally, the CPA has a higher

[102] SANDAG, "Census 200 Profile: Mira Mesa Community Planning Area, City of San Diego," *U.S. Census Bureau's 2000 Census Summary Files 1 and 3,* June 12, 2003.

[103] The City of San Diego, "Mira Mesa Community Plan Update: Existing Conditions Community Atlas," November 2018 (San Diego, CA, 2018)

[104] Statista. "Median household income in the United States from 1990 to 2019 (in 2019 U.S. dollars)." Accessed April 1, 2021. https://www.statista.com/statistics/200838/median-household-income-in-the-united-states/.

[105] United Sates Census, "Subject Definitions," accessed April 1, 2021. https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html#:~:text=The%20number%20of%20family%20households,householder%20and%20his%2Fher%20relatives.

percentage of households with four or more persons with 32 percent compared to 23 percent citywide. Mira Mesa as a result generally has more families living in it with small children when compared to the City of San Diego.[106]

Mira Mesa is an ethnically diverse community with notable growth in its Filipino community, present since the 1970s. By the 1990 census, Mira Mesa's total population was approximately 62,500, and white, and non-Hispanic was the largest population group at 60 percent, then Asian-Pacific Islander at 27 percent, Hispanic at 9 percent, and Black at 4 percent. By 2010, Asian-Pacific Islander had become the largest population group at 50 percent, then White, non-Hispanic at 32 percent, Hispanic at 13 percent, and Black at 5 percent. In comparison to the rest of the city, Mira Mesa has a higher percentage of Asian-Pacific Islanders. The community's Asian-Pacific Islander heritage is particularly reflected in the area's commercial properties including grocery stores and restaurants. In 2016, Asians constituted 39 percent of the population, while non-Hispanic whites made up 33 percent. Hispanics represented 20 percent, residents with two or more races made up four percent, and Blacks constituted three percent of the CPA's population.[107] In comparison to the City of San Diego in 2017, Asians made up 17.3 percent of the total population, Hispanics 30.3 percent, and non-Hispanic white 56.7 percent. The CPA had a lower percentage of non-Hispanic whites and Hispanics than the rest of the City and a larger population of Asians. The community's Asian population, specifically Filipino, is reflected in the area's commercial properties including the grocery store Seafood City, 8955 Mira Mesa Boulevard, and the Vinh-Hung Supermarket, 10550 Camino Ruiz.[108] The CPA's restaurants also reflect the high number of Filipinos in the community including R and B Filipino Cuisine (11257 Camino Ruiz), Jollibee (8436 Mira Mesa Boulevard), Valerio's City Bakery (9396 Mira Mesa Boulevard), Café 89 (8945 Mira Mesa Boulevard), Manila Fast Food and Desserts (8979 Mira Mesa Boulevard), Nanay's Best BBQ (6755 Mira Mesa Boulevard), Gemmae Bake Shop (10606 Camino Ruiz), and Max's Restaurant (8285 Mira Mesa Boulevard).[109]

3.2.5 Notable Developers

Research was conducted on all developers and development companies associated with neighborhoods and housing developments in the Mira Mesa CPA. Archival research, including a review of historic newspapers, architecture magazines, and publications, was conducted for each developer, although a majority did not present a high level of information. Despite having an impact on the built environment through the construction and development of these communities, no evidence was found to indicate potential significance for many of the developers. Archival research failed to produce any comprehensive information on the following companies working in Mira Mesa: August Development Company (Three Seasons, 1974), Hobbs Mira Mesa (Barrett Homes, 1986), The Helmer Company (Canyon Point, 1983), Brehm Communities (Creekside, 1983), Long Beach Construction Company (Gateway Homes, 1972), Playmor (Quest Condominiums, 1975), Southern California Properties Ltd. (Valley Crest, 1976-77), and The Lusk Company (Summerset Court, 1987).

Pardee Home Builders (1921-Present)

George M. Pardee Sr. who began building custom luxury homes in Pasadena, Beverly Hills, and Hollywood founded Pardee Construction Company, also known as Pardee Home Builders, in 1921. After World War II, the company turned from luxury custom homes to developing subdivisions with economy-priced houses. Pardee began its first

[106] The City of San Diego, "Mira Mesa Community Plan Update: Existing Conditions Community Atlas," Nov. 2018 (San Diego, CA, 2018).

[107] Ibid.

[108] Stevens, 29 and 102.

[109] Gian Paolo Pasco, "Mira Mesa: The Black Sheep of San Diego," ArcGIS Story Map. Dec. 14, 2020, https://storymaps.arcgis.com/stories/57064502a8064e318e18d50b47355716.

subdivision in Las Vegas in 1952, selling small affordable cinderblock homes to World War II veterans for $1 down. The company's first development in Las Vegas completely sold out on its opening weekend. [110] In 1955, the company took another step by organizing Pacific Western Mortgage Company to help finance mortgage loans on Pardee homes. The Pacific Western Mortgage Company quickly grew beyond the needs of Pardee alone and in 1969, both companies merged with Weyerhaeuser Company, a $1.8 billion forest products company, the 13th largest mortgage company in the country at the time. Pacific Western Mortgage Company was renamed the Weyerhaeuser Mortgage Company, while the Pardee building company continued to do business under its original name following the merger.[111] Pardee continued to develop homes primarily in Southern California including Pacific Palisades, Pomona, and San Diego. In 1971, Pardee moved its corporate headquarters from Los Angeles to San Diego. By 1979, Pardee considered the San Diego sales office outdated, but the replacement of the office's interior would be at a high cost. Instead, Pardee developed the box concept, where light fixtures became accents and gave space to display amenity photos, showing that "good things are happening."[112] In 2014, the Weyerhaeuser Company merged with TRI Pointe Homes, now called the TRI Pointe Group, Inc. with the Pardee Homes headquarters located in Pasadena with other offices located in San Diego, Corona, Valencia, and Las Vegas.[113] The company remains in business in Las Vegas and Southern California including the Inland Empire, Los Angeles/Ventura, and San Diego.

A.J. Hall Corporation (1964-2000s)

In 1964, Alvin J. Hall founded the A.J. Hall Corporation in San Diego. The A.J. Hall Corporation developed condominium complexes in Southern California throughout the 1960s and 1970s. The company incorporated "open space" in its plans and clustered buildings in order to make an attractive arrangement of homes and green belts. Trees and topography played a large role in the master planning of the company's developments, which in turn created privacy, view framers, and aesthetics.[114] The company was particularly active in the 1970s with the construction of Mount La Jolla in 1970, Mesa Village in Mira Mesa in 1972, and Beachwalk in Huntington Beach in 1975. The A.J. Hall Corporation is no longer in existence.

The Fieldstone Company (1981-present)

Founded in 1981, the Fieldstone Company, one of the Fieldstone Group of Companies, acquired, managed, and developed communities in Southern California, Texas, and Utah ranging in size from small housing developments to large master planned communities with attached and detached homes.[115] The company's co-founders Peter Ochs and Keith Johnson utilized a concept called "partnering," where employees and subcontractors are treated as associates. Through this management technique, Ochs and Johnson asked their subcontractors to share ideas on how to build a better home. Resulting in the Fieldstone Company gaining a reputation as being one of the most ethical and cooperative builders in the industry. Throughout the 1980s and 1990s, the company constructed 19 residential developments in Southern California including Rancho Santa Margarita, Mission Viejo, Irvine, Fullerton, Placentia, Cypress, Chula Vista, Carlsbad, and Temecula. The company's headquarters was located in Irvine. In 1993, Fieldstone made headlines for defaulting on a $150-million loan for a 2,300-acre community in La Costa,

[110] Jennifer Shubinski, "Prominent West home builder Pardee dies at 87," *Las Vegas Sun Newspaper* (Las Vegas, NV), Feb. 26, 2004.

[111] SDU, "Pardee Corporate Office to Move Here from L.A.," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

[112] "Idea Center," *Housing* 56, no. 7 (Dec. 1979): 60.

[113] TRI Pointe Group, "History and Timeline," accessed Apr. 16, 2020, http://s2.q4cdn.com/231488844/files/doc_downloads/TRIPointe_FactSheetFINAL.pdf.

[114] Maxwell C. Huntoon Jr., "California Goes to Market: Case History No. 2," *House & Home* 41, no. 5 (May 1972): 86.

[115] Fieldstone Homes, "Fieldstone Re-Establishes Its Presence in the Southern California Homebuilding Market with Four New Developments," accessed Apr. 16, 2020, https://www.globenewswire.com/news-release/2011/01/10/1255985/0/en/Fieldstone-Re-Establishes-Its-Presence-in-the-Southern-California-Homebuilding-Market-With-Four-New-Developments.html.

this along with going into default on several construction loans made the company have a questionable future in 1994.[116] After two years of catching up to its land holdings the company began building new homes again in 2011 and continues to construct homes primarily in Utah.

The Larwin Company (1948-2010s)

Lawrence Weinberg founded the Larwin Company in 1948, the same year he graduated from UCLA. Initially, Weinberg's projects were small, starting out constructing just four houses. By the 1950s, the company began building large tracts in the San Fernando Valley, Orange County, and throughout the Los Angeles area. One of their larger projects was in Ventura County's Simi Valley, building a substantial portion of the city's post-World War II housing. By 1964, the Larwin Company had built about 10,000 houses. As housing trends changed in the late 1960s and 1970s, the company became a major developer of multi-family housing, including apartments, townhomes, and condominiums. In 1969, the company merged with the CNA Financial Corporation of Chicago, which allowed them the capital to expand into the San Diego and San Francisco Bay Area housing markets. By 1971, Larwin communities averaged more than $1 million in new home sales each week. The company, in addition to having major divisions in multi-family home building, offered financial services including mortgages, banking, and real estate investment trust management, recreational second home community development, and commercial and industrial property development.[117] In the 1970s, the company also expanded outside of California, constructing projects in the Chicago area and two large tracts in Long Island, New York.[118] The Larwin Company continued to develop homes as late as the early 2000s, including Mesa Verde in Los Angeles in 2006 before closing permanently in the mid-2010s.

Ponderosa Homes (1968-Present)

Founded in 1968, the Irvine-based homebuilding company had divisions in Irvine and San Diego. In 1970, Ponderosa Homes, Inc. was acquired by the Kaiser Aetna and Chemical Corporation and the Aetna Life and Casualty Company, which were heavily involved in Southern California land development.[119] That same year the company expanded into the apartment house field with a 190-unit garden complex in Anaheim. The company adopted a philosophy of "our homes are designed for day-to-day living with the family unit in mind," and designed homes that people wanted to live in. Their large single-family development in Mira Mesa, ParkWest, adopted a country–style informal type of living based on the feedback of families in the area.[120] The company served Southern California, as well as Santa Clara and San Ramon in Northern California, and by 1981 had constructed more than 12,000 homes throughout the state. The company continues to build and develop single-family homes with a branch office in Palm Desert.

Corky McMillin's Homes (1960-Present)

At the age of 14, Macey L. McMillin Jr., also known as Corky, moved to Chula Vista with his family. After serving in the United States Army and the Air Force, Corky married Vonnie Leininger in 1953, and they began their own company in Bonita in 1960. The Corky McMillin's Company gradually expanded into small tract development and then into master-planned communities. Eventually, the company expanded to be a multi-state organization

[116] Debora Vrana, "Fieldstone: Residential Builder," *Los Angeles Times* (Los Angeles, CA), Oct. 9, 1994.
[117] IPT, "Rebound in New Home Sales Seen by Larwin," *Independent Press-Telegram* (Long Beach, CA), Mar. 6, 1971.
[118] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.
[119] TFB, "Kaiser Aetna Takes Over Homes Builder," *The Fresno Bee* (Fresno, CA), Feb. 13, 1970.
[120] SDU, "Big Kitchens are Popular in Parkwest Development," *San Diego Union* (San Diego, CA), Mar. 21, 1971.

stretching as far east as Texas. [121] In 1968, Corky formed MLM Development and began work on their first large residential development, Bonita Glen. McMillin continued to form new companies including McMillin Realty in 1972 to help owners sell their current homes. The company continued to develop medium and large-scale residential communities totaling 1,987 single-family homes and 464 condominiums and townhomes in San Diego in the span of a decade. The 1986 development, Bonita Long Canyon, was McMillin Communities' first complete master plan with residences, a church, a community park, and a daycare center. The company continues to develop in San Diego, including the 1999 redevelopment of Naval Training Center San Diego dubbed Liberty Station.[122]

[121] SDUT, "Corky McMillin Obituary," *San Diego Union Tribune* (San Diego, CA), Sep. 27, 2005.
[122] McMillin, "McMillin Legacy," updated Sep. 4, 2018. https://www.mcmillin.com/journal/2018/9/4/mcmillin-legacy.

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4 Preservation Goals and Priorities

The following are recommendations for the ongoing identification and evaluation of potentially historic resources within the Mira Mesa CPA. Mira Mesa did not exist in its current state until 1969, generating a relatively new community within the City of San Diego. Based on the average age of the buildings, the majority of Mira Mesa has not been evaluated and therefore there is potential for adverse effects on potential built environment resources until these resources reach historic age. In an effort to minimize potential long-term effects on Mira Mesa's built environment, it is essential to identify potentially eligible resources and evaluate them for significance before any loss of integrity.

The following recommendations are outlined in the order of priority:

Recommendation 1:

There should be continued research and observation of study list properties identified during research and through the reconnaissance survey as potentially significant within the context of the Mira Mesa CPA. As such, consideration should be made during planning decisions about properties identified on the study lists. These study lists are located in Section 3 and organized by established significant periods and themes. This report's study lists were created to serve as a basis for future research rather than an exhaustive list of all potential future landmark designations. Additional intensive-level surveys to identify, record, and evaluate properties are recommended as part of the ongoing research and observation of potential significant properties. Study list properties should have intensive-level surveys conducted and additional research to further assess their individual potential significance.

Recommendation 2:

Additional study and research should be conducted on the identified architects within the Mira Mesa CPA. Further information should be gathered on each architect's body of work and how their buildings within the CPA fit within that body of work. During the planning process, buildings within the CPA identified as being architect-designed should be given further consideration.

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Appendix A

Architectural Styles

Architectural Styles

The Mira Mesa CPA displays a range of architectural styles that span the 1960s to present. The styles discussed below are those found within the CPA and therefore the most likely to require evaluation for potential architectural significance. The following section, presented chronologically, describes the prominent styles and their character defining features.

In 2007, the City of San Diego adopted a city-wide thematic context statement for Modernist resources in San Diego titled "San Diego Modernism Historic Context Statement" (Modernism Context). The document's intention was to address the regional and local emergence of Modern architecture in San Diego; the architects, builders and other individuals significant in the development of Modernism in San Diego; as well as the property types and sub-styles which characterize San Diego Modernism and the criteria which should be applied to evaluate those resources and establish significance. The specific time period of 1935 to 1970 was chosen to present the local modernism historic context of San Diego. This document was used heavily to help identify the architectural styles located in the Mira Mesa CPA. The list of "San Diego Modern Era Sub-Styles" acted as a framework for the architectural styles below. Due to the Modernism Context's cutoff date of 1970, twenty years prior to the cutoff date of this document, several more recent styles were added to the list of those identified in the Modernism Context. These more recent styles include New Traditional, Corporate Modern, and Millennium Mansion.

Tract Ranch Style (c. 1958-1979)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and used modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families.[123] Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.[124]

In the greater San Diego area, Ranch style houses were exceedingly popular formats in suburban tract developments, and many Tract Ranch homes were erected as San Diego experienced rapid suburban growth in the mid and later 1950s. Tract Ranch homes differ from "Custom Ranch" homes, which were typically single instances, unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called "Styled Ranches," that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style.[125]

Key characteristics of the Tract Ranch style of architecture include the following:

- Usually, one-story single-family residences and two stories in multi-family residential units

[123] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870–1960* (New York: WW. Norton and Company, 2009).

[124] Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

[125] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA, 2007); Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

- Gabled or hipped roofs constructed with a low pitch and moderate overhang; typically, boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Offset entry points causing asymmetry in the façade; typically placed under the roof overhang
- Horizontal massing
- Focus on informality
- Attached garage, typically incorporated into the main façade
- Variety of exterior cladding, including wood, stucco, brick veneer, and stone veneer
- Specific decorative elements such as of large picture-style or tripartite windows on the façade, and wide brick or stone chimneys
- Front and rear yards
- Large rectangular modules as the basis for building layout, as simply rectangular or a combination of rectangular blocks to create L, U, and T shaped plans

Within the CPA, the Tract Ranch style was used predominately for residential architecture. The most prevalent use of the Tract Ranch style is seen in the following neighborhoods: Mira Mesa Homes (#1), Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Trend (#3), Mesa Village (#5), and ParkWest (#7).

Neo-Mansard (c. 1940–Present)

Neo-Mansard or Mansard style is one of a number of Neo-Eclectic architectural styles popular in America during the second half of the 20th century. Neo-Eclectic architecture refers to designs that borrow architectural elements from, but does not copy, traditional and revival styles and details. The Neo-Mansard style first appeared in the 1940s, reached the height of its popularity in the 1970s, and is still used today, most often in commercial buildings. The style is expressed as an adaptation of the 19th century French Second Empire feature the Mansard roof and uses the steeply sloped roof plane typical of a Mansard roof with sloping wall cladding on the top-story of a two-or-more-story building, often with windows and doors recessed into the sloped shingle cladding. Further recalling the Second Empire tradition, the material of the Neo-Mansard's upper wall cladding is typically cedar or asbestos shingle, but may also be clad in standing seam metal, clay tile, or three-tab asphalt shingles, recalling only the Mansard form instead of material.[126]

The actual roof of a Neo-Mansard can be traditional Mansard-style, hipped, or flat. If flat, there is usually a parapet wall to disguise mechanical equipment on the roof, which is flat and unadorned. The first floor can be clad in a variety of materials, including brick veneer, clapboard, stone, T-1-11, and plaster with equally spaced control joints. Windows and doors vary in style, as modern architecture does, but notably, doors and windows may extend into the Mansard roof from the first story. Second-story windows (or windows on the story with the Mansard-like roof/wall cladding) may be either recessed or dormered. The upper story may also have porches recessed into the sloped roofline.[127] First-story windows are flush with the wall plane and typically aluminum. Doors and entryways are typically recessed. Although Neo-Mansard single-family homes exist, Neo-Mansard often takes the form of multi-family housing, commercial buildings, and townhouses.[128]

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[126] Alaska DNR, "Neo-Mansard (1970-1985)," accessed Apr. 23, 2020. http://dnr.alaska.gov/parks/oha/styleguide/neomansard.htm.

[127] McAlester, 686-692.

[128] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context for National Register Evaluation," (Sacramento, CA), 2011.

Key characteristics of the Neo-Mansard style of architecture include the following:

- Mansard roof with slope extending one level to cover the top-most floor of the building, or a flat roof with faux-Mansard detail used as wall cladding for upper-most floor
- Upper-story dormer windows on steep lower slope or windows recessed into the plane of the sloped roof
- Two-stories
- Parapets used to disguise mechanical equipment
- Recessed entries
- Primary roofing/upper-story cladding material is wood shingles
- Lower story typically clad in wood, T-1-11, stone veneer, or brick veneer

The Neo-Mansard style was observed in the CPA at the Seafood City Supermarket, 8955 Mira Mesa Blvd and Mira Mesa Mall, 8110-8340 Camino Ruiz.

Futurist - Googie (1958-1970)

Following World War II, the United States focused on futurism technology, automobiles, and the space age, which inspired the architectural movements like Futurist-Googie. Futurist architecture is also referred to as "Coffee House Modern," "Populuxe," "Doo-woppy," and "Space Age."[129] Practitioners of the style were focused on the most innovative materials and techniques, and unusual compositions that recalled popular culture, art, or futuristic ideals such as sharp angles, abstract shapes, highly pigmented materials, boomerang and flying saucer shapes, large expanses of glass, and strongly emphasized roof shapes. In Mira Mesa, Futurist-Googie architecture was exceedingly rare at the residential level, as the style was more commonly applied, in general, to commercial buildings, especially roadside architecture such as gas stations and restaurants.

Key characteristics of the Futurist-Googie style of architecture include the following:

- Asymmetrical facades
- Abstract, angular or curved shapes
- Expressive roof forms (flat, gabled, upswept, butterfly, parabolic, boomerang, or folded)
- Large windows (aluminum framed)
- Variety of exterior finishes including stucco, concrete block, brick, stone, plastic and wood siding

Contemporary (1958-1990)

Contemporary buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.[130] Contemporary styles were influenced by International style's absence of decorative detailing. In the greater San Diego area, Contemporary homes emerged as a popular style for tract homes in the mid-1950s. Contemporary homes employed the latest styles and materials and were interior focused. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. The style was commonly used on tract homes which stressed interior customization, a major selling point.[131] Contemporary houses often had simplistic and clear uses of materials and structural components, open

[129] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA, 2007).
[130] McAlester, 628-646.
[131] Ibid.

interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.[132]

Key characteristics of the Contemporary style of architecture include the following:

- Small scale and typically one-story in height typically located on a small lot; can be split-level on sloped residential sites
- Angular massing
- Asymmetrical main façade
- Strong roof forms: including flat, gabled, shed, or butterfly, with deep overhanging eaves and exposed roof beams
- Windows generally placed in gable ends
- Exterior cladding: vertical wood board, concrete block, stucco, flagstone, or glass
- Sunshade, screen, or shadow block accents
- Open floor plan
- Recessed or obscured entry points
- Broad expanses of uninterrupted wall surface

Within the CPA, the Contemporary style was used predominately for residential architecture. The most prevalent use of the Contemporary style is seen in the following neighborhoods: Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Mesa Ridge (#20), Canyon Mesa/ Canyon Ridge (#27), Encore (#2), Trend (#3), ParkWest (#7), Mesa Woods (#11), Colony Homes (#12) and Concord Villas (#25).

Corporate Modern (1960-1990s)

The Corporate Modern architectural style drew direct inspiration from the earlier International and Miesian styles, which articulated the building's structure and functionality and interpreted that in their exteriors. The International style came to the United States in the 1930s after gaining popularity in Germany, Holland, and France through architects such as Walter Gropius and Ludwig Mies van der Rohe. The style became very popular in the mid-20th century in almost all forms of architecture, using precise and universal materials and techniques that allowed the style to be used anywhere in the world. The most common application was the corporate office, creating walls of glass with sharp angles located in the downtowns of many cities including San Diego.[133] The main difference between International style buildings and their predecessors was the lack of exterior support of solid masonry. International style buildings often depended on a metal interior skeleton and utilized the curtain wall to clad walls in glass. This dependency on the metal frame resulted in windows hung in repeating patterns with brought another level of order to these already stripped-down buildings. [134]

The Corporate Modern style furthered the International style's basic principles and as curtain wall technology advanced further into the 1960s, the concept of a seamless exterior membrane for buildings became a reality.[135] Often the delineation of individual floors was not noticeable. Large expanses of glass were used with visual breaks

[132] City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).
[133] City of San Diego Planning Department, "San Diego Modernism Historic Context," San Diego, CA, 2007.
[134] McAlester, 617-620.
[135] City of Riverside, "Citywide Modernism Intensive Survey," Historic Resources Group, Sep. 2013.

of strong horizontal or vertical divisions of steel, concrete, glass, brick veneer, or other cladding materials. The style has also been referred to as "Slick Skin," due to the common appearance of buildings of this style to look wet or have the slippery look of glass from mirrored glass curtain walls.[136] The building's form tended to be rectangular but later versions utilized smoother rounded elements allowing exterior cladding to flow around corners and over rooftops. The Corporate Modern style was predominantly used in large-scale corporate office buildings and high-rise structures. In addition to large-scale office buildings the style was also used for smaller mid-rise one- and two-story business parks throughout Southern California including San Diego.[137] The style's popularity peaked in the late 1980s and early 1990s being used throughout the United States. Due to the recent age of buildings of this style, scholars' consensus on dates, style name, and character-defining features vary greatly between geographic areas of the United States. Most commonly, Corporate Modern is also referred to as Late Modern.

Key characteristics of the Corporate Modern style of architecture include the following:

- Rectangular and boxy forms
- Materials include concrete, steel, and glass
- Use of curtain well technology
- Horizontal or vertical bands of windows
- Flat roofs
- Lack of applied ornament
- Often set on "pilotis" or stilts, giving the appearance of floating
- Tinted or mirrored glass
- Repeating fenestration patterns
- Flexible interior space

Within the CPA, Corporate Modern style of architecture was used predominately used for commercial, civic, and institutional properties. Examples include business parks in Sorrento Valley and Carroll Canyon.

New Traditional (1970-Present)

After modern architecture gained a wide-reaching amount of popularity in the United States, the 1970s brought a resurgence of interest in historical styles. This resurgence fell under the architectural style called New Traditional, where historical styles were emulated originally in 1970s with little accuracy and later in the 1990s with more historically accurate proportions, forms, and details. New Traditional homes utilized the more popular twentieth-century styles of Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. For example, a sub-style that may fall under this category includes "Neo-Spanish" style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the United States but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can often be mistaken for older homes, characteristics such as location, size of lot, and garage size can act as indicators of the

[136] WEWA Docomomo, "Corporate Modern / Slick Skin (1960 - 1990)," accessed July 8, 2020, https://www.docomomo-wewa.org/styles_detail.php?id=34.

[137] Rincon Consultant, Inc. "100 North Crescent Drive, Cultural Resources Assessment," *City of Beverly Hills,* Sep. 2018.

houses age. New Traditional houses were constructed as country houses on large estates, as infill in older neighborhoods, or in new residential tract developments, many of which required historic house styles.[138]

Key characteristics of the New Traditional style of architecture include the following:

- Simple massing and plans
- Asymmetrical façades
- Decorative details borrowed from historical styles: can be under-scaled or exaggerated
- First floor of house built at ground level
- Shallow porches or stoops
- Side façade with few or no windows, emphasizing how close houses in a tract development may be to one another
- Oversized garages facing the street or rear garages accessed by the alley
- Windows made from vinyl, fiberglass, aluminum, or metal-clad wood with flat appearance
- Single family or multi-family homes

Within the CPA, the New Traditional style was used predominately for residential architecture. The most prevalent use of the New Traditional style is seen in the following neighborhoods: Parkdale (#14), Canyon Country (#15), Mesa Ridge (#20), Concord Square (#13), Casa New Salem I and II (#16), and The Villas (#18). In addition to residential examples of this architectural style there are several examples of it incorporated into commercial architecture including Camino Village located at the corner of Zapata Avenue and Camino Ruiz.

Millennium Mansion (1985–present)

Following World War II, the United States focused on forward thinking, After over 50 years of residential architecture being dominated by low, broad, one-story building forms with simple uncluttered rooflines and understated entries the American public looked to replace it with something new. By 1985, a new dramatic housing form had quickly spread across the country, becoming dominant during the 1990s. The Millennium Mansion played off affluent-class architectural styles from the early twentieth century including Queen Anne, Tudor, and Romanesque with complex roofs and dramatic entries. Roofs were complex: high-pitched and often hipped with lower cross gables while others created new roof forms including a hip-on-hip roof that sometimes expanded into multiple cascading hips-on-hips roof elements. Dormers on both the roof and wall were both common and roof ridges were often discontinuous, adding more complexity to the roofline. Typically, the Millennium Mansion was two-stories in height giving it a vertical appearance with taller interior ceilings and a dominant entry generally one-and-a-half or two-stories tall and arched. Millennium Mansions became the dominate style of late 1980s subdivisions and continue into the present. They lent themselves to be built on higher-priced land because of their vertical massing, which utilized the lot's entire square footage.[139]

Key characteristics of the Millennium Mansion style of architecture include the following:

[138] McAlester, 705-715.
[139] Ibid.

- Commonly asymmetrical with tall, vertical appearance
- Complex high-pitched roof with lower cross gable or hipped sections
- Tall entry features, one and one-half to two stories high and often arched
- May have dormers
- Multiple wall-cladding materials
- Differing window sizes and shapes sometimes arched
- Multi-car garages, often attached

Within the CPA, the Millennium Mansion style was used predominately for residential architecture. The most prevalent use of the Millennium Mansion style is seen in the following neighborhoods: Parkdale (#14) and Concord Square (#13).

Appendix B

Study List – Non-Residential Properties

Study List – Non-Residential Properties

Address	Assessor's Parcel Number	Building Name	Style	Associated Theme
8450 Mira Mesa Blvd	311-041-07-00	Mira Mesa Branch Library	Futurist-Googie	Civic and Institutional Development (1969-1979)
11023 Pegasus Avenue	318-563-49-00	Church of Jesus Christ of Latter-day Saints	Futurist-Googie	Civic and Institutional Development (1969-1979)
8200 Gold Coast Drive	3110410500	The Church of the Good Shepherd	Contemporary	Civic and Institutional Development (1969-1979)
10510 Marauder Way	311-041-02-00	Mira Mesa High School	Brutalist	Civic and Institutional Development (1969-1979)
11230 Avenida Del Gato	309-030-17-00	Sandburg Elementary School	Contemporary	Civic and Institutional Development (1969-1979)
8955 Mira Mesa Boulevard	318-090-69-00	Seafood City Supermarket	Neo-Mansard	Recreation and Commercial Development (1970-1979)
8110-8340 Camino Ruiz	311-320-68-00	Mira Mesa Mall	Neo-Mansard	Recreation and Commercial Development (1970-1979)
8423-8775 Production Avenue	343-111-13-00; 343-111-12-00; 343-111-11-00; 343-111-28-00; 343-111-37-00; 343-111-30-00; 343-111-31-00; and 343-111-06-00	Miramar-Dunn Business Park	Corporate Modern	Business Parks, Industrial Parks, and Research and Development Campuses (1970-1979)
12020 Black Mountain Road	315-030-10-00	Los Peñasquitos Canyon Preserve	N/A	Institutional and Recreational Development (1980-1990)
10225 Barnes Canyon Road	341-031-28-00	Lusk Business Park	Corporate Modern	Expansion of Office and Industrial Parks (1980-1990)

DRAFT 3
Mira Mesa Community Plan Area Focused Reconnaissance Survey

Prepared for:

City of San Diego Planning Department
9485 Aero Drive, M.S. 413
San Diego, California 92123
Contact: Bernard Turgeon, Senior Planner

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Executive Summary

Dudek was retained by the City of San Diego (City) to prepare a 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 Mira Mesa Community Plan Area (CPA). This study is being completed as part of the comprehensive update to the Mira Mesa Community Plan and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, 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 potential Master Planned residential communities merit future survey 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.

Efforts to identify potential historical resources within the CPA included extensive background and archival research, reconnaissance-level survey of master-planned communities within the CPA, development of an appropriate historic context statement (Appendix A), and analysis of the survey results.

As a result of the survey, Dudek identified three master-planned communities within the CPA that have the potential for historical significance, and should be flagged for additional study in the future: the Mesa Village complex designed by 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. The remaining communities within the CPA failed to rise to the level of significance and integrity required for designation at the local, state, and national level, and are not recommended for future intensive study.

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1 Introduction

1.1 Project Overview

Dudek was retained by the City of San Diego (City) to prepare a 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 Mira Mesa Community Plan Area (CPA). This study is being completed as part of the comprehensive update to the Mira Mesa Community Plan and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to potential Master Planned residential communities within the CPA constructed between 1969 and 1990. The purpose of the historic context statement and survey is to determine which residential communities merit future survey 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.

1.2 Project Location

The Mira Mesa CPA comprises approximately 10,500 acres in the north-central portion of the City of San Diego between the Interstate 805 (I-805) and Interstate 15 (I-15) (Figure 1). Specifically, the CPA is roughly bounded by Los Peñasquitos Canyon Preserve to the north, MCAS-Miramar to the south, I-15 to the east, and I-805 to the west. The historic context statement addresses all development themes and property types within the CPA; however, the survey study area is limited to potential Master Planned residential properties within the CPA that were constructed between 1969 and 1990.

1.3 Survey Area

The Mira Mesa CPA is characterized by steep slopes on the west overlooking Sorrento Valley, trending eastward to a gradually rising series of flat mesas. The area is primarily developed with one and two-story single family residences dating from 1969 to 1990, reflecting the popular residential architectural styles of the day, including Tract Ranch, Contemporary, New Traditional, and Millennium Mansion.[1]

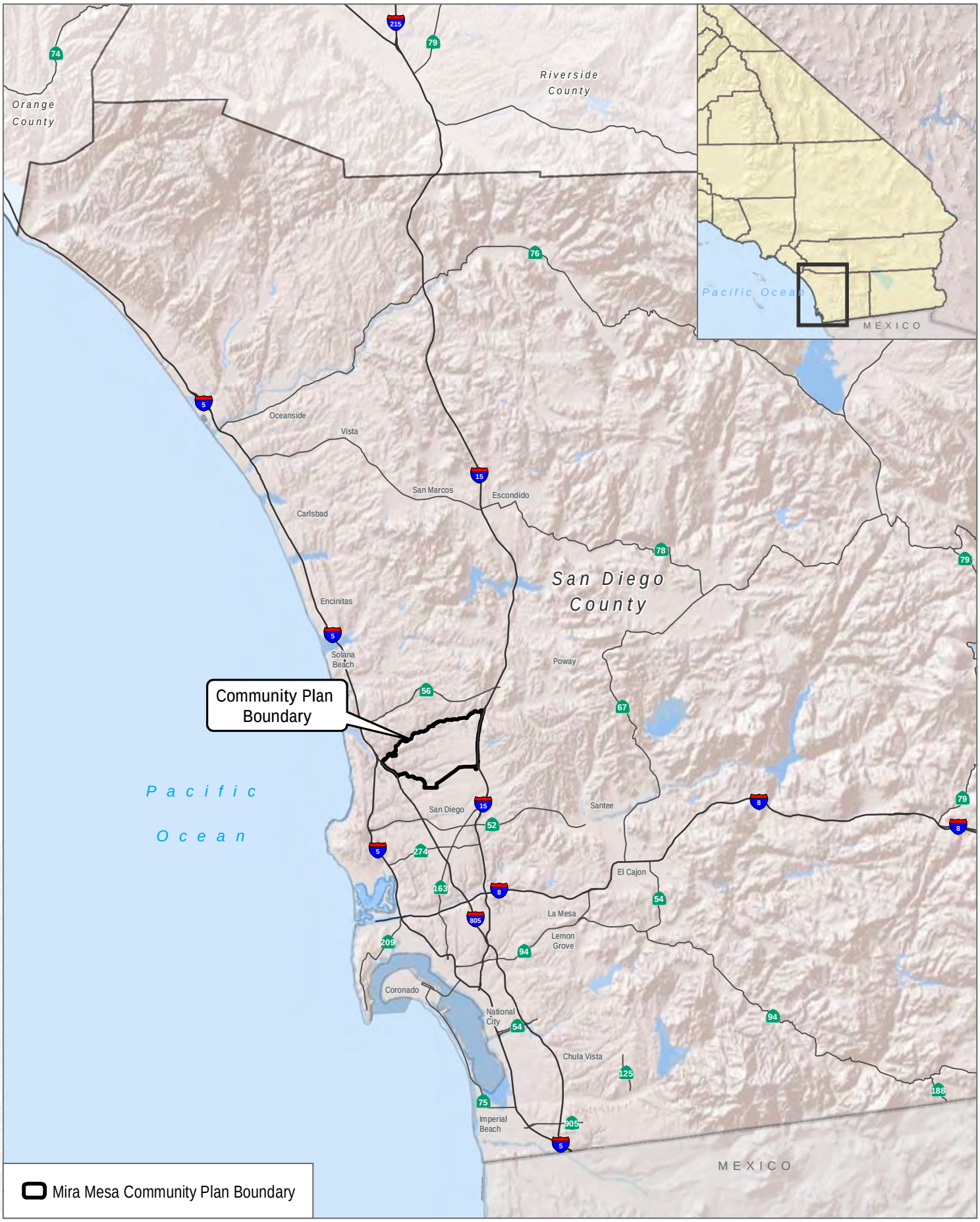
Single family residential development began around the community's commercial core at the intersection of Mira Mesa Boulevard and Camino Ruiz, and eventually moved into the community's northwest and southwest sections. Multiple-family residential development was clustered primarily along Mira Mesa Boulevard and Camino Ruiz, to the northeast of the intersection of Mira Mesa Boulevard and Camino Ruiz, and east of Black Mountain Road.

[1] The Mira Mesa CPA has additional architectural styles present in addition to these four residential architectural styles, but those styles are found in other, non-residential property types within the CPA. These non-residential properties were not included in the survey and therefore, descriptions of the styles are not included in this survey report. For additional information on those architectural styles see the *Mira Mesa Community Plan Area Historic Context Statement*, Dudek 2022.

Commercial development is primarily clustered along Mira Mesa Boulevard and Camino Ruiz with a grouping of commercial 'properties west of the intersection of Mira Mesa Boulevard and Camino Ruiz. Office and light industrial development is located west of Camino Santa Fe and south of Jade Coast Drive. Residential development within Mira Mesa can be divided into three distinct categories based on the manner in which they were constructed and their overall planning. Those include the following: Master Planned Communities, Cluster Planned Communities, and Tract Communities. Mira Mesa's residential development history reflects a combination of the tract housing development type and the cluster planning development type, which were both common in San Diego and Southern California in the Post-World War II era. Mira Mesa followed a similar design aesthetic to the nearby neighborhood of Clairemont in that it started with Tract Ranch and Contemporary master planned neighborhoods and later repeated very similar Tract Ranch and Contemporary designs. These designs became ubiquitous in San Diego's Post-War era post-World War II.

1.4 Project Team

The Dudek project team responsible for this project include Historic Built Environment Lead and Task Manager Sarah Corder, MFA and Architectural Historians Nicole Frank, MSHP, Kate Kaiser, MSHP, and Fallin Steffen, MPS. The survey document and all associated archival research efforts was co-authored/completed by Ms. Corder and Ms. Frank with contributions from Ms. Kaiser, and Ms. Steffen. The entire Dudek team meets the Secretary of the Interior's Professional Qualification Standards in Architectural History and/or History.



SOURCE: Esri 2020

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0 4 8 Miles

FIGURE 1

Regional Location

Mira Mesa Community Plan Update

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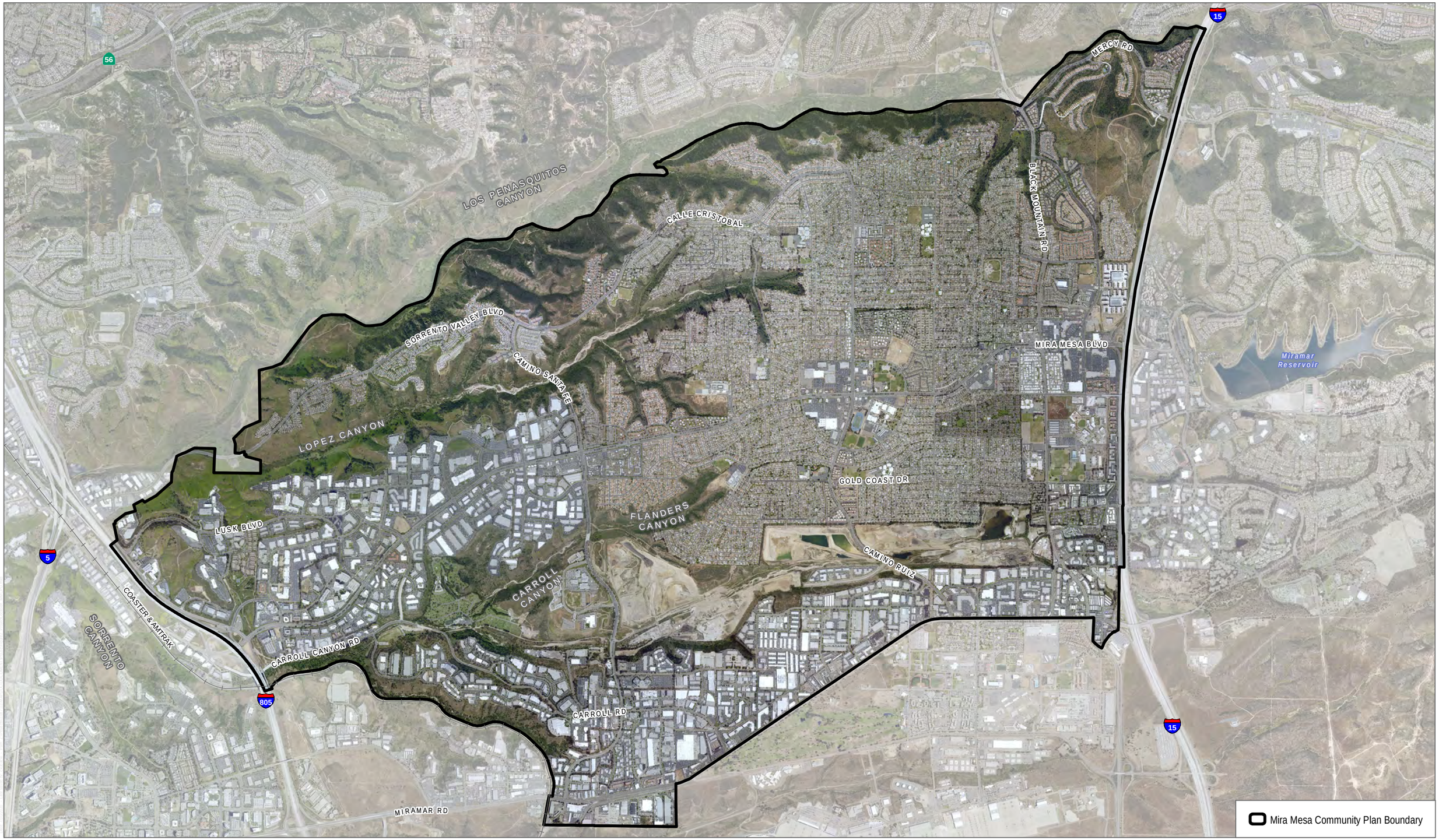

SOURCE: SanGIS 2017, 2019

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0 1,375 2,750 Feet

FIGURE 2

Project Location

Mira Mesa Community Plan Update

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2 Methods

2.1 Research Methodology

The organization and content of the document is based on the preferred format presented in the National Park Service (NPS) guidelines of National Register Bulletin No. 24 Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin No. 15 How to Apply the National Register Criteria for Evaluation; National Register Bulletin No. 16A How to Complete the National Register Registration Form; and National Register Bulletin No. 16B How to Complete the National Register Multiple Property Documentation Form. Additional California Office of Historic Preservation (OHP) resources and guidelines were also consulted, including the OHP Preferred Format for Historic Context Statements, Instructions for Recording Historical Resources, and Writing Historic Contexts.

Prior to field work, research for the survey was gathered from both primary and secondary sources held at a variety of local, regional, state, national and online repositories. Archival materials were predominately assembled from the Geisel Library (University of California, San Diego), San Diego Public Library, San Diego History Center (Research Archives), Mira Mesa Public Library, and the San Diego Miramar College Library. Resources gathered from these repositories included community plans, planning documents, and relevant books.

Accurate information regarding developments, developers, builders, and architects was gathered through a research methodology, which included the review of the following sources: historic maps, aerial photographs, and historic newspapers. These sources were reviewed to determine if a development was constructed within the years 1969 and 1990 and to establish the development's approximate boundaries. Once the development's approximate location was determined archival research was conducted to determine development names, dates of construction, architects, and developers. This archival research primarily consisted of a review of historic newspaper databases including Newspapers.com and Genealogy Bank. Google Street View was utilized to establish more accurate development boundaries based on the information gathered through historic newspaper review.

Each identified development underwent a preliminary amount of research through historic maps, assessor's data, historic newspapers, websites, books, and architectural journals. If a developer could be determined from these resources a search was conducted for development brochures that would identify specific model home names. A primary source for these development brochures was the University of Nevada, Las Vegas (UNLV) Special Collections and Archive's Farnsworth Collection on Housing in Clark County, Nevada. This collection includes Clark County housing development brochures from the 1950s-1980s. Several of the developers identified in the Mira Mesa CPA, including Pardee Home Builders and the Larwin Company, had brochures in the collection which were requested and received by Dudek via Dropbox from the Library in June 2020.

After development names, developers, dates of construction, and boundaries were accurately determined, research was conducted on architects that were identified through the research process. This research included reviewing historic newspapers, AIA (American Institute of Architects) archive research via the online AIA Historical Directory of American Architects, reviewing city and national historic contexts, books, magazines and journals, and trade publications. Additionally, through this research process local, state, regional, and national awards for each of the identified developments were researched and added to their histories. Through this methodology, each identified development received multiple steps of archival research to identify boundaries, date of construction, developers, architects, awards, and model names.

Primary sources consulted for the purposes of this project also included development brochures, historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, contemporary historical accounts, and historical photographs. Secondary sources include reference books, newspaper articles, magazine articles, websites, and historic context statements. Web sources such as the California Homebuilding Foundation, Newspapers.com, and Genealogy Bank were heavily utilized to write developer, architect, and community histories. Multiple databases were reviewed to generate a list of historical resource information including the California Historical Resource Inventory Database (CHRID), the South Coast Informational Center (SCIC), and the City of San Diego Planning Department website. All research materials were also used to prepare the Historic Context Statement for the Mira Mesa CPA located in Appendix A.

2.2 Survey Approach

Following completion of background research and the preparation of the Historic Context Statement (Appendix A) for the Mira Mesa CPA, Dudek identified survey areas with residential properties constructed between the years 1969 and 1990.

Survey efforts were limited to residential properties with the potential to fall under the umbrella of Master Planned Communities. Properties that were found to be tract developments and cluster developments were also identified and researched for this project to determine if they rose to meet the basic character-defining features of the Master Planned Community. Additional information pertaining to the community types that were identified through the survey are presented below:

Type 1: Master Planned Community – developed with the intention of giving residents the experience of living in a self-contained town with a variety of available amenities. Character-defining features include the following:

- Large in size, typically 10,000 acres or more
- Constructed based on a developer masterplan
- Mix of land uses including residential, commercial, and recreational
- Located on the outskirts of major cities
- Can be further broken down into multiple smaller neighborhoods
- Shared community amenities
- Residence's exterior details are typically customizable
- Multi-family or single family

Type 2: Cluster Planned Community – type of planning that involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. Character-defining features include the following:

- Range in size from large to smaller and compact
- Extra land used as central open space, recreation, or agriculture
- Repetitive housing designs
- Typically, multi-family
- Higher density
- Smaller lot sizes than would otherwise be allowed by zoning
- Shared community amenities

Type 3: Tract Community – built on a tract of land that was subdivided into smaller lots and had multiple similar houses built, typically by the same developer and at the same time. Character-defining features include the following:

- Range in size from several residences to thousands
- Curved street pattern, typically with cul-de-sacs and loops
- Repetitive housing designs with slight exterior detail variations
- Typically, single-family
- May have shared community buildings
- Similar lot size

2.2.1 Mapping the Survey Area

In order to facilitate the survey, Dudek created a map of the Mira Mesa CPA's planned residential communities, which are ordered chronologically by built date in the map legend and color-coded by developer. First, a base map was created using the November 2018 Mira Mesa Community Plan Update Existing Conditions Community Atlas Figure 4-5 Residential Building Age to identify the location of residential development in Mira Mesa along with the built year for residential buildings. That map was then crosschecked using historic aerials to eliminate residential development built after the project scope's cutoff date of 1990. The master-planned communities' name, date of construction, location, boundaries, and developer were identified through archival research including historic newspapers, development sales maps, Assessor's maps, developer biographies, historic magazines, historic contexts, and books. Communities with a known development name or developer, but lacking information, were given the label of "More Research Required" (see Figure 3 for the Mira Mesa Community Plan Area Master-Planned Communities Map).

2.3 Reconnaissance-Level Survey

Due to limitations under the COVID-19 Executive Order, all survey was conducted using Google Street View imagery dating to 2019. Any properties that could not be observed using Google Street View were not surveyed as part of this effort. Newspaper articles and advertisements for the master-planned communities were used as a baseline for establishing boundaries, model types, and developers. The baseline information was then expanded upon to

include the documentation of current conditions within the communities noting the following items while conducting the survey: character-defining features of the neighborhood, character-defining features of each model type, frequently observed alterations throughout the neighborhood, and representation of specific architectural styles. Once all documentation was completed, analysis was performed to identify notable architectural and historical patterns within the body of work for each developer. All survey results are presented in Section 5.

When considering the potential historical significance of a given residential community, Dudek established the following guidelines as a basic threshold to merit further study and consideration of eligibility:

- Constructed by a developer or development company that was found through archival research to be prominent in the area from 1969-1990
- Designed by a notable architect
- Archival research indicated possible significant associations with the development history of the community
- Retained adequate integrity of architectural forms to be recognizable to its original plan and design
- Retained identifiable character-defining features dating to the original construction of the property and neighborhood

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Mira Mesa Community Plan Area Boundary

Notable Developer

- A.J. Hall Corporation
- Corky McMillins
- Pardee Home Builders
- Ponderosa Homes
- The Fieldstone Company
- The Larwin Company

Other Developer

- August Development Company
- Brehm Communities
- Hobbs Mira Mesa
- Long Beach Construction Company
- Playmor
- Southern California Properties Ltd.
- The Helmer Company
- The Lusk Company

Unknown Developer

Master-Planned Communities

1. Mira Mesa Homes (1969-1970)
2. Encore (1970)
3. Trend (1971)
4. Mira Mesa North (1971-1983)
5. Mesa Village (1972)
6. Gateway Homes (1972)
7. ParkWest (1972)
8. Three Seasons (1974)
9. Quest Condominiums (1975)
10. Valley Crest (1976-1977)
11. Mesa Woods (1977)
12. Colony Homes (1979)
13. Concord Square (1980)
14. Parkdale (1981)
15. Canyon Country (1982)
16. Casa New Salem I and II (1982)
17. Canyon Point (1983)
18. Creekside (1983)
19. The Villas (1983)
20. Mesa Ridge (1984)
21. Jade Coast Condominiums (1985)
22. Barrett Homes (1986)
23. Summerset (1987)
24. Summerset Court (1987)
25. Concord Villas (1987-1988)
26. Esplanade (1988)
27. Canyon Mesa/Canyon Ridge (1989)

SOURCE: Esri, HERE, Garmin; SANGIS 2019

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FIGURE 3

Mira Mesa Community Plan Area Master-Planned Communities

Mira Mesa Community Plan Update

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2.3.1 Survey Methodology

Given that master-planned communities within the Mira Mesa CPA largely developed between 1969 and 1990, most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood. As the master-planned communities within the CPA are generally characterized as Post-War era suburbs and housing tracts, the NPS Bulletin: *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and the Caltrans resource titled *Tract Housing in California, 1945-1973: a Context for National Register Evaluation* were used to guide the identification of potential significance within the CPA.

For the most part, the master-planned communities identified as part of this Survey could be loosely categorized as ubiquitous, mass produced housing forms. Starting in the 1930s, housing shortages throughout the United States resulted in development of mass-produced housing forms. These new housing forms lead to the popularity of multiple styles from the 1930s to the 1970s including Minimal Traditional, Ranch, and Contemporary. While a large percentage of homes during this time were constructed as single family residences, as populations continued to boom in the second half of the twentieth century, multi-family complexes and duplexes also increased in popularity as a way to increase density in both suburban and urban areas. These popular building forms were designed to be quickly constructed with the use of mass-produced materials, standardized floor plans, and were not typically designed by a master architect or with a high level of artistic value. Given the commonality of these house types, most do not rise to the level of significance required for local, state, or national designation. More than 40 million tract housing units were constructed in the United States during the 30-year period that followed the end of World War II. In California, nearly six million housing units were constructed during this period with more than 3.5 million of these being single family residences. Generally speaking, a Tract Ranch, Minimal Traditional, or Contemporary house will rarely be found individually eligible for designation. Rather, it is the larger tract that is more likely to be eligible as a district.[2]

For the purposes of this survey, a three-tier system was established to evaluate the potential eligibility of these Post-War master planned communities. As part of each tier, extensive background research was conducted to determine if a neighborhood had the ability to rise to the next tiered level of potential significance and would require additional study. All research methodologies employed in the tiered system are explained in detail in Section 2.1, Research Methodology. Once research was completed, a reconnaissance-level survey was conducted for each of the neighborhoods to determine the potential for eligibility and significance. As a result of the survey and research, tier numbers were assigned to neighborhoods with Tier 1 communities being those flagged for additional study with the highest potential for significance, followed by Tier 2 communities and lastly Tier 3 communities. Details of the requirements of the tiers is provided below.

Tier 1 Communities

The communities that are assigned a Tier 1 status for the purposes of this study are those that were flagged for additional study. The communities assigned a Tier 1 status were required to be associated with a notable developer and/or architect and have one or more of the following characteristics:

- Community appeared to have architectural merit and visual cohesion
- Integrity of the community was predominately intact

[2] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

- Won notable design, architecture, planning, or construction award(s) and retained the requisite integrity for which the awards were given. For instance, if the community won an award for cluster planning, then the elements of the cluster plan needed to be intact for the property to be assigned a Tier 1 status.
- Unique designs, planning methodologies, or construction methodologies were identified within the community
- Archival research suggested that additional research and intensive-level survey had the potential to uncover additional information pertaining to the historical significance of the neighborhood

Tier 2 Communities

The communities that are assigned a Tier 2 status for the purposes of this study are those that failed to rise to the level of significance required for additional study and survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

- A known architect and notable developer were identified, but the community served as an insignificant representation of their body of work
- A known architect and notable developer were identified, but the community lacked the requisite integrity to rise to the level of significance that warranted additional study
- A known architect and notable developer were identified, but the community lacked architectural merit
- Won notable design, architecture, planning, or construction award(s), but no longer retained the requisite integrity for which the awards were given.
- No known architect was identified for the community
- No innovative building techniques, materials, or construction methodology was used within the community

Tier 3 Communities

The communities that are assigned a Tier 3 status for the purposes of this study are those that failed to rise to the level of significance required for additional study and survey required for Tiers 1 and 2. While it was found during the course of the survey and the archival research efforts that these communities were associated with a known developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

- A known architect and notable developer were identified, but the community served as an insignificant representation of their body of work
- A known architect and notable developer were identified, but the community lacked the requisite integrity to rise to the level of significance that warranted additional study
- A known architect and notable developer were identified, but the community lacked architectural merit
- No known architect was identified for the community
- No innovative building techniques, materials, or construction methodology was used within the community
- The community lacked architectural merit
- The community lacked architectural cohesion

- The community represented ubiquitous housing forms that lacked distinction
- No notable developer was found through the course of archival research
- No architect was found through the course of archival research
- The community did not represent master planning principles, such as single built homes
- The community was heavily altered and no longer retained the requisite integrity required for significance
- No innovative design principles, construction methods, materials, or planning methods were found within the community

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2.3.2 Registration Requirements

Master-planned communities are evaluated as potential historic districts. It is very unlikely that an individual tract house would be able to represent the broader patterns and types of development on its own, as a standalone resource. Only master-planned communities with demonstrated significance and integrity are eligible for designation.

Table 1. Registration Requirements

Geographic Location	Mira Mesa CPA, City of San Diego
Area(s) of Significance	Architecture; Community Planning and Development
Associated Property Types	Master-planned communities (districts)
Property Type Description	Residential master-planned communities within the CPA are housing tracts with repetitive house models duplicated throughout the neighborhood.
Property Type Significance	A district evaluated under this theme may be considered significant if it is an important example of a master-planned community directly related to the Community Planning and Development of Mira Mesa or if it represents the work of an important developer or architect.
Period of Significance	1969-1990

Period of Significance Justification	Master-planned communities within the Mira Mesa CPA largely developed between 1969 and 1990. The period of significance for a master-planned community will fall between 1969 and 1990 but may be refined based on the period of construction or significant association. The *Historic Context Statement for the Mira Mesa CPA* defines two periods with residential development themes in which master-planned communities were constructed:
	• Development Boom Period (1958-1979)
	  o Theme: Residential Development (1969-1979)
	• Community Expansion and Continued Development (1980-1990)
	  o Theme: Residential Development (1980-1990)

Character-Defining Features	• Community appears to have visual cohesion
	• Distinct street plan or lot arrangement (such as cluster planning)
	• Single or limited variety of architectural styles within a community, typically reflecting one of the following styles:
	  o Tract Ranch
	  o Contemporary
	  o New Traditional, with Cape Cod cottage detailing

	○ New Traditional, with Neo-Spanish Colonial Revival detailing ○ Millennium Mansion • Mass produced and economic materials • One or two stories in height • Uniform setback from the street • Carports or garages
Eligibility Standards	• Constructed by a developer or development company that was found through archival research to be prominent in the area from 1969-1990; • Designed by a notable architect; • Has a significant association with the development history of the community; • Is a fully realized example of master-planned community, displaying the significant character-defining features in multiple aspects of design and development; • Recognized for notable design, architecture, planning, or construction through award(s) and retains aspects of integrity that reflect noteworthy characteristics for which award(s) were given; • Reflects a unique design, planning methodology, or construction methodology; • Dates from the period of significance; and • Retains the essential aspects of integrity.
Integrity Considerations	• Master-planned communities should retain integrity of Location, Setting, Design, Feeling, and Association from the master-planned community's period of significance • Integrity of Materials and Workmanship should be considered for the neighborhood as a whole. A pattern of similar alterations may have been made on an individual unit basis, though buildings as a whole across the community remain largely unaltered • Integrity of Materials and Workmanship may be compromised somewhat by limited materials replacement, though overall the original materials and workmanship must remain intact ○ Replacement of some windows, doors, and garages may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted ○ Replacement of cladding material may be acceptable if the new materials are compatible with the rest of the district and if they would have been used during the period of significance • Plant material for designed landscaping may have changed

Criteria	NRHP: A/C	CRHR: 1/3	City of San Diego: A/C/D/E/F
	To be eligible for listing under NRHP, CRHR, and/or City of San Diego Criteria, a master-planned community must have been important in residential, cultural, institutional, and/or architectural development. Communities in Mira Mesa CPA are representative of common tract style housing that dominated the architectural landscape throughout the United States in the second half of the twentieth century. A master-planned community may be eligible under Criteria A/1/A for association with the Development Boom Period (1958-1979) as an early or prototypical housing tract or new community, an unusually large example, or one that incorporates innovative design qualities or mass-production techniques.[3] Master-planned communities within the CPA are generally significant for their Architecture and Community Planning and Development (C/3/C and D). Eligible communities embody the distinctive characteristics of master-planned housing design and/or represent a distinctive, intact work of an important developer. If a master-planned communities is listed or determined eligible for listing on the National Register of Historic Places or State Register of Historical Resources, it would be eligible under City of San Diego Criterion E.		

[3] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

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3 Summary Historic Context

3.1 Context Overview

As part of this historic resources survey, Dudek developed a detailed historic context statement for the Mira Mesa Community Plan Area (Appendix A). The Mira Mesa Historic Context Statement is arranged by chronological sections that relate to the major development periods of Mira Mesa's history, from the early agricultural and ranching period to the community expansion, and continued development up towards the end of the twentieth century. The Historic Context Statement is divided into three chronological periods, each of which is further divided into thematic subsections that reflect the significant themes identified in Mira Mesa. A discussion of Mira Mesa's residential development begins with the Development Boom Period (1958-1979) and ends with the Community Expansion and Continued Development Period (1980-1990). This discussion outlines the development of Mira Mesa's residential communities starting with the earliest single family housing tracts opening in 1969 up to 1990 with the expansion of multiple-family apartment buildings, condominiums, townhomes, stacked flats, and duplexes.

The end of each theme section includes a summary of associated property types, character-defining features associated with the identified property types, a properties study list, and defines specific registration requirements for assessing historical significance and integrity. The historic context also identified notable developers and architectural styles presented chronologically that will most likely require evaluation for potential architectural significance.

3.2 Residential Development in Mira Mesa CPA

Prior to 1969, Mira Mesa was characterized as a rocky, brush-covered mesa with finger canyons leading to Lopez and Peñasquitos Canyons to the north, Rattlesnake and Carroll Canyons to the south, and Sorrento Valley to the west. The community began to take shape with the construction firm Pardee Home Builder's first residential subdivision originally called Mira Mesa Verde and later renamed Mira Mesa Homes, located northeast of the future commercial core of the community between Westmore Road and Mira Mesa Boulevard. From this point on, residential development boomed in Mira Mesa with Pardee and other developers such as the Larwin Company acquiring large tracts of land. Mira Mesa's competitive and accelerated building program resulted in a large residential boom during this period of development. Between October 1969 and October 1976, approximately 8,685 dwelling units were constructed, and the area had attained a population of approximately 28,800. These developments were focused around the southeast- and northeastern sections of the community.

In addition to the successes seen in single family residential development, multiple-family development also began to emerge in Mira Mesa in the 1970s. The A.J. Hall Corporation of San Diego built Mesa Village in 1972, a 538-unit planned residential development built between Hillery Drive and Flanders Drive. The major developer from the community's earliest residential boom, Pardee Construction Company, continued to develop subdivisions while new developers to the area such as the Helmer Company, Brehm Communities, the Fieldstone Company, and the Lusk Company began construction in the 1980s on their first communities in Mira Mesa. These developments were constructed in the residential areas that were left undeveloped following the first residential growth period, and expanded into the northwest- and southwestern sections of the community. Density continued to increase as more

multiple-family residences were constructed into the early-1990s, however the majority of Mira Mesa's residential land was developed in the 1970s and 1980s with large single family residential tracts built by Pardee Home Builders, the Larwin Company, and the Fieldstone Company (see Appendix A for the complete Historic Context Statement).

3.3 Residential Architectural Styles

The Mira Mesa CPA displays a range of architectural styles that span the 1960s to present. The styles discussed below are those most likely to be encountered in the residential communities examined in this survey report. Only styles found in residential architecture are included. The following section, presented chronologically, describes the prominent styles, character-defining features, and typologies associated with the styles. The figure numbers used in this section come from Figure 3, Mira Mesa Community Plan Area Master-Planned Communities Map.

The following section will also provide a discussion on the use of visual cohesion by developers working in the CPA to achieve a themed aesthetic in some neighborhoods. In an effort to create more customized development in the tracts they owned, developers at the time use popular architectural styles like Tract Ranch and Contemporary and incorporated exterior ornamentation and material cohesion to create visual themes throughout the neighborhoods. This trend was quite popular in the CPA and is discussed as it pertains to the architectural styles presented below.

Developers would offer a small variety of house plans in relation to number of stories, bedrooms, bathrooms, and garages then allow purchasers to customize them with their selected exterior ornament based on available options for their individual lot. Multiple communities in the CPA display homes similar in plan offered in a variety of architectural styles, frequently Tract Ranch and Contemporary. Other communities in the CPA depended more on a visual cohesive theme to create the feeling of a unified neighborhood. Neighborhoods that displayed one architectural style typically were multiple family in type, eliminating the demand for customization typically found in the single-family communities. The architectural styles below represent those found in the CPA's residential neighborhoods and can either be standalone styles or intermixed with other styles depending on the community.

3.3.1 Tract Ranch Style (1958-1979)

The Ranch house is a style of architecture that was popular starting in the 1930s and fell out of popularity by the 1980s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration. Like the Minimal Traditional house, the Ranch house could be constructed quickly and used modern materials that could be mass-produced. The style provided an easy option for large-scale housing tracts during the 1930s and 1940s to meet the needs of relocated war-effort workers and those of soldiers returning home and starting families.[4] Following the war years, a new era of prosperity brought about a departure from the Small House movement, and the Ranch house became a popular house type throughout the late 1940s through the 1970s.[5]

In the greater San Diego area, Ranch style houses were exceedingly popular formats in suburban tract developments, and many Tract Ranch homes were erected as San Diego experienced rapid suburban growth in the mid and later 1950s. Tract Ranch homes differ from "Custom Ranch" homes, which were typically single instances,

[4] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870–1960* (New York: WW. Norton and Company, 2009).

[5] Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

unique designs, and created by an architect for a specific customer. Tract Ranch houses were more conservative in design, offering a limited number of customizable exterior finishes and interior amenities for each residential development. They can come in variations, often called "Styled Ranches," that include elements and ornamentation that can be placed in the following categories: Storybook/Chalet, Colonial Revival, Contemporary, Spanish Colonial, and Western Ranch style.[6]

Key characteristics of the Tract Ranch style of architecture include the following:

- Usually, one or two stories in height
- Gabled or hipped roofs constructed with a low pitch and moderate overhang; typically, boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Offset entry points causing asymmetry in the façade; typically placed under the roof overhang
- Horizontal massing
- Focus on informality
- Attached garage, typically incorporated into the main façade
- Variety of exterior cladding, including wood, stucco, brick veneer, and stone veneer
- Specific decorative elements such as large picture-style or tripartite windows on the façade, and wide brick or stone chimneys
- Front and rear yards
- Large rectangular modules as the basis for building layout, as simply rectangular or a combination of rectangular blocks to create L, U, and T shaped plans

From a typology standpoint, most of the residential housing forms reflecting the Tract Ranch style of architecture were single family residences. Single family Tract Ranch developments in the CPA include, Mira Mesa Homes (#1), Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Trend (#3), and ParkWest (#7). Single family Tract Ranch style homes feature higher density with very little space between homes and small lots, while remaining detached from one another.

There is also one community in the CPA, Mesa Village (#5), which is representative of the Tract Ranch style multiple family residential typology. Like their single family counterparts in Mira Mesa, the multiple family homes seen in Mesa Village were higher in density as duplexes connected around a shared driveway. This type of residential form achieved its density through similar methods as the single family forms with the use of small lots with minimal spacing between the homes. However, the multiple family typology was noted for having connections between units through carports and patios. Unlike other multiple family forms designed in other styles within the CPA, homes in Mesa Village were designed to give the illusion of being detached single family homes.

In addition to the use of the Tract Ranch style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. For instance, rustic theme Tract Ranches often used wood as an exterior material and incorporated a greater number of trees in the development as seen in the Mesa Village community. An additional theme included Spanish Colonial Revival-influenced exterior detailing,

[6] City of San Diego Planning Department, "San Diego Modernism Historic Context," (San Diego, CA, 2007); Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

including stucco exterior walls, light colored exteriors, and composition clay tile roofs as seen in the Canyon Country development. Typically, in Tract Ranch style developments, themes were less consistent than in other architectural style neighborhoods based on the higher number of customization options often offered.

3.3.2 Contemporary (1958-1990)

Contemporary buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time.[7] Contemporary styles were influenced by the International style's absence of decorative detailing. In the greater San Diego area, Contemporary homes emerged as a popular style for tract homes in the mid-1950s. Contemporary homes employed the latest styles and materials, and were interior-focused. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park. The style was commonly used on tract homes which stressed interior customization, a major selling point.[8] Contemporary houses often had simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. The cost-effective nature of the style and the ability to mass-produce building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like San Diego.[9]

Key characteristics of the Contemporary style of architecture include the following:

- Small scale and typically one-story in height typically located on a small lot; can be split-level on sloped residential sites
- Angular massing
- Asymmetrical main façade
- Strong roof forms: including flat, gabled, shed, or butterfly, with deep overhanging eaves and exposed roof beams
- Windows generally placed in gable ends
- Exterior cladding: vertical wood board, concrete block, stucco, flagstone, or glass
- Sun shade, screen, or shadow block accents
- Open floor plans
- Recessed or obscured entry points
- Broad expanses of uninterrupted wall surface

From a typology standpoint, the residential housing forms reflecting the Contemporary style of architecture were single family and multiple family residences. Single family Contemporary style developments in the CPA include, Mira Mesa North (#4), Parkdale (#14), Canyon Country (#15), Mesa Ridge (#20), Canyon Mesa/ Canyon Ridge (#27), Encore (#2), Trend (#3), ParkWest (#7), and Mesa Woods (#11). Single family Contemporary style residential developments are higher density with very little space between homes and small lots, while remaining detached from one another. Contemporary style single family residences display a very similar typology to Tract Ranch style single family residences. Developers often used the styles of Contemporary and Tract Ranch in conjunction with one another and despite the architectural styles differing, the similar dethatched single-family type allowed these

[7] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).
[8] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).
[9] City of San Diego Planning Department, "Uptown Architectural Style Guide," (San Diego, CA, 2015).

communities to maintain a sense of visual continuity. Examples of neighborhoods with both Contemporary and Tract Ranch styles in the CPA include Mira Mesa North (#4), Canyon Country (#15), and ParkWest (#7).

In addition to the single family developments, there are two communities in the CPA, Colony Homes (#12) and Concord Villas (#25), which are representative of the Contemporary style multiple family residential typology. These two multiple family representations display as two separate sub-types within the larger typology. Colony Homes (#13) is a community of one-story detached duplexes with two driveways, uniform street setbacks, and a uniform rear yard separated into two sections. Concord Villas (#25) is a community of two-story multiplexes with multiple units on each floor. The buildings are detached at varying angles with pedestrian paths between and non-uniform separations between each building. Despite these two multiple family communities displaying as different sub-types they are both representative of the Contemporary style multiple family residential typology.

In addition to the use of the Contemporary style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Tract Ranch style communities, themes were used less overtly in Contemporary style neighborhoods due to the fact that the Contemporary style typically reflected the use of minimal exterior ornament. The primary way in which these themes were demonstrated was through the use of various exterior materials. Developments such as Colony Homes (#12) utilized a variety of exterior materials including stucco and various styles of wood board exterior cladding with simple composition roofing to achieve a Colonial Revival theme. Other developments such as Canyon Country (#15) utilized stucco exteriors and composition clay tile roofs to achieve a Spanish Colonial Revival theme. Unlike architectural styles such as New Traditional where neighborhood themes were common and easily identifiable, Contemporary style developments displayed themes that were less consistent and harder to identify. This was due in part to the styles tendency to avoid exterior ornament and simplistic material choices, which lessened the variety of themes that could be achieved.

3.3.3 New Traditional (1970-present)

After modern architecture gained a wide-reaching amount of popularity in the United States, the 1970s brought a resurgence of interest in historical styles. This resurgence fell under the architectural style called New Traditional, where historical styles were emulated, originally in 1970s with little accuracy, and later in the 1990s with more historically accurate proportions, forms, and details. New Traditional homes utilized the more popular twentieth-century styles of Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. For example, a sub-style that may fall under this category includes “Neo-Spanish” style, which would be a New Traditional interpretation of Spanish Colonial Revival architectural elements. New Traditional houses can be found throughout the U.S. but the popularity of some styles was based on the present historical styles, for example, New Traditional Mediterranean or Craftsman was popular in Southern California where there is a large housing stock of these historical styles homes. Turn-of-the-millennium New Traditional houses can be mistaken for older homes, while characteristics such as location, size of lot, and garage size can function as indicators of the house’s age. New Traditional houses were constructed as country houses on large estates, as infill in older neighborhoods, or in new residential tract developments, many of which required historic house styles.[10]

Key characteristics of the New Traditional style of architecture include the following:

[10] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

- Simple massing and plans
- Asymmetrical façades
- Decorative details borrowed from historical styles: can be under-scaled or exaggerated
- First floor of house built at ground level
- Shallow porches or stoops
- Side façade with few or no windows, emphasizing how close houses in a tract development may be to one another
- Oversized garages facing the street or rear garages accessed by the alley
- Windows made from vinyl, fiberglass, aluminum, or metal-clad wood with flat appearance
- Single family or multi-family homes

From a typology standpoint, the residential housing forms reflecting the New Traditional style of architecture were single family and multiple family residences. Single family New Traditional style developments in the CPA include, Parkdale (#14), Canyon Country (#15), and Mesa Ridge (#20). Single family New Traditional style homes feature higher density with very little space between homes and small lots, while remaining detached from one another. New Traditional style single family residences display a very similar typology to Tract Ranch and Contemporary style single family residences. Single-family residences of this type tend to be two-stories in height with a larger scale and bulkier massing than that used in earlier Tract Ranch and Contemporary style residential forms.

In addition to the single-family developments, there are three communities in the CPA, Concord Square (#13), Casa New Salem I and II (#16), and The Villas (#18), which are representative of the multiple family housing in the New Traditional style. All three communities fall under the same sub-type as a two-story multiplexes with communities of detached buildings located in varying proximity to one another. There is a lack of uniformity in street setback seen in the single family New Traditional style homes.

In addition to the use of the New Traditional style, developers in these neighborhoods oftentimes used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the Contemporary style communities, historical style themes were used regularly in New Traditional neighborhoods, making them easily identifiable and visually cohesive. Developments such as Casa New Salem I and II (#16), The Villas (#18), Canyon Country (#15), and Mesa Ridge (#20) used Spanish Colonial Revival style details such as window grilles, composition clay tiles roofs, and rounded arches to generate a “Neo-Spanish” theme. Other developments such as Parkdale (#14) and Mesa Ridge (#20) incorporated elements of the Tudor Revival style such as half timbering and Concord Square (#13) incorporating Cape Cod cottage style-detailing with shingle exteriors and front facing gables. New Traditional style communities heavily depended on historical style themes generating more cohesion.

3.3.4 Millennium Mansion (1985–present)

Following World War II, the United States focused on forward thinking. After over 50 years of residential architecture being dominated by low, broad, one-story building forms with simple uncluttered rooflines and understated entries

the American public looked to replace it with something new. By 1985, a new dramatic housing form had quickly spread across the country, becoming dominant during the 1990s. The Millennium Mansion played off affluent-class architectural styles from the early twentieth century including Queen Anne, Tudor, and Romanesque with complex roofs and dramatic entries. Roofs were complex: high-pitched and often hipped with lower cross gables while others created new roof forms including a hip-on-hip roof that sometimes expanded into multiple cascading hips-on-hips roof elements. Dormers on both the roof and wall were both common and roof ridges were often discontinuous, adding more complexity to the roofline. Typically, the Millennium Mansion was two-stories in height giving it a vertical appearance with taller interior ceilings and a dominant entry generally one-and-a-half or two-stories tall and arched. Millennium Mansions became the dominate style of late 1980s subdivisions and continue into the present. They lent themselves to be built on higher-priced land because of their vertical massing, which utilized the lot's entire square footage.[11]

Key characteristics of the Millennium Mansion style of architecture include the following:

- Commonly asymmetrical with tall, vertical appearance
- Complex high-pitched roof with lower cross gabled or hipped sections
- Tall entry features, one and one-half to two stories high and often arched
- May have dormers
- Multiple wall-cladding materials
- Differing window sizes and shapes sometimes arched
- Multi-car garages, often attached

From a typology standpoint, the residential housing forms reflecting the Millennium Mansion style of architecture were single family and multiple family residences. Single family Millennium Mansion style developments in the CPA include Parkdale (#14). Single family Millennium Mansion style homes feature high-density with small-medium sized lots to accommodate the larger home sizes. The residences remain detached from one another with very little space between each home. Single family residences of this type tend to be two-stories in height with a larger scale and bulkier massing than that used in earlier Tract Ranch and Contemporary style residential forms.

In addition to the single family developments, there is one community in the CPA, Concord Square (#13), which is representative of the Millennium Mansion multiple family residential typology. The community falls under the same sub-type as the two-story multiplex New Traditional style multiple family communities. The buildings are detached with non-uniform street setbacks and placed at varying angles from one another. Each building appears to have a similar appearance as a single family Millennium Mansion style residence, but multiple entries from the street indicate it functions as a multiple family home.

In addition to the use of the Millennium Mansion style, developers in these neighborhoods occasionally used aesthetic themes to set their neighborhoods apart from others. Such themes were typically achieved through the use of exterior ornamentation and material cohesion throughout the neighborhood. In comparison to the New Traditional communities, themes were used less overtly in Millennium Mansion style neighborhoods due to the style's dependence on massing and roof shape rather than exterior ornamentation. As a result, the two Millennium

[11] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2015).

Mansion style residential development do not display themes rather small nods towards other styles such as mixing materials and rounded arched windows.

3.4 Notable Residential Developers and their Developments

Research was conducted on all developers and development companies associated with master-planned communities and housing developments in the Mira Mesa CPA. Archival research, including review of historic newspapers, architecture magazines, and publications, was conducted for each developer, however this research did not present much significant information. Despite having an impact on the built environment through the construction and development of these communities, no evidence was found to indicate potential significance for many of the developers. Archival research failed to produce any comprehensive information on the following companies working in Mira Mesa: August Development Company (Three Seasons, 1974, Map ID #7), Hobbs Mira Mesa (Barrett Homes, 1986, Map ID #21), The Helmer Company (Canyon Point, 1983, Map ID #16), Brehm Communities (Creekside, 1983, Map ID #17), Long Beach Construction Company (Gateway Homes, 1972, Map ID #5), Playmor (Quest Condominiums, 1975, Map ID #8), Southern California Properties Ltd. (Valley Crest, 1976-77, Map ID #10), and The Lusk Company (Summerset Court, 1987, Map ID #23).

3.4.1 Pardee Home Builders (1921-Present) Developments

George M. Pardee Sr. who began building custom luxury homes in Pasadena, Beverly Hills, and Hollywood founded Pardee Construction Company, also known as Pardee Home Builders, in 1921. After World War II, the company turned from luxury custom homes to developing subdivisions with economy-priced houses. Pardee began its first subdivision in Las Vegas in 1952, selling small affordable cinderblock homes to World War II veterans for $1 down. The company's first development in Las Vegas completely sold out in its opening weekend. [12] In 1955, the company took another step by organizing Pacific Western Mortgage Company to help finance mortgage loans on Pardee homes. The Pacific Western Mortgage Company quickly grew beyond the needs of Pardee alone and in 1969, both companies merged with Weyerhaeuser Company, a $1.8 billion forest products company, and the 13th largest mortgage company in the country at the time. Pacific Western Mortgage Company was renamed the Weyerhaeuser Mortgage Company, while the Pardee building company continued to do business under their original name following the merger.[13] Pardee continued to develop homes primarily in Southern California including Pacific Palisades, Pomona, and San Diego. In 1971, Pardee moved its corporate headquarters from Los Angeles to San Diego. By 1979, Pardee considered the San Diego sales office outdated, but the replacement of the office's interior would be at a high cost. Instead, Pardee developed the box concept, where light fixtures became accents and gave space to display amenity photos, showing that "good things are happening."[14] In 2014, the Weyerhaeuser Company merged with TRI Pointe Homes, now called the TRI Pointe Group, Inc. with the Pardee Homes headquarters located in Pasadena with other offices located in San Diego, Corona, Valencia, and Las Vegas.[15] The company remains in business in Las Vegas and Southern California including the Inland Empire, Los Angeles/Ventura, and San Diego.

[12] Jennifer Shubinski, "Prominent West home builder Pardee dies at 87," *Las Vegas Sun Newspaper* (Las Vegas, NV), Feb. 26, 2004.

[13] SDU, "Pardee Corporate Office to Move Here from L.A.," *San Diego Union* (San Diego, CA), Oct. 3, 1971.

[14] "Idea Center," *Housing* 56, no. 7 (Dec. 1979): 60.

[15] TRI Pointe Group, "History and Timeline," accessed Apr. 16, 2020, http://s2.q4cdn.com/231488844/files/doc_downloads/TRIPointe_FactSheetFINAL.pdf.

3.4.1.1 Map ID #1: Mira Mesa Homes (1969-1970)

Pardee's Mira Mesa Homes (Figure 3, Map ID #1) was the company's first development in Mira Mesa. The development was built in several stages resulting in multiple sub-sections of the community primarily on the eastern half of Mira Mesa and focused around the commercial community center of Mira Mesa Boulevard and Camino Ruiz. The community's boundaries can loosely be described as Elbert Way to the north, Camino Ruiz to the west, Jade Coast Drive to the south, and Westchester Avenue to the east.

Mira Mesa Homes was developed with the intention of broad accessibility, offering single family homes at a modest price. The homes were available in two-, three-, and four-bedrooms and advertised to have built-ins, carpeting, ceramic tile kitchen counters, cultured marble Pullmans, concrete driveways, front lawns, and trees. Prices ranged from $15,995 to $20,995.[16] The four building plans display very little exterior details. Pardee designed these homes to offer an "Expand-a-Plan" feature, which allowed owners to increase the size of their home without major structural changes. Pardee did not name the communities four models rather, they were advertised under the number of bedrooms they contained (Figure 4). Archival research failed to indicate any associated architects or builders for Pardee's Mira Mesa Homes neighborhood.

Figure 4. Advertisement for Mira Mesa Homes from 1970 (SDU Jan. 4, 1970)

Residences in the Mira Mesa Homes neighborhood share the following general character-defining features:

- Tract Ranch style of architecture

[16] SDU, "Mira Mesa Homes," *San Diego Union* (San Diego, CA), Jan. 4, 1970.

- Mass produced and economic materials
- Modestly sized and one-story in height
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mira Mesa Homes include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 2 provides a breakdown of all model types identified as a result of the reconnaissance-level survey of the Mira Mesa Homes neighborhood.

Table 2. Identified Models within Map ID#1: Mira Mesa Homes (1969-1970)

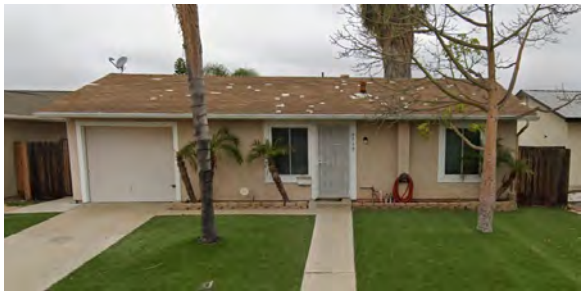
Model and Photograph	Model Information	Character-Defining Features
Model A – Mira Mesa Homes  Example: 8590 Hebrides Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 2 bedroom unit, smallest model available, "Expand-a-Plan" feature	• Rectangular in plan • Side gabled • Inset pilasters on main elevation • Exterior end chimney • Centered entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation

Table 2. Identified Models within Map ID#1: Mira Mesa Homes (1969-1970)

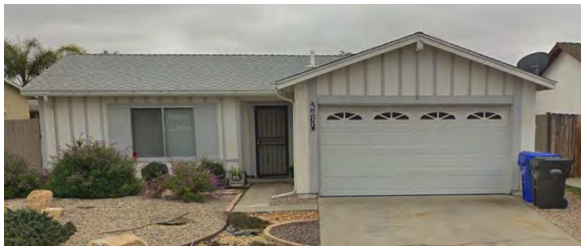
Model and Photograph	Model Information	Character-Defining Features
Model B – Mira Mesa Homes  Example: 8606 Hebrides Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 2 bedroom unit, distinguished by hipped roof section, "Expand-a-Plan" feature	• L shape in plan • Gable and hipped roof sections • Inset pilasters on main elevation • Optional exterior end chimney • Centered entry point sheltered by roof overhang, archway at entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation
Model C – Mira Mesa Homes  Example: 8677 Pagoda Way (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedroom units, "Expand-a-Plan" feature	• L shape in plan • Cross gabled • Exposed rafter tails • No visible chimney • Recessed entry point, slightly offset • Board and batten detailing or stucco • Attached single car garage • Tilt up garage door • Concrete driveway • Simple exterior ornamentation
Model D – Mira Mesa Homes  Example: 8912 Pagoda Way (Google 2022)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 2 or 3 bedroom unit, "Expand-a-Plan" feature	• Rectangular in plan • Side gabled with a simple, front gabled porch • No visible chimney • Slightly offset entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation

Table 2. Identified Models within Map ID#1: Mira Mesa Homes (1969-1970)

Model and Photograph	Model Information	Character-Defining Features
Model E – Mira Mesa Homes  Example: 10361 Gold Coast Place (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedroom units, "Expand-a-Plan" feature	• L shape in plan • Cross gabled • No visible chimney • Slightly offset entry point • Large arch covering the walkway to main entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Cutout in the roofline above the walkway to main entry point • Simple exterior ornamentation
Model F – Mira Mesa Homes  Example: 8654 Hebrides Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedroom units, "Expand-a-Plan" feature	• Irregular plan • Cross Gabled, Double Front Facing Gables • Exterior end brick chimney • Centered entry point • Partially enclosed central courtyard/walkway leading to main entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Exposed rafter tails • Simple exterior ornamentation

3.4.1.2 Map ID #4: Mira Mesa North (1971-1983)

Pardee's Mira Mesa North community (Figure 3, Map ID #4) developed soon after Mira Mesa Homes and was also constructed in phases, resulting in multiple sub-sections of the community. These sections are primarily located in the western and northern sections of Mira Mesa. The boundaries can loosely be described as Harlow Terrace to the north, Keoki Street to the west, Backer Road to the south, and Westonhill Drive to the east.

Pardee's Mira Mesa North development offered two-, three-, and four-bedroom plans some with two bathrooms and two-car garages. In 1971, the homes were priced from $16,995 with VA and FHA financing available. Similar to the company's Mira Mesa Homes development, the models offered the popular "Expand-a-Plan" feature, which allowed for rear additions to the building without having to make any structural changes. The homes featured indoor-outdoor kitchens, ceramic tile counters, a pass-through window for outdoor service, and built-ins. Optional features included a fireplace, dishwasher, and shake roofs. Included in the price were a planted front lawn with a tree. Each home offered a separate laundry space, custom light fixtures, Pullman bathrooms with ceramic tile, family-sized water heater, and formal entries with a large guest closet.[17] Pardee did not name the community's four models rather, in advertisements they are listed under their bedroom amount (Figure 5). Archival research did not reveal an architect or builder for Pardee's Mira Mesa North development.

MIRA MESA *North*

New Unit Now Open

For young marrieds on the go. If you love sun and sand, plus the excitement of a major city, come home to Mira Mesa North. You're 10 minutes from magnificent beaches, less than 15 minutes from downtown San Diego.

The location is pure pleasure. And so are the homes. They're constructed of frame and stucco, with carpeting in the living rooms, halls and master bedrooms. You have the added convenience of an enclosed laundry room. Most models have optional fireplaces. And every Mira Mesa North home has front, side and rear lawns with tree. Expand-a-Plan feature is available, too.

At Mira Mesa North, you get the most out of life and the most for your money at the same time. In San Diego's new growth community of Mira Mesa Verde. See you soon. 2, 3, 4 bedrooms. VA, FHA terms.

From $17,995 to $23,975

Figure 5. Advertisement for Mira Mesa North from 1971 (SDU Aug. 15, 1971)

[17] SDU, "Mira Mesa Opening Continues," *San Diego Union* (San Diego, CA), Jan. 17, 1971.

Residences in the Mira Mesa North neighborhood share the following general character-defining features:

- Contemporary or Tract Ranch architectural styles
- Mass produced and economic materials
- Modestly sized and one-story in height
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled, multi gables, or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mira Mesa North include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Mira Mesa North developed only one year after the success of Pardee's Mira Mesa Homes development and as a result, many of the company's earlier plan models were reused in this development. These include Models A, C, and F. Mira Mesa Home's Model A, the two-bedroom model with a rectangular plan and Model F, the cross gable plan with double front facing gables remained largely the same in amount of ornamentation and major character-defining features. Model A was constructed less frequently in Mira Mesa North due to its small size and very simple exterior, while Model F continued to be utilized throughout the newer sections of the development. Mira Mesa Home's Model C, which is characterized by its cross-gable roof and L-shaped plan underwent some changes in the Mira Mesa North development. The most obvious change was the extensive amount of exterior ornamentation that this plan offered, including: exposed rafter tails, half timbering, prominent louvered vent with projecting surround in the gable above the garage, and a three-part window with a prominent frame. These details are emblematic of the trend of Pardee neighborhoods to offer residences with more exterior ornamentation in order to keep their developments attractive to new homeowners. Mira Mesa North's development spanned over ten years forcing Pardee to continue innovating; the result was a variety of new exterior options to established Models A, C, and F. Table 3 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the Mira Mesa North neighborhood.

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)

Model and Photograph	Model Information	Character-Defining Features
Model A – Mira Mesa North  Example: 10888 Esmond Court (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** "Expand-a-Plan" feature	• L shape in plan • Multi front gabled • Wooden eave detailing • Exterior end chimney • Offset entry point • Stucco and horizontal wood exterior cladding • Attached two car garage • Tilt up garage door • Concrete driveway • Optional elements include: prominent louvered vent with projecting surround in the gable above the garage, horizontal wood boards in gable end, exterior end chimney, three part window with prominent decorative window frame
Model B – Mira Mesa North  Example: 10806 Whitehall Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** "Expand-a-Plan" feature	• Irregular plan • Multi front gabled • Entry walkway sheltered by roof overhang from garage • Optional exterior end chimney • Offset entry point • Mixed exterior materials with horizontal wood boards in eaves and stucco on main body of the house • Attached single or two car garage • Tilt up garage door • Concrete driveway • Optional elements include: third decorative gable over walkway

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)

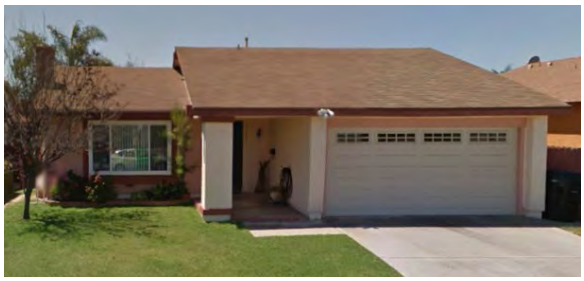
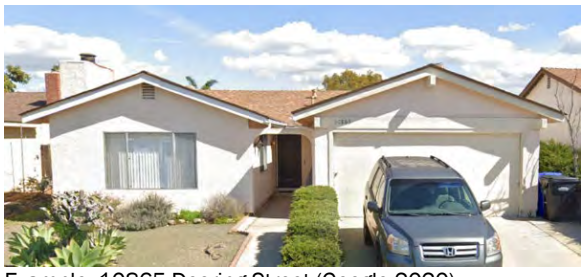
Model and Photograph	Model Information	Character-Defining Features
Model C – Mira Mesa North  Example: 7914 Port Royal Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 2 or three bedroom unit, "Expand-a-Plan" feature	• L shape in plan • Cross gabled • Roof overhang shelters main entry point • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Optional elements include: exposed rafter tails, half timbering, prominent louvered vent with projecting surround in the gable above the garage, three part window with prominent frame
Model D – Mira Mesa North  Example: 8181 Elston Place (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** "Expand-a-Plan" feature	• Modified T shape in plan • Side gabled • Roof overhang creates an integral walkway to main entry point • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Simple exterior ornamentation
Model E – Mira Mesa North  Example: 10865 Deering Street (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** "Expand-a-Plan" feature	• Irregular plan • Cross gabled, double front facing gables • Partially enclosed central courtyard/walkway leading to main entry point • Exterior end chimney • Centered entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Optional elements include: exposed rafter tails

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)

Model and Photograph	Model Information	Character-Defining Features
Model F – Mira Mesa North  Example: 8116 Elston Place (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** "Expand-a-Plan" feature	• L shape in plan • Gable/hipped roof with a gable on hip above the garage • Roof overhang shelters main entry point • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Optional elements include: vertical wood details in gable above the garage, mimics board and batten
Model G – Mira Mesa North  Example: 10866 Whitehall Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 2 bedroom model, "Expand-a-Plan" feature	• Rectangular in plan • Side gabled roof • Roof overhang shelters main entry point • Inset pilasters on main elevation • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornamentation

Table 3. Identified Models within Map ID#2: Mira Mesa North (1971-1983)

Model and Photograph	Model Information	Character-Defining Features
Model H – Mira Mesa North  Example: 7871 New Salem Street (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Variations on Model:** "Expand-a-Plan" feature	• L shape in plan • Cross gable roof with a repeated front gable • Roof overhang shelters main entry point with squared column support • Exterior end chimney • Offset entry point • Stucco exterior cladding • Attached single or double car garage • Tilt up garage door • Concrete driveway • Optional elements include: prominent louvered vent with projecting surround in the gable above the garage, angled wood boards in gable end, exterior end chimney, three part window with prominent frame

3.4.1.3 Map ID #12: Colony Homes (1979)

Pardee's Colony Homes development (Figure 3, Map ID #12) is located in the center of Mira Mesa, just northeast of Mira Mesa Community Park and Mira Mesa Community Park North. The development's boundaries are Via Colonia to the north, Gard Street to the west, Westmore Road to the south, and Westonhill Drive to the east.

The Colony Homes development was a 168-unit condominium development community, which mirrored successful Pardee condominium developments in Las Vegas, Nevada and Camarillo, Texas. The condominium homes were marketed as affordable housing to first-time homebuyers, offering homes for $66,000 to 69,000, at a time when the average new home price was closer to $98,000. Plans offered two- and three-bedrooms with one-and-a-half or two bathrooms. Ten unique elevations were offered utilizing four floor plans, laid out in duplex styles. Pardee named the plan 1, two bedroom models 1AR, 1CR, 1BR, 1DR and the plan 2, three bedroom models 2A, 2B, 2C, 2D, 2E, and 2F. Each half of a duplex also featured a one-car garage and a covered area adjoining the garage to serve as carport or patio. Rear and side yards were fenced, but seeded by a site manager, and watered with sprinkler systems. The interior selling features included wall-to-wall carpeting, master bedrooms, vinyl asbestos tile in multiple rooms, mirrored wardrobes, and sliding glass doors to private outdoor spaces, as well as convenient kitchen features such as gas ranges, ovens, dishwashers, garbage disposals, and double sinks. Additional features included Pardee's "Savings-Plus Energy Plan" which featured energy-saving features such as climate control, venting, dual-glazed windows, energy saving appliances and water conserving plumbing fixtures, among other things (Figure 6).[18] Archival research did not reveal an architect or builder for Pardee's Colony Homes development.

[18] SDU, "Colony Homes," Oct. 21, 1979.

Figure 6. Advertisement for Colony Homes from 1979 (SDU Oct. 21, 1979)

Residences in the Colony Homes neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Duplexes
- Mass produced and economic materials
- 1 story in height
- T-plans
- Covered or sheltered entries
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages and carport for each duplex unit
- Multiple cladding types per model: Stucco, horizontal board, board-and-batten, and wood shingle all Stucco and various types of wood cladding (T1-11 faux vertical board plywood, horizontal board, board-and-batten; angled board)
- Multiple, customizable roofline options for most models (hipped, jerkinhead, front gable, asymmetrical gable, gable-on-hip, or side gable)
- Private, fenced backyards for each duplex unit

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Colony Homes include the following:

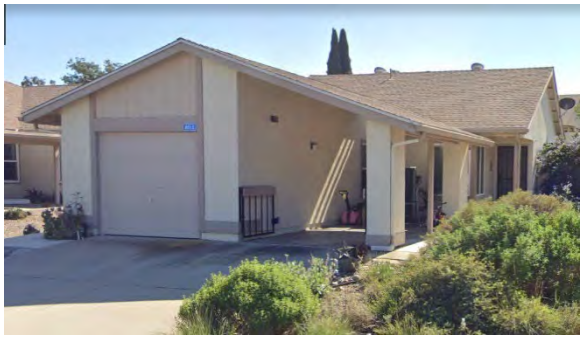
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Replacement cladding
- Gating or partially enclosing the carport/patio shelter

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey effort, Colony Homes' models are distinguished by both number of bedrooms and whether a building was a duplex or single family residence, creating three total models. Table 4 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the Colony Homes neighborhood.

Table 4. Identified Models within Map ID#12: Colony Homes (1979)

Model and Photograph	Model Information	Character-Defining Features
Model 2B – Colony Homes  Example: 10972-10974 Via Banco (Google 2020)	**Builder:** Pardee Construction Company **Architect:** Unknown **Type:** Duplex **Model Details:** 3 bedroom,2 bathroom plan, available in customizable variations, based on roofline	• T shape in plan • Cross-gabled • Offset entry point • Stucco and various styles of wood board exterior cladding • One attached single car width garage per duplex half • One sheltered carport/patio incorporated under roof slope; other sheltered carport/patio has own, different pitched roof covering • Roll up garage door • Concrete driveway • Simple exterior ornamentation

Table 4. Identified Models within Map ID#12: Colony Homes (1979)

Model and Photograph	Model Information	Character-Defining Features
Model 1DR – Colony Homes  Example: 10966-10968 Via Abaca (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Duplex **Model Details:** 2 bedroom, 1.5 bathroom Plan, available in customizable variations, based on roofline	• T shape in plan • Cross-gabled • Offset entry point • Stucco and various styles of wood board exterior cladding • One attached single car width garage per duplex half • One sheltered carport/patio incorporated under roof slope; other sheltered carport/patio has own, different pitched roof covering • Roll up garage door • Concrete driveway • Simple exterior ornamentation
Model C – Colony Homes  Example: 8615 Garde Way (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Single family residence **Model Details:** 2 bedroom, 1.5 bathroom plan, available in option five customizable variations, based on roofline	• Rectangular in plan • Cross-gabled • Offset entry point • Stucco and wood exterior cladding • One attached single car width garage and one sheltered carport/patio incorporated under roof slope • Roll-up garage door • Concrete driveway • Simple exterior ornamentation

3.4.1.4 Map ID #13: Concord Square (1980)

Pardee's Concord Square development (Figure 3, Map ID #13) is located in the center of Mira Mesa, north of Mira Mesa Community Park. The development's boundaries are Hydra Lane to the north, Camino Ruiz to the west, Westmore Road to the south, and Summerdale Road to the east.

The Concord Square development was a condominium development community offered in the "New England Tradition." The condominiums advertised as borrowing from New England-style homes such as Cape Cod houses, but with a focus on indoor-outdoor living. Private yards were advertised for each duplex or triplex unit. Opening during a period of high interest rates for home loans, the developer, Pardee, offered almost a whole percent lower than the average interest rate for new home buyers as an incentive to buy. Six floorplans were available, as one-, two- and three-bedroom homes (Figure 7). Pardee did not typically name their building models rather listing them

as Plans 1 through 6, though various advertisements did not indicate which home was which plan. Community amenities such as patios, balconies, a swimming pool recreation area, winding paths, and landscaping were also marketed.[19] Architects Lorimer-Case, AIA designed the development's residences. In 1980, the architecture firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders.[20]

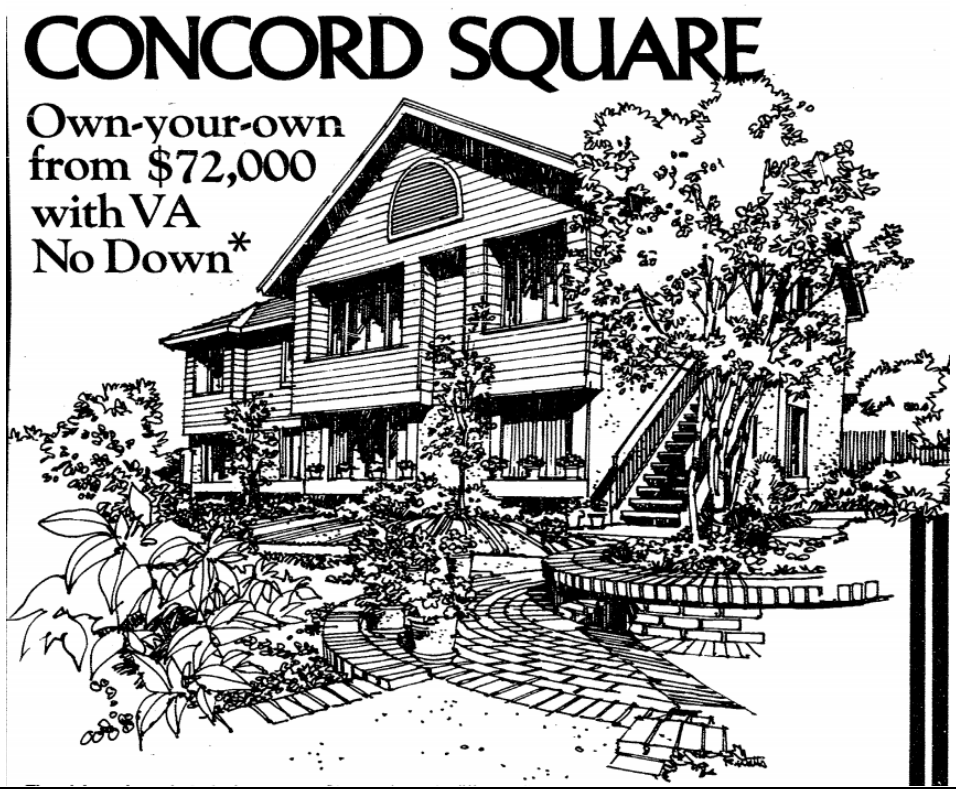


Figure 7. Advertisement for Concord Square from 1980 (SDU April 13, 1980)

Residences in the Concord Square neighborhood share the following general character-defining features:

- Contemporary, New Traditional, with Cape Cod cottage style-detailing, and Millennium Mansion styles of architecture
- Multi-family houses
- Mass produced and economic materials
- 1.5-2.5 story in height
- Irregular plans
- Asymmetrical facades
- Sheltered entries

[19] SDU, "Concord Square," *San Diego Union* (San Diego, CA), April 13, 1980.
[20] SDU, "Concord Square," *San Diego Union* (San Diego, CA), August 3, 1980.

- Private yards
- Concrete paths through landscaped communal spaces
- Detached carport in central parking area, separate from each unit
- Multiple cladding types per model: Stucco, horizontal board, board-and-batten, and wood shingle
- Multiple, complex rooflines on each model (combination of gable-ended, front-gabled, shed, multi-gabled; most models also have dormer roofs

The Concord Square condominiums did not have any consistent or regularly observed alterations such as replacement cladding or windows. As such, it is possible to identify original models of homes. For the purposes of this survey, Concord Square models are distinguished by building size, plan, and roof shape. Table 5 provides a breakdown of all model types identified through the reconnaissance-level survey of the Colony Homes neighborhood.

Table 5. Identified Models within Map ID#13: Concord Square (1980)

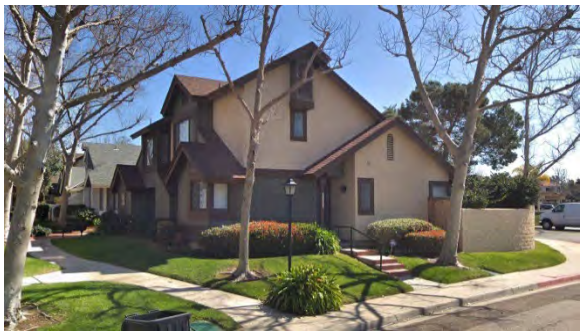
Model and Photograph	Model Information	Character-Defining Features
Model A – Concord Square  Example: 8357 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Model Details:** No additional information found on the model.	• Rectangular in plan • Saltbox roof with mini gable details • Offset entry points • Sliding sash and fixed windows with flat board wood surrounds • Stucco and horizontal board cladding • Decorative vents, in narrow arch shape
Model B – Concord Square  Example: 8353 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Model Details:** No additional information found on the model.	• Rectangular in plan • Front-gabled roof with mini gable and shed roof detailing • Offset entry points • Sliding sash, corner, and fixed windows with flat board wood surrounds • Stucco and wood shingle cladding • Overhanging jetty details at uppermost floor • Decorative vents, in narrow arch shape

Table 5. Identified Models within Map ID#13: Concord Square (1980)

Model and Photograph	Model Information	Character-Defining Features
Model C – Concord Square  Example: 8443 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Model Details:** No additional information found on the model.	• Square in plan • Front-gabled roof with mini gable and shed roof detailing • Offset entry points • Sliding sash, corner, and fixed windows with flat board wood surrounds • Overhanging jetty details at uppermost and second floors • Balconies with sliding glass door access • Stucco and horizontal wood board exterior cladding • Decorative vents, in narrow arch shape
Model D – Concord Square  Example: 8455 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Model Details:** No additional information found on the model.	• Square in plan • Cross-gabled roof with mini gable and dormer roof detailing • Offset entry points • Sliding sash, corner, and fixed windows with flat board wood surrounds • Overhanging jetty details at uppermost and second floors • Stucco and horizontal wood board exterior cladding • Decorative vents, in narrow arch shape
Model E – Concord Square  Example: 8421 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Model Details:** No additional information found on the model.	• T shape in plan • Cross gable roof with decorative mini gables • Offset entry points • Sliding sash, corner, and fixed windows with pronounced stucco surrounds • Stucco and wood shingle exterior cladding • Decorative vents, in narrow arch shape

Table 5. Identified Models within Map ID#13: Concord Square (1980)

Model and Photograph	Model Information	Character-Defining Features
Model F – Concord Square  Example: 8462 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Model Details:** No additional information found on the model.	• Rectangular in plan • Cross gable roof with large front-facing and rear facing gables • 1st and 2nd story entries located on side elevations • Sliding sash and fixed windows with wood-clad balconette details • Stucco, wood shingle, and horizontal wood board exterior cladding • Decorative vents, in narrow arch shape

3.4.1.5 Map ID #14: Parkdale (1981)

Pardee's Parkdale development (Figure 3, Map ID #14) is located in the southwestern section of Mira Mesa along Parkdale Avenue. The community's boundaries can loosely be described as Mira Mesa Boulevard to the north, Dabney Drive to the west, Northrup Drive to the south, and Hemphill Drive to the east. The southern portion of the community along Parkdale Avenue was built earlier than the northern portion of the community along Mira Mesa Boulevard.

Pardee's Parkdale community offered over 25 standard features including large family rooms, fireplaces, and energy saving features. The single family homes were constructed in four floorplans with three- and four-bedrooms, and one or two stories in height. Award-winning San Diego architects, Lorimer-Chase, AIA designed the buildings as affordable yet aesthetically appealing single family detached homes with prices starting at $113,000. Interior features such as Plan Two's 10-foot-high dining room windows, Plan Three's step-down living room and dining area, and Plan Four's bonus upstairs room were advertised as sales incentives. Pardee advertised that Parkdale homes reflected in the quality of the home the dollar amount invested. Pardee also noted that while other San Diego developers were using cheaper materials, the Parkdale development was able to keep prices low while maintaining a higher quality of materials. [21] Pardee did not typically name their building models rather listing them as Plan One through Four. Several advertisements reveal that there were A and B versions of some of the plans, allowing for further versatility in the number of stories and bedrooms (Figure 8).[22]

[21] SDU, "Parkdale," *San Diego Union* (San Diego, CA), Mar. 8, 1981.
[22] SDU, "...beats Penasquitos prices!" *San Diego Union* (San Diego, CA), Nov. 10, 1983.

Figure 8. Advertisement for Parkdale from 1981 (SDU March 8, 1981)

Residences in the Parkdale neighborhood share the following general character-defining features:

- Tract Ranch, Contemporary, Millennium Mansion, and New Traditional styles of architecture
- Mass produced and economic materials
- 1-2 stories in height
- Complex roofs
- Covered or sheltered entries
- Uniform setback from the street
- Concrete driveways
- Attached garages, both single-width and double-width
- Multiple cladding types per model: Stucco, horizontal board, board-and-batten, and wood shingle all represented
- Multiple, customizable roofline options for most models (hipped, jerkinhead, front gable, or side gable)
- Private, fenced yards

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Parkdale include the following:

- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Replacement cladding
- Removing sunroof/pergola features
- Enclosing entry alcove or covered walkway to entrance

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, Parkdale models are identified by their plan numbers which correspond to published model plans. Only one model, Model E, did not fall into one of the four standard plans. Table 6 provides a breakdown of all of the model types identified through the reconnaissance-level survey of the Parkdale neighborhood.

Table 6. Identified Models within Map ID#14: Parkdale (1981)

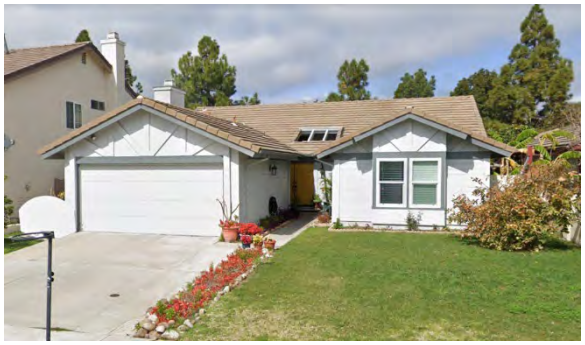
Model and Photograph	Model Information	Character-Defining Features
Plan 1 – Parkdale  Example: 7786 Gaston Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model**; 3 bedroom, 2 bath, 1,580-sq. ft., available in customizable variations, based on different cladding types	• U shape in plan • Cross gabled, double front-facing gables • Punched sunroof over entry • Exterior end chimney • Partially obscured entry point • Stucco, horizontal wood, or board-and-batten cladding or combination cladding • Attached single car garage • Tilt up garage door • Concrete driveway

Table 6. Identified Models within Map ID#14: Parkdale (1981)

Model and Photograph	Model Information	Character-Defining Features
Plan 2 – Parkdale  Example: 10605 Adcock Lane (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model**; 3 bedroom,2.5 bath, 1,825-sq. ft., available in customizable variations, based on different cladding types	• L shape in plan • Saltbox roof with multiple front-facing hipped or gabled roofs • Inset pilasters on main elevation • Exterior end chimney • Offset, 1.5-story entry point • Double door with transom • Stucco, horizontal wood, board-and-batten, shingle cladding or some combination • Attached double car garage • Wrapping, hipped roof over garage • Tilt up garage door • Concrete driveway • Half-timbering detailing
Plan 3 – Parkdale  Example: 7750 Gaston Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model:** 4 bedroom,2.5 bath, 2,059-sq. ft., available in customizable variations, based on different cladding types	• L shape in plan • Complex roof • Asymmetrical façade • Exterior end chimney • Offset, 1.5 story entry point • Double doors with rectangular transom window • Combination of stucco cladding, horizontal wood, wood shingles, board-and-batten cladding • Brick veneer as accent material • Attached single car garage • Concrete driveway • Simple exterior ornamentation

Table 6. Identified Models within Map ID#14: Parkdale (1981)

Model and Photograph	Model Information	Character-Defining Features
Plan 4 – Parkdale  Example: 7848 Dancy Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model**: 4 bedroom,2.5 bath, 2,328-sq. ft., available in customizable variations, based on different cladding types	• Irregular plan • Complex roof • Asymmetrical façade • Exterior end chimney • Offset, entry point • Arcaded, L-shaped walkway leading to main entry point • Combination of Stucco, horizontal wood, shingle, brick veneer cladding • Attached double car garage • Concrete driveway • Overhanging oriel window in second floor • Decorative lunette vent in front-facing gable
Model E – Parkdale  Example: 10508 Dabney Drive (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model**; available in customizable variations, based on different cladding types	• Irregular plan • Complex roof • Asymmetrical façade • Exterior end chimney • Offset, covered entry point, oriented 90 degrees from the main elevation • Combination of stucco, horizontal wood, shingle, brick veneer cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Overhanging oriel window in second floor • Decorative lunette vent in front-facing gable

3.4.1.6 Map ID #16: Casa New Salem I and II (1982)

Pardee's Casa New Salem I and II development (Figure 3, Map ID #16) is a multi-unit apartment housing development located in the center of Mira Mesa, north of Mira Mesa Community Park and San Diego Public Library Mira Mesa Branch building. Casa New Salem is bordered by Westmore Road to the north, Camino Ruiz to the west, New Salem Street to the south, and the Villas community to the east.

The Casa New Salem I and Casa New Salem II developments were marketed as apartments, rather than condominiums from Pardee Construction Company, opening in 1982. An architect for Casa New Salem was not named in any of the advertisements or literature available. Two-unit types were offered: 1 bedroom apartments beginning at $460/month and 2 bedroom apartments from $520/month. All units came with the enclosed balcony or patio. The apartments were marketed with "luxury features" including carpeting, drapes, dishwasher, air conditioning, refrigerator, and storage area. Community features included a communal laundry area, pool, and spa.[23]

Residences in the Casa New Salem I and II neighborhood share the following general character-defining features:

- New traditional style with Spanish Colonial Revival detailing style of architecture
- Mass produced and economic materials
- 2 stories in height
- Front gable roof and red clay tile shed sections
- Sheltered entries
- Sheltered, private balconies and patios per unit
- Separate parking lots
- Stucco exterior cladding

In addition to shared character-defining features, a pattern of similar alterations was made on an individual unit basis, though the building as a whole remains largely unaltered. Examples of consistently observed alterations throughout Casa New Salem include the following:

- Balcony railing or fence replacement
- Window and sliding glass door replacement
- Pull-down sun-shades or awnings added to balconies

Despite the level of alterations seen throughout the individual units, it is possible to identify original models of homes. For the purposes of this survey, Casa New Salem models are identified by their plan numbers when available, by number of bedroom and bathroom plans, or by building plan and shape. Table 7 provides a breakdown of all of the model types identified through the reconnaissance-level survey of The Villas and Casa New Salem neighborhood.

[23] SDU, "Grand Opening Casa New Salem Apartments," *San Diego Union* (San Diego, CA), Aug. 29, 1982.

Table 7. Identified Models within Map ID#16: Casa New Salem (1982)

Model and Photograph	Model Information	Character-Defining Features
Model A – Casa New Salem  Example: 10805 Camino Ruiz (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Multi-family residence **Variations on Model**: 16-plex	• Rectangular in plan • Combination flat and multiple M-roofs, clad with red clay tile • Pergola/punched sunroof section on both short sides • Irregular facades, with varying projecting and recessed wall planes • Sheltered, 2-story entry to units long and short sides; grouped for four units • Sheltered, inset, private balconies or patios on long sides only • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

Table 7. Identified Models within Map ID#16: Casa New Salem (1982)

Model and Photograph	Model Information	Character-Defining Features
Model B – Casa New Salem  Example: 8395 Westmore Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Multi-family residence **Variations on Model**: 8-plex	• Irregular plan • Combination flat and multiple M-roofs, clad with red clay tile • Pergola/punched sunroof section on both short sides • Irregular facades, with varying projecting and recessed wall planes • Various types of sheltered, 2-story entry to units employed: 1) on corners, grouped for two entries, with 2-story wood support post, and 2) grouped by 4 in the center of an elevation • Sheltered, inset, private balconies or patios on long sides only • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

Table 7. Identified Models within Map ID#16: Casa New Salem (1982)

Model and Photograph	Model Information	Character-Defining Features
Model C – Casa New Salem  Example: 8385 Westmore Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Unknown **Type:** Multi-family residence **Variations on Model**: 8-plex	• Rectangular in plan • Combination flat and multiple M-roofs, clad with red clay tile • Pergola/punched sunroof section on both short sides • Irregular facades, with varying projecting and recessed wall planes • Sheltered, 2-story entry to units long and short sides; grouped for four units • Sheltered, inset, private balconies or patios on long sides only • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

3.4.1.7 Map ID #19: The Villas (1983)

Pardee's The Villas development (Figure 3, Map ID #19) is a multi-unit condominium housing development located in the center of Mira Mesa, north of Mira Mesa Community Park and San Diego Public Library Mira Mesa Branch building. The Villas are bordered by Westmore Road to the north, Camino Ruiz to the west, New Salem Street to the south, and Mira Mesa Community Park to the east.

The Villas were originally marketed as "The Villas at Westmore" and comprised a 118-dwelling condominium development offered by Pardee Construction Co in 1983. The condominiums were designed by long-time Pardee collaborators, Lorimer-Case, AIA.[24] The Villas development offered three floor plans, named simply Plan 1, Plan 2, and Plan 3. Plan 1 was a studio unit and came with the community standards of a gas range and oven, private patio or balcony, air conditioning, separate dedicated carport, and community amenities such as a heated pool and spa, communal laundry facilities, and landscaping. Plan 2 was a 1 bedroom/1 bath unit, and Plan 3 was a 2 bedroom/2 baths unit and offered additional amenities such as a dishwasher. Plan 3 also offered two master bedroom suites, promoting shared ownership of the Plan 3 units. The condominium units were relatively affordable for the period, ranging from $42,500 for the studio units to $52,000 and higher for the 1- and 2-bedrooms (Figure 9).[25]

[24] SDU, "New! From $52,000," *San Diego Union* (San Diego, CA), June 6, 1983.
[25] SDU, "On The Market," *San Diego Union* (San Diego, CA), June 26, 1983.

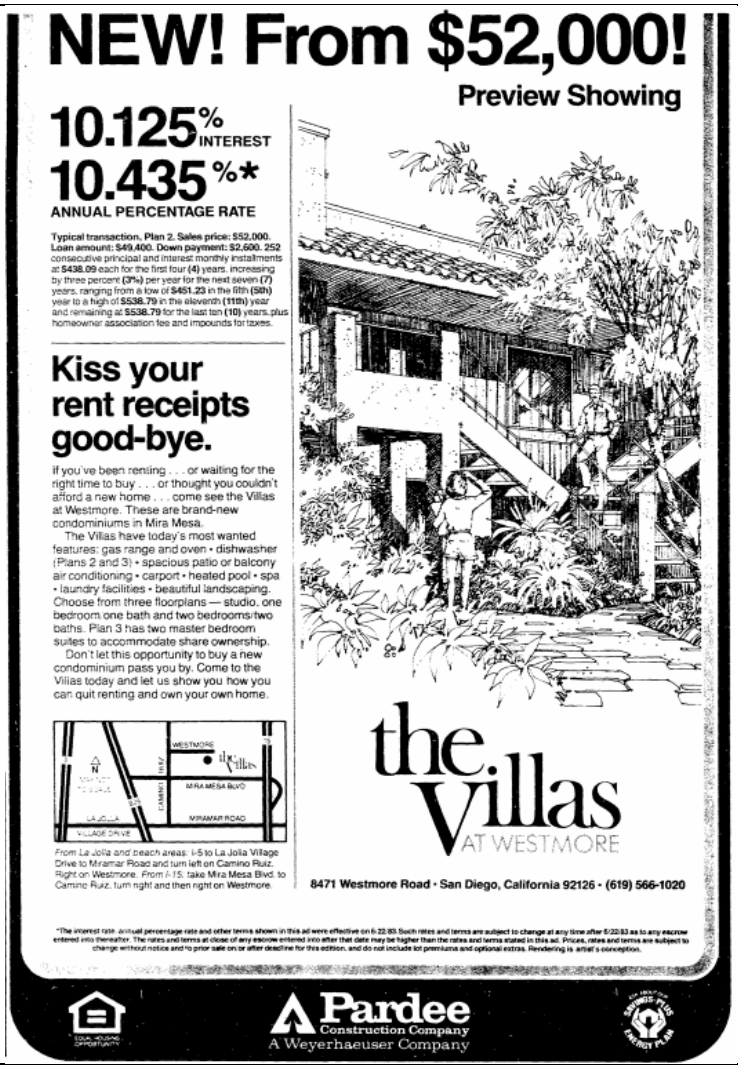


Figure 9. Advertisement for Villas New Salem from 1983 (SDU June 26, 1983)

Residences in The Villas neighborhood share the following general character-defining features:

- New traditional with Spanish Colonial Revival detailing style of architecture
- Mass produced and economic materials
- 2 stories in height
- Flat roofs with parapets and red clay tile shed sections
- Sheltered entries
- Sheltered, private balconies and patios per unit
- Separate parking lots
- Stucco exterior cladding

In addition to shared character-defining features, a pattern of similar alterations has been made on an individual unit basis, though the building as a whole remains largely unaltered. Examples of consistently observed alterations throughout The Villas include the following:

- Balcony railing or fence replacement
- Window and sliding glass door replacement
- Pull-down sun-shades or awnings added to balconies

Despite the level of alterations seen throughout the individual units, it is possible to identify original models of homes. For the purposes of this survey, The Villas models are identified by their plan numbers when available, by number of bedroom and bathroom plans, or by building plan and shape. Table 8 provides a breakdown of all of the model types identified through the reconnaissance-level survey of The Villas neighborhood.

Table 8. Identified Models within Map ID#19: The Villas (1983)

Model and Photograph	Model Information	Character-Defining Features
Plan 1 – The Villas  Example: 8474 Westmore Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Variations on Model:** studio plans, 8-plex	• Rectangular in plan • Flat roof with parapet and red-tile clad shed sections • Sheltered entry to units long side, with stucco, concrete and metal stair for upper units • Sheltered, inset balconies or patios on short side • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration
Plan 2 – The Villas  Example: 8492 New Salem Street (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Variations on Model:** 1 bedroom,1 bath plans,8-plex	• Rectangular in plan • Flat roof with parapet and red-tile clad shed sections • Sheltered entry to units' long side, with stucco, concrete and metal stair for upper units • Sheltered, inset balconies or patios on short side • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

Table 8. Identified Models within Map ID#19: The Villas (1983)

Model and Photograph	Model Information	Character-Defining Features
Plan 3 – The Villas  Example: 8481 Westmore Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer- Case, AIA **Type:** Multi-family residence **Variations on Model:** 2 bedroom,2 bath, 8-plex	• Rectangular in plan • Flat roof with parapet and red-tile clad shed sections • Sheltered entry to units' long side, with stucco, concrete and metal stair for upper units • Sheltered, inset balconies or patios on short side • Sliding sash and fixed windows with stucco surrounds throughout • Sliding glass doors at balconies and patios • Stucco exterior cladding • Red clay tile vent decoration

3.4.1.8 Map ID #25: Concord Villas (1987-1988)

Pardee's Concord Villas development (Figure 3, Map ID #25) is located in the center of Mira Mesa, north of Mira Mesa Community Park and Mira Mesa Community Park North. The development's boundaries are Hydra Lane to the north, Pardee's Concord Square housing development to the west, Westmore Road to the south, and Garde Street to the east.

The Concord Villas development, also called "Heritage," was a condominium development community, in-between two earlier Pardee housing developments. Heritage offered 400 one and two-bedroom condominium homes, priced between $62,200 and $88,550, with the first phase completed in 1987. The condominiums were designed by Lorimer-Case, AIA in a "traditional California Style," featuring voluminous ceilings and an abundance of natural light.[26] Two distinct plans were offered, a one-bedroom and one bathroom at 568 square feet and a two-bedroom and two bathroom at 873 square feet, each with a private patio or balcony. The condominiums also offered built-in appliances such as dishwashers and gas ranges, air conditioners, with vinyl flooring and carpeting, unit storage and laundry areas offered as standard services (Figure 10). Two communal pool and spa areas were also offered, maintained by a homeowner's association. Homeowner's fees were a modest $100 per month.[27]

[26] LAT, "Sales Pass Halfway Point at Heritage in Mira Mesa," *Los Angeles Times* (Los Angeles, CA), February 14, 1988.
[27] LAT, "Wide range of buyers attracted to low prices, Mira Mesa setting at Heritage," *Los Angeles Times* (Los Angeles, CA), October 4, 1987.


Heritage condominiums offer both convenience and affordability.

Sales pass halfway point at Heritage in Mira Mesa

Figure 10. Advertisement for Concord Villas from 1988 (LAT Feb. 14, 1988)

Residences in the Concord Villas (Heritage) condominiums neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass produced and economic materials
- 2 stories in height
- 8 units per building
- Gabled and flat roof designs
- Sheltered, grouped entries
- Private balconies and patios

The Concord Villas (Heritage) condominiums did not have any consistent or regularly observed alterations such as replacement cladding or windows. As such, it is possible to identify original model condominiums. For the purposes of this survey, Concord Villas (Heritage) models are distinguished by square footage and number of bedrooms, and buildings distinguished by building size and plan. Table 9 provides a breakdown of all of the model types identified through the reconnaissance-level survey of the Concord Villas (Heritage) condominiums neighborhood.

Table 9. Identified Models within Map ID#25: Concord Villas (Heritage) (1987-1988)

Model and Photograph	Model Information	Character-Defining Features
Model A – Concord Villa (Heritage)  Example: 10970 Summerdale Way (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Variations on Model**; 2 bed, 2 bath, 873-sq. ft.	• Square in plan • Flat roof with shed and gable roof details on parapets, to give illusion of gabled roof • Sheltered entry to units on both "gable ends," 4 per side • Sheltered, inset balconies on non-"gable ends," 4 per side • Sliding sash windows with stucco and flat board surrounds throughout • Stucco and horizontal wood board cladding • Decorative vents, in narrow arch shape
Model B – Concord Villa (Heritage)  Example: 8510 Summerdale Road (Google 2020)	**Builder:** Pardee Home Builders **Architect:** Lorimer-Case, AIA **Type:** Multi-family residence **Variations on Model**; 1 bed, 1 bath, 568-sq. ft.	• Rectangular in plan • Flat roof with shed and gable roof details on parapets, to give illusion of gabled roof • Sheltered entry to units on both "gable ends," 4 per side • Sheltered, inset balconies on non-"gable ends," 4 per side • Sliding sash windows with stucco and flat board surrounds throughout • Stucco and horizontal wood board cladding • Decorative vents, in narrow arch shape

3.4.2 A.J. Hall Corporation (1964-2000s) Developments

In 1964, Alvin J. Hall founded the A.J. Hall Corporation in San Diego. The A.J. Hall Corporation developed condominium complexes in Southern California throughout the 1960s and 1970s. The company incorporated "open space" in their plans and clustered buildings in order to make an attractive arrangement of homes and green belts. Trees and topography played a large role in the master-planning of the company's developments, which in turn created privacy, view framers, and aesthetics.[28] The company was particularly active in the 1970s with the construction of Mount La Jolla in 1970, Mesa Village in Mira Mesa in 1972, and Beachwalk in Huntington Beach in 1975. The A.J. Hall Corporation appears to have dissolved in the early 2000s.

3.4.2.1 Map ID #5: Mesa Village (1972)

The A.J. Hall Corporation's Mesa Village (Figure 3, Map ID #5) was the company's only development in Mira Mesa. The multi-family development was constructed within the same year resulting in continuity and a master-planned community feeling. The community's boundaries can be described as Hillery Drive to the north, Westonhill Drive to the west, Flanders Drive to the south, and Rickert Road and the Walker Elementary School and Neighborhood Park to the east.

The A.J. Hall Corporation's Mesa Village was developed as a single family condominium cluster-home development. Constructed in 1972, the 538-unit community offered six basic model designs with two to four bedrooms and one, one and one-half bathrooms. The smallest home available was 932 square feet and priced between $22,950 and $23,250 in 1973. The largest model was 1,765 square feet and priced between $31,000 and $32,750 in 1973.[29] Daniel Nick Salerno and Associates from San Diego designed the buildings and Robert Van Roekel developed the design concept from Redlands. In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project.[30] The award was presented by the Pacific Coast Builders Conference. The company incorporated "open space" in Mesa Village's plans and clustered buildings in order to make an attractive arrangement of homes and green belts. Trees and topography played a large role in the master planning of the company's developments, which in turn created privacy, view frames, and aesthetics.[31] The community featured multiple community amenities including two recreation centers with swimming pools, the Mesa Village Park, and the pedestrian Village Trail (Figure 11).

[28] Maxwell C. Huntoon Jr., "California Goes to Market: Case History No. 2," *House & Home* 41, no. 5 (May 1972): 86.
[29] TA, "3rd Phase of Project Started," *Times-Advocate* (Escondido, CA), Feb. 18, 1973.
[30] LAT, "Grand Awards," *Los Angeles Times* (Los Angeles, CA), June 4, 1972.
[31] Maxwell C. Huntoon Jr., "California Goes to Market: Case History No. 2," *House & Home* 41, no. 5 (May 1972): 86.

Figure 11. Article for Mesa Village from 1972 (LAT June 4, 1972)

Residences in the Mesa Village neighborhood share the following general character-defining features:

- Tract Ranch style of architecture
- Mass produced and economic materials
- Modestly sized and one-story, one and a half, or two-stories in height
- Uniform setback from the street
- Carports
- Minimal exterior ornamentation
- Assessed by walkway and shared driveway
- Simple rooflines that are side gabled or multi side gabled

In addition to shared character-defining features, a pattern of similar alterations has been made on an individual unit basis, though the building as a whole remains largely unaltered. Examples of consistently observed alterations throughout Mesa Village include the following:

- Replacement windows
- Security doors added
- Reroofing

Despite the level of alterations seen throughout the individual units, it is possible to identify original models of homes. For the purposes of this survey, Mesa Village models are identified by their plan numbers when available, by number of bedroom and bathroom plans, or by building plan and shape. Table 10 provides a breakdown of all model types identified through the reconnaissance-level survey of Mesa Village neighborhood.

Table 10. Identified Models within Map ID#5: Mesa Village (1972)

Model and Photograph	Model Information	Character-Defining Features
Model A – Mesa Village  Example: 9012 Caminito Vera (Google 2020)	**Builder:** A.J. Hall Corporation **Architect:** Daniel Nick Salerno and Associates **Type:** Single family residence **Variations on Model:** 2 bedrooms, one and one-half stories	• L shape in plan • Side gabled • Exterior end chimney • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Attached carport • Accessed from walkway and shared driveway • Minimal exterior ornamentation
Model B – Mesa Village  Example: 10511 Westonhill Drive (Google 2020)	**Builder:** A.J. Hall Corporation **Architect:** Daniel Nick Salerno and Associates **Type:** Single family residence **Variations on Model:** 2 or 3 bedrooms, one and one-half stories	• Rectangular in plan • Side gabled • Exterior end chimney • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Accessed from walkway and shared driveway • Minimal exterior ornamentation

Table 10. Identified Models within Map ID#5: Mesa Village (1972)

Model and Photograph	Model Information	Character-Defining Features
Model C – Mesa Village  Example: 8817 Caminito Pollo (Google 2020)	**Builder:** A.J. Hall Corporation **Architect:** Daniel Nick Salerno and Associates **Type:** Single family residence **Variations on Model:** 2 or 3 bedrooms, one story	• Rectangular in plan • Side gabled • Exterior end chimney • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Attached carport • Accessed from walkway and shared driveway • Minimal exterior ornamentation
Model D – Mesa Village  Example: 9197 Hillery Drive (Google 2020)	**Builder:** A.J. Hall Corporation **Architect:** Daniel Nick Salerno and Associates **Type:** Single family residence **Variations on Model:** 2 or 3 bedrooms, one story	• Rectangular in plan • Side gabled • Exterior chimney clad in horizontal wood boards or stucco on main elevation • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Attached carport • Accessed from walkway and shared driveway • Exposed beams at gable end • Minimal exterior ornamentation

Table 10. Identified Models within Map ID#5: Mesa Village (1972)

Model and Photograph	Model Information	Character-Defining Features
Model E– Mesa Village  Example: 10504 Caminito Westchester (Google 2020)	**Builder:** A.J. Hall Corporation **Architect:** Daniel Nick Salerno and Associates **Type:** Single family residence **Variations on Model:** 3 or 4 bedrooms, one and two stories	• Irregular in plan • Multiple side gabled • Exterior chimney clad in horizontal wood boards on main elevation • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Entry is partially obscured by a freestanding wooden screen • Exposed beams at gable end • Accessed from walkway and shared driveway • Minimal exterior ornamentation
Model F – Mesa Village  Example: 9045 Hillery Drive (Google 2020)	**Builder:** A.J. Hall Corporation **Architect:** Daniel Nick Salerno and Associates **Type:** Single family residence **Variations on Model:** 2 or 3 bedrooms, one story	• Rectangular in plan • Side gabled • Exterior chimney clad in horizontal wood boards on main elevation • Offset entry point • Mixed exterior materials including stucco and horizontal wood siding • Attached carport • Accessed from walkway and shared driveway • Minimal exterior ornamentation

3.4.3 The Fieldstone Company (1981- present) Developments

Founded in 1981, the Fieldstone Company, one of the Fieldstone Group of Companies, acquired, managed, and developed communities in Southern California, Texas, and Utah ranging in size from small housing developments to large master-planned communities with attached townhomes and detached single family homes.[32] The company's co-founders Peter Ochs and Keith Johnson utilized a concept called "partnering," where employees and subcontractors are treated as associates. Through this management technique, Ochs and Johnson asked their subcontractors to share ideas on how to build a better home. Resulting in the Fieldstone Company gaining a reputation of the most ethical and cooperative builders in the industry. Throughout the 1980s and 1990s, the company constructed 19 residential developments in Southern California including Rancho Santa Margarita, Mission Viejo, Irvine, Fullerton, Placentia, Cypress, Chula Vista, Carlsbad, and Temecula. The company's headquarters was located in Irvine. In 1993, Fieldstone made headlines for defaulting on a $150-million loan for a 2,300-acre community in La Costa, this along with going into default on several construction loans made the company's future questionable.[33] After two years of catching up to its land holdings, the company began building new homes again in 2011 and continues to construct homes primarily in Utah.

3.4.3.1 Map ID #15: Canyon Country (1982)

The Fieldstone Company's Canyon Country development (Figure 3, Map ID #15) is located in the northwestern section of Mira Mesa. The community's boundaries can loosely be described as Calle Cristobal to the north, Canyon Hill Lane to the west, New Salem Street to the south, and Canyon Point Court to the east. The community was built in several smaller sections and on the north and south of a canyon.

The Fieldstone Company's Canyon Country development in 1982totaled 459 homes and became one of Fieldstone's most enduring success stories. The homes were offered with three- or four-bedrooms and two to three baths in a single-level or two-story plan of approximately 1,400 to 1,900 square feet. Originally four floor plans were designed by the Orange, California based architecture firm Hales-Langston Inc.[34] Over time the plans were expanded and exterior ornamentation and variance in the rooflines were used to distinguish homes within this neighborhood. The architecture firm Hales-Langston, AIA designed Canyon Country. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under $135,000 for its Canyon County development in Mira Mesa at the 1982 SAM (Sales & Marketing Awards).[35]. The community was named after the views of Lopez Canyon offered by many of the properties. In 1982, the Canyon Country homes were selling for about $70 a square foot while the usual rate for San Diego real estate at the time was $100 a square foot. Upon the community's opening, the homes were so popular that people camped out the night before to get in line. "They're big houses, they're beautiful, they've got a great view, and they're inexpensive," stated Mike Dennis the second person to sign up for the purchase of a Canyon Country home.[36] Fieldstone did not name the community's models rather, they named them after the number of bedrooms and number of stories offered (Figure 12).

[32] Fieldstone Homes, "Fieldstone Re-Establishes Its Presence in the Southern California Homebuilding Market with Four New Developments," accessed Apr. 16, 2020, https://www.globenewswire.com/news-release/2011/01/10/1255985/0/en/Fieldstone-Re-Establishes-Its-Presence-in-the-Southern-California-Homebuilding-Market-With-Four-New-Developments.html.

[33] Debora Vrana, "Fieldstone: Residential Builder," *Los Angeles Times* (Los Angeles, CA), Oct. 9, 1994.

[34] LAT, "Fieldstone to Build on Success at Canyon Country," *The Los Angeles Times* (Los Angeles, CA), Jan. 18, 1987.

[35] SDU, "Design," *San Diego Union* (San Diego, CA), October 24, 1982.

[36] Barbara O'Neil, "Line Forms Early for 'Inexpensive' Houses," *San Diego Union* (San Diego, CA), July 17, 1982.

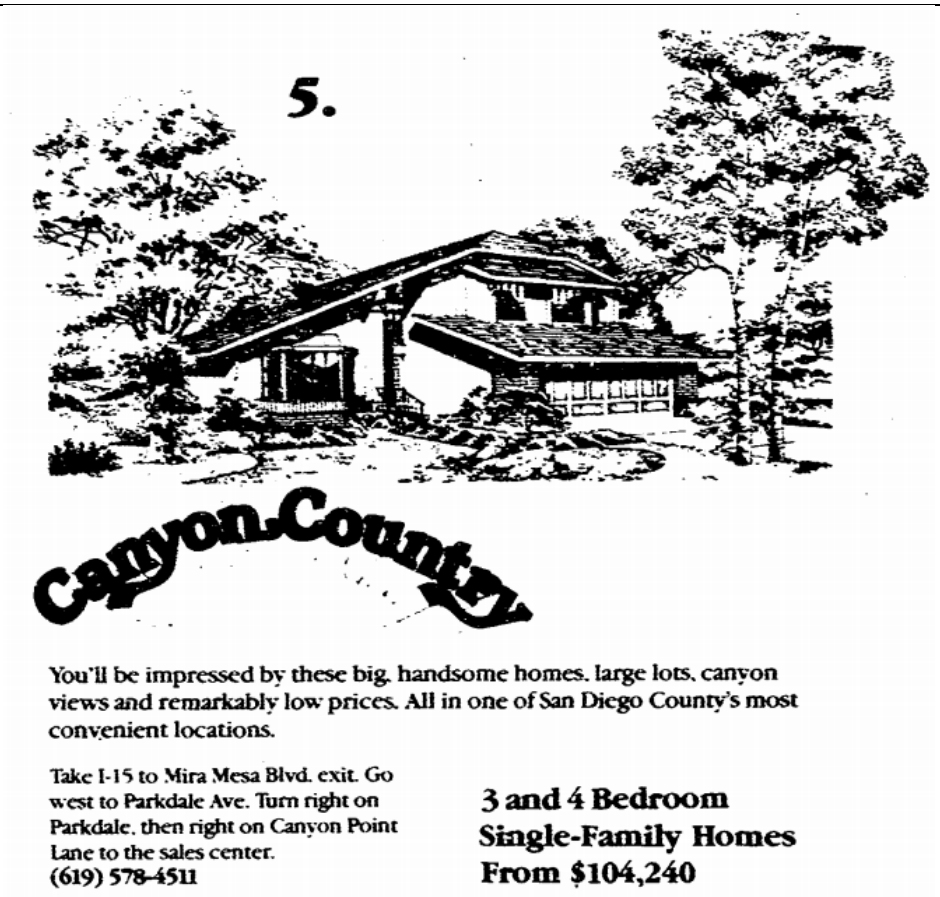


Figure 12. Advertisement for Canyon Country from 1982 (SDU Dec. 11, 1982)

Residences in the Canyon Country neighborhood share the following general character-defining features:

- Contemporary, Tract Ranch, and New Traditional with Neo-Spanish Colonial Revival detailing styles of architecture
- Mass produced and economic materials
- One or two stories in height
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages
- Mix of cladding materials, usually stucco, wood and brick or stone veneer
- Multiple, customizable roofline options per model
- Minimal exterior decoration

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Canyon Country include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Partially enclosed front courtyard

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters, as model numbers or names were not available for the Canyon Country developments. Table 11 provides a breakdown of all model types identified through the reconnaissance-level survey of the Canyon Country neighborhood.

Table 11. Identified Models within Map ID#15: Canyon Country (1982)

Model and Photograph	Model Information	Character-Defining Features
Model A – Canyon Country  Example: 7450 Canyon Breeze Drive (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Complex roof with hipped, shed, and gabled components • Exterior end chimney • 1.5 story, recessed entry with double doors and large transom and single, articulated pilaster • Upper story window dormer • Mixed material cladding: Stucco or horizontal wood board, with brick detailing • Attached single car garage • Bay window on front elevation • Concrete driveway • Lacks exterior ornament

Table 11. Identified Models within Map ID#15: Canyon Country (1982)

Model and Photograph	Model Information	Character-Defining Features
Model B – Canyon Country  Example: 7343 Canyon Peak Lane (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• Rectangular in plan • Side gabled • Exterior end chimney • Roof overhang creates an integral walkway to main entry point; with support column • Front elevation window is a corner window • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Lacks exterior ornament
Model C – Canyon Country  Example: 7245 Crow's Nest Ln (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• T shape in plan • Cross-gabled • Exterior end chimney • Roof overhang creates a partial-width integral porch, with two support pillars • Double doors • Bay window • Stucco exterior cladding; horizontal wood board cladding in front-facing gable • Attached single car garage • Tilt up garage door • Concrete driveway • Brick or stone veneer exterior ornament

Table 11. Identified Models within Map ID#15: Canyon Country (1982)

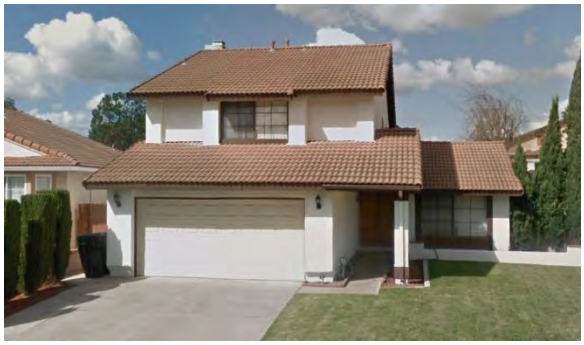
Model and Photograph	Model Information	Character-Defining Features
Model D – Canyon Country  Example: 7426 Rock Canyon Dr (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Side gabled roof • Inset pilasters on main elevation • Offset, sheltered entry point • Stucco exterior cladding • Double door • 2nd story window centered, in a projecting window surround • Attached single car garage • Concrete driveway • Brick veneer detailing
Model E – Canyon Country  Example: 7604 Flower Meadow Dr (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• Irregular plan • Complex roof with gabled and shed components • Exterior end chimney • Covered, offset entry point • Single door with lunette transom • Symmetrical window placement on the second floor • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Decorative, stylized metal grate over vent in front gable

Table 11. Identified Models within Map ID#15: Canyon Country (1982)

Model and Photograph	Model Information	Character-Defining Features
Model F – Canyon Country  Example: 11541 Windy Ridge Way (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• Irregular plan • Front-gabled roof • Exterior end chimney • Covered, offset entry point with arched vestibule • Stucco exterior cladding • Attached single car garage • Concrete driveway • Decorative stucco relief vent (round or arched) in garage gable end • Decorative wing wall extending from garage side elevation

3.4.3.2 Map ID #20: Mesa Ridge (1984)

The Fieldstone Company's Mesa Ridge development (Figure 3, Map ID #20) is located in the northeastern section of Mira Mesa. The community's boundaries can loosely be described as Hawkeye Way to the north, Dauntless Street to the west, Spitfire Road to the south, and Spitfire Road to the east. The community was built entirely by 1984. The community is accessed by Westview Parkway, which leads to an oval shaped series of roads including Dauntless Street, Hawkeye Way, and Spitfire Road.

Grading for Fieldstone Company's Mesa Ridge development began in 1983 as a 73-acre site. The community included 215 three- and four-bedroom homes built on 5,000-square-foot lots.[37] Mesa Ridge Homes were sized from 1,090 to 1,806 square feet and offered five single-level and two-story plans. Prices ranged from $104,500 to $132,990 in 1985. The community's architects were the same firm that designed Fieldstone's Canyon Country community, Hales-Langston, AIA. The models included extras such as a wood-burning fireplace, decorator selected lighting fixtures and carpeting, spacious family rooms, and master suites with separate dressing areas. The kitchens included continuous-clean ovens, dishwashers, disposals, hand-finished oak cabinets, and tile countertops. All the plans had enclosed two-car garages with interior access. [38] The community became so popular and sold so quickly that Fieldstone used three of the most popular floorplans from Mesa Ridge for their Mesa Ridge-Peñasquitos community in Rancho Peñasquitos, which opened in 1986.[39] Fieldstone did not name the communities models rather, they named them after the number of bedrooms and number of stories offered (Figure 13).

[37] SDU, "Mesa Ridge," *San Diego Union* (San Diego, CA), Apr. 24, 1983.
[38] LAT, "Free Washer and Dryer Offered as Valentine Gift by Mesa Ridge," *The Los Angeles Times* (Los Angeles, CA), Jan. 27, 1985.
[39] LAT, "Mesa Ridge-Penasquitos Nears Sell-Out; Only Five Homes Left," *The Los Angeles Times* (Los Angeles, CA), Feb. 16, 1986.

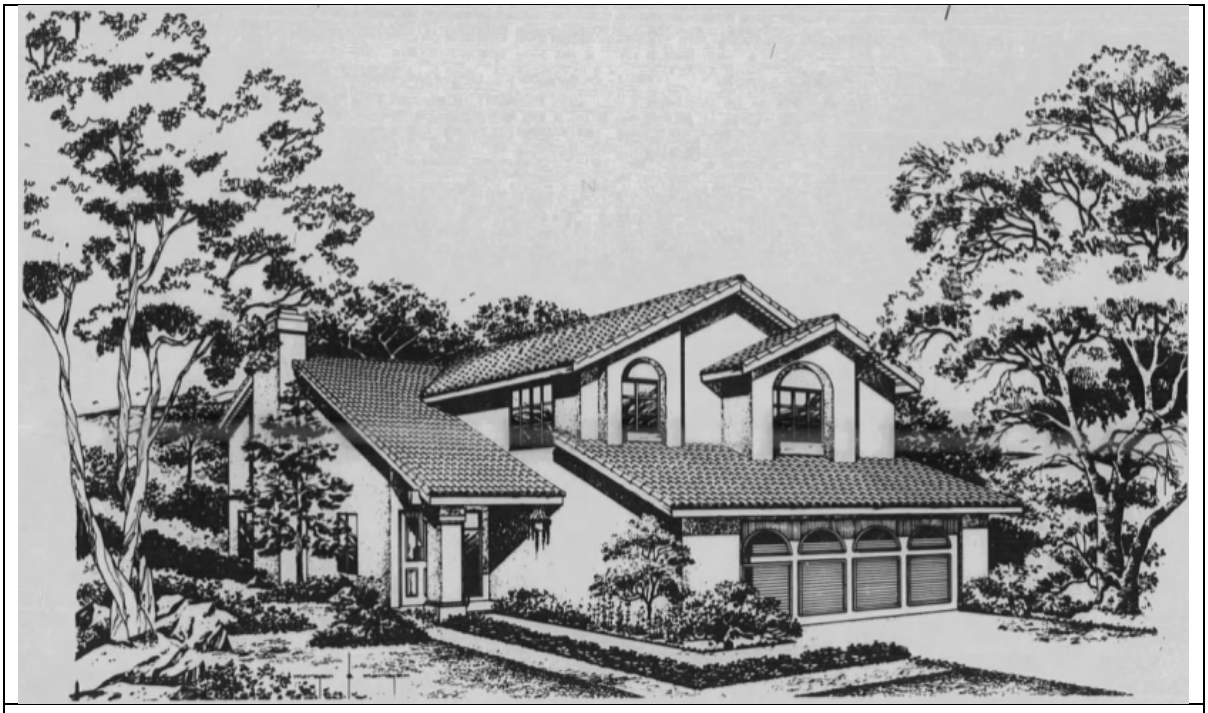


Figure 13. Advertisement for Mesa Ridge from 1984 (LAT Jan. 26, 1984)

Residences in the Mesa Ridge neighborhood share the following general character-defining features:

- Contemporary and New Traditional with Neo Spanish Colonial Revival and Tudor Revival detailing styles of architecture
- Mass produced and economic materials
- One to two stories in height
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages
- Mix of cladding materials, usually stucco, wood, and brick or stone veneer
- Multiple, customizable roofline options for most models
- Minimal decoration

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mesa Ridge include the following:

- Adding or removing decorative elements (trim, half-timbering, etc.)
- Reroofing
- Replacement windows

- Replacement entry doors, including the addition of security doors
- Replacement garage doors

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters, as model numbers or names were not available for the Mesa Ridge developments. Table 12 provides a breakdown of all model types identified through the reconnaissance-level survey effort of the Mesa Ridge neighborhood.

Table 12. Identified Models within Map ID#20: Mesa Ridge (1984)

Model and Photograph	Model Information	Character-Defining Features
Model A – Mesa Ridge  Example: 11480 Avenger Road (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• Rectangular in plan • Side gabled • Roof overhang creates an integral walkway to main entry point • Front elevation window is Bay window, with brick sill detailing • Stucco exterior cladding; with some brick veneer • Attached single car garage • Concrete driveway • Lacks exterior ornament
Model B – Mesa Ridge  Example: 9867 Tomcat Place (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Cross gabled • Exterior end chimney • Centered entry point • Stucco, brick, and stone veneer exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Wood half-timbering detail in front facing gable

Table 12. Identified Models within Map ID#20: Mesa Ridge (1984)

Model and Photograph	Model Information	Character-Defining Features
Model C – Mesa Ridge  Example: 11543 Hawkeye Way (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Cross-gable roof • Inset pilaster on main elevation • Exterior end chimney • Garage roof overhang creates an integral walkway to main entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Wood half-timbering detail in front facing gable (when present), around garage and front door
Model D – Mesa Ridge  Example: 11550 Phantom Lane (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Complex roof with gabled and shed components • Exterior end chimney • Roof overhang shelters offset, main entry point • 2nd story window is centered on gable, with wood surround • Stucco or horizontal wood board cladding • Attached single car garage • Off center garage door • Concrete driveway • Large decorative vent in gable end (arched) • Prominent stucco pilaster details if stucco cladding

Table 12. Identified Models within Map ID#20: Mesa Ridge (1984)

Model and Photograph	Model Information	Character-Defining Features
Model E – Mesa Ridge  Example: 11590 Phantom Lane (Google 2020)	**Builder:** Fieldstone Company **Architect:** Hales-Langston, AIA **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Complex roof with saltbox, gabled and shed components • 1st story window has is a bay window in mini gable • 2nd story window is offset in mini gable • Offset, 1.5 story entry point • Stucco exterior cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Decorative vent in gable end (arched, round)

3.4.3.3 Map ID #27: Canyon Mesa/ Canyon Ridge (1989)

The Fieldstone Company's Canyon Mesa/Canyon Ridge development (Figure 3, Map ID #27) is located in the northwest section of Mira Mesa. The community's boundaries can loosely be described as Norcanyon Way to the north, Prairie Wood Drive to the west, Los Sabalos Street to the south, and Camino Ruiz to the east. The community was built starting at its southern tremulous, Los Sabalos Street and continued north across Calle Cristobal to its northern most tremulous Norcanyon Way.

The Fieldstone Company's Canyon Mesa/Canyon Ridge development is located within the Mirador Park area of Mira Mesa. The Berkus Group Architects designed the buildings in a Contemporary architectural style. The community offered three- to five-bedrooms, two to three baths, and two- to three-car garages. Three one and two-story floor plans ranged in size from 1,679 to 2,252 with prices starting at $226,990 in 1990. Interior amenities included dining rooms, wood-burning fireplaces with gas-lighters, ceramic-tile entryways, skylights, built-in plant shelves, garden windows, bay window nooks, and interior laundry rooms. Standard with each home was a front-yard landscaping with sprinklers and full fencing.[40] Sales of the homes in this development were beyond the expectations of Fieldstone, which was partially attributed to its location overlooking Los Peñasquitos Canyon Preserve. Additionally, the community was central to the major freeways, schools, parks, and other public facilities.[41] Fieldstone did not name the community's models rather, they named them after the number of bedrooms and number of stories offered (Figure 14).

[40] LAT, "New Canyon Ridge Homes in Mira Mesa Priced from $226,990," *The Los Angeles Times* (Los Angeles, CA), June 17, 1990.

[41] LAT, "Fieldstone Reports Sales Brisk at Firm's 3 Projects at Mirador Park near Mira Mesa," *The Los Angeles Times* (Los Angeles, CA), May 14, 1989.

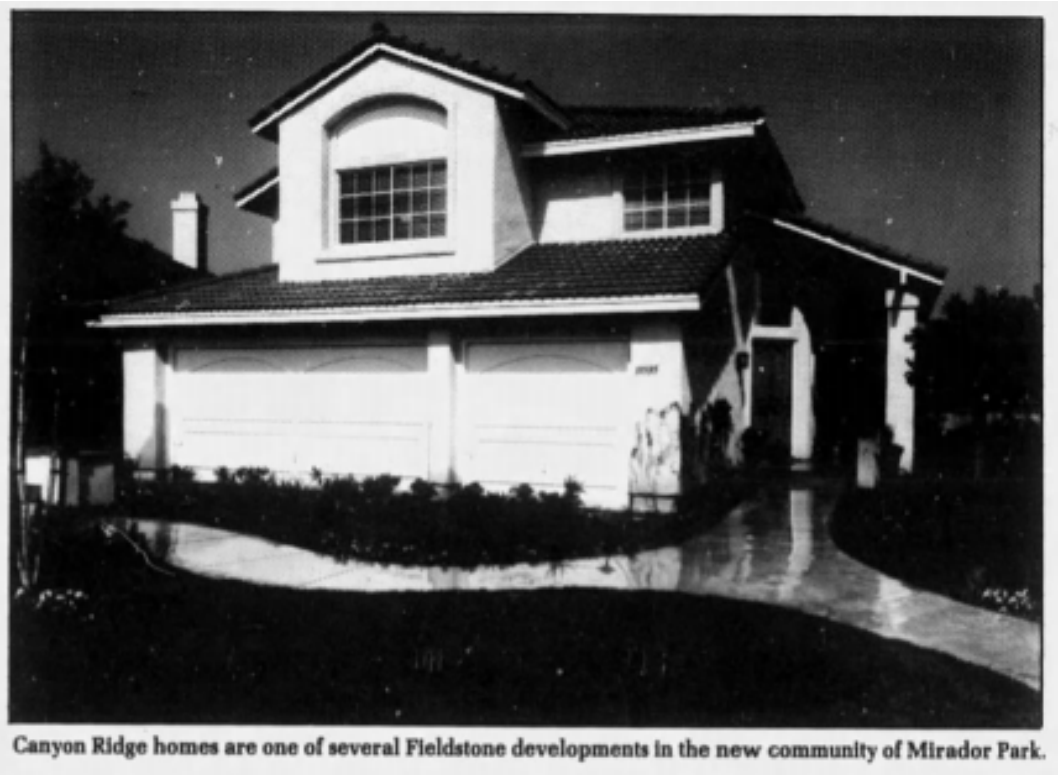


Figure 14. Advertisement for Canyon Mesa/Canyon Ridge from 1989 (LAT May 14, 1989)

Residences in the Canyon Mesa/Canyon Ridge neighborhood share the following general character-defining features:

- Contemporary and New Traditional with Neo-Spanish Colonial Revival detailing styles of architecture
- Mass-produced and economic materials
- 1-2 stories in height
- Covered entries
- Uniform setback from the street
- Concrete driveways
- Attached single-width garages for one-story models, double width garages for two-story models
- Primarily stucco cladding
- Multiple, customizable roofline options for most models
- Simple exterior ornamentation

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Canyon Mesa/Canyon Ridge include the following:

- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Side and rear additions
- Adding enclosed entries, gates, or courtyard walls

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters, as model numbers or names were not available for the Canyon Mesa/Canyon Ridge developments. Table 13 provides a breakdown of all model types identified through the reconnaissance-level survey of the Canyon Mesa/Canyon Ridge neighborhood.

Table 13. Identified Models within Map ID#27: Canyon Mesa/Canyon Ridge (1989)

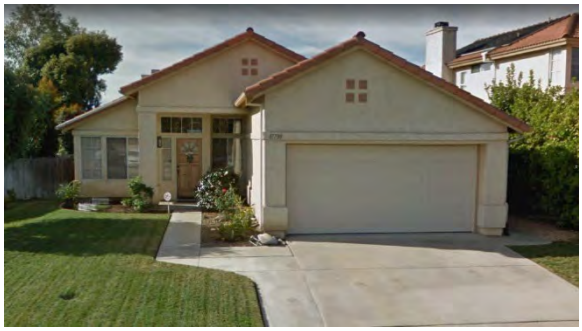
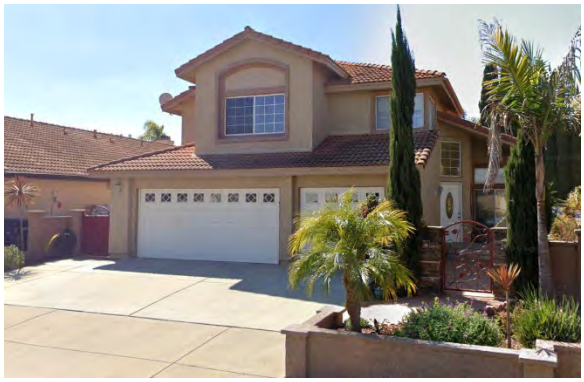
Model and Photograph	Model Information	Character-Defining Features
Model A – Canyon Mesa/Canyon Ridge  Example: 11730 Thomas Hayes Ln (Google 2020)	**Builder:** Fieldstone Company **Architect:** Berkus Group Architects **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Multi-gabled roof • Exterior end chimney • Roof overhang creates sheltered main entry point • Stucco exterior cladding • Clay tile roof cladding • Attached single car garage • Concrete driveway • Tile detailing exterior ornament
Model B – Canyon Mesa/Canyon Ridge  Example: 7845 Norcanyon Way (Google 2020)	**Builder:** Fieldstone Company **Architect:** Berkus Group Architects **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Multi-gabled roof • Asymmetrical front facade • Exterior end chimney • Centered entry point • Stucco exterior cladding • Clay tile roof cladding • Attached single car garage • Tilt up garage door • Concrete driveway • Palladian window and detailing

Table 13. Identified Models within Map ID#27: Canyon Mesa/Canyon Ridge (1989)

Model and Photograph	Model Information	Character-Defining Features
Model C – Canyon Mesa/Canyon Ridge  Example: 7864 Norcanyon Way (Google 2020)	**Builder:** Fieldstone Company **Architect:** Berkus Group Architects **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• L shape in plan • Multi-gabled roof • Asymmetrical front facade • Exterior end chimney • Centered entry point • Tripartite windows with decorative 4-light transom over center window and prominent sill • Stucco exterior cladding • Clay tile roof cladding • Attached single car garage • Concrete driveway • Decorative garage gable vent
Model D – Canyon Mesa/Canyon Ridge  Example: 11914 Thomas Hayes Ln (Google 2020)	**Builder:** Fieldstone Company **Architect:** Berkus Group Architects **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• Irregular plan • Complex roof with hipped, shed, and gabled components • Inset pilaster on main elevation • Exterior end chimney • Roof overhang creates an arcade walkway to main, offset entry point • Double door with transom • Stucco exterior cladding • Attached double car garage • Tilt up garage doors • Concrete driveway • Stylized column capital details

Table 13. Identified Models within Map ID#27: Canyon Mesa/Canyon Ridge (1989)

Model and Photograph	Model Information	Character-Defining Features
Model E – Canyon Mesa/Canyon Ridge  Example: 11864 River Rim Road (Google 2020)	**Builder:** Fieldstone Company **Architect:** Berkus Group Architects **Type:** Single family residence **Variations on Model:** available in customizable variations, based on different roof shapes	• Irregular plan • Complex roof with hipped, shed, and gabled components • Asymmetrical front facade • Exterior end chimney • Offset, recessed entry point; angled 45 degrees to the street • 2nd story window in shaped stucco recess (arched, Palladian, square) • Stucco exterior cladding • Attached double car garage • Tilt up garage door • Concrete driveway • Simple exterior ornamentation

3.4.4 The Larwin Company (1948-2010s) Developments

Lawrence Weinberg founded the Larwin Company in 1948, the same year he graduated from UCLA. Initially Weinberg's projects were small, starting out constructing just four houses. By the 1950s, the company began building large tracts in Orange County, and throughout the Los Angeles area, including the San Fernando Valley. One of their larger projects was in Ventura County's Simi Valley, building a substantial portion of the city's post-World War II housing. By 1964, the Larwin Company had built about 10,000 houses. As housing trends changed in the late 1960s and 1970s, the company became a major developer of multi-family housing, including apartments, townhomes, and condominiums. In 1969, the company merged with the CNA Financial Corporation of Chicago, which allowed them the capital to expand into the San Diego and Bay Area housing markets. By 1971, Larwin communities averaged more than $1 million in new home sales each week. The company, in addition to having major divisions in multi-family home building, offered financial services including mortgages banking and real estate investment trust management, recreational second home community development, and commercial and industrial property development.[42] In the 1970s, the company also expanded outside of California, constructing projects in the Chicago area and two large tracts in Long Island, New York.[43] The Larwin Company continued to develop homes into as late as the early 2000s, including Mesa Verde in Los Angeles in 2006 before closing permanently in the mid-2010s.

3.4.4.1 Map ID #2: Encore (1970)

The Larwin Company's Encore development (Figure 3, Map ID #2) is located in the northeast and northwest section of Mira Mesa and developed in three sub-sections. The community's boundaries can loosely be described as

[42] IPT, "Rebound in New Home Sales Seen by Larwin," *Independent Press-Telegram* (Long Beach, CA), Mar. 6, 1971.
[43] The California Department of Transportation, "Tract Housing in California, 1945-1975: A Context For National Register Evaluation," (Sacramento, CA), 2011.

Menkar Road to the north, Montongo Street to the west, Libra Street to the south, and Black Mountain Road to the east.

The Larwin Company's Encore development was stated as being Mira Mesa's fastest selling development in 1970. The strong sales pace was attributed to extra building features, reasonable prices, and the recreation-oriented family-planned community. The residence's sizes ranged from three- to seven-bedrooms and one to two-stories with prices beginning at $22,490 in 1971 with FHA and VA financing available. The buildings were offered in five floor plans with 20 separate exteriors in June 1970 and by July 1971 that had expanded to include six floor plans and 23 separate exteriors in total all designed by Stewart C. Woodard, A.I.A. The exterior elevations were designed to blend in with the environment with rough-sawn wood and steeply pitched rooflines, natural colors and wood stains were utilized, which harmonized with the surrounding canyon and hills.[44] The community was designed to include four neighborhood parks, each with its own "junior Olympic" swimming pool, wading pool, picnic area, and cabanas. The homes were advertised to include features such as garden view kitchens and family rooms, sliding glass patio doors, custom designed lighting fixtures, and patio pass-through bars for indoor-outdoor living. The community's plans could easily be expanded allowing young families to grow.[45] Larwin named the six plans, which included the Monterey (Figure 14), Spacemaster I, Westbury, Granada, Seville, and Carmel (Figures 15-16).

Residences in the Encore neighborhood share the following general character-defining features:

- Contemporary style of architecture
- Mass produced and economic materials
- Modestly sized, one and two-story in height
- Uniform setback from the street
- Concrete driveways
- Single and double-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled, flat, or a combination of several
- Variety of floor plan model options available in multiple, customizable exterior stylings

[44] SDU, "Framing Begins on Encore Unit," *San Diego Union* (San Diego, CA), Nov. 7, 1971.
[45] SDU, "Larwin Starts Work on 102 Encore Homes," *San Diego Union* (San Diego, CA), June 28, 1970.

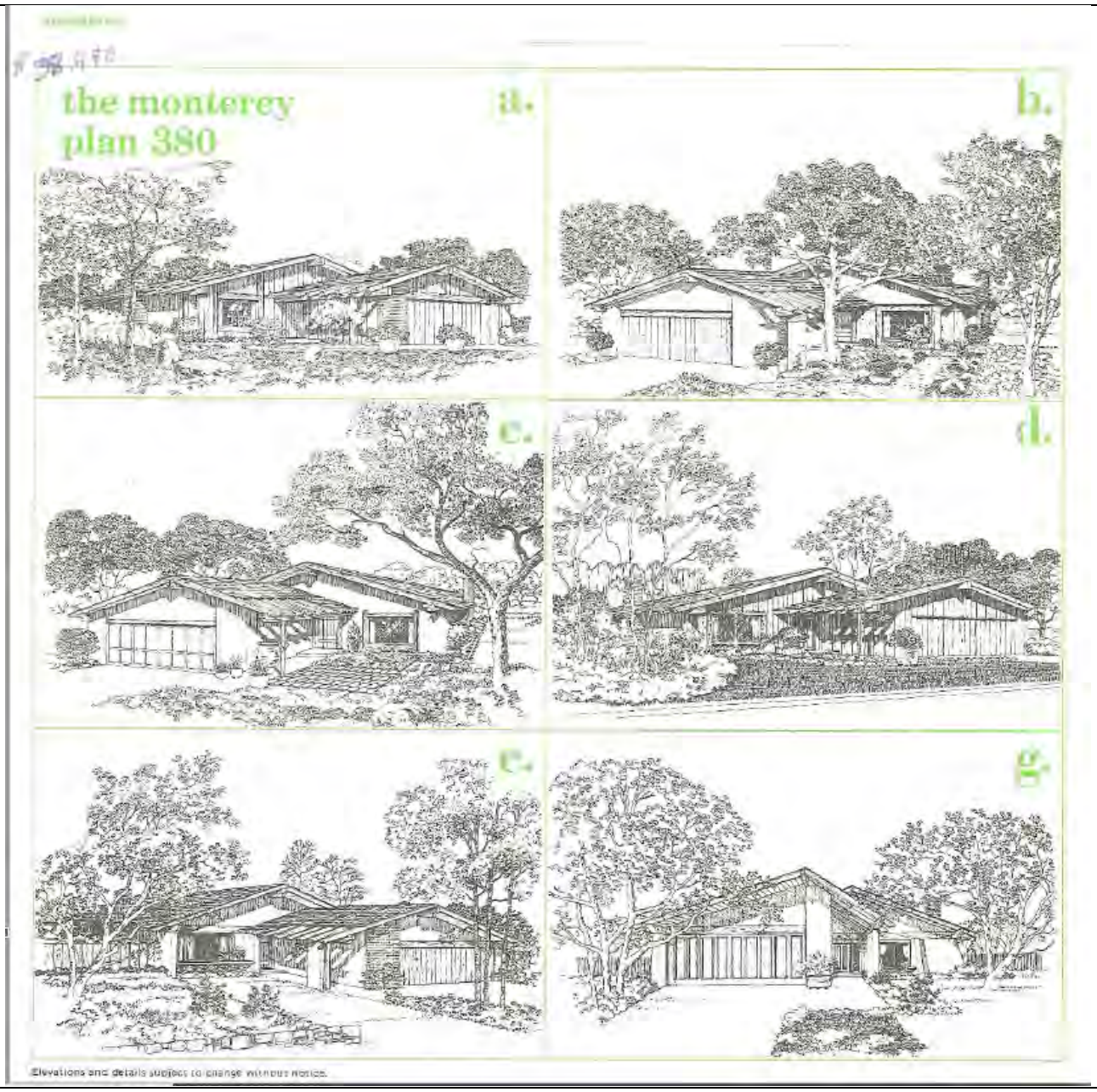


Figure 15. Larwin Plan Book showing the Monterey plan options (The Larwin Group 1973)

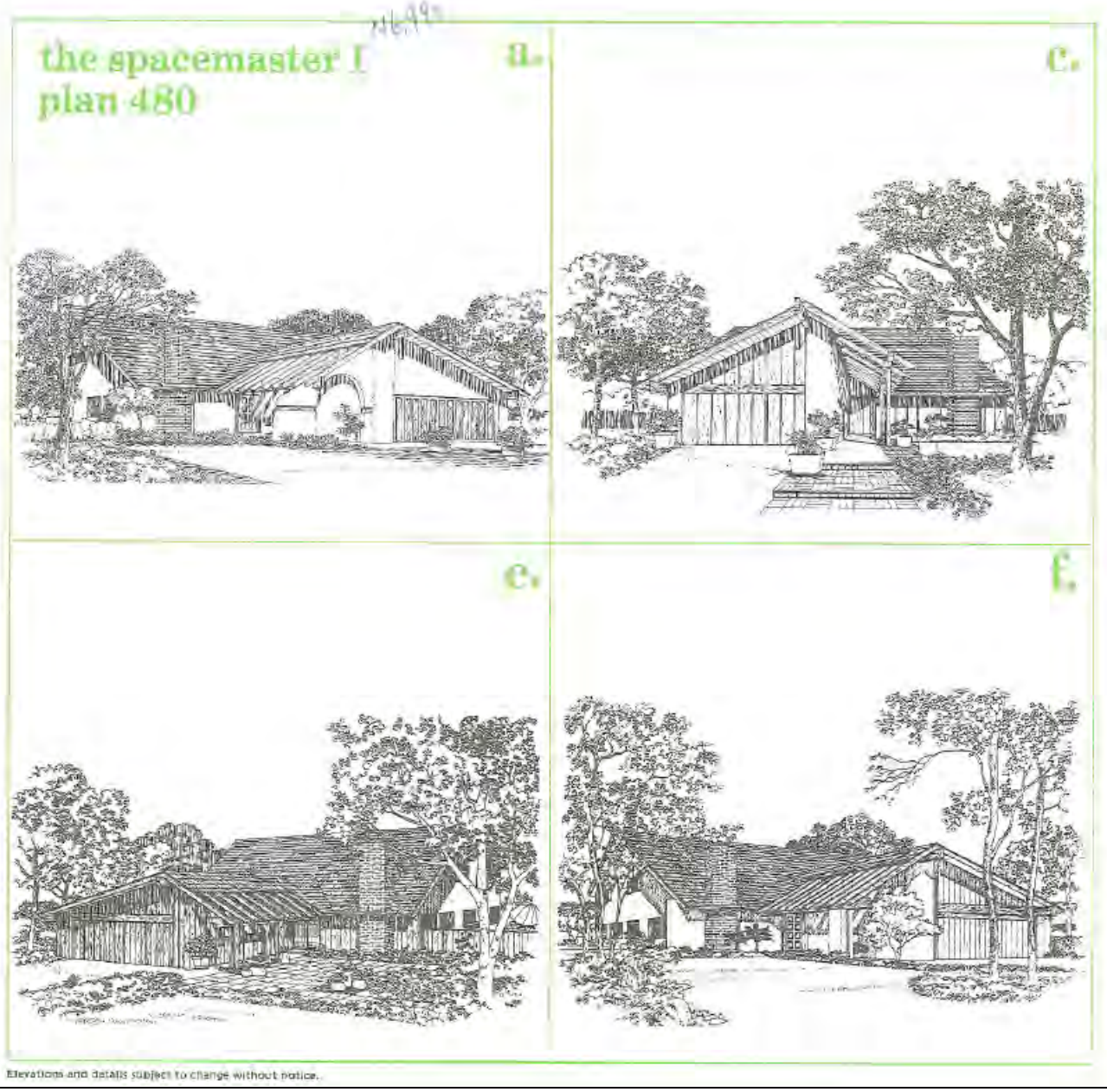


Figure 16. Larwin Plan Book showing the Spacemaster I plan options (The Larwin Group 1973)

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Encore include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building
- Entryway rafters altered/covered

Despite the level of alterations seen throughout the neighborhood, it is possible to identify many of the original models of homes designed by Stewart C. Woodard for the Larwin Company neighborhood. For the purposes of this survey, the different models are identified first by a model letter representative of the Larwin Company floor plan model name (Example: Model A "The Monterey Plan 380"). The Larwin Company offered multiple customizable variations of each floorplan model identified here-in with a model variation letter or style note. The model variation letters correspond to both known Larwin floor plans model variation offerings discovered during the course of research for this project, and also to unknown variations observed and identified during the course of survey. Table 14 provides a breakdown of all model types identified through the reconnaissance-level survey of the Encore neighborhood.

Table 14. Identified Models within Map ID#2: Encore (1970)

Model and Photograph	Model Information	Character-Defining Features
Model A "The Monterey Plan 380" – Encore  Example: 8940 Capricorn Way (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** The Monterey Plan 380 A, B, D & G available in neighborhood	• L shape in plan • One-story • Multi front gabled roofline, gable pitch differs between variations • Exposed rafter tails • Exterior end chimney • Centered entry point • Entry walkway partially sheltered by exposed rafters extending from garage roof • Mixed exterior materials including stucco, horizontal wood siding and brick veneer • Attached dual car garage • Concrete driveway

Table 14. Identified Models within Map ID#2: Encore (1970)

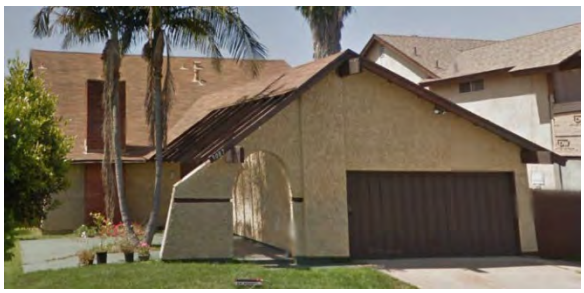
Model and Photograph	Model Information	Character-Defining Features
Model B "The Spacemaster I Plan 480"– Encore  Example: 9087 Penticton Way (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** Spacemaster I Plan 480 A & C, as well as variation with side-facing garage available in neighborhood	• L shape in plan • One-story • Cross gabled • Exposed rafter tails • Chimney on front elevation • Centered entry point • Entry walkway partially sheltered by exposed rafters extending from garage roof • Mixed exterior materials including horizontal wood boards, board and batten, and stucco • Attached dual car garage • Tilt up garage door • Concrete driveway • Optional arched entry to walkway
Model C "The Westbury Plan 780"– Encore  Example: 8790 Capricorn Way (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** The Westbury Plan 780 A & C, as well as variation with set-back second story available in neighborhood	• Irregular in plan • Two-story • Cross gabled • Inset pilasters on main elevation • Exposed rafter tails • Exterior end chimney • Centered entry point • Second story balcony shelters main entry point • Second story balcony is clad in solid stucco or wood • Stucco exterior cladding • Attached dual car garage • Concrete driveway • Lacks exterior ornament

Table 14. Identified Models within Map ID#2: Encore (1970)

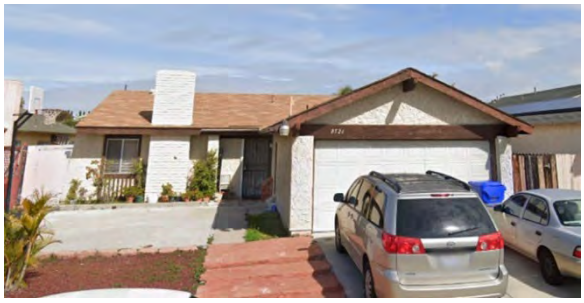
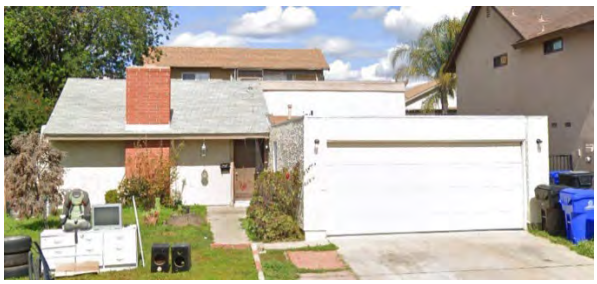
Model and Photograph	Model Information	Character-Defining Features
Model D "The Granada Plan 385" – Encore  Example: 8526 Schneple Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** The Granada Plan 385 A is available in neighborhood	• L shape in plan • One—story • Cross gable • Pilaster on front elevation • Exposed rafter tails and beam ends • Chimney located on front elevation • Stucco siding • Flared base • Attached single car width garage • Central entry point • Concrete driveway • Lacks exterior ornament
Model E "The Seville Plan 585" – Encore  Example: 8824 Canis Lane (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** The Seville Plan 585 A & C available in neighborhood	• L shape in plan • One—story • Double front facing gables and variation with single gable with intersecting flat roof over the garage • Pilasters on front elevation • Exposed rafter tails and beam ends • Central entry point • Stucco siding • Exterior end chimney • Flared base • Attached single car width garage (one variation features a flat roof) • Concrete driveway • Lacks exterior ornament
Model F "The Carmel Plan 580" – Encore  *Example: 8816 Canis Lane (Google 2020)*	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** The Carmel Plan 580 A & E available in neighborhood	• L shape in plan • One-story • Front gabled roofline, variations in gable pitch between types • Exposed rafter tails • Central entry point • Entry walkway partially sheltered by exposed rafters extending from garage • Visible side chimney • Attached dual car garage • Concrete driveway • Lacks exterior ornament

Table 14. Identified Models within Map ID#2: Encore (1970)

Model and Photograph	Model Information	Character-Defining Features
Model G – Encore  *Example: 8946 Libra Drive (Google 2020)*	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** No known variations within the neighborhood	• L shape in plan • Complex roofline featuring a side gable and flat roof section above half of house and garage • Exposed entry walkway • Chimney located on front elevation • Stucco siding • Flared base • Attached dual car garage • Concrete driveway • Lacks exterior ornament
Model H – Encore  *Example: 8881 Arcturus Way (Google 2020*	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** No known variations within the neighborhood	• L shape in plan • Two-story • Multi-gabled • Central entry point • Entry walkway partially sheltered by exposed rafters extending from garage • Exterior end chimney • Vertical wood siding • Attached single car width garage

3.4.4.2 Map ID #3: Trend (1971)

The Larwin Company's Trend development (Figure 3, Map ID #3) is located in the northern section of Mira Mesa. The community was developed within a relatively short period of time so there is no variation in age within the community. The community's boundaries can loosely be described as Menkar Road to the north, Kelowna Road to the west, Duncan Court to the south, and Westonhill Drive to the east.

The Larwin Company's Trend development was the company's second community in Mira Mesa, following closely behind the success of the Encore development. In 1970, four decorated models were revealed for a preview opening celebration for Larwin's future 1,000 home Trend community. Architect Stewart C. Woodard, AIA who also served as Larwin's director of environmental design, designed the models. Trend offered 14 different exterior stylings in 1971 priced from $18,990 with FHA, VA, and conventional financing available in two-, three- and four-bedrooms and one-story in height. The dwellings included the typical Larwin amenities of garden view kitchens and family rooms, custom-type cabinetry and lighting fixtures, and large master bedrooms. The patio homes featured extensive use of windows and sliding glass doors for indoor-outdoor living. In comparison to Larwin's Encore, Trend

was designed with budget-conscious families in mind with homes being both practical and comfortable.[46] The buildings were described as featuring a fresh California look with extensive use of glass and sliding glass doors and exteriors with rough sawn wood and heavy stucco textures (Figure 17).

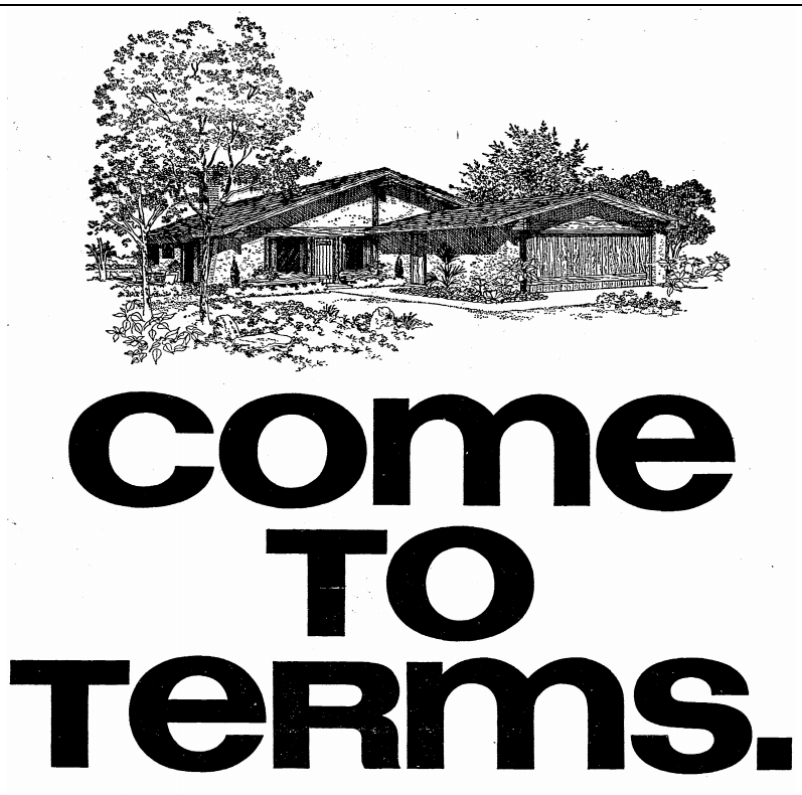


Figure 17. Advertisement for Trend from 1971 (SDU May 2, 1971)

Residences in the Trend neighborhood share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass produced and economic materials
- Modestly sized, one and two-story in height
- Uniform setback from the street
- Concrete driveways
- double-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled, flat, or a combination of several
- Variety of floor plan model options available in multiple, customizable exterior stylings

[46] SDU, "Model Homes Unveiled at Huge Larwin Tract," *San Diego Union* (San Diego, CA), Nov. 8, 1970.

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Trend include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors
- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify many of the original models of homes designed by Stewart C. Woodard for the Trend neighborhood. For the purposes of this survey, the different models are identified first by a model letter. In some cases, the multiple customizable variations of each floorplan model offered by the Larwin Company are identified here-in also. The model variation letters correspond to both known Larwin floor plans model variation offerings discovered during archival research, and also to unknown variations observed and identified during the course of survey. Table 15 provides a breakdown of all model types identified through the reconnaissance-level survey of the Trend neighborhood.

Table 15. Identified Models within Map ID#3: Trend (1971)

Model and Photograph	Model Information	Character-Defining Features
Model A – Trend  Example: 8673 Lepus Road (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** three variations observed featuring different exterior stylings and rooflines.	• L shape in plan • One-story • Double front facing gables • Exposed structural beams • Chimney on front elevation • Centered entry point • Stucco and vertical wood siding exterior cladding • Attached dual car garage • Concrete driveway • Lacks exterior ornament

Table 15. Identified Models within Map ID#3: Trend (1971)

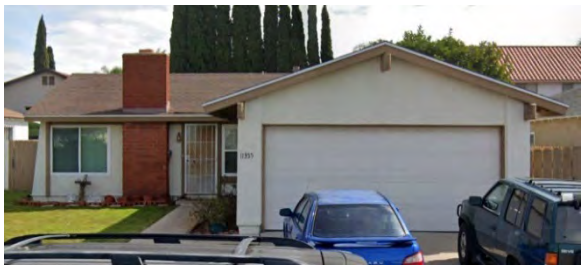
Model and Photograph	Model Information	Character-Defining Features
Model B "The Granada Plan 385"– Trend  Example: 11355 Vela Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** two variations observed featuring a cross gable roof and another with a flat roof over garage	• L shape in plan • One-story • Cross Gable (Variation with complex roofline featuring a side gable and flat roof section above half of house and garage) • Wide brick chimney located on front elevation • Centered entry point • Stucco and horizontal wood siding exterior cladding • Flared base • Attached single car garage • Concrete driveway • Lacks exterior ornament
Model C – Trend  Example: 11350 Acrux Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** two variations observed featuring different rooflines over the garage	• L shape in plan • One-story • Cross Gable (Variation with gable on hip roof over garage) • No visible chimney • Centered entry point • Exposed entry walkway • stucco and vertical board exterior cladding • Attached single car garage • Concrete driveway • Lacks exterior ornament
Model D – Trend  Example: 11287 Acrux Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** one variation observed	• L shape in plan • Two-story • Multi-gabled • Second story balcony • Entry walkway partially sheltered by exposed rafters extending from garage • Off-set entry point • Wide brick chimney on front elevation end • Combination board and batten and stucco siding • Attached single car width garage

Table 15. Identified Models within Map ID#3: Trend (1971)

Model and Photograph	Model Information	Character-Defining Features
Model E "The Seville Plan 585" – Trend  Example: 11307 Acrux Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** two variations observed featuring different exterior stylings	• L shape in plan • One-story • Double front facing gables • Wood and stucco pilasters delineating bays • Centered entry point • Uncovered walkway leading to main entry point • Exterior end brick chimney (Variation with interior end chimney) • Stucco siding • Flared base • Attached single car width garage
Model F – Trend  Example: 11342 Vela Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** one variation observed	• L shape in plan • One-story • Four front facing gables • Exposed structural beam ends • Centered double-door entry point • Uncovered walkway leading to main entry point • Exterior end brick chimney • Stucco siding • Flared base • Attached single car width garage
Model G – Trend  Example: 11296 Spica Drive (Google 2020)	**Builder:** The Larwin Company **Architect:** Stewart C. Woodard, AIA **Type:** Single family residence **Variations on Model:** one variation observed	• L shape in plan • One-story and two-story • Multi-gabled • Central entry point • Entry walkway partially sheltered by second floor balcony • Vertical wood siding • No visible chimney • Attached single car width garage

3.4.5 Ponderosa Homes (1968-Present) Developments

Founded in 1968, the Irvine based homebuilding company had divisions in Irvine and San Diego. In 1970, Ponderosa Homes, Inc. was acquired by the Kaiser Aetna and Chemical Corporation and the Aetna Life and Casualty Company, which were heavily involved in Southern California land development.[47] That same year the company expanded into the apartment house field with a 190-unit garden complex in Anaheim. The company adopted a philosophy of "our homes are designed for day-to-day living with the family unit in mind," and designed homes that people wanted to live in. Their large single family development in Mira Mesa, ParkWest, adopted a country–style informal type of living based off the feedback of families in the area.[48] The company served Southern California, as well as Santa Clara and San Ramon in Northern California and by 1981 had constructed more than 12,000 homes throughout the state. The company continues to build and develop single family homes with a branch office in Palm Desert.

3.4.5.1 Map ID #7: ParkWest (1972)

Ponderosa Homes' ParkWest development (Figure 3, Map ID #7) is located in the northwest section of Mira Mesa. The community was developed within a relatively short period of time so there is no variation in age within the community. The community's boundaries can loosely be described as Calle Nueva to the north, Blythe Road to the west, Hydra Lane to the south, and Camino Ruiz to the east.

Ponderosa began development of ParkWest by going out into the public and asking families what they want in a home, their philosophy was to design a home people wanted to live in and designed a "country-style informal type living." The ParkWest models were offered in one and two-stories in three and four bedrooms and up to 2 ½ baths. In 1971, the homes were priced from $23,295 to $30,995 and ranged in size up to 2,050 square feet. Buyers of ParkWest homes could choose from 12 exterior elevations and four floor plans designed for active, growing families of moderate income. Interior features included the Ponderosa country kitchen, which combined the kitchen and family room, cathedral ceilings, patio-view windows walls, hardwood cabinets, and ceramic tile in showers and baths.[49] Exterior features include two-car garages opening on concrete driveways, completely fences rear yards. Archival research did not reveal the names of the ParkWest models rather they named them after the number of bedrooms and number of stories offered (Figure 18).

[47] TFB, "Kaiser Aetna Takes Over Homes Builder," *The Fresno Bee* (Fresno, CA), Feb. 13, 1970.
[48] SDU, "Big Kitchens are Popular in ParkWest Development," *San Diego Union* (San Diego, CA), Mar. 21, 1971.
[49] SDU, "Big Kitchens are Popular in ParkWest Development," *San Diego Union* (San Diego, CA), Mar. 21, 1971.

PARKWEST/SAN DIEGO homes in the Mira Mesa area feature high vaulted ceilings, carpeting, fireplaces, and large windows in all homes.

Figure 18. Article for ParkWest from 1971 (SDU June 20, 1971)

Residences in the ParkWest neighborhood share the following general character-defining features:

- Contemporary and Tract Ranch styles of architecture
- Mass produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Single-width garages
- Minimal exterior ornamentation
- Simple rooflines that are hipped, gabled or a combination of the two

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout ParkWest include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors

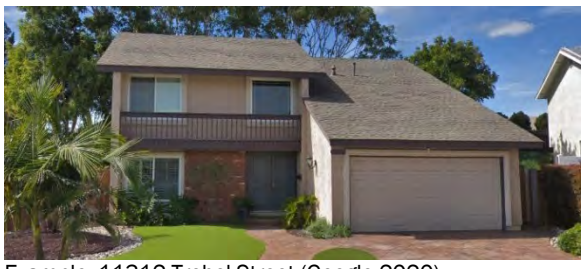
- Replacement garage doors
- Additions to the rear of the building

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 16 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the ParkWest neighborhood.

Table 16. Identified Models within Map ID#7: ParkWest (1972)

Model and Photograph	Model Information	Character-Defining Features
Model A – ParkWest  Example: 8208 Lapiz Drive (Google 2020)	**Builder:** Ponderosa Homes Developments **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedrooms; garage recessed and body of residence projects; front facing chimney centered or offset	• Irregular in plan • one—story • Contemporary style • Multi front gabled roofline • Stucco with veneer (brick or stone) • Exposed rafter tails • Offset entry point • Double entry doors, sheltered by integral walkway • Exterior end chimney • Attached single car width garage
Model B – ParkWest  Example: 10996 Avenida Del Gato (Google 2020)	**Builder:** Ponderosa Homes Developments **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedrooms; hipped, clipped gable, or front gable roof over garage	• L shape in plan • One—story • Side gable roof in the main block of the house, gable on hip over the garage projection • Mixed materials such as board and batten in one section and brick veneer in another • Wood detailing in gable facing the street • Centered single door entry point • Stoop at entry point • No visible chimney • Attached single car width garage with tilt up door • Concrete driveway

Table 16. Identified Models within Map ID#7: ParkWest (1972)

Model and Photograph	Model Information	Character-Defining Features
Model C – ParkWest  Example: 11312 Trebol Street (Google 2020)	**Builder:** Ponderosa **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedrooms; broad second story balcony	• Irregular in plan • Two-story • Stucco with brick veneer • Complex roof with side gable version over the main block of the house and saltbox roof over the garage • Full balcony on second floor Exterior end brick chimney • Centered entry point • Attached single car width garage
Model D – ParkWest  Example: 11172 Nalco St. (Google 2020)	**Builder:** Ponderosa Homes Developments **Architect:** Unknown **Type:** Single family residence **Variations on Model:** 3 or 4 bedrooms; projecting windows on second story; two or three car garages	• L shape in plan • Two-story • A-line gabled roofline • Stucco cladding with wood shingle details • Stucco pilasters delineate bays • Exposed rafter tails • Prominent louvered vent with a projecting surround in the gable above the garage • Single, off-set entry door • Roof overhang creates an integral walkway to main entry point • Exterior rear brick chimney • Attached single car width garage • Concrete driveway

3.4.6 Corky McMillin Company (1960-Present) Developments

At the age of 14, Macey L. McMillin Jr., also known as Corky, moved to Chula Vista with his family. After serving in the U.S. Army and the Air Force, Corky married Vonnie Leininger in 1953, and they began their own company in Bonita in 1960. The Corky McMillin Company (also known as Corky McMillin Homes) gradually expanded into small tract development then into master-planned communities. Eventually the company expanded to be a multi-state organization stretching as far east as Texas. [50] In 1968, Corky formed MLM Development and began work on their first large residential development, Bonita Glen. McMillin continued to form new companies, including McMillin Realty in 1972, to help owners sell their current homes. The company continued to develop medium and large-scale residential communities totaling 1,987 single family homes and 464 condominiums and townhomes in San Diego in the span of a decade. The 1986 development Bonita Long Canyon was the McMillin company's first complete master plan community with residences, a church, a community park, and a daycare center. The company continues to develop in San Diego, including the 1999 redevelopment of the Naval Training Center San Diego dubbed Liberty Station.[51]

3.4.6.1 Map ID #11: Mesa Woods (1977)

Corky McMillin Homes' Mesa Woods development (Figure 3, Map ID #11) is located in the eastern section of Mira Mesa. The community was developed within a relatively short period of time so there is no variation in age within the community. The community's boundaries can loosely be described as Mira Mesa Boulevard to the north, Westonhill Drive to the west, Hillery Drive to the south, and Rickert Road to the east.

Corky McMillin Homes' Mesa Woods opened as a 95-unit $7-million development with three to five bedroom homes priced from $65,900 to $79,000 in 1977. The architecture firm Lorimer-Chase, AIA designed the homes with a "rustic, woody look." The development looked to combine sensible design, solid construction, and all the contemporary conveniences that buyers wanted. The homes at Mesa Wood were planned to blend in with the surrounding natural environment and placed all utility lines below ground. There were three elevations for each of the four floor plans with exterior treatments including wood shakes and shingles, heavy exposed timbers, rough textured stucco, and cedar shake roofs. Innovative frontal design produced a dramatic variety of geometric protrusions and recesses with entries, windows, and planter boxes. The homes sizes ranged from 1,497 square feet to 2,111 square feet with masonry-faced fireplaces, vaulted ceilings in some models, oversize two-car garages with direct home access, and pre-wired telephone outlets and cable-TV hookups. Other interior elements included self-cleaning ovens, custom-quality finger-pull cabinets, and simulated marble in the bathrooms. Corky McMillin Homes' named the four floorplans designed especially for Mesa Woods the Sycamore priced at $65,900, the Cedar priced at $68,900, the Eucalyptus priced at $74,900, and the Hickory priced at $76,900 (Figure 19).[52]

[50] SDUT, "Corky McMillin Obituary," *San Diego Union Tribune* (San Diego, CA), Sep. 27, 2005.
[51] McMillin, "McMillin Legacy," updated Sep. 4, 2018. https://www.mcmillin.com/journal/2018/9/4/mcmillin-legacy.
[52] LAT, "Sales to Open Sunday at Mesa Woods," *The Los Angeles Times* (Los Angeles, CA), Nov. 12, 1977.

Figure 19. Advertisement for Mesa Woods from 1977 (SDU Nov. 13, 1977)

Residences in the Mesa Woods neighborhood share the following general character-defining features:

- Contemporary or Ranch styles of architecture
- Mass produced and economic materials
- Uniform setback from the street
- Concrete driveways
- Double-width garages
- Articulated elevations with protruding bays
- Irregular window shapes, sizes, and placement

In addition to shared character-defining features, most buildings within the neighborhood have been altered since their original construction, making it difficult to find completely intact representations of original models and diminishing the overall architectural cohesion of the neighborhood as a whole. Examples of consistently observed alterations throughout Mesa Woods include the following:

- Replacement cladding
- Reroofing
- Replacement windows
- Replacement entry doors, including the addition of security doors

- Replacement garage doors
- Additions to the rear of the building
- Removal of built in planter along front window

Despite the level of alterations seen throughout the neighborhood, it is possible to identify original models of homes. For the purposes of this survey, models are identified by letters. Table 17 provides a breakdown of all of the model types identified through the reconnaissance-level survey effort of the Mesa Woods neighborhood.

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)

Model and Photograph	Model Information	Character-Defining Features
Model A –Mesa Woods  Example: 9023 Mesa Woods Ave (Google 2020)	**Builder:** Corky McMillin Homes **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model:** 3 or 4-bedrooms, 3 elevation variations	• L shape in plan • One-story • Side gabled roofline (One variation with a front facing gable detail) • Stucco with wood panel details • Recessed central entry point • Double entry doors (One variation features a cut away above the entry walkway, another features an arched doorway) • Built in planter along front window • Exterior end chimney • Attached single car width garage • Paneled tilt up garage door

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)

Model and Photograph	Model Information	Character-Defining Features
Model B "– Mesa Woods  Example: 8975 Cord Lane (Google 2020)	**Builder:** Corky McMillin Homes **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model:** 4-bedrooms, 3 elevation variations	• L in plan • One-story • Multi, front-facing gable roof over the main block of the house, and a single gable over the garage • Articulated elevations with protruding bays and window surrounds of varying shapes and depths • Mixed cladding materials including stucco, wood shingles and wood panel • Built in planter along front window • Centered single door entry point • No visible chimney • Attached single car width garage with paneled, tilt up garage door • Prominent louvered vents with a projecting surround in the gable above the garage • Concrete driveway
Model C - Mesa Woods  Example: 9012 Chart House Street (Google 2020)	**Builder:** Corky McMillin Homes **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model:** 4-bedrooms, 2 elevation variations	• L in plan • One-story • Front multi-gabled roof (variation with hipped roof over garage) • Stucco cladding with shingle or wood panel/board detail • Built in planter below front window • Irregular shaped window over off-center entry point • Entry point protected by gable detail or pergola • Exterior rear chimney • Attached single car width garage

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)

Model and Photograph	Model Information	Character-Defining Features
Model D – Mesa Woods  Example: 9071 Mesa Woods Avenue (Google 2020)	**Builder:** Corky McMillin Homes **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model:** 4, 5, and 6 bedrooms, 2 elevation variations	• L shape in plan • Two-story • A-line, multi- gabled roofline (Variation with hipped roof section above garage) • Articulated elevations with protruding bays over garage • Combination of stucco cladding with wood board details • Stucco pilasters delineate bays • Decorative wood panels surrounding fenestration • Protruding window surrounds of varying shapes and depths • Single, off-set entry door • Irregular window shapes and sizes on main elevation • No visible chimney • Attached single car width garage • Prominent louvered vent with a projecting surround in the gable above the garage • Concrete driveway

Table 17. Identified Models within Map ID#11: Mesa Woods (1977)

Model and Photograph	Model Information	Character-Defining Features
Model E – Mesa Woods  Example: 9005 Ticket Street (Google 2020)	**Builder:** Corky McMillin Homes **Architect:** Lorimer-Case, AIA **Type:** Single family residence **Variations on Model:** 4-bedrooms, 2 elevation variations	• L shape in plan • Two-story • Multi-hipped roofline with shed roof section above main entry point • Articulated elevation with protruding bay over garage • Combination of stucco cladding with wood board details • Stucco pilasters delineate bays • Single, off-set entry door • Irregular window shapes, sizes, and placement on main elevation • No visible chimney • Attached single car width garage with paneled door • Concrete driveway

3.5 Notable Residential Architects

Research was conducted to identify architects for every master-planned community and housing development in the Mira Mesa CPA. Archival research, including review of historic newspapers, architecture magazines, and publications, was conducted for each architect. Architects were only researched when identified through archival research of the developers, master-planned communities, and the Mira Mesa CPA. After conducting an initial review of primary and secondary sources including newspaper articles and advertisements, AIA online resources, architecture publications, and local, state, and national architectural awards, architects could not be identified for every master-planned community. The architects found to have worked in the Mira Mesa CPA between the years 1969 and 1990 all frequently designed tract housing developments in the Southern California area. Multiple architects won awards including the Gold Nugget Award and SAM Awards (Sales & Marketing Awards). None of the architects were identified as being a "Master Architect" in the City of San Diego.[53] The communities in each of the architects select list of known works located within the Mira Mesa CPA are identified with an asterisk.

3.5.1 Daniel Nick Salerno and Associates (1960s- 1990s)

Dan Salerno was born in Los Angeles in 1930 and received a degree in architecture from University of Southern California in 1957 after retiring from the U.S. Navy in 1951. Salerno held several jobs before working as "City Architect" for the City of San Diego including the following: project architect for Edward H. Fickett, AIA, job captain for Daniel, Mann, Johnson & Mendenhall, and a draftsman for the Cunneen Company. In 1965, Salerno designed a residence for himself and his family in Del Mar. The lot was oddly shaped, so the construction and design of the home presented some unique challenges. The residence was published in LA Times Home Magazine after construction ended.[54] The home's basement doubled as an office and a bomb shelter and in 1967 won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition which incorporated fallout shelters into homes.[55] In 1970, Salerno designed another home for him and his family in La Jolla. By 1970, Salerno had established his own practice under the name Daniel Nick Salerno & Associates, located at 1355 Front Street San Diego and no longer worked for the City of San Diego.[56] Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project.[57] In 1973, Daniel Nick Salerno & Associates won the award for "distinction" from the National Association of Builders and the Pacific Coast Builders Conference for his design of the Camello Vista residential development in the "cluster or innovative housing project" category.[58] Cluster housing referred to a type of planning that involved setting aside a portion of green space with the surrounding housing being more densely grouped on the remaining land. By 1981, he practiced under the firm

[53] Jennifer Feeley, et al, "Biographies of Established Masters," City of San Diego Historical Resources Board, 2011, accessed June 2020. https://www.sandiego.gov/sites/default/files/201109biographies.pdf.

[54] Modern San Diego, "Daniel Nick Salerno," accessed June 25, 2020, https://www.modernsandiego.com/people/daniel-salerno.

[55] SDU, "Del Mar Architect Wins National Award," *San Diego Union* (San Diego, CA), Jan. 8, 1967.

[56] American Architects Directory, "1970 American Architects Directory: Daniel Nick Salerno, AIA," *R.R. Bowker LLC.* Third edition, 1970, http://content.aia.org/sites/default/files/2018-09/Bowker_1970_S.pdf.

[57] LAT, "Grand Awards," *Los Angeles Times* (Los Angeles, CA), June 4, 1972.

[58] Arizona Republic, "Award for Distinction goes to Camello Vista," *Arizona Republic* (Phoenix, AX), June 10, 1973.

name Salerno, Livingston & Partners and in 1983, was installed as president of the San Diego chapter of Associated Builders and Contractors.[59] In the mid-1990s Salerno retired and moved to Incline Village, Nevada.[60]

Select list of known works:

- Salerno Mountain Home, Green Valley, 1960
- Balboa Park Nursery Additions, San Diego, 1961
- Salerno Residence #1, Del Mar, 1965
- Hyde Park Estates, San Carlos, 1967
- University Hyde Park, University City, 1967
- No. 55 The Point Residence, Coronado Cays, 1970
- Salerno Residence #2, La Jolla, 1971
- Mesa Village, Mira Mesa, 1972*
- The Camello Vista, Scottsdale, 1973
- Cannon Green, Goleta, 1973
- The Alameda, Rancho Bernardo, 1974
- Village Woods, Scripps Ranch, 1974
- Laguna Village, Laguna Hills, 1980
- Laguna Meadows, Laguna Hills, 1985

3.5.2 Lorimer-Case, AIA (1974- 1990s)

The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. Lorimer moved to San Diego in 1966 after receiving his architectural degree from the University of Arizona. For several years he worked as a designer for multiple local firms before establishing his own architectural firm with Larry L. Case in 1974, known as Lorimer-Case.[61] The firm specialized in residential, hotel, office and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. *Pacific Coast Builders Conference and Builder Magazine* presented the award to Pardee Home Builders.[62] In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM Awards. The awards were hosted by the Sales and Marketing Council and the Building Industry Association.[63] The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.[64] Archival research did not reveal the final date of Lorimer and Case's partnership but by the mid-1990s their commissions were no longer advertised in newspapers.

[59] LAT, "Salerno Installed as Head of Associated Builders Unit," *Los Angeles Times* (Los Angeles, CA), March 6, 1983.
[60] Modern San Diego, "Daniel Nick Salerno," accessed June 25, 2020, https://www.modernsandiego.com/people/daniel-salerno.
[61] SDU, "Obituary: David Lorimer," *San Diego Union* (San Diego, CA), May 26, 2013.
[62] SDU, "Concord Square," *San Diego Union* (San Diego, CA), August 3, 1980.
[63] LAT, "Fieldstone-Encinitas ties for Coveted Grand Award at SAM Awards," *Los Angeles Times* (Los Angeles, CA), Nov. 4, 1984.
[64] LAT, "Architects Lorimer-Chase Wins Gold Nugget Award in Attached-Home Category, 10 other Awards," *Los Angeles Times* (Los Angeles, CA), July 21, 1991.

Select list of known works:

- Mesa Woods, Mira Mesa, 1977*
- Parkdale, Mira Mesa, 1981-1993*
- Concord Square, Mira Mesa, 1981-1983*
- Kentfield, Rancho Peñasquitos, 1982
- Charter Point, Bonita Vista, 1982
- Mission Pacific, San Carlos, 1982
- Fox Run, Clairemont, 1982
- The Villas, Mira Mesa, 1983*
- Summer Ridge, Chula Vista, 1984
- Pointe Del Mar, Del Mar, 1985
- Classic Homes, Spring Valley, 1985
- Castillos San Marcos, San Marcos, 1985
- Restoration of the Bottlery Building, San Diego, 1986
- Concord Villas, Mira Mesa, 1987-1988*
- Los Altos, Vista, 1991
- Uptown District, San Diego, 1991
- Valencia Homes, Rancho Del Oro, 1991
- The Villas of Ivanhoe, La Jolla Village, 1992
- Stratford Estates, Olivehain, 1994
- Valencia, Oceanside, 1994
- The Reserve, Orange Park Acres, 1995

3.5.3 Berkus Group Architects (1974- 1990s)

The Berkus Group Architects was a Los Angeles-based nationwide architectural and planning firm with full-service branch offices in Chicago, Washington, D.C., Miami, Atlanta, and Irvine. In 1974, the Planning Research Corporation acquired the firm. The firm's founder Barry A. Berkus (1953-2012) continued to be a consultant after this sale.[65] Berkus was born in Los Angeles in 1935 and grew up in Pasadena and attended USC's school of architecture specializing in residential design. In the 1950s and 1960s he worked as a production architect and opened his own architecture office at the age of 21. Over his next six decades as an architect, Berkus was responsible for 600,000 dwellings encompassing about 10,000 designs in developments across the United States. His designs frequently featured grand entrances, high ceilings, master suites, natural light, and open spaces. Notable developments included Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge in Irvine, and Park Imperial South in Palm Springs. Berkus focused on designing for "the 99%" and on mass-market housing with muscular lines and experimental use of materials, open floor plans, and angled walls.[66] Throughout the 1980s, the Berkus Group Architects was considered one of the country's leading architectural planning firms and had garnered numerous nationwide awards for outstanding planning and design including several prestigious Gold Nugget awards from the Pacific Coast Builders Conference.[67] Berkus also supervised the firms Berkus Design Studio and B3 Architects and in 1991 was named one of the world's 100 top architects by Architectural Digest. In 1994, after a financial setback Berkus scaled back his business and in 2012, he died at the age of 77.[68]

[65] LAT, "Planning Firm Will Acquires Berkus Group," *Los Angeles Times* (Los Angeles, CA), June 9, 1974.
[66] Elaine Woo, "Prolific Architect Left his Mark on Housing Developments," *Los Angeles Times* (Los Angeles, CA), Dec. 9, 2012.
[67] LAT, "Berkus Group Architects to Design the Summit and Beacon Hill," *Los Angeles Times* (Los Angeles, CA), Dec. 15, 1985.
[68] Elaine Woo, "Prolific Architect Left his Mark on Housing Developments," *Los Angeles Times* (Los Angeles, CA), Dec. 9, 2012.

Select list of known works:

- Quail Lakes, Plan 3, Stockton, 1978
- Country Club North, Plan B, Riverside, 1981
- Heathside, Orange Hills, 1983
- Papago Park Village Condos, Tempe AZ, 1983
- Parkhill, Bakersfield, 1983
- Creekside, Sacramento, 1983
- Mission Verde, Camarillo, 1983
- Buckingham Estates, Van Nuys, 1983
- The Fields at Seminary, Lutherville, 1986
- Belmonte at Rancho Via Verde, San Dimas, 1987
- Laguna, Boca Raton, FL, 1987
- Palm Court, Laguna Niguel, 1987
- Inco Homes at Sunnymead Ranch, Moreno Valley, 1987
- Lakeridge Springs, Reno, 1988
- Canyon Mesa/Canyon Ridge, Mira Mesa, 1989*
- Desert Horizons Country Club, Indian Wells, 1994
- Painted Cove, La Quinta, 1995
- The Estates at Rancho Mirage, Rancho Mirage, 1998

3.5.4 Hales-Langston, AIA (1969-late 1990s)

The architectural firm, Hales-Langston, AIA, was comprised of architects Ted Hales and Jim Langston based out of Orange, California. The two men formed the firm in 1969 and predominately practiced in Southern California including Orange and San Diego Counties although they were considered a state and nationwide firm. They designed commercial and residential buildings frequently working with the Fieldstone Company, the William Lyon Company of Newport Beach, and Barratt Irvine based out of Irvine. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under $135,000 for its Canyon County development in Mira Mesa at the 1982 SAM (Sales & Marketing Awards).[69] In 1984, the architecture firm tied for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, sponsored by the Sales and Marketing Council and the Building Industry Association for their Fieldstone-Encinitas project. The project was so popular that opening weekend it nearly sold out due to the design's family appeal.[70] By the late-1990s, the firm had produced designs for more than 100,000 homes during its 40 year-long existence.[71] By 1995, the firm had changed from Hales-Langston to Hales-Langston-Steichen and continued to practice into the late 1990s.

Select list of known works:

- Corona Village, Corona, 1978
- Highland Terrace, Rancho Cucamonga, 1980
- Canyon Country, Mira Mesa, 1982*
- Mesa Ridge, Mira Mesa, 1984*

[69] SDU, "Design," *San Diego Union* (San Diego, CA), October 24, 1982.
[70] LAT, "Hales-Langston Tires for Grand Award at SAM Awards in San Diego," *Los Angeles Times* (Los Angeles, CA), Jan. 6, 1985.
[71] LAT, "Custom Options Afforded Buyers at Hunter's Hill," *Los Angeles Times* (Los Angeles, CA), July 20, 1997.

- Woodbridge Parklane, Irvine, 1984
- Canyon Crest, Portola Hills, 1985
- Canyon View, Portola Hills, 1985
- Fieldstone-Encinitas, Encinitas, 1985
- Capistrano Pointe, San Juan Capistrano, 1985
- The Palms, Anaheim, 1987
- Avignon, Provence, Lake Forest, 1990
- Cordoba, Provence, Lake Forest, 1992
- Salerno, Provence, Lake Forest, 1992
- Lexington at Northbridge Point, Valencia, 1994
- Hunters Hill, Chino Hill, 1995

3.5.5 Stewart C. Woodard, AIA (1960s-1990)

Stewart C. Woodard started his architectural career working with William Pereira and Associates in the early 1960s and worked on projects such as Avalon developments on Catalina Island, the West Terminal at Los Angeles International Airport, and the Times Mirror complex in Costa Mesa. After five years he left William Pereira and Associates and served as the Larwin Company's Director of Architectural Planning based out of Beverly Hills. By 1971, Woodard's title changed to Director of Environmental Design for the Larwin Company.[72] Woodard was responsible for multiple of the company's designs that were repeated throughout their late 1960s and early 1970s single family residential communities including the popular Spacemaster I and Starter models. In 1971, Woodard opened his own architectural firm under the name Stewart Woodard and Associates located at 17851 Skypark Circle, Irvine. His firm was intended to serve developers and custom clients with "total design service in every aspect of project development."[73] By 1974, Woodard's firm had master-planned 10,000 acres and 7,000 condominium projects.[74] In 1975, Stewart Woodard and Associates merged with Ladd and Kelsey to become Ladd, Kelsey, and Woodard. By 1981, the firm had dissolved and Stewart Woodard formed a new architectural and planning group called Stewart Woodard and Associates, AIA which practiced into the late 1980s.[75] In 1982, Woodard won an "Honorable Mention" award for the design of his 2,400-square-foot residence in Laguna Beach by the Orange County AIA Chapter.[76]

Select list of known works:

- Tempo/Valencia, Valencia, 1970
- Tempo/Lancaster, Civic Center, Los Angeles, 1970
- Encore, Mira Mesa, 1970*
- Trend, Lancaster, 1971
- Trend, Mira Mesa, 1971*
- Park Place Office, Newport Beach, 1973
- Woodard Residence, Laguna Beach, 1982
- Bullock's Manhattan Beach, Manhattan Village Mall, 1982
- Family Health Plan Inc. corporate office, Fountain Valley, 1985
- Canyon Hills, Laguna Beach, 1986

[72] SDU, "Features Added in Trend Units," *San Diego Union* (San Diego, CA), May 23, 1971.
[73] LAT, "Woodard Founds New Firm," *Los Angeles Times* (Los Angeles, CA), Oct. 17, 1971.
[74] LAT, "Builder's Forum Names Woodard," *Los Angeles Times* (Los Angeles, CA), Feb. 10, 1974.
[75] LAT, "Woodard Establishes Architectural Group." *Los Angeles Times* (Los Angeles, CA), Oct. 4, 1981.
[76] LAT, "Mexico Complex Gets Top Award," *Los Angeles Times* (Los Angeles, CA), Jan. 17, 1982.

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4 Survey Results

The following presents master-planned communities that appear eligible as a result of the reconnaissance-level survey and research conducted from April to June 2020. This section includes information obtained through archival research, as well as a reconnaissance-level survey of master-planned communities within the Mira Mesa CPA that were constructed between 1969 and 1990. The communities are organized by architectural firms responsible for their design.

As previously discussed in Section 2, master-planned communities within the Mira Mesa CPA largely developed between 1969 and 1990. Most residential master-planned communities within the CPA present as housing tracts with repetitive house models duplicated throughout the neighborhood. Therefore, the communities were addressed from the perspective of a district rather than individual properties because tract style homes do not have the ability to rise to level of individual significance in most cases. The following evaluation of the potential districts addresses the NRHP/CRHR/City of San Diego criteria.

Application of Criteria for Evaluation

NRHP Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City of San Diego Criterion A: Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched to determine if they rose to the level of significance required for associations with broad patterns of development under NRHP/CRHR Criteria A/1 and City of San Diego Criterion A. The communities surveyed and researched in the CPA are representative of common tract style housing 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. While it was noted that some of the communities within the plan area were given awards throughout the years, the reasons for those awards are for architectural, planning, and construction reasons, not for their representation of significant associations with broader patterns of development. Therefore, all of the communities surveyed within the CPA are recommended not eligible under NRHP/CRHR Criteria A/1 but may be eligible under City of San Diego Criterion A for reflecting a special element of Mira Mesa's architectural development.

NRHP Criterion B: Associated with the lives of significant persons in our past.

CRHR Criterion 2: Associated with the lives of persons important in our past.

City of San Diego Criterion B: Is identified with persons or events significant in local, state, or national history.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched on a neighborhood-wide level to determine if they rose to the level of significance required for associations with important people at the local, State or National level. No evidence was found to suggest that there are any significant associations under NRHP/CRHR Criteria B/2 and City of San Diego Criterion B. However, individual houses or dwelling units within these communities may be eligible under these criteria. Additional research would be required to determine if an individual property evaluated separately from its community would be eligible under NRHP/CRHR Criteria B/2 and City of San Diego Criterion B.

NRHP Criterion 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.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

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

City of San Diego Criterion D: Is representative of the notable work or a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

All residential communities constructed between 1969 and 1990 within the CPA were extensively researched to determine if they appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the notable architect's housing or master-planned community development design. Section 4.1 below presents evaluations of master-planned communities to evaluate whether or not they appear eligible under criteria related to the significance of their architectural designs.

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

CRHR Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Archaeological survey was not conducted for this project. At this time, there is no indication that the communities within the Mira Mesa CPA have the potential to yield information important to state or local history. Therefore, none of the surveyed communities are recommended not eligible under NRHP/CRHR Criteria D/4.

Additional City of San Diego Criteria:

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

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

Integrity Assessment

From an integrity evaluation standpoint, it is understood that the City of San Diego has some leniency on replacement materials for contributing resources within historic districts. For instance, window replacements and in-kind material replacements in these communities are not enough to render an individual residence ineligible as a contributor under the City's integrity thresholds. Despite this leniency, when evaluating the communities as part of this study, they were evaluated from the standpoint of the district, whereby the whole of the alterations completed throughout the neighborhood are the basis for eligibility findings. Throughout the course of survey multiple examples of incompatible and unsympathetic material replacements were found, as were, large additions to homes, changes in fenestration, and porch alterations. Communities within the CPA were also not judged solely on the integrity of the residencies, but under all local, State and National criteria for eligibility. Therefore, integrity was only one factor in the determinations of eligibility.

Further discussed in detail in Section 2 is the tiered system that was used to determine where communities fell on the scale of no significance (Tier 3) to additional study required (Tier 1).

4.1 Master-Planned Communities Evaluated for Eligibility

4.1.1 Daniel Nick Salerno and Associates (1960s-1990s)

Mesa Village (1972) Map ID #5

The A.J. Hall Corporation's Mesa Village (1972) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architect Daniel Nick Salerno and Associates' cluster housing design. Dan Salerno was born in Los Angeles in 1930 and received a degree in architecture from USC in 1957. Throughout the 1960s, 1970s, and 1980s Salerno designed housing tracts in San Diego County, Orange County, and Arizona including Mesa Village in Mira Mesa (1972), Laguna Village in Laguna Hills (1980), The Alameda in Rancho Bernardo (1974), and The Camillo Vista in Scottsdale (1973). In 1967, Salerno won an Award of Merit from the Department of Defense with selections made by the American Institute of Architects for a competition that incorporated fallout shelters into homes for his residence in Del Mar. In June 1972, Mesa Village won the Grand Award, at the Gold Nugget Awards for a cluster or innovative housing project. In 1973, Daniel Nick Salerno and Associates won the award for "distinction" from the National Association of Builders and the Pacific Coast Builders Conference for their design of the Camillo Vista residential development in the "cluster or innovative housing project" category.

Salerno's best representative work in San Diego was his design of the Salerno Residence #1, Del Mar (1965) which won an Award of Merit from the Department of Defense in 1967. Despite this residence being notable it does not represent Daniel Nick Salerno and Associates as a firm and their body of work. The firm frequently designed cluster housing, which involved setting aside a portion of green space surrounded by dense housing. In 1972, Salerno won the Grand Award for a cluster housing project for Mesa Village in Mira Mesa, an award higher in importance than

the award for "distinction" he won in 1973 for his design of the Camillo Vista residential development in Scottsdale, Arizona. Mesa Village received a high accolade for its design and represents an important work amongst the firms other Southern California tract housing developments. Therefore, Mesa Village **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architect Daniel Nick Salerno and Associates' cluster housing design.

4.1.2 Lorimer-Case, AIA (1974- 1990s)

Mesa Woods (1977) Map ID #11

Corky McMillin Homes' Mesa Woods (1977) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for "attached homes under 1,200 square feet" for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM (Sales & Marketing Awards). The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The goal of the Mesa Woods development was to combine sensible design, solid construction, and all the contemporary conveniences that buyers wanted. The homes at Mesa Woods were planned to blend in with the surrounding natural environment and placed all utility lines below ground. There were three elevations for each of the four floor plans with exterior treatments including wood shakes and shingles, heavy exposed timbers, rough textured stucco, and cedar shake roofs. Innovative frontal design produced a dramatic variety of geometric protrusions and recesses with entries, windows, and planter boxes. Despite the development including thoughtful design and planning, it received no known awards from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike many of the firm's other designs. Additionally, alterations over time including replacement cladding, replacement windows, replacement entry doors, addition of security doors, replacement garage doors, additions to the rear of the building, and removal of built in planter along front window have lowered the community's overall integrity. Therefore, Mesa Woods **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

Parkdale (1981) Map ID #14

Pardee's Parkdale (1981) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential

developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

Pardee's Parkdale community offered over 25 standard features including large family rooms, fireplaces, and energy saving features. The single family homes were constructed in four floorplans with three- and four-bedrooms, and one or two stories in height. Award-winning San Diego architects, Lorimer-Chase, AIA designed the buildings as affordable yet aesthetically appealing single family detached homes with prices starting at $113,000. Despite the development including thoughtful design and planning, it received no known awards from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike many of the firm's other designs. Additionally, alterations over time including reroofing, replacement windows and entry doors, addition of security doors, replacement garage door and cladding, the removal of original sunroof/pergola features and enclosing entry alcove or covered walkway to entrance have lowered the community's overall integrity. Therefore, Parkdale **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/ A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

Concord Square (1981-1983) Map ID #13

Pardee Home Builders' Concord Square (1981-1983) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architecture firm Lorimer-Case's multiple-family residential developments. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The Concord Square development was a condominium development community offered in the "New England Tradition." The condominiums advertised as borrowing from New England-style homes such as Cape Cod houses, but with a focus on indoor-outdoor living. Private yards were advertised for each duplex or triplex unit. In 1980, the architectural firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. Concord Square won an accolade for its design and is the only known development in Mira Mesa to have received any distinction designed by Lorimer-Case, AIA. Despite the firm

winning other notable awards including two statuettes and two Certificates of Excellence for their Pointe Del Mar project, Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference, and Citation of Recognition from the San Diego chapter of the AIA, Concord Square represents an important work amongst the firms other Southern California tract housing developments. Additionally, the development retains a high level of integrity with minimal exterior alterations over time. Therefore, Concord Square **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case's multiple-family housing design.

The Villas (1983) Map ID #19

Pardee Home Builders The Villas (1983) appear ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The Villas were originally marketed as "The Villas at Westmore" and comprised a 118-dwelling condominium development offered by Pardee in 1983. The condominiums were designed by long-time Pardee collaborators, Lorimer-Case, AIA. Despite the development including thoughtful design and planning, it received no known awarding from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike many of the firm's other designs. The buildings retain a high level of integrity with alterations including balcony railing or fence replacement, window and sliding glass door replacement, and pull-down sunshades or awnings added to balconies. Despite the high level of integrity, the development features a ubiquitous multi-family condominium design and there is no indication that the community represented a unique form of multiple-family housing within the context of Mira Mesa or within the architecture firm Lorimer-Case's body of work. Therefore, The Villas **appear ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

Concord Villas (1987-1988) Map ID #25

Pardee Home Builders' Concord Villas (1987-1988) appear ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA. The San Diego based architecture firm Lorimer-Case, AIA consisted of David Thomas Lorimer and Larry L. Case. The firm specialized in residential, hotel, office, and commercial designs as well as historic renovations. The majority of their work was single family and multiple-family residential developments for San Diego developers including Corky McMillin Homes, Pardee Home

Builders, McKellar Development Corporation, and Pacific Scene. In 1980, the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. In 1984, the firm won two statuettes and two Certificates of Excellence for their Pointe Del Mar project and Pacific Scene's Summer Ridge at the SAM. The firm continued to win accolades including in 1991 the Attached Home of the Year honors, three Grand Awards and seven Merit Awards at the Pacific Coast Builders Conference's 28th annual Gold Nugget Best in the West Award show, which included 600 entries from throughout the West Coast. They also received a Citation of Recognition from the San Diego chapter of the AIA for their residential design of the Uptown District of San Diego.

The Concord Villas development, also called "Heritage," was a condominium development community, in-between two earlier Pardee housing developments. The condominiums were designed by Lorimer-Case, AIA in a "traditional California Style," featuring voluminous ceilings and an abundance of natural light. Despite the development including thoughtful design and planning it received no known awards from *Pacific Coast Builders Conference and Builder Magazine*, SAM, and the San Diego chapter of the AIA unlike multiple of the firm's other designs. The buildings generally retain a high level of integrity with very few observed alterations to the materials, fenestration, or design. Despite the high level of integrity, the development features a ubiquitous multi-family condominium design and there is no indication that the community represented a unique form of multiple-family housing within the context of Mira Mesa or within the architecture firm Lorimer-Case's body of work. Therefore, Concord Villas **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Lorimer-Case, AIA.

4.1.3 Berkus Group Architects (1974-1990s)

Canyon Mesa/ Canyon Ridge (1989) Map ID #27

The Fieldstone Company's Canyon Mesa/Canyon Ridge (1989) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for embodying distinctive characteristics of the architectural firm Berkus Group Architects. At the age of 21 Barry A. Berkus opened his own architecture office in Los Angeles in 1974. Over his next six decades as an architect, Berkus was responsible for 600,000 dwellings encompassing about 10,000 designs in developments across the United States. His designs frequently featured grand entrances, high ceilings, master suites, natural light, and open spaces. Berkus focused on designing for "the 99%" and on mass-market housing with muscular lines and experimental use of materials, open floor plans, and angled walls. Throughout the 1980s, the Berkus Group Architects was considered one of the country's leading architectural planning firms and had garnered numerous nationwide awards for outstanding planning and design including several prestigious Gold Nugget awards from the Pacific Coast Builders Conference.

Canyon Mesa/Canyon Ridge was designed by the Berkus Group Architects in a Contemporary architectural style. The community offered three- to five-bedrooms, two to three baths, and two- to three-car garages. Three one and two-story floor plans ranged in size from 1,679 to 2,252 with prices starting at $226,990 in 1990. Sales of the homes in this development were beyond the expectations of Fieldstone, which was partially attributed to its location overlooking Los Peñasquitos Canyon Preserve. Despite the community's popularity, archival research did not reveal that the development received any accolades. The development was not considered one of the firm's notable developments, which included Playa Vista in Los Angeles, Harbor View in Newport Beach, Turtle Rock Highlands and Woodbridge in Irvine, and Park Imperial South in Palm Springs. Canyon Mesa/Canyon Ridge does not represent a significant development within the Berkus Group Architects' 10,000 designs in developments across the United

States. Additionally, alterations over time including reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, side, and rear additions, and adding enclosed entries, gates, or courtyard walls have affected the community's overall integrity. Therefore, Canyon Mesa/Canyon Ridge **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Berkus Group Architects.

4.1.4 Hales-Langston, AIA (1969-late 1990s)

Canyon Country (1982) Map ID #15

The Fieldstone Company's Canyon Country (1982) appears eligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales- Langston's single family dethatched tract housing developments. The firm was comprised of architects Ted Hales and Jim Langston and was based in Orange, California. The two men formed the firm in 1969 and predominately practiced in Southern California. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under $135,000 for its Canyon County development in Mira Mesa at the 1982 SAM. In 1984, the architecture firm tied for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, sponsored by the Sales and Marketing Council and the Building Industry Association for their Fieldstone-Encinitas project. By the late-1990s, the firm had produced designs for more than 100,000 homes during its 40 year-long existence.

Canyon Country totaled 459 homes in 1982 and became one of Fieldstone's most enduring success stories. The firm won an award for best detached housing under $135,000 for its Canyon County development in Mira Mesa at the 1982 SAM. The only other known award for the firm was its tie for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, for their Fieldstone-Encinitas project. The development over time has undergone alterations including replacement cladding, reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, and partially enclosed front courtyards. Despite these alterations the community can still be identified as a 1980s single family development designed by Hales-Langston, AIA. Canyon Country received a high accolade for its design and represents an important work amongst the firms other Southern California tract housing developments. Therefore, Canyon Country **appears eligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales-Langston's single family dethatched tract housing developments.

Mesa Ridge (1984) Map ID #20

The Fieldstone Company's Mesa Ridge (1984) appears ineligible under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales-Langston, AIA. The firm was comprised of architects Ted Hales and Jim Langston and was based in Orange, California. The two men formed the firm in 1969 and predominately practiced in Southern California. Hales-Langston were known for designing Fieldstone's residential tract developments, a partnership that began as early as 1969. The firm won an award for best detached housing under $135,000 for its Canyon County development in Mira Mesa at the 1982 SAM. In 1984, the architecture firm tied for the Grand Award for sales, marketing, and merchandising at the 1984 SAM Awards, sponsored by the Sales

and Marketing Council and the Building Industry Association for their Fieldstone-Encinitas project. By the late-1990s, the firm had produced designs for more than 100,000 homes during its 40 year-long existence.

The Mesa Ridge community included 215 three- and four-bedroom homes built on 5,000-square-foot lots. The models included extras such as a wood-burning fireplace, decorator selected lighting fixtures and carpeting, spacious family rooms, and master suites with separate dressing areas. The community became so popular and sold so quickly that Fieldstone used three of the most popular floorplans from Mesa Ridge for their Mesa Ridge-Peñasquitos community in Rancho Peñasquitos, which opened in 1986. Despite the community's popularity, archival research failed to reveal any awards or accolades for the design or planning of the development unlike the firm's other communities, including Canyon Country also located in Mira Mesa. Additionally, alterations over time include adding or removing decorative elements (trim, half-timbering, etc.), reroofing, replacement windows and entry doors, addition of security doors, and replacement garage doors have diminished Mesa Ridge's integrity. Therefore, Mesa Ridge **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/ A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Hales-Langston's single family dethatched tract housing developments.

4.1.5 Stewart C. Woodard, AIA (1960s-1990)

Encore (1970) Map ID #2

The Larwin Company's Encore (1970) appears ineligible under Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Stewart C. Woodard, AIA. In the late 1960s Woodard became the Larwin Company's Director of Architectural Planning based out of Beverly Hills. By 1971, Woodard's title changed to Director of Environmental Design for the Larwin Company. Woodard designed many of Larwin's single family developments throughout the late 1960s and early 1970s, including the popular Spacemaster I and Starter models. In 1971, Woodard opened his own architectural firm under the name Stewart Woodard and Associates located at 17851 Skypark Circle, Irvine. His firm was intended to serve developers and custom clients with "total design service in every aspect of project development." By 1974, Woodard's firm had master-planned 10,000 acres and 7,000 condominium projects. In 1982, Woodard won an "Honorable Mention" award for the design of his 2,400-square-foot residence in Laguna Beach by the Orange County AIA Chapter.

The Larwin Company's Encore development was stated as being Mira Mesa's fastest selling development in 1970. The development sold so quickly due to its extra building features, reasonable prices, and the recreation-oriented family-planned community. The exterior elevations were designed to blend in with the environment with rough-sawn wood and steeply pitched rooflines, natural colors and wood stains were utilized, which harmonized with the surrounding canyon and hills. Despite the community's popularity, archival research did not indicate any awards or accolades won by Stewart C. Woodard, AIA for the developments design or planning. Additionally, the designs seen in the Encore development can be seen in other Larwin Company communities including Tempo in Valencia, California constructed in 1973. The Larwin Company's Encore development in Mira Mesa did not display unique designs rather and was not unique in the works of Stewart C. Woodard. There is no research to suggest this was either the first or the last time the designs used for the Larwin Company's Encore development were used for a single family development. Therefore, Encore **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of Stewart C. Woodard's single family developments.

Trend (1971) Map ID #3

The Larwin Company's Trend (1971) appears ineligible under Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of the architectural firm Stewart C. Woodard, AIA. In the late 1960s Woodard became the Larwin Company's Director of Architectural Planning based out of Beverly Hills. By 1971, Woodard's title changed to Director of Environmental Design for the Larwin Company. Woodard designed many of Larwin's single family developments throughout the late 1960s and early 1970s, including the popular Spacemaster I and Starter models. In 1971, Woodard opened his own architectural firm under the name Stewart Woodard and Associates located at 17851 Skypark Circle, Irvine. His firm was intended to serve developers and custom clients with "total design service in every aspect of project development." By 1974, Woodard's firm had master-planned 10,000 acres and 7,000 condominium projects. In 1982, Woodard won an "Honorable Mention" award for the design of his 2,400-square-foot residence in Laguna Beach by the Orange County AIA Chapter.

In 1970, four furnished models were revealed for a preview opening celebration for Larwin's future 1,000 home Trend community. In comparison to Larwin's Encore, Trend was designed with budget-conscious families in mind and included homes that were both practical and comfortable. The buildings were described as featuring a fresh California look with extensive use of glass and sliding glass doors and exteriors with rough sawn wood and heavy stucco textures. Despite the community's popularity, archival research failed to reveal any awards or accolades won for the design or planning of the development. Additionally, the community has undergone multiple alterations including replacement cladding, reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, and additions to the rear of the building that lower its overall integrity and ability to be identified as a 1970s Stewart C. Woodard designed community. Therefore, Trend **appears ineligible** under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D for reflecting a special element of Mira Mesa's architectural development and for embodying distinctive characteristics of Stewart C. Woodard's single family developments.

5 Recommendations and Findings

All surveyed communities were assigned Tier Numbers to reflect their potential for eligibility and significance. Tier 1 communities are those with the highest potential for significance, followed by Tier 2 communities, and lastly Tier 3 communities that completely lacked historical significance throughout archival research and survey.

A total of 27 residential communities in the Mira Mesa CPA were subject to reconnaissance-level survey and background research as part of this survey report. Of the 27 communities surveyed, 3 were found to be Tier 1, 13 were found to be Tier 2, and 11 were found to be Tier 3. A discussion of findings and a detailed analysis is provided below with summary tables showing the community Map ID# from Figure 20, Master-planned Community Name, Eligibility Recommendation, and Reason for Eligibility Recommendation.

A note on terminology

Notable: Research revealed these developers and architects were highly productive and noted by peers and industry leaders for achievements and innovation in their work creating master-planned communities.

Ubiquitous: Research revealed these developers and architects may have been highly productive; however, their work was not noted for innovation or distinction. Their work appears to be standard and unremarkable in the field of master planned communities.

5.1 Tier 1 Communities

The communities that are assigned a Tier 1 status for the purposes of this study are those that were flagged for additional study. The communities assigned a Tier 1 status were required to be associated with a notable developer and/or architect and have one or more of the following characteristics:

- Community appeared to have architectural merit and visual cohesion
- Integrity of the community was predominately intact
- Won notable design, architecture, planning, or construction award(s) and retained the requisite integrity for which the awards were given. For instance, if the community won an award for cluster planning, then the elements of the cluster plan needed to be intact for the property to be assigned a Tier 1 status.
- Unique designs, planning methodologies, or construction methodologies were identified within the community
- Archival research suggested that additional research and survey had the potential to uncover additional information pertaining to the historical significance of the neighborhood

As a result of the survey, three communities were found to merit future intensive-level survey and evaluation for potential historical significance: the Mesa Village complex (Figure 20, Map ID# 5), the Concord Square complex (Figure 20, Map ID# 13), and the Canyon Country complex (Figure 20, Map ID #15).

Table 18 lists master-planned communities recommended for additional study as possible districts.

Table 18. Tier 1 Master-Planned Communities

Map ID#	Master-planned Community	Reason(s) for Future Study
5	Mesa Village	Won design award, minimal alterations, distinctive within architect's known works
13	Concord Square	Won design award, distinctive within architect's known works, high-level of integrity
15	Canyon Country	Won design award, minimal alterations, distinctive within architect's known works

5.2 Tier 2 Communities

The communities that are assigned a Tier 2 status for the purposes of this study are those that exceeded the requirements under Tier 3, but failed to rise to the level of significance required for additional study and intensive survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were oftentimes associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible. Given the fact that these communities rose to the level of significance required under Tier 2, detailed analysis is provided below to support the recommendations of ineligibility for these communities. A summary of these communities and the reason(s) for their assignment to Tier 2 can be found in Table 19 below. Such factors that prevented these communities from rising to the level of significance to be Tier 1 communities include the following:

- A known architect and/or notable developer were identified, but the community served as an insignificant representation of their body of work
- A known architect and/or notable developer was identified, but the community lacked the requisite integrity to rise to the level of significance that warranted additional study
- A known architect and/or notable developer was identified, but the community lacked architectural merit
- Won notable design, architecture, planning, marketing, and/or construction award(s), but no longer retained the requisite integrity for which the awards were given.
- No innovative building techniques, materials, or construction methodologies were used within the community

Table 19. Tier 2 Master Planned Communities

Map ID#	Master-planned Community	Reason(s) for Exclusion from Future Study
1	Mira Mesa Homes	Lacks visual cohesion, heavily altered tract housing, no architect found
4	Mira Mesa North	Lacks visual cohesion, heavily altered tract housing, no architect found
12	Colony Homes	No architect found, ubiquitous multi-family housing tract
16	Casa New Salem I and II	Ubiquitous multi-family housing tract, no architect found
7	ParkWest	Ubiquitous single family tract, no architect found, heavily altered
11	Mesa Woods	No awards or accolades identified, heavily altered
14	Parkdale	No awards or accolades identified, heavily altered, lacks visual cohesion
19	The Villas	No awards or accolades, ubiquitous multi-family housing tract
25	Concord Villas	No awards or accolades, ubiquitous multi-family housing tract
27	Canyon Mesa/Canyon Ridge	No architectural merit, no awards or accolades, heavily altered
20	Mesa Ridge	No awards or accolades, lacks visual cohesion, no architectural merit
2	Encore	No Awards or accolades, no architectural merit, ubiquitous single family tract housing
3	Trend	No awards or accolades, multiple alterations, no architectural merit

5.3 Tier 3 Communities

The communities that are assigned a Tier 3 status for the purposes of this study are those that failed to rise to the level of significance required for additional study and intensive survey under Tiers 1 or 2. Archival research revealed minimal information and in some cases no information about builders, architects, or developers associated with the communities under this Tier. A reconnaissance-level survey was also conducted of all of these communities to determine the potential for architectural significance, but the communities under this Tier were found to be at least one of the following: altered, ubiquitous, or lacking architectural merit. It is also notable that most of the communities assigned to Tier 3 had multiple reasons for a recommendation of ineligibility. A summary of these communities and the reason(s) for their assignment to Tier 3 can be found in Table 20 below. The following is a comprehensive list of reasons why properties were assigned to Tier 3:

- The community lacked architectural merit
- The community lacked architectural cohesion
- The community represented ubiquitous housing forms that lacked distinction
- No innovative building techniques, materials, or construction methodologies were used within the community
- No notable developer was found through the course of archival research
- No architect was found through the course of archival research
- The community was heavily altered and no longer retained the requisite integrity required for significance
- No innovative design principles or planning methods were found within the community
- No evidence was found to suggest that the community was associated with broader patterns of development at the Local, State, or National level

Table 20. Tier 3 Master-planned Communities Found Ineligible

Map ID#	Master-planned Community	Reason(s) for Ineligibility
5	Gateway Homes	Heavily altered tract housing with no notable developer
8	Three Seasons	Heavily altered tract housing with no notable developer
9	Quest Condominiums	Ubiquitous type of multi-family housing with no notable developer
10	Valley Crest	Ubiquitous type of single family tract housing with no notable developer
17	Canyon Point	Ubiquitous type of multi-family housing with no notable developer
18	Creekside	No notable developer
21	Jade Coast Condominiums	Ubiquitous type of multi-family housing tract with no notable developer
22	Barrett Homes	Ubiquitous type of single family tract and unknown developer
23	Summerset	Ubiquitous type of multi-family housing tract with no notable developer
24	Summerset Court	Ubiquitous type of single family tract housing and unknown developer
26	Esplanade	Ubiquitous type of multi-family housing tract and unknown developer

5.4 Additional Study Recommendations

The Mesa Village complex (Figure 20, Map ID #4), designed by architect Daniel Nick Salerno and Associates for the A.J. Hall Corporation, is recommended for future intensive-level survey in order to assess its potential architectural significance. Archival research indicates that Daniel Nick Salerno and Associates was an award winning architect working in the Greater San Diego area and his contributions to community master-planning and architectural design require additional research beyond the scope of this survey. Daniel Nick Salerno and Associates' Mesa Village complex embodies design principles that are commonly associated with larger master-planned communities throughout California, including: two recreation centers, two community pools, a pedestrian trail named Village Trail, two community parks including Mesa Village Park, and an overall cohesive series of walking trails and smaller greenspaces. In 1972, the Mesa Village won the Grand Award for a cluster or innovative housing project at the Gold Nugget Awards. Furthermore, the complex retains a higher level of integrity relative to other residential developments within the Mira Mesa CPA with very little exterior alterations and a high amount of character-defining features intact. Therefore, it is recommended that this neighborhood be studied further for its potential architectural significance and for reflecting a special element of Mira Mesa's architectural development under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D.

The Concord Square complex (Figure 20, Map ID #13), designed by the architectural firm Lorimer-Case, AIA for Pardee Home Builders, is recommended for future intensive-level survey in order to assess its potential architectural significance. Archival research indicates that in 1980 the firm won the Gold Nugget "Award of Merit" for attached homes under 1,200 square feet for their design of Pardee's Concord Square development. The award was presented by the *Pacific Coast Builders Conference and Builder Magazine* to Pardee Home Builders. Concord Square won an accolade for its design and is the only known development in Mira Mesa to have received any distinction designed by Lorimer-Case, AIA. Additionally, the development retains a high level of integrity with minimal exterior alterations over time. Therefore, it is recommended that this neighborhood be studied further for its potential architectural significance and for reflecting a special element of Mira Mesa's architectural development under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D.

The Canyon Country complex (Figure 20, Map ID #15), designed by designed by the architectural firm Hales-Langston, AIA for the Fieldstone Company, is recommended for future intensive-level survey in order to assess its potential architectural significance. Archival research indicates that Canyon Country became one of Fieldstone's most enduring success stories. The development won an award for best detached housing under $135,000 in 1982. The development over time has undergone alterations including replacement cladding, reroofing, replacement windows and entry doors, addition of security doors, replacement garage doors, and partially enclosed front courtyards. Despite these alterations the community can still be identified as a 1980s single family development designed by Hales-Langston, AIA. Therefore, it is recommended that this neighborhood be studied further for its potential architectural significance and for reflecting a special element of Mira Mesa's architectural development under NRHP/CRHR/City of San Diego HRB Criteria C/3/A and D.

No further study is recommended for any of the other master-planned communities within the Mira Mesa CPA due to diminished integrity and lack of important historical associations under NRHP/CRHR/City Criteria A/1/A, and a lack of architectural significance under NRHP/CRHR/City of San Diego HRB Criteria C/3/C. While archival research did identify notable developers within the CPA, survey of the master-planned communities revealed extensive alterations that have significantly impacted their integrity of design, materials, workmanship, and association, as required for local, state, and national designation.

Mira Mesa Community Plan Area Boundary

Recommended for Additional Study

Notable Developer

- A.J. Hall Corporation
- Corky McMillins
- Pardee Home Builders
- Ponderosa Homes
- The Fieldstone Company
- The Larwin Company

Other Developer

- August Development Company
- Brehm Communities
- Hobbs Mira Mesa
- Long Beach Construction Company
- Playmor
- Southern California Properties Ltd.
- The Helmer Company
- The Lusk Company

Unknown Developer

Master-Planned Communities

1. Mira Mesa Homes (1969-1970)
2. Encore (1970)
3. Trend (1971)
4. Mira Mesa North (1971-1983)
5. Mesa Village (1972)
6. Gateway Homes (1972)
7. ParkWest (1972)
8. Three Seasons (1974)
9. Quest Condominiums (1975)
10. Valley Crest (1976-1977)
11. Mesa Woods (1977)
12. Colony Homes (1979)
13. Concord Square (1980)
14. Parkdale (1981)
15. Canyon Country (1982)
16. Casa New Salem I and II (1982)
17. Canyon Point (1983)
18. Creekside (1983)
19. The Villas (1983)
20. Mesa Ridge (1984)
21. Jade Coast Condominiums (1985)
22. Barrett Homes (1986)
23. Summerset (1987)
24. Summerset Court (1987)
25. Concord Villas (1987-1988)
26. Esplanade (1988)
27. Canyon Mesa/Canyon Ridge (1989)

SOURCE: Esri, HERE, Garmin; SANGIS 2019

DUDEK

0 1,000 2,000 Feet

FIGURE 20

Mira Mesa Areas Recommended for Additional Study

Mira Mesa Community Plan Update

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7 Appendices

A Mira Mesa CPA Historic Context Statement

B Residential Study List

Master-Planned Community	Map ID #	Developer	Architect	Date of Construction	Associated Theme
Mesa Village	5	A.J. Hall Corporation	Daniel Nick Salerno and Associates	1972	Residential Development (1969-1979)
Concord Square	13	Pardee Home Builders	Lorimer-Case, AIA	1980	Residential Development (1980-1990)
Canyon County	15	Fieldstone Company	Hales-Langston, AIA	1982	Residential Development (1980-1990)

DRAFT AMENDMENTS TO
THE HISTORICAL RESOURCES GUIDELINES
OF THE LAND DEVELOPMENT MANUAL

Plain text is existing text to remain that is provided for context. Text shown in strikeout (~~strikeout~~) is existing text to be removed, and text shown in double-underline (<u>double-underline</u>) is proposed to be added.

Section I
INTRODUCTION

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Section II
DEVELOPMENT REVIEW PROCESS

The development review process consists of two separate aspects: the implementation of the Historical Resources Regulations and the determination of impacts and mitigation under the California Environmental Quality Act (CEQA). This section establishes the baseline standards for the development review process in the City of San Diego.

A. When Are Surveys Required?

1. For Purposes of Obtaining a Permit

For premises not already determined to contain historical resources, the City Manager shall determine the need for a site specific survey for the purposes of obtaining a Construction Permit or, Development Permit for development proposed for any parcel containing a structure that is more than 45 years old and not located within any area identified below as exempt or for any parcel identified as containing a historical resource in a land use plan or identified as sensitive on the Historical Resource Sensitivity Maps for review based on the Historical Resource Sensitivity Maps. In determining the need for a site specific survey, the City Manager should consult with and consider input from local individuals and groups with expertise in the Historical Resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, local historical and archaeological groups, and designated community planning groups. Consultation with these or other individual and groups should occur as early as possible so that their input can be considered during the time frame allotted to determine the need for a site specific survey. The City Manager shall determine the need for a site specific survey within 10 working days of application of a construction permit or within 30 calendar days of an application for a development permit. A site specific survey shall be required when the City Manager determines that a historical resource may exist on the

premises. If the City Manager does not require a site specific survey within the specified time period a permit for historical resources shall not be required.

The Historical Resource Sensitivity Maps are maintained by the Planning and Development Review Department and used to identify properties that have a likelihood of containing archaeological sites based on records from the South Coastal Information Center at San Diego State University and the San Diego Museum of Man, and site specific information on file with the City. If it is demonstrated that archaeological sites do in fact exist on or immediately adjacent to any property, whether identified for review or not, then a survey shall be required by the City Manager. If it is demonstrated that archaeological sites do not in fact exist on any property identified for review, then the Historical Resource Sensitivity Maps shall be updated to remove that property from the review requirements.

The Historical Resources Board may ~~following areas have been determined to be~~ exempt areas from the requirement for a site specific survey for the identification of a potential historical building or historical structure~~:~~. The exempted areas shall be listed in Appendix G, "Geographic Areas Exempted From Review Under SDMC Section 143.0212."

~~(To be added as areas are identified by the Historical Resources Board.).~~

If a site specific survey is required, it shall be conducted in such a manner as to determine the presence or absence of potential historical resources consistent with Chapter III of these Guidelines (Methods).

Based on the site specific survey and the best scientific information available, the City Manager shall determine whether a historical resource exists, whether a potential historical resource merits designation by the Historical Resources Board in accordance with Chapter 12, Article 3, Division 2 of the Land Development Code, and the precise location of the historical resource or potential historical resource. If historical resources are not present, then a Neighborhood Development Permit or Site Development Permit for historical resources shall not be required. The documentation used to determine the presence or absence and location of historical resources shall be provided by the applicant at the request of the City Manager. The property owner or applicant shall obtain a Construction Permit, Neighborhood Development Permit or Site Development Permit, in accordance with the Land Development Code, before any development activity occurs on a premises that contains historical resources.

2. For Purposes of Environmental Review (CEQA)

[No change in text.]

B. through G. [No change in text.]

Section III
METHODS

[No change in text]

Appendices

E-F [No Change]

APPENDIX G:
GEOGRAPHIC AREAS EXEMPTED FROM REVIEW UNDER SDMC SECTION 143.0212

The following geographic areas have been identified by the Historical Resources Board and exempted from the requirement to obtain a site-specific survey for the identification of a potential historical building or historical structure under SDMC 143.0212. Additional areas identified by the Historical Resources Board may be added in the future.

A. Mira Mesa Community Plan Area Focused Reconnaissance Survey

The Mira Mesa Community Plan Area Focused Reconnaissance Survey (Mira Mesa Survey) was prepared in 2022 in association with the comprehensive Community Plan Update (CPU) to the Mira Mesa Community Plan. Utilizing the Mira Mesa Community Plan Area Historic Context Statement (Mira Mesa Context Statement) to inform the work, the Mira Mesa Survey evaluated the 27 master planned residential communities within the boundary of the CPU.

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.

For the purposes of this survey, a three-tier system was established to evaluate the potential eligibility of Mira Mesa's master planned communities:

- Tier 1: are those master planned communities that were flagged for additional study.
- Tier 2: are those master planned communities that failed to rise to the level of significance required for additional study and survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were associated with a notable developer and/or known architect, there

was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.

- Tier 3: are those master planned that failed to rise to the level of significance required for additional study and survey required for Tiers 1 and 2. While it was found during the course of the survey and the archival research efforts that these communities were associated with a known developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.

The Mira Mesa Survey identified 3 master planned communities in Tier 1, 11 master planned communities in Tier 2, and 13 master planned communities in Tier 3. 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 and are therefore exempted from review under SDMC Section 143.0212.

The Tier 2 and 3 communities are listed in Table 1 below. The "Map ID #" listed in Table 1 corresponds to the Map of Mira Mesa Community Plan Area Master-Planned Communities Developed Between 1969-1990 provided in Figure 1. The boundary of each Tier 2 and 3 master planned community will be mapped for use by the Development Services Department and public.

Table 1. Tier 2 and 3 Master Planned Residential Communities Exempted from Review under SDMC Section 143.0212

Map ID #	Master Planned Community Name	Tier	Reason(s) for Ineligibility
1	Mira Mesa Homes	2	Lacks visual cohesion, heavily altered tract housing, no architect found.
2	Encore	2	No Awards or accolades, no architectural merit, ubiquitous single-family tract housing.
3	Trend	2	No awards or accolades, multiple alterations, no architectural merit.
4	Mira Mesa North	2	Lacks visual cohesion, heavily altered tract housing, no architect found.

Map ID #	Master Planned Community Name	Tier	Reason(s) for Ineligibility
6	Gateway Homes	3	Heavily altered tract housing with no notable developer.
7	ParkWest	2	Ubiquitous single-family tract, no architect found, heavily altered.
8	Three Seasons	3	Heavily altered tract housing with no notable developer.
9	Quest Condominiums	3	Ubiquitous multi-family tract housing with no notable developer.
10	Valley Crest	3	Ubiquitous single-family tract housing with no notable developer.
11	Mesa Woods	2	No awards or accolades identified, heavily altered.
12	Colony Homes	2	No architect found, ubiquitous multi-family housing tract.
14	Parkdale	2	No awards or accolades identified, heavily altered, lacks visual cohesion.
16	Casa New Salem I and II	2	Ubiquitous multi-family housing tract, no architect found.
17	Canyon Point	3	Ubiquitous multi-family tract housing with no notable developer.
18	Creekside	3	No notable developer.
19	The Villas	2	No awards or accolades, ubiquitous multi-family housing tract.
20	Mesa Ridge	2	No awards or accolades, lacks visual cohesion, no architectural merit.
21	Jade Coast Condominiums	3	Ubiquitous multi-family tract housing with no notable developer.
22	Barrett Homes	3	Ubiquitous single-family tract housing and unknown developer.
23	Summerset	3	Ubiquitous single-family tract housing with no notable developer.
24	Summerset Court	3	Ubiquitous single-family tract housing and unknown developer.
25	Concord Villas	2	No awards or accolades, ubiquitous multi-family housing tract.

Map ID #	Master Planned Community Name	Tier	Reason(s) for Ineligibility
26	Esplanade	3	Ubiquitous multi-family tract housing and unknown developer.
27	Canyon Mesa/Canyon Ridge	2	No architectural merit, no awards or accolades, heavily altered.

Figure 1. Map of Mira Mesa Community Plan Area Master-Planned Communities Developed Between 1969-1990