

MTS Clean Transit Advancement Campus Project

Cultural Resources Survey

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Submitted to:

**Federal Transportation Administration
Region IX**

SANDAG

401 B Street, Suite 800
San Diego, CA 92101



Mary Robbins-Wade
Cultural Resources Group Manager

Prepared by:

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

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National Archaeological Database Information

Authors:	Mary Robbins-Wade, M.A., RPA; Cynthia Ammerman, M.A.L.S.; James Turner, M.A., RPA; and Theodore Cooley, M.A., RPA
Firm:	HELIX Environmental Planning, Inc.
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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
AMSL	above mean sea level
APE	Area of Potential Effects
APN	Assessor's Parcel Number
B.P.	Before Present
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
CTAC	Clean Transit Advancement Campus
EDR	Environmental Data Resources, Inc.
FTA	Federal Transportation Administration
HELIX	HELIX Environmental Planning, Inc.
MTS	Metropolitan Transit System
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
SANDAG	San Diego Association of Governments
SCIC	South Coastal Information Center
sf	square feet
TCP	Traditional Cultural Properties
TCR	Tribal Cultural Resources
USGS	U.S. Geological Survey
UCSB	University of California, Santa Barbara
ZEB	Zero Emission Bus

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1.0 INTRODUCTION

HELIX Environmental Planning, Inc. (HELIX) was contracted by the San Diego Association of Governments (SANDAG) to provide cultural resources services for the Metropolitan Transit System (MTS) Clean Transit Advancement Campus (CTAC) Project (project) in the City of San Diego, California. A cultural resources study including a records search, Sacred Lands File search, a review of historic aerial photographs and maps, historic background research, a pedestrian survey, and historic structures evaluation was conducted for the project Area of Potential Effects (APE). This report details the methods and results of the cultural resources study and has been prepared to comply with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended.

The project is a federal undertaking because the Federal Transit Administration (FTA) will be providing financial assistance. The FTA serves as the federal lead agency. SANDAG serves as the lead agency under CEQA.

1.1 PROJECT LOCATION AND DESCRIPTION

1.1.1 Project Location

The project is located in the City of San Diego in western San Diego County (Figure 1, *Regional Location*). The project is located north of State Route (SR) 94 and east of Interstate (I-) 805 within an unsectioned region of the Mission San Diego Land Grant, within Township 17 South, Range 2 West, on the U.S. Geological Survey (USGS) 7.5' National City quadrangle (Figure 2, *USGS Topography*). The approximately 12-acre project site is located within Accessor's Parcel Numbers (APNs) 541-611-04-00, -27-00, -31-00, -34-00, and -35-00; and is bordered by Chollas Valley to the north and west, Federal Boulevard to the south, and 47th Street to the east (Figure 3, *Aerial Photograph*).

1.1.2 Project Description

The San Diego Metropolitan Transit System (MTS) proposes to construct the Clean Transit Advancement Campus (CTAC), a new bus division facility, located near the intersection of Federal Boulevard and 47th Street in the City of San Diego. The project site is proposed to be located north of Federal Boulevard and west of 47th Street and divided in two portions. The smaller portion of the project site occurs on the eastern side and is proposed for employee parking and an administration/operation building, and the larger portion occurs on the western side and is proposed for bus parking/charging, maintenance bays, bus washes, and an operations building. Access to the project is proposed to be located at four driveways along the Federal Boulevard project frontage. A new traffic signal would be installed at the western-most site driveway.

The existing buildings on site would be demolished and a new bus division facility would be constructed. The proposed new bus division would entail the construction of a new bus maintenance facility building, charging facilities, bus wash facilities, equipment lift facilities, storage facilities, bus parking facilities, an administration and operations office building, employee parking, lighting improvements, security and camera improvements, stormwater improvements, utility relocations, and landscaping and irrigation improvements.

Proposed new buildings would include an approximately 155,000-square-foot (sf) maintenance facility, approximately 75,000 sf administration and operation office building including storage areas. The

maintenance facility would consist of approximately 20 bus maintenance service bays, 2 bus wash lanes, 4 fare and servicing lanes, and 16 equipment lift bays (which could be a combination of portables and in ground). Charging facilities would include up to approximately 250 zero emission bus (ZEB) electric chargers. The new facility would include a total of about 120 administrative offices. The number of employees at full buildout would include approximately 300 bus operators, 125 maintenance staff, and 150 administrative staff. The facility would operate seven days a week, 24 hours a day.

The new facility would also include asphalt or concrete surface and/or structured parking for approximately 250 buses, approximately 350 employee vehicles, and approximately 60 non-revenue vehicles (i.e., bus supervisor, relief, and maintenance vehicles). Buses would be able to park at night in employee areas and employee vehicles could utilize bus parking areas during the day.

Retaining walls would be constructed in some locations along the bus parking/charging lot. Proposed fencing would consist of a combination of block wall and/or chain link and would vary from approximately 6 to 12 feet depending on whether it was near the frontage or near adjacent properties. Proposed exterior lighting would be installed along the perimeter of the facility to ensure security and would be shielded or directional to minimize spill into adjacent properties and open space.

Utilities would be relocated, as required, and stormwater improvements would be constructed. Driveways would also be relocated and modified as required. The project would also include irrigation and landscaping to visually enhance the streetscape.

1.2 REGULATORY FRAMEWORK

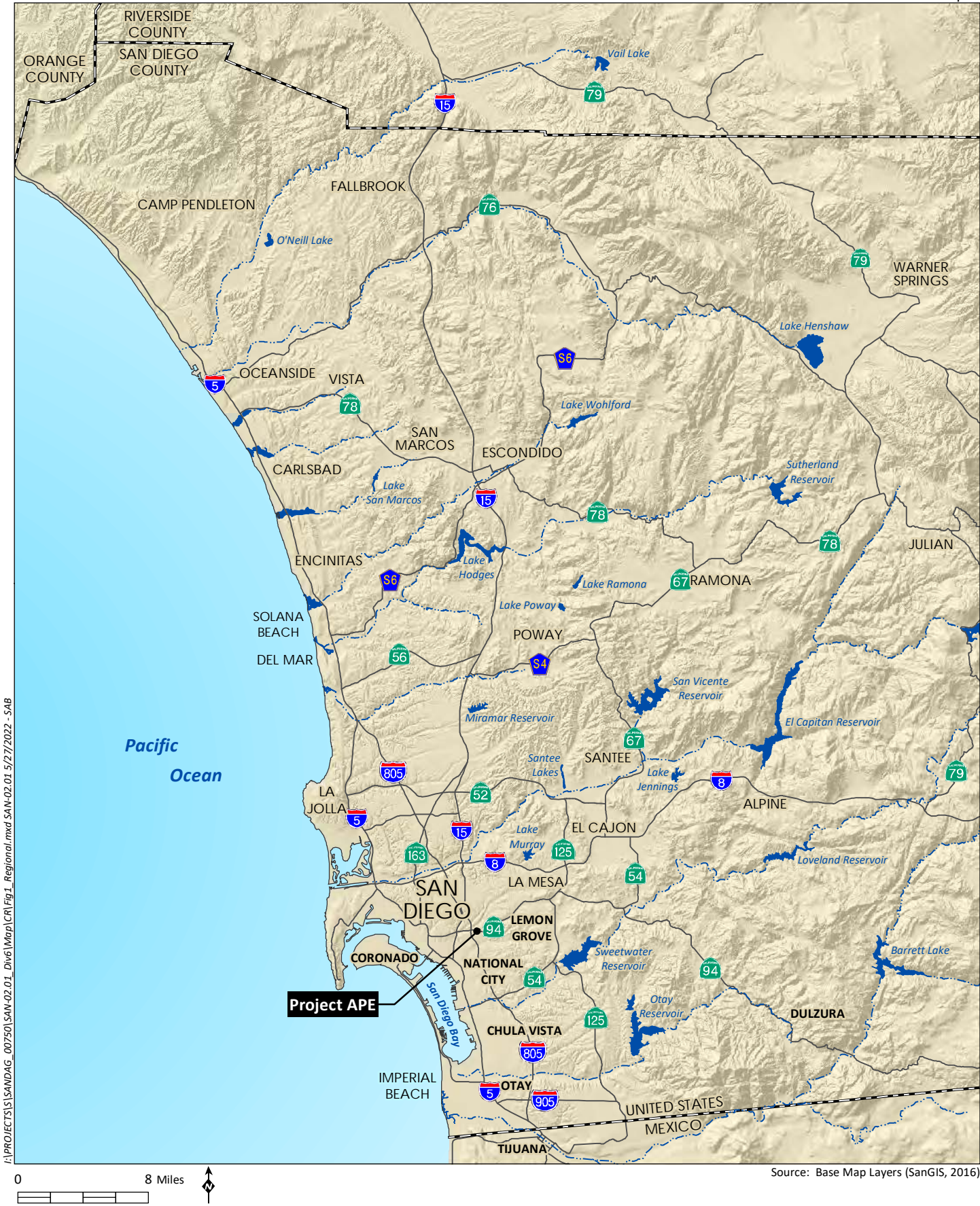
This section describes the applicable regulatory framework considered in this study.

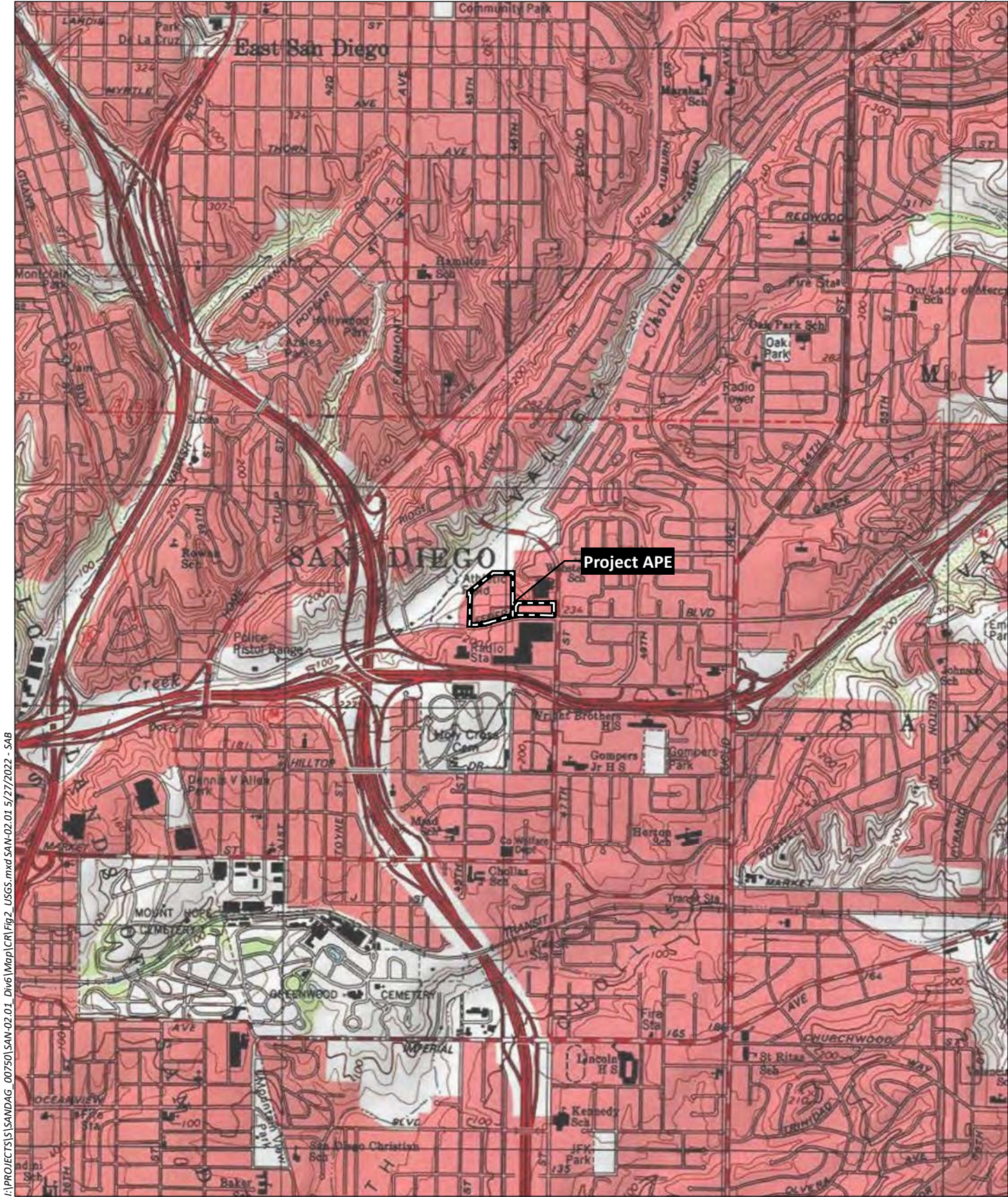
1.3 FEDERAL

1.3.1 National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (Code of Federal Regulations [CFR] 36 Section 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it:

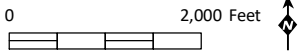
- Criterion A** Is associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B** Is associated with the lives of persons significant in our past; or
- Criterion C** Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D** Has yielded, or may be likely to yield, information important in prehistory or history.





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Source: NATIONAL CITY 7.5' Quad (USGS)





In addition to meeting at least one of these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1997). The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

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

Some aspects of integrity may be accorded more weight than others, depending on the type of resource being evaluated and the applicable eligibility criteria. Integrity can be assessed only after it has been concluded that a resource is significant.

1.3.2 Secretary of the Interior’s Standards for Rehabilitation

In accordance with the National Park Service and CEQA Guidelines, projects that comply with the *Secretary’s Standards for the Treatment of Historic Properties* and *Secretary’s Standards for Rehabilitation* (*Secretary’s Standards*) are projects that retain the historic integrity of the resource. According to CEQA Guidelines, a project that complies with the *Secretary’s Standards* is generally considered to be a project that will not cause a significant adverse impact to a historical resource.

The goal of the *Secretary’s Standards* is to outline treatment approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance. The *Secretary’s Standards and Guidelines* offer general recommendations for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing new additions or making alterations. These standards also provide guidance on new construction adjacent to historic districts and properties, in order to ensure that there are no indirect adverse impacts to historic properties.

Rehabilitation is the most flexible treatment approach of the *Secretary’s Standards*. The ten *Secretary’s Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards and Guidelines* offer general recommendations for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing new additions or making alterations. The *Secretary's Standards for Rehabilitation* also provide guidance on new construction adjacent to historic districts and properties, in order to ensure that there are no adverse indirect impacts to integrity as a result of a change in setting. Applying the *Secretary's Standards* to new construction adjacent to historic resources helps ensure avoidance of indirect impacts and retention of the setting and feeling of the historic resource and its surrounding environment.

Secretary's Standards compliance begins with the identification and documentation of the "character-defining," or historically significant, features of the historical resource. According to Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to*

Preserving Their Character, there is a three-step process to identifying character-defining features (Nelson 1982). Step 1 involves assessing the physical aspects of the building exterior as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relations or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior features and details. Alterations and replacement of character-defining features over time can impair a historic property’s integrity and result in a loss of historic status. Therefore, to ensure that a historic property remains eligible after the implementation of projects, character-defining features should be identified and preserved.

1.4 STATE

The policies of the NHPA are implemented at the state level by the California Office of Historic Preservation (OHP), a division of the California Department of Parks and Recreation (DPR). The Office of Historic Preservation is also tasked with carrying out the duties described in the Public Resources Code (PRC) and maintaining the California Historic Resources Inventory and California Register of Historical Resources (CRHR). The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of eligible historical and archeological resources.

1.4.1 California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is “an authoritative guide in California 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 Sections 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for listing on the NRHP and California Historical Landmarks, numbered 770 and higher, are automatically included on the CRHR.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Criterion 2:** It is associated with the lives of persons important in our past;
- Criterion 3:** It 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;
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

Properties that do not retain sufficient integrity for NRHP listing can still qualify for listing in the CRHR. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

1.4.2 California Environmental Quality Act

CEQA requires a lead agency to analyze whether historic and/or archaeological resources may be adversely impacted by a proposed project. Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment” (PRC Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources. Second, if cultural resources are present, the proposed project must be analyzed for a potential “substantial adverse change in the significance” of the resource.

According to CEQA Guidelines Section 15064.5, historic resources are:

1. A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (PRC 5024.1, Title 14 CCR, Section 4850 et seq);
2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k), or identified as significant in a historic resources survey meeting the requirements of PRC Section 5024.1(g);
3. Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the California Register (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity (as defined in the previous section) does not meet NRHP criteria may still be eligible for listing in the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the California Register or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (CEQA Guidelines, Section 15064.5(b)).

CEQA Guidelines specify that “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired” (CEQA Guidelines, Section 15064.5). Material impairment occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHP, CRHR, or local register. In addition, pursuant to CEQA Guidelines Section 15126.2, the “direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects.”

1.5 NATIVE AMERICAN HERITAGE VALUES

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed project.

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. Cultural resources can include TCPs, such as gathering areas, landmarks, and ethnographic locations, in addition to archaeological districts. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ethnographic importance.

In California, the Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American Tribes during the project planning process, specifically before adopting or amending a General Plan or a Specific Plan, or when designating land as open space for the purpose of protecting Native American cultural places. The intent of this legislation is to encourage consultation and assist in the preservation of Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance. State Assembly Bill (AB) 52, effective July 1, 2015, introduced the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally defined TCP; however, it incorporates consideration of local and state significance and the required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resource described in PRC §21083.2; or is a non-unique archaeological resource if it conforms with the above criteria.

1.6 AREA OF POTENTIAL EFFECT

Pursuant to 36 CFR 800.16(d), the APE is the geographic area within which an undertaking may directly or indirectly alter the character or use of historic properties. The APE for the project consists of multiple parcels (Accessor Parcel Numbers 541-611-04-00, -27-00, -31-00, -34-00, and -35-00), totaling approximately 12.06 acres (see Figure 3). Of this area, approximately 9.65 acres are located north of Federal Boulevard and west of 47th Street and consists of the properties at 4506, 4514, 4550, and 4582 Federal Boulevard, and approximately 2.41 acres are located northeast of the intersection of Federal Boulevard and 47th Street and consists of a fenced-in parking lot.

1.7 PROJECT PERSONNEL

Mary Robbins-Wade, M.A. served as Principal Investigator (PI) for the archaeological survey and as co-author of this report. Ms. Robbins-Wade is listed in the Register of Professional Archaeologists (RPA)

and meets the Secretary of Interior Professional Qualification Standards for Archaeology. James Turner, M.A., RPA, Staff Archaeologist, served as report co-author and conducted a survey of the project APE. Cynthia Ammerman, MALS, Senior Architectural Historian, served as a report co-author. Theodore Cooley, M.A., RPA, served as report contributor. Resumes for key personnel are included as Appendix A.

2.0 SOURCES CONSULTED

2.1 ARCHIVAL RESEARCH

For this study, HELIX staff utilized a records search of the California Historical Resources Information System (CHRIS) from the South Coastal Information Center (SCIC) obtained on April 30, 2021 for an adjacent parcel. The records search covered a half-mile radius around the APE and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the NRHP, CRHR, and the state Office of Historic Preservation (OHP) historic properties directories was also conducted. The records search summary and maps are included as Appendix B (Confidential Appendices, bound separately). Environmental Data Resources, Inc. (EDR) provided historic background data, including Sanborn fire insurance maps, aerial photos, city directory information, and historic topographic maps.

2.1.1 Previous Investigations

The records search included a review of previous cultural resources investigations of the project APE and a half-mile radius surrounding it. A summary of the previous cultural resources investigations performed within and in proximity to the project is provided in Section 5.1.1 of this report.

2.1.2 Previously Recorded Cultural Properties

The records search included a review of previously recorded sites documented within the project APE and a half-mile radius thereof. A summary of previously recorded sites situated within and adjacent to the project APE is provided in Section 5.1.2 of this report.

2.1.3 Environmental Data Resources, Inc.

HELIX obtained historic archival data (Sanborn maps, historic topographic maps, aerial photos, and city directory entries) from Environmental Data Resources, Inc. These data are summarized in Section 5.3 of this report.

2.2 NATIVE AMERICAN HERITAGE COMMISSION

HELIX contacted the Native American Heritage Commission (NAHC) on April 27, 2021, for a Sacred Lands File search and list of Native American contacts for the project area. No outreach to tribal contacts was undertaken as part of this study. However, Native American consultation will be performed on a government-to-government basis for the project; SANDAG will conduct tribal outreach per AB 52, and FTA will conduct tribal outreach under Section 106.

3.0 BACKGROUND

3.1 ENVIRONMENT

The project area is situated within the coastal plain of western San Diego County, where the climate is characterized as semi-arid steppe, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The San Diego River is located to the north of the project APE. The elevation of the project area ranges from approximately 139 to 235 feet above mean sea level (AMSL). The project vicinity is characterized predominantly by urban development comprised of transportation infrastructure and residential, large-scale recreational/commercial, and industrial development. Chollas Creek is located to the northwest of the project APE (Figure 2).

Geologically, the project area is underlain by very old paralic deposits dating to the middle to early Pleistocene and marine sandstone from the San Diego Formation (Kennedy and Tan 2008). One soil series is mapped within the project APE: the Huerhuero series, which consists of moderately well drained loams that have a clay subsoil and support a vegetation of mostly tarweed, wild oats, star-thistle, red brome, Russian-thistle, and annual grasses and forbs (Bowman 1973; 54; Natural Resources Conservation Service 2022). The majority of the APE contains Huerhuero loam, 15 to 30 percent slopes, eroded, while the remainder consists of Huerhuero-Urban land complex, 2 to 9 percent slopes, and Made land.

Prehistorically, the natural environment in project area would have been a natural marsh habitat, with coastal sage scrub and grassland communities in the vicinity (Schoenherr 1992). The coastal sage scrub community would have covered most of the canyons in the coastal area with interspersed areas of native grasslands (*Stipa*, *Elymus*, *Poa*, *Muhlenbergia*) (Beauchamp 1986; Munz 1974). In addition to the available marine resources, many of the animal species living within these communities (such as rabbits, deer, small mammals, and birds) would have been used by native inhabitants. Rabbits and rodents were very important to the prehistoric diet; deer were somewhat less significant for food but were an important source of leather, bone, and antler. Many of the plant species naturally occurring in the project area and vicinity are known to have been used by native populations for food, medicine, tools, ceremonial, and other uses (Christenson 1990; Hedges and Beresford 1986; Luomala 1978).

3.2 PREHISTORY

In the San Diego area, the earliest well-documented archaeological sites belong to the San Dieguito tradition, dating to over 9,000 years ago (Warren 1967, Warren et al. 1998; Warren and Ore 2011). The San Dieguito Tradition is thought by most researchers to have had an emphasis on big game hunting, with a lesser reliance on vegetal resources and coastal resources (Warren 1967, 1968). Diagnostic material culture most associated with the San Dieguito complex includes scrapers, crescents, and large biface blades and projectile points (Rogers 1939, 1966; Warren 1966, 1967, 1968; Warren and True 1961). In the southern coastal region, the traditional view of San Diego prehistory has the San Dieguito tradition followed by the Archaic Period, dating from circa 8600 Before Present (B.P.) to circa 1300 B.P. (Warren 1968; Warren et al. 1998).

Relative to the San Dieguito tradition, a large number of archaeological site assemblages dating to the Archaic Period have been identified at a range of coastal and inland sites in San Diego County. These assemblages, designated as the La Jolla/Pauma complexes, are considered part of Warren's (1968)

“Encinitas tradition” and Wallace’s (1955) “Early Milling Stone Horizon.” The Encinitas tradition is generally characterized by site assemblages containing large numbers of milling stones (manos and metates), occurring in “shell middens, located often near sloughs and lagoons” (Moratto 1984:147). The content of these site assemblages indicates a shift from a putative hunting-focused subsistence pattern in the earlier period to a more generalized economy with an increased emphasis on the gathering of seed resources, small game, and shellfish (Warren et al. 1998; Warren 2012). According to True (1958, 1980), sites of the La Jolla complex were located along the coast and those of the Pauma complex, in inland areas of the county. Not surprisingly, Pauma complex sites generally lack the shell that dominates in many of the La Jolla complex site assemblages located in proximity to the coast. In San Diego County, sites radiocarbon dated to the Archaic Period are most numerous along the coast around estuaries and near-coastal valleys, and less commonly located in the inland foothill areas (e.g., Cooley and Barrie 2004; Raven-Jennings and Smith 1999). The La Jolla/Pauma complex tool assemblage includes, in addition to manos and metates, rough cobble tools, especially choppers, scrapers, and scraper planes; terrestrial and marine mammal faunal remains; flexed burials; doughnut stones; discoidals; stone balls; plummets; biface points; beads; and bone tools (Moriarty 1966; True 1958, 1980).

The relationship between the San Dieguito tradition and the subsequent La Jolla/Pauma complexes of the Encinitas tradition has been the focus of considerable debate centered on whether the San Dieguito and La Jolla patterns might represent the same people using different subsistence techniques in different environments, or if they represent different, non-contemporaneous groups using different and distinct subsistence practices (e.g., Bull 1983; Ezell 1987; Gallegos 1987; Warren et al. 1998). The onset of the following period, the Late Prehistoric Period (1500 B.P. to AD 1769), however, is demarcated in the archaeological record by an abrupt shift in subsistence and new tool technologies; the archaeological record indicates that the period is characterized by higher population densities and intensification of social and political systems, and by the introduction of new technological innovations. Perhaps the most significant of these new technological innovations was the first use of the bow and arrow and of ceramics.

In the northern portion of San Diego County, the Late Prehistoric Period is represented by the San Luis Rey complex, and in the southern portion, by the Cuyamaca complex. The Late Prehistoric artifactual assemblage is typically characterized by Tizon Brown Ware pottery, small arrow-sized projectile points, various cobble-based tools (e.g., scrapers, choppers, and hammerstones), arrow shaft straighteners, pendants, manos and metates, and mortars and pestles. The arrow point assemblage is dominated, typologically, by the Cottonwood Triangular and Desert Side-notched points, but the Dos Cabezas Serrated type also occurs (McDonald and Eighmey 1998; Wilke and McDonald 1986). Based on archaeological as well as ethnographic data, subsistence in the Late Prehistoric Period is thought to have been focused on the utilization of acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish were also secondary resources, except immediately adjacent to the coast, where they assumed primary importance (Bean and Shipek 1978; Sparkman 1908). The settlement system is characterized by seasonal villages where people used a central-based collecting subsistence strategy.

3.3 ETHNOHISTORY

The project area is located within the traditional territory of the Kumeyaay, also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá). At the time of Spanish contact, Yuman-speaking Kumeyaay bands occupied southern San Diego and southwestern Imperial counties and northern Baja California. The Kumeyaay were a group of exogamous, patrilineal territorial bands who lived in

semi-sedentary, politically autonomous villages or rancherías. Most rancherías were the seat of a clan, although it is thought that, aboriginally, some clans had more than one ranchería and some rancherías contained more than one clan (Luomala 1978). Several sources indicate that large Kumeyaay villages or rancherías were in river valleys and along the shoreline of coastal estuaries (Kroeber 1925; Luomala 1978). They subsisted on a hunting and foraging economy, exploiting the region'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 (Kroeber 1925; Luomala 1978).

At the time of Spanish colonization in the late 1700s, several major Kumeyaay villages were located in proximity to the project area. To the north, was the village of *Cosoy*, located approximately 6.6 miles to the northwest of the project area, along the south side of the San Diego River near the location of the San Diego Presidio and the first location of the Mission de Alcalá. Another nearby village to the north was the village of *Jamo* (Rinconada) located approximately 8.8 miles to the northwest of the project area, along the west side of Rose Canyon, where the Rose Canyon drainage enters into Mission Bay (Carrico 1977, 1998; Winterrowd and Cardenas 1987). These village locations were documented as inhabited at the inception of Spanish colonization when they were visited by the Spanish during the Portolá expedition in 1769 (Carrico 1977). A third nearby village to the north was the village of *Nipaguay*, located upriver along the north side of the San Diego River, at the second and final location of the San Diego Mission de Alcalá, approximately 4.3 miles to the north of the project area (Brodie 2013; Carrico 1998). A fourth nearby village, indicated by Kroeber (1925) to also be located along the lower San Diego River, was the village of *Sinyeweche* to the east of the village of *Nipaguay*. To the south, the village of *Ehpaa* (Las Chollas) was located at the mouth of Las Chollas Creek, along San Diego Bay, approximately 1.9 miles southwest of the project area (Carrico 1998). The presence of some of these Kumeyaay villages at, or near, the locations of early Spanish facilities (e.g., *Cosoy* and *Nipaguay*) was not accidental. The Spaniards chose these locations because there were native villages present in proximity (Carrico 1998). Some native speakers referred to river valleys as *oon-ya*, meaning trail or road, describing one of the main routes linking the interior of San Diego with the coast. For example, the floodplain from the San Diego Mission de Alcalá to the ocean was *hajir* or *qajir* (Harrington 1925). It is likely that the Kumeyaay people used the San Diego River valley and other significant east-west trending water courses as travel corridors from interior coastal plain areas to and from villages located along, and at the mouth of, the river, such as *Cosoy*, *Jamo*, *Nipaguay*, and *Sinyeweche*, as well as other villages along the coast to the north and south of the river and the project area, including *Ystagua*, *Onap*, *Peñasquitos*, *Pawai/Pawaii/Paguay*, *Apusquel*, and *Chiap* (Carrico 1998; Trafzer and Carrico 1992:53).

3.4 HISTORY

3.4.1 Spanish Period

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

Initially, both a mission and a military presidio were located on Presidio Hill overlooking the San Diego River. A small pueblo, now known as Old Town San Diego, developed below the presidio. The Mission

San Diego de Alcalá was constructed in its current location five years later. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Cattle ranching, animal husbandry, and agriculture were the main pursuits of the missions.

3.4.2 Mexican Period

Although Mexico gained its independence from Spain in 1821, Spanish patterns of culture and influence remained for a time. The missions continued to operate as they had in the past, and laws governing the distribution of land were also retained in the 1820s. Following secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society making a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities. These ranches put new pressures on California's native populations, as grants were made for inland areas still occupied by the Kumeyaay, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2008; Farris 1994).

Land was also granted to pueblos with locally elected town councils. In 1833, San Diego submitted a petition to Governor Figueroa asking for formal recognition as a pueblo, and in 1834, was granted permission to establish a municipal government. However, partially due to the establishment of the ranchos in the backcountry areas and the subsequent population shift to the ranchos, San Diego's population shrunk from nearly 500 people in 1834 to 150 in 1841 (Crane 1991). Consequently, the town council was replaced by a justice of the peace in 1838. A few years later, in 1845, the town was allowed a governor-appointed sub-prefect, Santiago Arguello, who commissioned a survey of the pueblo lands; the resulting map was signed by Governor Pio Pico in 1846, establishing the pueblo as over 48,000 acres of land.

3.4.3 American Period

American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors, including the discovery of gold in the state, the end of the Civil War, the availability of free land through passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions, and greatly increased the rate of population decline among Native American communities.

While the American system required that the newly acquired land be surveyed prior to settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government. The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued throughout the following years. Twenty-three years later, in 1874, San Diego received a land patent for

47,323 acres, which was slightly less than the size of the original pueblo lands, due to 1,233 acres within Point Loma being assigned as a military reservation (Crane 1991).

In the early years of the American Period, Old Town remained the center of civic life in the area; however, the San Diego River was prone to major floods, and in the 1870s, downtown San Diego, then known as Horton's Addition, became the urban center (AECOM 2015). The San Diego River, however, remained a main source of water for the growing town (Papageorge 1971). While the first attempt to build a dike to route the San Diego River into what was then known as "False Bay" (now known as Mission Bay) occurred in the 1850s, it was not until the 1870s that a more permanent channel was constructed (Brodie 2013).

In the late 1860s, Alonzo Horton began the development of New San Diego and began the shift of commerce and government centers from Old Town (San Diego pueblo) to New Town (downtown). Development from downtown San Diego initially began to spread eastward, in part, by following natural transportation corridors. The following decades saw "boom and bust" cycles that brought thousands of people to the area of San Diego County, and several land companies formed to create subdivisions to house these people.

By the end of the 1880s, many of the newcomers to San Diego had left, although some remained to form the foundations of small communities based on dry farming, orchards, dairies, and livestock ranching. In the 1890s, the City entered a time of steady growth, and subdivisions surrounding downtown were developed. As the City continued to grow in the early twentieth century, the downtown's residential character changed. Streetcars and the introduction of the automobile allowed people to live farther from their downtown jobs, and new suburbs were developed.

The San Diego City Dump, active from 1908 to approximately 1915, was originally located approximately 0.6 mile west of the project APE (Wade 1986). This location was likely used as the dump due to the area being within a canyon – this canyon provided a large and wide depression perfect for holding trash (Smith 1991). This location fell out of use between 1910 and 1920, when the City changed its method of refuse disposal (Van Wormer 1991).

In 1912, the voters in the City Heights area voted for the area to become an incorporated city known as East San Diego. The population of the area containing the APE boomed during this time. In 1919, the Holy Cross cemetery opened south of the project APE; with the opening of this cemetery, the Calvary Cemetery, located approximately five miles to the northwest and which had been used since the 1870s, fell to disuse (Bissell 1982).

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

A pause in development occurred in the area during the early 1900s as a direct result of this shift towards military-focused infrastructure, with much of the area remaining largely undeveloped throughout the 1920s. On December 31, 1923, the City of East San Diego ceased to exist, and the area

was annexed back into the City of San Diego, becoming known again as City Heights (City Heights Town Council 2022; Daniels 2013). Following this annexation, the population of the area steadily grew.

The following decades saw the rise of the San Diego Zoo, San Diego acting as a military hub during World War II, and the opening of Interstate 8 in Mission Valley. In the 1960s, the City adopted the Mid-City Plan, which pushed for a densification of the Mid-City area (Daniels 2013).

4.0 METHODS

HELIX obtained a records search of the project site and a half-mile radius from the SCIC at San Diego State University on April 30, 2021. The records search covered a half-mile radius around the APE and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the California Historical Resources and the state OHP historic properties directories, and Local Register, was also conducted. The records search maps are included as Confidential Appendix B to this report. Historic maps and aerial photographs were reviewed to assess the potential for historic archaeological resources to be present, as well as the development history of the project area.

Environmental Data Resources, Inc. (EDR) was contacted on April 12, 2022, for historic background data for the area containing the APE. This included Sanborn fire insurance maps, aerial photos, city directory information, and historic topographic maps.

The NAHC was contacted on April 27, 2021, for a Sacred Lands File search and list of Native American contacts, which were received on May 13, 2021. Native American Heritage Commission correspondence is included as Confidential Appendix C to this report.

A pedestrian field survey of the project APE was conducted by HELIX archaeologist James Turner, Kumeyaay Native American Monitor Alyssa Soto from Red Tail Environmental, and Timothy Pesce from SANDAG on April 29, 2022. While most of the APE was accessible, a small portion of APN 541-611-34-00 was surrounded by a chain link fence with a locked gate; because of this, this portion of the property was not physically surveyed. For the most part, the project area has been previously developed with parking lots, paved roads, concrete sidewalks, buildings, and landscaped grounds, leaving a small amount of ground visible for inspection. Mr. Turner and Ms. Soto inspected those areas of the APE where the ground surface was visible. Mr. Turner photographed the buildings within the project APE as part of the historic structure evaluation.

5.0 STUDY FINDINGS AND CONCLUSIONS

5.1 RECORDS SEARCH

As previously noted, the CHRIS records search at SCIC covered a half-mile radius around the APE and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. The records search summary and map are included as Appendix B (Confidential Appendices, bound separately).

5.1.1 Previous Surveys

The records search results identified 46 previous cultural resource studies within the record search limits, two of which were noted by SCIC as overlapping with the project APE. These reports include an archaeological resource analysis for the City of San Diego's Master Stormwater System Maintenance Program (Robbins-Wade 2008) that was based on archival research with no fieldwork and an historic evaluation of the Archie Moore Home (Mikesell 1987). The historic evaluation report appears to have been mismapped by the SCIC, as the Archie Moore Home is located to the southwest of the I-805 and SR 94 interchange.

5.1.2 Previously Recorded Resources

The SCIC has a record of 19 previously recorded cultural resources within a half-mile radius of the project, none of which have been recorded within the project APE. In general, the prehistoric resources recorded within the half-mile search radius consist of two lithic procurement and reduction areas, a low-density lithic scatter, and a shell scatter. The historic resources include the Holy Cross Cemetery and Mausoleum, ten refuse scatters and dumps, and four isolated historic artifacts consisting of glass bottles and a metal toy car.

5.2 HISTORIC MAPS AND AERIAL PHOTOS

Various additional archival sources were also consulted, including historic topographic maps and aerial imagery. These include aerials from 1953, 1958, 1963, 1964, 1966, 1978, 1980, 1985, 1989, and 2002 (NETR Online 2022; University of California, Santa Barbara [UCSB] Digital Library 2022) and several historic USGS topographic maps, including the 1904 and 1930 San Diego (1:62,500) and the 1953, 1967, and 1975 National City (1:24,000) topographic maps. The purpose of this research was to identify historic structures and land use in the area.

During this research, each structure was assigned a building number (Figure 4, *Structures within APE*; Table 1, *Building Numbers and Corresponding Addresses/Locations*).

Table 1
BUILDING NUMBERS AND CORRESPONDING ADDRESSES/LOCATIONS

Building Number	APN	Address	Location
1	541-611-34-00	4576 Federal Blvd. 4580 Federal Blvd.	Both addresses refer to the same structure in the southeast corner of the parcel.
2	541-611-34-00 541-611-35-00	4582 Federal Blvd.	This structure is located within the southeast corner of the parcel. The property contains both APNs.
3	541-611-34-00	4586 Federal Blvd.	This L-shaped structure is located at the north end of the parcel.
4	541-611-31-00	4550 Federal Blvd.	This building is the only structure within the parcel.
5	541-611-04-00	4506 Federal Blvd.	This structure is located within the southwestern corner of the APN.

Building Number	APN	Address	Location
6	541-611-04-00	4510 Federal Blvd.	This structure is located in the northern part of the parcel and is the northwesternmost structure.
7	541-611-04-00	4514 Federal Blvd.	This structure is located in the northeast corner of the parcel.
8	541-611-04-00	4520 Federal Blvd.	This structure is located in the southernmost portion of the northeastern area of the parcel.
9	541-611-34-00	4570 Federal Blvd.	This structure is located in the southern section of the parcel.

No buildings appear in the project area on the 1904 San Diego topographic map, though the San Diego, Cuyamaca, and Eastern Railroad is recorded to the south and street grids and buildings are shown to the southwest of the project APE. In the 1930 San Diego topographic map, the railroad had been renamed to the San Diego and Arizona Railroad. This map also shows the increased development of the San Diego region—Balboa Park is recorded in the center of a far more expansive grid of roadways and buildings. Later, larger scale maps, such as the 1953 National City (1:24,000) topographic map, record Federal Boulevard in its current alignment and a housing development southeast of the APE. A large structure is recorded within APN 541-611-27-00—the 1956 Sanborn Insurance Map indicates that the large structure is a strip mall consisting of six stores, a restaurant, and a storage building. Other features noted in the area on this map include the Holy Cross Cemetery to the southwest of the project area, the Wabash Freeway (modern-day I-15) to the west, and SR 94 to the south of the project area. The Reyes Coca-Cola building is documented on the 1967 National City (1:24,000) topographic map, as is the KOGO Radio Station to the west. The construction of I-805 recorded on this map west of Chollas Creek. The structures recorded within the project APE on the 1953 map appear to have either been replaced or altered by the time the 1967 map was created; this map also depicts structures within APNs 541-611-04-00, 31-00, and 34-00. The 1975 National City topographic map shows not only the construction of the structures in the northern portion of the western APE, but also the completion of I-805.

The historic aerial photograph from 1953 shows Federal Boulevard and 47th Street in their current alignments (NETR Online 2022). The strip mall recorded in the eastern parcel in the 1953 topographic map is also visible, as are some of the structures within APN 541-611-34-00. The 1958 aerial photograph of the area shows the completed radio station and what appears to be a housing structure similar to a modern-day motel to the south of the APE (UCSB Digital Library 2022). The next aerial photographs, from 1963 and 1964, show the completed structures at APN 541-611-03 and the grading of the northern portion of APN 541-611-34-00, as well as the completed Reyes Coca-Cola building to the south of the APE; this grading was completed by the time the 1975 aerial photograph was taken (NETR Online 2022; UCSB Digital Library 2022). SR 94 and the radio station are both visible in the 1958, 1963 and 1964 aerial photographs. The area east of APN 541-611-04-00 was graded sometime between 1970 and 1979, likely during construction of the existing FedEx building located at 1650 47th Street. By the time the 1985 aerial photograph was taken, the strip mall northwest of the intersection of Federal Boulevard and 47th Street had been removed—the parking lot currently located in this area was completed by 1989 (NETR Online 2022). Also seen in the 1985 aerial are the structures within APNs 541-611-04-00, -31-00, and -35-00.



5.3 OTHER ARCHIVAL RESEARCH/EDR DATA

Several packages of data were received from EDR from April 12 to 15, 2022. This data included copies of Sanborn Insurance maps, historic topographic maps, aerial photographs, and excerpts from several city directories and telephone books.

The Sanborn Insurance maps only contained information regarding structures in APN 541-611-27-00; while no structures currently exist in this parcel, the Sanborn maps indicated that the now-demolished structures in this parcel consisted of six stores, a storage structure, and a restaurant. As noted above, aerial photographs from 1953 through 1980 confirm the existence of these structures.

The information obtained from the excerpts of the city directories and telephone books contained information regarding the tenants and owners of the structures. The 1952 R.L. Polk & Co. of California city directory notes that the first occupant of Building 1 was John R. Christman. The 1966 R.L. Polk and Co. directory indicates that Building 2 was occupied by the La Pluma Pet Shop; at this time, Building 1 was also recorded as being occupied by several businesses, including Jamul Plastering and Drywall, Poway Packing Co., and the Weisser Vic Paving Co. This directory also notes that Building 4 was occupied by the Thorpe Insulation Co. The 1970 John M. Ducey city directory indicated that Building 4 was first occupied by the “Glaser Bros. candy & tob [wholesalers].” Buildings 6 and 7 first appear in the 1975 R.L. Polk & Co. directory; Building 6 is recorded as containing California Building Systems, Inc., while Building 7 was noted to be vacant. Finally, Building 5 was first included in the 1984 R.L. Polk directory. This directory indicates that the first tenants of Building 5 included Quigley Communication Inc., Burke Engineering Co., Akros Installations, Inc., and Brinks Incorporated Security. Motorola Communications was also recorded as residing in the address, though it is unclear which building it was located in. No data on Building 9 were found in the city directories that EDR included.

Other records obtained during archival research include catalog cards on file at the City of San Diego Development Services. These cards include information regarding the San Diego Nob Hill Industrial Park; specifically, the cards contain information on permits obtained by landowners for the construction and upgrading of buildings and the elimination of landscaping within the property lines. The cards noted that Mr. and Mrs. Karl M. Glasoe, Jr. filed a permit to construct a building at 4550 Federal Boulevard in 1962. This structure is likely the structure recorded as Building 4. Additionally, the cards describe permits obtained by H. & H. Investment Co. to erect a large sign at 4520 Federal Boulevard in 1973 and to eliminate landscaping adjacent to Chollas Parkway within the property at 4510-4514 Federal Boulevard in 1974. Finally, the cards include information regarding a permit approval for the construction of what would later become Building 8.

5.4 NATIVE AMERICAN CONTACT PROGRAM

HELIX contacted the NAHC on April 27, 2021, for a Sacred Lands File search and list of Native American contacts for the project area. The NAHC indicated in a response dated May 13, 2021, that the results of the search were negative but noted that this “does not indicate the absence of cultural resources in any project area.” Correspondence with the NAHC is included as Appendix C (Confidential Appendices, bound separately). No outreach to tribal contacts was undertaken as part of this study. Government-to-government tribal consultation will be performed; SANDAG will conduct tribal outreach per AB 52, and FTA will conduct tribal outreach under Section 106.

5.5 FIELD SURVEY

Most of the project APE was covered by paved roads, concrete sidewalks, buildings, gravel, and landscaped grounds, leaving a small amount of ground visible for inspection for archaeological resources.

The portion of the APE within APN 541-611-27-00 consisted of two fenced-in parking lots separated by a chain link fence (Plate 1). The western parking lot appeared to be used for the storage of Coca-Cola vehicles, while the eastern lot was currently used as a staging area for construction supplies.

APN 541-611-34-00 contained four structures (Buildings 1-3, and 9). The parcel had very little original ground visible; much of the area without buildings was paved or covered with gravel or landscaping (Plates 2 and 3). The portion of the parcel containing Building 9 was surrounded by a chain link fence with a locked gate; this property could not be physically surveyed, and the structure had to be documented from the street and adjoining property. APN 541-611-35-00 is located within -34-00 and appeared to consist of a slope covered in dense vegetation.

APN 541-611-31-00 contains a single structure (Building 4) and, like the other properties, is almost entirely paved with asphalt (Plate 4). What little unpaved ground visible was covered in short grass and pine needles, obscuring the soil.

APN 541-611-04-00 contains four structures (Buildings 5-8) and is almost entirely paved with asphalt and concrete (Plates 5-7). A slope on the eastern side of the entryway was cut, allowing the original ground to be visible; observed soils consisted of tan-brown sandy clay, with some cobbles present.



Plate 1. Overview of APN 541-611-27-00, view to the east.



Plate 2. Overview of southern portion of APN 541-611-34-00, view to the northwest.



Plate 3. Overview of northern portion of APN 541-611-34-00, view to the northwest.



Plate 4. Overview of APN 541-611-31-00, view to the north.



Plate 5. Overview of entrance to APN 541-611-04-00, view to the north.



Plate 6. Overview of APN 541-611-04-00, view to the west.



Plate 7. Overview of APN 541-611-04-00, view to the east.

5.5.1 Archaeological Resources

No archaeological resources were observed during the field survey. However, as noted above, considerable development has occurred within the study area and may have destroyed or obscured archaeological evidence. There is a potential for buried resources within the APE, including subsurface architectural features or trash deposits associated with past commercial, industrial, and residential uses.

5.5.2 Historic Built Environment Resources

Nine structures were observed within the study area and appear to be older than 45 years. These structures appear to be in poor to fair condition, and consist of warehouses, a single-family residence, and a one- and two-story machine shop. Due to address inconsistencies, the buildings were assigned numbers 1 through 9 (Figure 4).

5.5.2.1 Building 1

Building 1 is a single-story stucco clad residence with a gabled roof and attached one-car garage currently signed as a Mixed Media Gallery (Plates 8 and 9). The roof is covered in tar paper, and the original wood-framed overhanging eaves extend approximately 8-10 inches from the walls. The wood-framed windows are covered in wrought-iron bars, save for the large windows on the northern addition; this addition is clad in horizontal wood siding.



Plate 8. Eastern elevation of Building 1, view to the northwest.



Plate 9. Oblique view, northeast elevation of Building 1, view to the southwest.

5.5.2.2 Building 2

Building 2 is a one- and two-story stucco clad structure with a flat roof that is currently used as a metalworking shop (Plates 10-12). The windows are aluminum-lined, and a rock-lined wall supports the southern portion of the second floor. A garage is located at the west side of the structure, while the

eastern half of the structure is comprised of workspaces. This structure appears to have been either restuccoed or repainted at some point in the past.



Plate 10. South elevation of Building 2, view to the northwest.



Plate 11. South elevation of Building 2, view to the north.



Plate 12. Oblique view, northwest elevation of Building 2, view to the southwest.

5.5.2.3 Building 3

Building 3 is an L-shaped, stucco clad garage/work shed with a flat roof and six bays/garages (Plates 13 and 14). Five of the six bays are comprised of double, vertical wood-planked doors, while one has a metal roll-up overhead door. All visible windows are aluminum-framed.



Plate 13. Oblique view, southeast elevation of Building 3, view to the northwest.



Plate 14. East elevation of the southern end of Building 3, view to the west.

5.5.2.4 Building 4

Building 4 is a stucco-clad warehouse with at least three garage-style bays with rolling doors (Plate 15). The building is elevated—it sits atop an approximately three-foot high concrete foundation. The windows are lined in aluminum, and a corrugated metal overhang extends about six feet from the southern elevation.



Plate 15. South elevation of Building 4, view to the north.

5.5.2.5 Building 5

Building 5 is a large, one- and two-story, flat roof brick building (Plates 16 and 17). Fenestration consists of aluminum trimmed windows, that are covered with wrought-iron bars, and six garage bays with overhead doors along the north elevation.



Plate 16. North elevation of western side of Building 5. View to the south.



Plate 17. Oblique view of northeast elevation of Building 5, view to the southeast.

5.5.2.6 Building 6

Building 6 is a single-story corrugated metal clad structure with a gabled roof and brick columns along the southwestern elevation (Plate 18). This building has two large bay doors—one on the southeast elevation, and one on the northeast elevation.



Plate 18. Southwest elevation of Building 6, view to the northeast.

5.5.2.7 Building 7

Building 7 is a large, corrugated metal warehouse with five garage-style bays (three in the south, one on the east, and one on the west elevations) and a low gabled roof (Plate 19).



Plate 19. Overview of southwest elevation of Building 7, view to the northeast.

5.5.2.8 Building 8

Building 8 is a large concrete/brick-sided warehouse with four bays along the north elevation and one bay and a main entrance along the west elevation (Plate 20). A fifth bay was located on the north elevation; however, it was enclosed at some point in the recent past. Three of the bays on the north elevation have corrugated metal overhangs, as does the west elevation entrance.



Plate 20. West face of Building 8, view to the southeast.

5.5.2.9 Building 9

Building 9 could not be physically inspected due to access issues, though it was visible from the roadway (Plate 21). It appeared to be a rectangular stucco clad one story building with a flat roof.



Plate 21. Overview of Building 9 from road, view to the north.

5.6 HISTORICAL EVALUATION

Nine structures were observed within the project APE: four of the structures (Buildings 4, 5, 7, and 8) appeared to be warehouses or distribution centers, two appeared to be metalworking shops (Buildings 2 and 3), one appeared to be used as storage (Building 9), one appeared to be an office or salesroom (Building 6), and one was signed as being an art gallery (Building 1). Eight of the nine structures appeared to be older than 45 years; according to aerial photographs and city directory records, one appears to be at least 70 years old (Building 1), three appear to be 58 years old (Buildings 2, 3, 4), two appear to be at least 56 years old (Buildings 5 and 9), and two appear to be at least 48 years old

(Buildings 6 and 7). Only one structure, Building 8, appears to be less than 45 years of age. This section includes a historical significance evaluation for Buildings 1 through 7, and 9 under the NRHP and CRHR.

Resources that are found to be significant under one or more of the NRHP and CRHR significance criteria must also be evaluated for integrity. If a resource is not found to be historically significant under any of the criteria, then an integrity evaluation is not applicable. The following NRHP/CRHR significance evaluation adheres to the National Park Service (NPS) guidelines for evaluation as provided in National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1997).

5.6.1 Significance Criteria A/1

NRHP Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history

CRHR Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

The subject properties **do not appear eligible** under Criteria A/1.

The historical research does not indicate that the properties within the APE were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the properties nor the structures are associated with events that are significant to California's or San Diego County's history or cultural heritage.

Therefore, the subject properties do not appear eligible under Criteria A/1.

5.6.2 Significance Criteria B/2

NRHP Criterion B: Is associated with the lives of persons significant in our past

CRHR Criterion 2: It is associated with the lives of persons important in our past

The subject properties **do not appear eligible** under Criteria B/2.

No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Records indicate that Mr. and Ms. Glasoe obtained the property containing Building 4 sometime prior to the 1960s. Little information is available regarding the Glasoes and H. & H. Investments. There is no evidence that the Glasoes or H. & H. Investment Co. made contributions to the area's history. Thus, there is nothing in the historical research to indicate that the activities of the Glasoes and H. & H. Investment Co. made significant contributions at the local, state, or national level.

Therefore, the subject properties do not appear eligible under Criteria B/2.

5.6.3 Significance Criteria C/3

NRHP Criterion C: Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values,

or represents a significant and distinguishable entity whose components may lack individual distinction

CRHR Criterion 3: It 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

The subject properties **do not appear eligible** under Criteria C/3.

The oldest structure - Building 1 - appears to be built in the style of a typical single-family home and does not possess any high artistic or design value. All of the remaining buildings were common styles to the region during the 1960s and 1970s and are not significant examples of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. Buildings 1 and 2 were altered by additions in the 1960s. While they maintain their integrity of age, location, and materials, the structural alterations and decades of neglect diminish their integrity of design, workmanship, feeling, and association.

Therefore, the subject properties do not appear eligible under Criteria C/3.

5.6.4 Significance Criteria D/4

NRHP Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history

CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation

The subject properties **do not appear eligible under** Criteria D/4.

No prehistoric or historic cultural resources were recorded within the APE, and no prehistoric or historic material was observed within APE during the field survey. None of the structures are likely to yield information important to the prehistory or history of the region.

Therefore, the subject properties do not appear eligible under Criteria D/4.

5.6.5 Conclusion

As a result of this evaluation, the properties within the APE do not appear eligible for federal or state listing. In addition, they are not included on a federal or state register of designated properties; they are also not contributors to any designated historic district. Therefore, the properties do not qualify as historical resources under CEQA. There is no evidence that the demolition of the subject structures within the project APE would adversely affect or detract from the historic record of the area.

6.0 CONCLUSIONS

A study was undertaken to identify cultural resources that are present in the MTS CTAC Project APE and to determine the effects of the project on historical and potential historical resources per CEQA/historic properties per the NHPA.

The area surrounding the APE has been disturbed by industrial development, as well as transportation (highway) and utility installation, with residential development nearby. There are also undeveloped areas of Chollas Valley adjacent to the project area. The project APE was cleared and/or graded in the 1940s, 1950s, and 1960s during the construction of the existing buildings within the parcels.

Based on the results of the current study, no historic properties or historical resources will be affected by the MTS Clean Transit Advancement Campus Project.

No archaeological resources were observed during the field survey; however, the project site was covered by pavement and landscaping, and because of this, much of the original ground surface could not be observed. Based on the negative results of the Sacred Lands File search, limited number of prehistoric resources in the vicinity of the project, and the amount of past grading/disturbance within the APE, it is unlikely that subsurface prehistoric resources exist in the project APE. However, the Chollas Valley and nearby South Chollas Valley were important travel corridors for the indigenous people, and habitation sites are known within these valleys.

As such, it is recommended that an archaeological and Native American monitoring program be implemented for initial grading and other ground disturbing activities. The monitoring program would include attendance by the archaeologist and a Kumeyaay Native American monitor at a preconstruction meeting with the grading contractor and the presence of archaeological and Native American monitors during initial ground disturbing activities on site. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Consulting Tribes, SANDAG, and FTA staff to develop and implement appropriate treatment/mitigation measures.

In the event that human remains are discovered, the County Coroner shall be contacted. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and PRC §5097.98 shall be followed.

Should the project limits change to incorporate new areas of proposed disturbance, archaeological survey of these areas will be required.

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Appendix A

Resumes

Summary of Qualifications

Ms. Robbins-Wade has 41 years of extensive experience in both archaeological research and general environmental studies. She oversees the management of all archaeological, historic, and interpretive projects; prepares and administers budgets and contracts; designs research programs; supervises personnel; and writes reports. Ms. Robbins-Wade has managed or participated in hundreds of projects under the California Environmental Quality Act (CEQA), as well as numerous archaeological studies under various federal jurisdictions, addressing Section 106 compliance and National Environmental Policy Act (NEPA) issues. She has excellent relationships with local Native American communities and the Native American Heritage Commission (NAHC), as well as has supported a number of local agency clients with Native American consultation under State Bill 18 and assistance with notification and Native American outreach for Assembly Bill 52 consultation. Ms. Robbins-Wade is a Registered Professional Archaeologist (RPA) and meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric and historic archaeology.

Selected Project Experience

12 Oaks Winery Resort. Project Manager/ Principal Investigator for a cultural resources survey of approximately 650 acres for a proposed project in the County of Riverside. Oversaw background research, field survey, site record updates, Native American coordination, and report preparation. Met with Pechanga Cultural Resources staff to discuss Native American concerns. Worked with applicant and Pechanga to design the project to avoid impacts to cultural resources. Work performed for Standard Portfolio Temecula, LLC.

28th Street between Island Avenue and Clay Avenue Utilities Undergrounding Archaeological Monitoring. Project Manager/Principal Investigator for a utilities undergrounding project in a historic neighborhood of East San Diego. Responsible for project management; coordination of archaeological and Native American monitors; coordination with forensic anthropologist, Native American representative/Most Likely Descendent, and City staff regarding treatment of possible human remains; oversaw identification of artifacts and cultural features, report preparation, and resource documentation. Work performed for the City of San Diego.

Archaeological Testing F11 Project. Project Manager for a cultural resources study for a proposed mixed-use commercial and residential tower in downtown San Diego. Initial work included an archaeological records search and a historic study, including assessment of the potential for historic archaeological resources. Subsequent work included development and implementation of an archaeological testing plan, as well as construction monitoring and the assessment of historic archaeological resources encountered. Work performed for the Richman Group of Companies.

Education

Master of Arts,
Anthropology, San
Diego State
University, California,
1990

Bachelor of Arts,
Anthropology,
University of
California, Santa
Barbara, 1981

Registrations/ Certifications

Caltrans,
Professionally
Qualified Staff-
Equivalent Principal
Investigator for
prehistoric
archaeology,
, Bureau of Land
Management
Statewide Cultural
Resource Use Permit
(California), permit
#CA-18-35,
, Register of
Professional
Archaeologists
#10294, 1991
County of San Diego,
Approved CEQA
Consultant for
Archaeological
Resources, 2007
, Orange County
Approved
Archaeologist 2016

Mary Robbins-Wade, RPA

Cultural Resources Group Manager

Blended Reverse Osmosis (RO) Line Project. Project Manager/ Principal Investigator for cultural resources monitoring during construction of a 24-inch recycled water pipeline in the City of Escondido. Oversaw monitoring program, including Worker Environmental Awareness Training; responsible for Native American outreach/coordination, coordination with City staff and construction crews, and general project management. Work performed for the City of Escondido.

Buena Sanitation District Green Oak Sewer Replacement Project. Project Manager/Principal Investigator for a cultural resources testing program in conjunction with a proposed sewer replacement project for the City of Vista. Oversaw background research, fieldwork, site record update, Native American coordination, and report preparation. Work performed for Harris & Associates, Inc., with the City of Vista as the lead agency.

Cactus II Feeder Transmission Pipeline IS/MND. Cultural Resources Task Lead for this project in the City of Moreno Valley. Eastern Municipal Water District proposed to construct approximately five miles of new 30-inch to 42 inch-diameter pipeline; the project would address existing system deficiencies within the City and provide supply for developing areas. Oversaw background research, field survey, and report preparation. Responsible for Native American outreach for cultural resources survey. Assisted District with Native American outreach and consultation under AB 52. Work performed under an as-needed contract for Eastern Municipal Water District.

Dale 2199C Pressure Zone Looping Pipeline Project. Cultural Resources Task Lead for this project in Moreno Valley. Eastern Municipal Water District proposed construction of a new pipeline to connect two existing pipelines in the District's 2199C Pressure Zone. The pipeline would consist of an 18-inch-diameter pipeline between Kitching Street and Alta Vista Drive that would connect to an existing 12-inch-diameter pipeline in the northern end of Kitching Street and to an existing 18-inch-diameter pipeline at the eastern end of Alta Vista Drive. The project will improve reliability and boost the Dale Pressure Zone's baseline pressure and fire flow availabilities. Four potential alignments were under consideration; three of these bisect undeveloped land to varying degrees, while the other is entirely situated within developed roadways. Oversaw background research and field survey. Responsible for Native American outreach for cultural resources survey and co-authored technical report. Work performed under an as-needed contract for Eastern Municipal Water District.

Downtown Riverside Metrolink Station Track & Platform Project. Cultural Resources Task Lead for this project involving changes to and expansion of the Downtown Riverside Metrolink Station. Overseeing records search and background information, archaeological survey, and report preparation. Responsible for coordination with Native American Heritage Commission, Riverside County Transportation Commission (RCTC), and Federal Transportation Authority (FTA) on Native American outreach. Work performed for Riverside County Transportation Commission as a subconsultant to HNTB Corporation.

Summary of Qualifications

Mr. Turner is a Registered Professional Archaeologist (RPA) with a Master's degree in Anthropology and field and college-level teaching experience in archaeology. He is experienced in Section 106, the Native American Graves Protection and Repatriation Act (NAGPRA), and writing detailed reports. Mr. Turner has archaeological research and fieldwork expertise throughout southern California. He has also received training in identifying and analyzing animal remains in archaeological contexts, historic artifact identification, and technical writing. Mr. Turner's experience meets the Secretary of the Interior's Professional Qualification Standards for archaeology.

Selected Project Experience

eTS 43472 "Gold Mine" Monitoring (2020). Archaeologist for an erosion control and repair project in the community of Julian. Conducted cultural resource monitoring and report preparation. Work performed for San Diego Gas & Electric.

Aliso Creek Canyon Restoration Project (2020). Archaeologist for an erosion repair project in Lake Forest. Conducted a field survey of the project area, performed background research, and produced a cultural resources report. Work performed for the Orange County Department of Public Works.

Broadway Channel Improvements - Phase A (2020 -). Archaeologist for an earthen channel improvement project in the city of El Cajon. Performed background research and prepared cultural resource survey report. Work performed for City of El Cajon.

Clairemont Community Plan Update EIR Ph1 (2020). Archaeologist for the Clairemont Community Plan Update. Performed background research and assisted with preparing the Community Plan Update cultural resources section. Work performed for the City of San Diego.

Cordial Road Pipeline (2020). Archaeologist for a pipeline replacement project in the unincorporated portion of the City of El Cajon. Performed background research and field survey. Other responsibilities included the production of a letter report detailing the methods and results of the survey, as well as the completion of a site record update to submit to the South Coastal Information Center. Work performed for the Padre Dam Municipal Water District.

Carmel Mountain Road Life Sciences Project (2020). Archaeologist for a proposed commercial development project in the Torrey Hills Community Plan area.

Education

Master of Arts,
Anthropology, San
Diego State
University, 2018
Bachelor of Arts,
Biology and
Anthropology, San
Diego State
University, 2015

Registrations/ Certifications

Registered
Professional
Archaeologist #17338

Professional Affiliations

Society for Historical
Archaeology
Society for California
Archaeology

James Turner, RPA

Staff Archaeologist

Responsibilities included performing background and archival research and producing an archaeological resources report. Work performed for Allen Matkins Leck Gabme Mallory & Natsis, LLP.

Draft EIS/Overseas EIS - Disposal of Decommissioned, Defueled Ex-Enterprise (CVN 65) & Associated Naval Reactor Plants (2020 -). Archaeologist for the Draft EIS for the disposal of the Navy ex-Enterprise. Responsible for background research and citation management and assisted with document preparation. Work performed for the United States Navy as a subconsultant to ManTech.

Eastlake Village Park (2020). Archaeologist for a telecommunication project in the community of Eastlake in the City of Chula Vista. Conducted cultural resource monitoring for the drilling of a cassion hole. Work performed for Terracon.

General Coatings (2020). Archaeologist for a due diligence project for the possible future expansion of the General Coatings property. Conducted background research, which included analyzing a records search and viewing historic maps and aerial photographs of the project area. Additional responsibilities included performing a field survey of the project area and producing a cultural resources due diligence report. Work performed for General Coatings.

Lake Rancho Viejo Environmental Consulting (2020). Archaeologist for a cultural resources survey for a proposed housing development in the community of Fallbrook in northern San Diego County. Conducted background research and report preparation. Work performed for Q Technology Direct LLC with County of San Diego as the lead agency.

Mtn View Connector Pipeline - Cultural (2020). Archaeologist for a waterline replacement project in the community of Alpine. Conducted cultural resource monitoring and prepared the final monitoring report. Work performed for Padre Dam Municipal Water District.

Salt Bay Design District Specific Plan EIR (2020). Archaeologist for a mixed-use development project, which proposes to include wholesale/retail shopping and light industrial uses. Participated in an archaeological testing program and produced artifact tables for report. Work performed for M & A Gabae.

Santa Ysabel Trail (2020 -). Staff Archaeologist for a proposed 3 mile hiking trail in the unincorporated community of Julian. Performed background research, participated in the cultural resource survey, and contributed to the cultural resources survey report. Work performed for the County of San Diego Parks and Recreation Department.

Summary of Qualifications

Mr. Cooley has over 45 years of experience in archaeological resource management. He has directed test and data recovery investigations, monitoring programs, and archaeological site surveys of large and small tracts, and has prepared reports for various cultural resource management projects. He is well-versed in National Historic Preservation Act, National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA) regulations and processes. Mr. Cooley's experience also includes Native American consultation for monitoring of archaeological field projects, including some with human remains and reburial-related compliance issues.

Selected Project Experience

8016 Broadway Self Storage Project (2019 - Present). Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program of the Lemon Grove Self-Storage project located in the City of Lemon Grove, San Diego County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the Summit Environmental Group, Inc.

Briggs Road Walton Development Project (Assessor's Parcel Number 461-170-001) (2019 - Present). Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program of the Briggs Road Residential project located in Riverside County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the Walton International Group, LLC.

Brown Field and Montgomery Field Airport Master Plans (2019 - Present). Senior Archaeologist for Phase I cultural resource inventory and pedestrian survey programs at the Brown Field Municipal Airport and the Montgomery-Gibbs Executive Airport, in the City of San Diego, in support of updating of the Airport Master Plan and its Programmatic Environmental Impact Report. Involvement included participation in the analysis of the results from the survey programs and co-authorship of the technical reports. Work performed as a subconsultant to C&S Companies, with the City of San Diego as the lead agency.

Cubic Redevelopment Environmental Consulting (2019 - Present). Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory and assessment program in support of a 20-acre redevelopment project, located in the community of Kearny Mesa, City of San Diego. Involvement included participation in the analysis of the results from the survey program and preparation of the technical report. Work performed for Cubic Redevelopment Environmental Consulting, with the City of San Diego as lead agency.

Education

Master of Arts,
Anthropology,
California State
University, Los
Angeles, 1982

Bachelor of Arts,
Anthropology,
California State
College, Long Beach,
1970

Registrations/ Certifications

Register of Professional
Archaeologists #10621,
2019

City of San Diego,
Certified Principal
Investigator for
Monitoring Projects

County of Riverside,
Certified Cultural
Resources Consultant
Principal Investigator

County of Orange,
Certified Cultural
Resources Consultant
Principal Investigator

County of San Diego,
Approved Consultant
for Archaeological
Resources

Los Angeles, Ventura,
San Luis Obispo, and
Santa Barbara
Approved Consultant

Theodore G. Cooley, RPA

Senior Archaeologist

French Valley 303 Project (2019 - Present). Senior Archaeologist for an archaeological construction monitoring program for the French Valley 303 Site residential development project, located in the French Valley area of unincorporated Riverside County. Involvement included participation in the analysis of the results from the monitoring program and co-authorship of the technical report. Work performed for Pulte Home Co., LLC.

Hiser Property Project (2019 - Present). Senior Archaeologist for a due diligence study prepared to summarize potential cultural resources constraints to the 9.2-acre Hiser Property development project, located in the Mission Gorge area of the City of Santee, San Diego County. The study consisted of background research including a record search and limited archival study, a field survey, and a review of the Sacred Lands File from the Native American Heritage Commission (NAHC). Involvement included participation in the analysis of the results and preparation of a summary letter report of the potential cultural resources-related constraints to the planned development. Work performed for KB Home.

Ponto Hotel Technical Studies (2019 - Present). Senior Archaeologist for a cultural resources assessment study for the Ponto Hotel development project in the City of Carlsbad, San Diego County, California. Involvement included participation in the analysis of the results from the assessment program and preparation of the technical report. Work performed for Kam Sang Company, with the City of Carlsbad as the lead agency.

R.M. Levy Water Treatment Plant Sewer Replacement (2019 - Present). Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory and assessment program in support of a water treatment plant, sewer pipeline, replacement project, located in the community of Lakeside, San Diego County. Involvement included participation in the analysis of the results from the survey program and preparation of the technical report. Work performed for HELIX Water District.

Salt Bay District Specific Plan EIR (2019 - Present). Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program in support of the 46.6-acre Salt Bay Design District Specific Plan mixed-use wholesale/retail shopping and light industrial development project, in the cities of San Diego and Chula Vista. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for M. & A. Gabae, with the City of San Diego as lead agency.

San Jacinto Property Project (2019 - Present). Senior Archaeologist for a Phase I pedestrian survey and cultural resource inventory program of the 214 residential project located in Riverside County. Involvement included participation in the analysis

Theodore G. Cooley, RPA

Senior Archaeologist

of the results from the survey program and co-authorship of the technical report. Work performed for the Walton International Group, LLC.

San Elijo Joint Powers Authority Roadway and Trail Addendum and Permitting (2019 - Present). Senior Archaeologist for Phase I cultural resource inventory, pedestrian survey, and resource testing at the San Elijo Water Reclamation Facility adjacent to San Elijo lagoon, in San Diego County, in support of the preparation by the San Elijo Joint Powers Authority of a Roadway and Trail Addendum for upgrades to the facility requiring verification of Nationwide Permit authorization from the U.S. Army Corps of Engineers (USACE). Involvement included participation in the analysis of the results from the survey and testing program and co-authorship of the technical report. Work performed as a subconsultant to Kimley-Horn & Associates, with the San Elijo Joint Powers Authority as lead agency.

Sycamore & Watson Project (2019 - Present). Senior Archaeologist for an archaeological construction monitoring program for the Sycamore & Watson residential development project, located in City of Vista, San Diego County. Involvement included participation in the analysis of the results from the monitoring program and preparation of the technical report. Work performed for Meritage Homes.

Sycamore Canyon/Goodan Ranch Public Access Plan IS/MND (2019 - 2019). Senior Archaeologist for Phase I pedestrian survey and cultural resource inventory in support of the preparation by the County of San Diego County Parks Department of a Public Access Plan for the Sycamore Canyon/Goodan Ranch Preserve located in coastal foothills of unincorporated west-central San Diego County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the County of San Diego.

Sycuan/Sloane Canyon Trail IS/MND (2019). Senior Archaeologist for Phase I pedestrian survey and cultural resource inventory in support of the preparation by the County of San Diego County Department of a Parks and Recreation for the Sycuan/Sloane Canyon Trail project located in the coastal foothills of unincorporated southwestern San Diego County. Involvement included participation in the analysis of the results from the survey program and co-authorship of the technical report. Work performed for the County of San Diego.

The Enclave at Delpy's Corner Project (2019 - Present). Senior Archaeologist for a cultural resources monitoring and data recovery program in support of a proposed 124-unit townhome development project, in the City of Vista, San Diego County. Involvement included participation in the analysis of the prehistoric lithic artifacts and preparation of technical report sections containing the results of these analyses. Work performed for CalAtlantic Homes.

Summary of Qualifications

Ms. Ammerman has developed an interdisciplinary skill set related to the built environment, design, place making and heritage planning since 2005. As a dynamic expert she has presented in Kansas City; Palm Springs, CA; Las Vegas, NV; Berlin, Germany; Graz, Austria; Prague, Czech Republic; Warsaw, Poland; and Santiago, Chile. Her community development experience spans food insecurity programs, neighborhood redevelopment, infill assessment, arts & place making, workforce development, and repurposing sacred structures in areas of disinvestment in the United States and Chile. She has served public sector clients as a technical advisor, strategist, and compliance report author for various transportation departments, the National Park Service, NASVAB, FEMA, and managed projects funded by the Department of State and Department of the Interior and worked with foreign government entities and NGOs.

As a consultant, Ms. Ammerman is adept at negotiation, strategic planning, bidding, budgeting, compliance and program development, identifying philanthropic partners and funders, and authoring RFPs. In 2021, she served on the Nevada Affordable Housing Steering Committee for American Recovery Act Funding. Ms. Ammerman's graduate research centered on the repurposing of synagogues as African American churches, restrictive covenants, threshold effects and neighborhood conditions in targeted reinvestment strategies.

Selected Project Experience

Principal, Polis Cultural Planning, LLC/Ammerman & Associates (2014-2022).

Served as Principal for a consulting firm that specializes in community development through the arts and historic preservation. Services include economic development and cultural heritage planning, historic tax credit consultation, fee estimation coordination, project management, event production, fundraising, grant writing, content creation, and strategic planning historic buildings, sites, and neighborhoods. Project experience includes the following:

- Forever Happens Here: The History of Weddings in Las Vegas Exhibition
- Downtown Kansas City, Kansas NRHP Historic District (2021)
- Provide project management for La Paz House, KS (emergency relief, grant awards, construction management)
- KS Historic Tax Credit Part 1, 2, & 3 Westheight Apartments Historic District (2021-2022)
- KS Historic Tax Credit Part 1, 2, & 3 Eaton Place Apartments Exterior & Façade restoration (2021)
- KS Historic Tax Credit Part 1, 2 & 3, Police Athletic League KCK, (former St. Mary's Church) (2020)

Education

MALS, Aesthetics,
Urban Design,
Community Planning
+ Historic
Preservation

BLA, History &
Philosophy,
University of
Missouri-Kansas
City

Professional Affiliations

Diplomado, Chilean
Studies, Universidad
de Chile,
Departamento de
Lingüística

Department of
Homeland Security-
FEMA Security
Clearance Disaster
Response Specialist
(Active)

Qualified
Architectural
Historian &
Preservation
Planner meeting the
Secretary of the
Interior's
Qualifications

UNESCO
Sustainable
Development
through Heritage
Tourism &
Placemaking
(UNITAR)

Rolling Stone
Culture Council,
Member

Cynthia M. Ammerman, MALS

Architectural Historian

- Rehabilitation advisor, Grandview Park Presbyterian Church commercial kitchen remodel (2019-2022)
- KS Historic Tax Credit Part 1, 2 & 3, Downtown Wichita/Eaton Place Interior Upgrades (2019 to 2020)
- City of Independence Post-WWII Development Historic Resource Survey (2019)
- Author, National Register of Historic Places (NRHP) Nomination: Salisbury School, Kirksville, Missouri. (2017)
- Author, National Register of Historic Places (NRHP) Nomination: Spofford Home for Children, KCMO. (2016)
- Author, National Register of Historic Places (NRHP) Nomination: Kansas City National Guard Armory (2020)
- Author, Mutual Musicians Foundation, National Historic Landmark, Statement of Universal Significance (2018)
- Wheatley Provident Hospital, Determination of Eligibility National Register of Historic Places (2019)
- Federal Historic Rehabilitation Tax Credit Part 1 Kansas City National Guard Armory (2019)
- Federal Historic Rehabilitation Tax Credit Part 1 Marlborough School (2018)
- State of Kansas Water-Related Resources Survey, Kansas Historical Society (2017)
- Kansas City Film Row Historic Resource Survey Update & Determination of Eligibility (2015)
- Mutual Musicians Foundation Preservation Consultant for UNESCO Creative Cities & Cultural Heritage Plan (2015-2017)
- Urban Neighborhood Initiative: Wendell Phillips Neighborhood Conditions & Infill Report (2015)
- Midtown/Plaza Area Plan: Planning Area A Country Club Plaza. Sally Schwenk Associates, Inc. Assisted in writing "Architectural Character, Characteristic Building and Structure Property Types and Elements for Review." (2015)
- Country Club Plaza Shopping Center Historic Resource Survey and Design Guidelines. Sally Schwenk Associates, Inc. for Historic Kansas City.
- Veterans Affairs (VA), Master Planning & Historic Resource Survey/VISN 11, Illinois, Indiana, Michigan, STRATA Architecture+Preservation for Leo Daly, Omaha, Nebraska. 2015 For STRATA Architecture + Preservation (2015)
- Excelsior Springs Job Corps Center Existing Conditions Assessment and Recommendations [former Veterans Bureau Hospital Campus]. STRATA Architecture+Preservation for U.S. Department of Labor/Parsons Government Services Inc. (2015)

Architectural Historian, Dewberry Engineers, Inc., Environmental Division (2017-2022).

- Conducted Section 106 consultation for North Carolina Department of Transportation, Willow Springs Primitive Baptist Church.
- Conducted Section 106 Consultation for New York City Transit Authority, Westchester Square Station Bronx, NYC.
- Provided consultation for FEMA Grant Program Allowances (Bolt & Brace California Jurisdiction).
- Prepared an individual Section 4(f) Evaluation for Route 49 and Buckshutem Road, New Jersey Department of Transportation, Bridgeton, NJ.
- Conducted Ling Farmstead Historic Resource Survey, Bedford County Pennsylvania (09/2020).
- Strand Theater (BRIC Arts), Bronx, NYC Determination of Eligibility, New York City SHPO (04/2020).

Cynthia M. Ammerman, MALS

Architectural Historian

- Conducted Historic Resource Survey, Maplewood, NJ, New Jersey Transit Authority (01/2020).
- Successfully completed training with FEMA Emergency Management Institute including Effective Communication, Leadership & Influence, & Fundamentals of Emergency Management.

Kansas City Latin Jazz Orchestra (KCLJO), Co-Founder/CEO (2018-2022). Served as CEO and Co-founder of the Midwest's first non-profit performance and education organization dedicated to salsa, Latin jazz, and Afro-Latin orchestral dance music. As President, led all strategic planning initiatives, co-author founding organizational policies, recruit board members, and set and manage budget. As producer, directed all aspects related to marketing content, communications strategy, social media, CRM, contract negotiation, fundraising, grant writing, event coordination and artist representation, and apprentice supervision.

- Co-Artistic Director, Missouri Bicentennial "An Evening of Missouri Music" feature Pablo Sanhueza & KCLJO year-long speaking engagements including history of Latin music in the Midwest (2020-2021)
- Selected for Kauffman Foundation Organizational Coaching program (2021-2022)
- Developed jazz camp curriculum and secured funding for Summer 2022 programming
- Authored successful National Endowment for the Arts (NEA) Grant for 2021 in partnership with NEA Jazz Master (2021-2023)
- Maintained ongoing collaborations with Department of State Young Leaders of the Americas and American Corners
- Served as mentor for Department of State YLAI fellow (Belize/Cuba)
- Authored and designed newsletters, website content & external communications. Manage performance calendar supervising 10+ apprentice musicians, 100+ venues, cultural establishments, and private clients in any given year.
- Managed PR calendar coordinating with print media, radio, draft press releases for special concert events
- Established community partnership for summer Latin Jazz workshop for 60 disadvantaged Latino youth
- Analyzed social media data to determine strategic promotions including Live Streaming for improved branding
- Established collaborations with Crossroads Academy, KCK School District, MO Humanities Council, Humanities Kansas, State
- Historical Society of Missouri, secured a letter of support from Herbie Hancock Institute of Jazz
- Established partner relationships with South American US Department of State Cultural Affairs Officers
- Established social media partnership & organizational endorsement with Latin Percussion

Nevada Preservation Foundation, Executive Director (2021). As the organization's first full-time executive director oversaw strategic planning to shift from a volunteer to professionalized entity. Implemented employee project management time tracking for contractors and employees Managed and updated existing professional services agreements, promoted staff to FTE to complete outstanding projects

- Grants + Project Manager for St. Paul the Prospector Episcopal Church (National Historic Landmark District), (State of Nevada, National Treasures, and NTHP Sacred Places estimate \$2 million restoration) Coordinate with design team, contractors, building committee, and funders.

Cynthia M. Ammerman, MALS

Architectural Historian

- State of Nevada, Advocacy Liaison for National Trust for Historic Preservation.
- Presented project updates to Historic Preservation Commissions, City of Las Vegas Centennial Commission.
- Served on Statewide Steering Committee, Nevada Housing Coalition, Preservation & Affordable Housing for Recovery Funds.
- Guest speaker and presenter for Plaza Hotel & Casino, Nevada Preservation Plaque Ceremony Historic Preservation Month honoring 50th anniversary of the Plaza (first commercial property to receive award).
- Producer of *Sagebrush Stories Arborglyph Photo Exhibit* honoring Basque Heritage, Elko, Nevada.
- Boulder City Historic Preservation Management Plan, Editor & Co-Author.
- Project Manager and Editor for City of Las Vegas Historic Resource Survey Catalogue & Literature Review,
- Assessed organization capacity, work with staff and board on strategic planning, grant compliance, and invoicing.
- Authored recovery grants for NV Humanities, NV Arts, Clark County, and City of Las Vegas.

Executive Director, Cass County Historical Society (2017-2018). As Executive Director, led daily operations of the organization, managed staff, volunteers, communications, grant applications, project fundraising, and established budget. Managed historic properties assets including church, mid-century commercial building, 1880s log cabin. Managed County Archival collection dating from 1836 (most comprehensive county collection in state of Missouri).

- Curated family collection for community leaders, elected officials, vintage instruments and items dating from pre-Civil War to 1990s.
- Authored and designed newsletters, website content, social media & external communications.
- Successfully planned the first formal organizational banquet since the 1980s raising \$10K (Annual budget >\$47K).
- Established partnerships with Kauffman Foundation, State Historical Society of Missouri, MO Humanities Council, & Next Exit History.
- Directed planning strategy for building acquisition and managed properties with assessed value \$1.0 million.
- Established Speakers Bureau Series, Online Donation platforms, and Business Sponsor Program.

Architectural Historian, Louis Berger, US. (2016-2017). As Architectural Historian, served as Business Development representative at the American Cultural Resources Association Conference in Palm Springs, CA. Key projects included:

- Joint Base Anacostia-Bolling, Washington DC. Cold War-era Architectural Resources (NASVAB)
- Conducted historic resource surveys and authored historic preservation master plans to work directly with the Department of the Navy, FEMA, National Park Service, Missouri Department of Transportation, New York State Office of Parks & Recreation, NYC Landmarks, and the State Historic Preservation Offices of Pennsylvania & New Jersey.
- Missouri Department of Transportation, Mitigation of Adverse Effects: Theodosia Bridge and Forsyth Bridge; Bull Shoals Reserve, Army Corps of Engineers Historic Context Narrative, Media Plan & State education curriculum

Cynthia M. Ammerman, MALS

Architectural Historian

- PPL Electric Utilities, Historic Structures Survey and Determination of Eligibility Report. Face Rock-Kinzer 69-kV Rebuild Project.
- National Park Service (NPS) Delaware Water Gap National Recreation Area. Determination of Eligibility (DOE) and Historic Properties Management Plan.
- New York State Office of Parks, Recreation and Historic Preservation, Historic Resources Survey of Waterfront Communities in Nassau and Suffolk counties

Program Development Officer, Historic Kansas City (2013-2015). Project and communications manager for advocacy cases: ModernKC Survey, Keep Kemper Arena Advocacy Campaign, Louis Curtiss Weekend with KCModern. Managed & recruited volunteers and interns for all events, projects, advocacy committee; implemented online sign-up process creating job descriptions and schedules for task transparency. Interviewed & negotiated contract with international marketing firm for I'm A Preservationist Media campaign, directed long-term vision planning and social media scheduling. Consistently engaged with elected officials & staff at local, state and national level. Maintained member records, donor contributions, and correspondence to develop a long-range contact schedule. Established partner and sponsor relationships with Kansas City Regional Board of Realtors, & BikeWalkKC. Projects included:

- Kansas City Register of Historic Places: Nelle Peters Historic Thematic District Amendment for Inclusion, Kansas City, MO; 4728-34 Summit Street.

Selected Papers and Presentations

- Cambio de Colores, Guest Speaker, Latinx Music in the Midwest, 2021
- Global Ties KC, Repeat Guest Speaker for Youth Ambassadors & Young Leaders of the Americas, 2019-2022
- Historian & Content Creator, Spaces of Exile, Music of Unity: Salsa in the Heartland. Multiple presentations
- Preservation Destination, New Orleans Podcast Episode 17: Cultural Placemaking April 2019
- Kansas City Jazz Ambassadors Magazine: Review Festival Internacional de Jazz Providencia, Chile, April 2019
- KKFI 90.1 ArtSpeak Radio Historic Preservation Month May 2018 & KCLJO Promotion Sep 2018
- The Corporate & Cultural: Honoring the Monumental in Kansas City, Missouri. Preventive Conservation of the Human Environment 6 conference. Architecture as Part of the Landscape. Warsaw, Poland. October 2016 Publication Date: 2018
- Pendergast to Parapets: Kansas City in the 1920s. Jazz Historian, guest panelist for BOMA Metropolitan Kansas City member luncheon. November 2016.
- Urban Design and Advocacy, County Club Plaza Walking Tour. Guest lecture for Johnson County Community College Honors Course. October 2016/2017
- Collecting Meaning: Synagogues of Kansas City. 2015 (Hannah Arendt Public Realm Study)
- Modern Expressionist Synagogue Architecture: A Kansas City Case Study. 2014

Appendix D

DPR Forms

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 1

P1. Other Identifier: 4576 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4576 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 490991.30 mE/ 3620423.66 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-34-00, north of Federal Blvd and east of Chollas Valley. Elevation: 220 ft amsl.

***P3a. Description:**

This structure is a single-story stucco clad residence with a gabled roof and attached one-car garage currently signed as a Mixed Media Gallery. The roof is covered in tar paper, and the original wood-framed overhanging eaves extend approximately 8-10 inches from the walls. The wood-framed windows are covered in wrought-iron bars, save for the large windows on the northern addition; this addition is clad in horizontal wood siding. According to aerial photographs and city registry data, this structure was built in 1952.

***P3b. Resource Attributes:** HP2. Single Family Property

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



P5b. Description of Photo:

Overview of structure, view to the northwest;
4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

Built in 1952 (historic aerials and city registry data)

***P7. Owner and Address:**

H & H Investments
4506 Federal Blvd STE B
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP

Primary #:

HRI #

Trinomial:

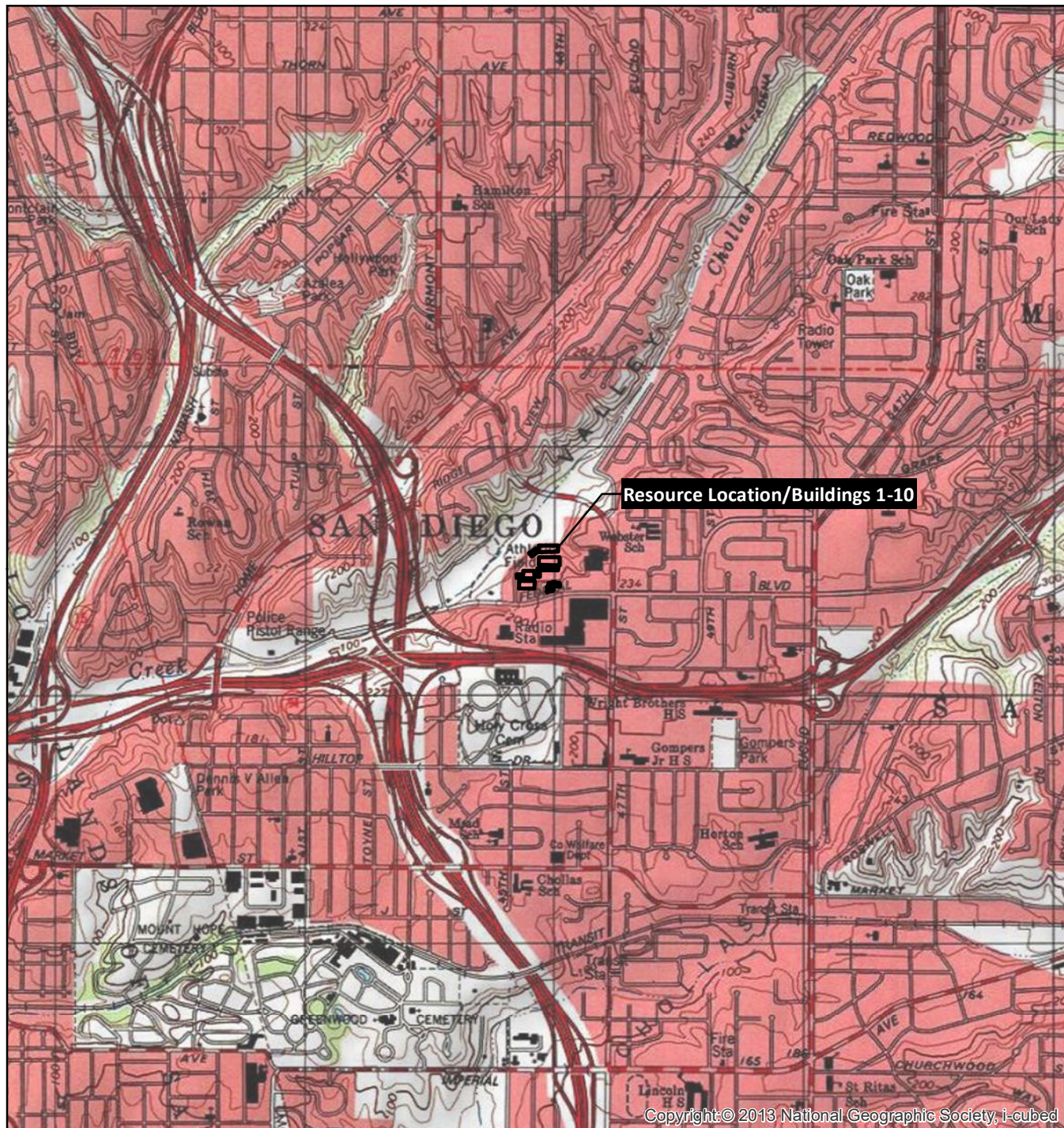
Page 2 of 4

*Resource Name or # Building 1

*Map Name: NATIONAL CITY

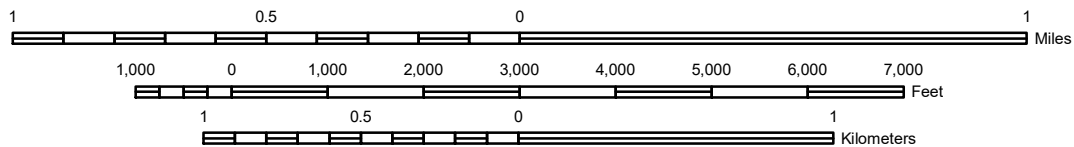
*Scale: 1:24,000

*Date: 1996



Copyright: © 2013 National Geographic Society, i-cubed

SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 1

B1. Historic Name: N/A

B2. Common Name: Mixed Media Gallery

B3. Original Use: Unknown

B4. Present Use: Storage

*B5. Architectural Style: Commercial

*B6. Construction History:

According to historic aerial photographs and city registry data, this structure was built in 1952. The addition on the northwest corner was built sometime between 1953 and 1964.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the properties nor the structures are associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject properties do not appear eligible under Criterion A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criterion B/2.

Criterion C/3. Building 1 appears to be built in the style of a typical single-family home and does not possess any high artistic or design value. The building was altered by additions in the 1960s. While it maintains its integrity of age, location, and materials, the structural alterations and decades of neglect diminish the integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criterion C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criterion D/4.

B11. Additional Resource Attributes: None.

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 1

*Drawn By: DY

*Date of Map: May 2022



PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 2

P1. Other Identifier: 4582 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4582 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 491007.78 mE/ 3620443.19 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-34-00, north of Federal Blvd and east of Chollas Valley. Elevation: 220 ft amsl.

***P3a. Description:**

This structure is a one- and two-story stucco clad structure with a flat roof that is currently used as a metalworking shop. The windows are aluminum-lined, and a rock-lined wall supports the southern portion of the second floor. A garage is located at the west side of the structure, while the eastern half of the structure is comprised up of workspaces. This structure appears to have been either restuccoed or repainted at some point in the past. According to aerial photographs and city registry data, this structure was built in 1953, with an addition built by 1964.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
South elevation of the structure,
view to the north; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built in 1953 (historic aerials and
city registry data)

***P7. Owner and Address:**

H & H Investments
4506 Federal Blvd STE B
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail
Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

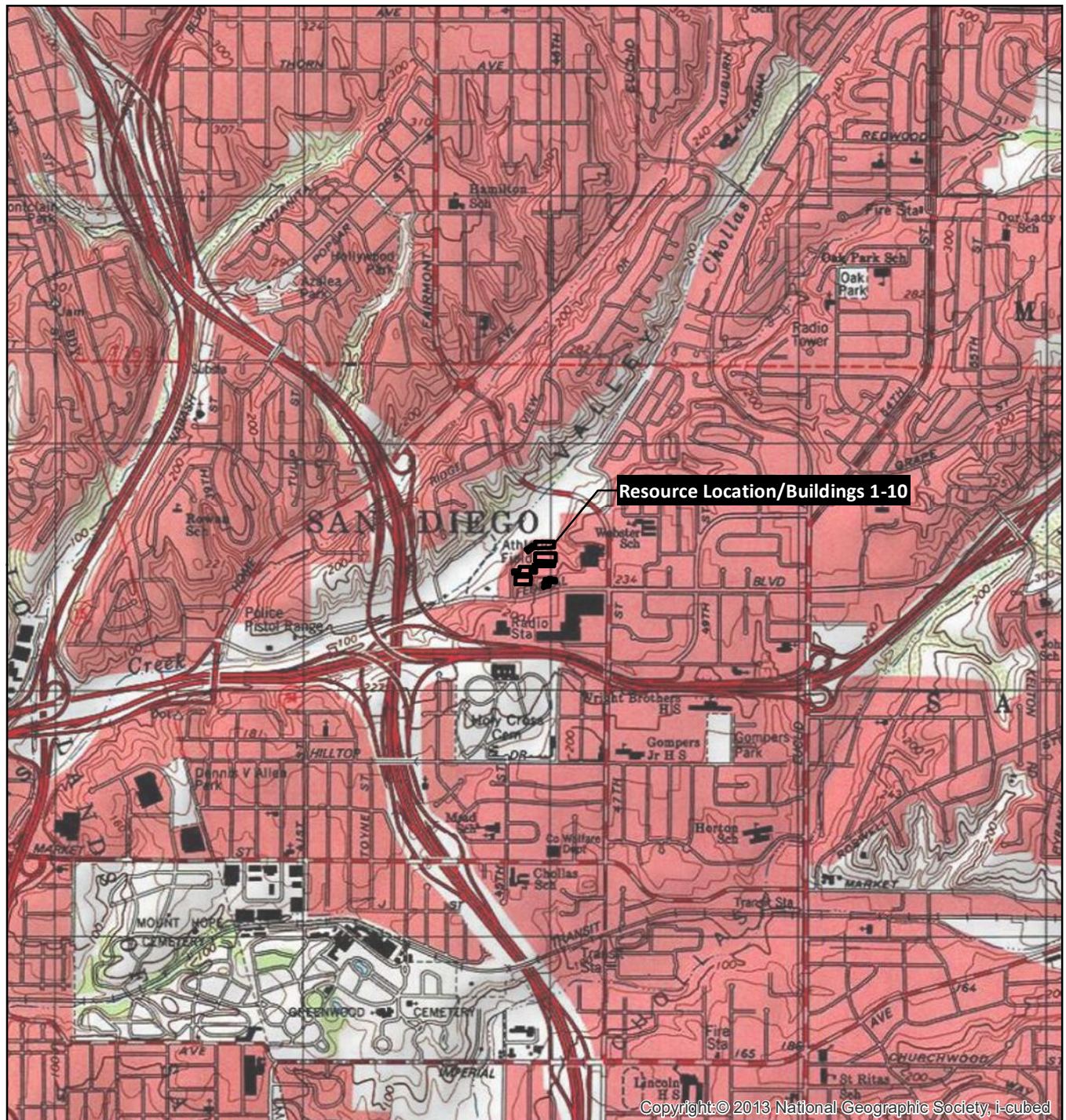
Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

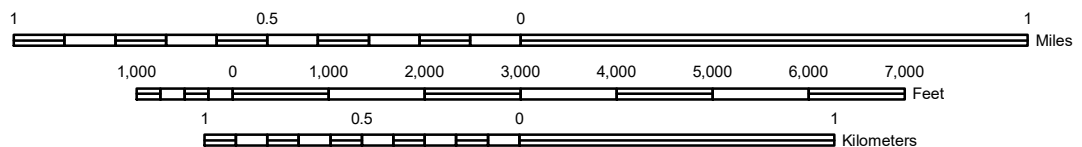
LOCATION MAP



SCALE 1:24,000



TRUE NORTH



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 2

B1. Historic Name: N/A

B2. Common Name: Antonio's Metal Works, Inc.

B3. Original Use: Unknown

B4. Present Use: Metalworking shop

*B5. Architectural Style: Industrial

*B6. Construction History:

According to historic aerial photographs and city registry data, the western portion of the structure was built in 1953, and the addition on the eastern half was built sometime between 1953 and 1964.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criteria A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criteria B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. This building was altered by additions in the 1960s. While it maintains its integrity of age, location, and materials, the structural alterations and decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criteria C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criteria D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 2

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 3

P1. Other Identifier: 4586 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4586 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 491007.78 mE/ 3620443.19 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-34-00, north of Federal Blvd and east of Chollas Valley. Elevation: 200 ft amsl.

***P3a. Description:**

This structure is an L-shaped, stucco clad garage/work shed with a flat roof and six bays/garages. Five of the six bays are comprised of double vertical wood-planked doors, while one has a metal roll-up door. All visible windows are aluminum-framed. The building was built sometime between 1953 and 1964.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
Overview of structure, view to the northwest; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built in 1964 (historic aerials)

***P7. Owner and Address:**

H & H Investments
4506 Federal Blvd STE B
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail
Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

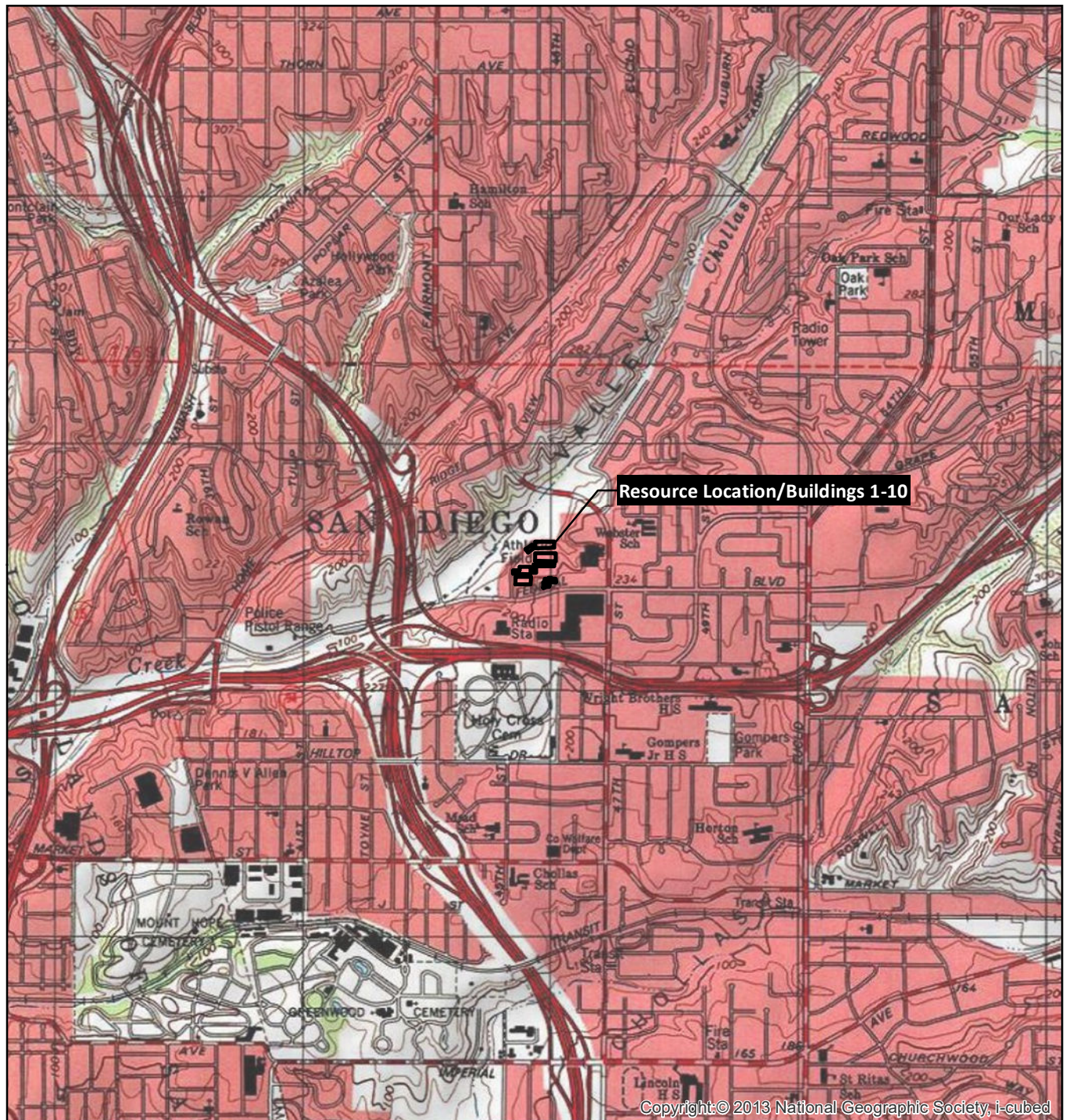
Intensive Pedestrian

***P11. Report Citation:**

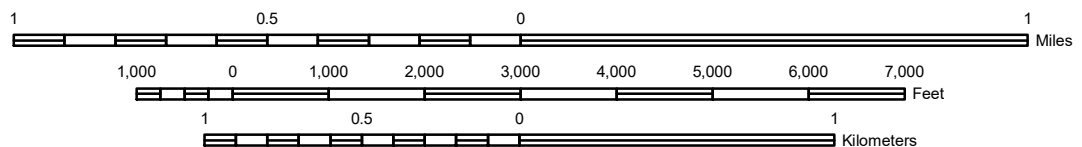
Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP



SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 3

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Unknown

B4. Present Use: Metalworking shop

*B5. Architectural Style: Industrial

*B6. Construction History:

According to historic aerial photographs, the structure was built in 1964.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Industrial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criteria A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criteria B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. While it maintains its integrity of age, location, and materials, the decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criteria C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criteria D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 3

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 4

P1. Other Identifier: 4550 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4586 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 190890.60 mE/ 362039.37 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-31-00, north of Federal Blvd and east of Chollas Valley. Elevation: 195 ft amsl.

***P3a. Description:**

This structure is a stucco-clad warehouse with at least 3 garage-style bays with rolling doors. The building is elevated – it sits atop an approximately 3-ft high concrete foundation. The windows are lined in aluminum, and a corrugated metal overhang extends about 6 feet from the southern elevation. According to aerial photographs and data on file with the City of San Diego, this structure was built sometime between 1962 and 1964.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:

South elevation of the structure,
view to the north; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built between 1962-1964 (historic
aerials)

***P7. Owner and Address:**

Bayshore Group
1220 S Sherman St
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail
Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP

Primary #:

HRI #

Trinomial:

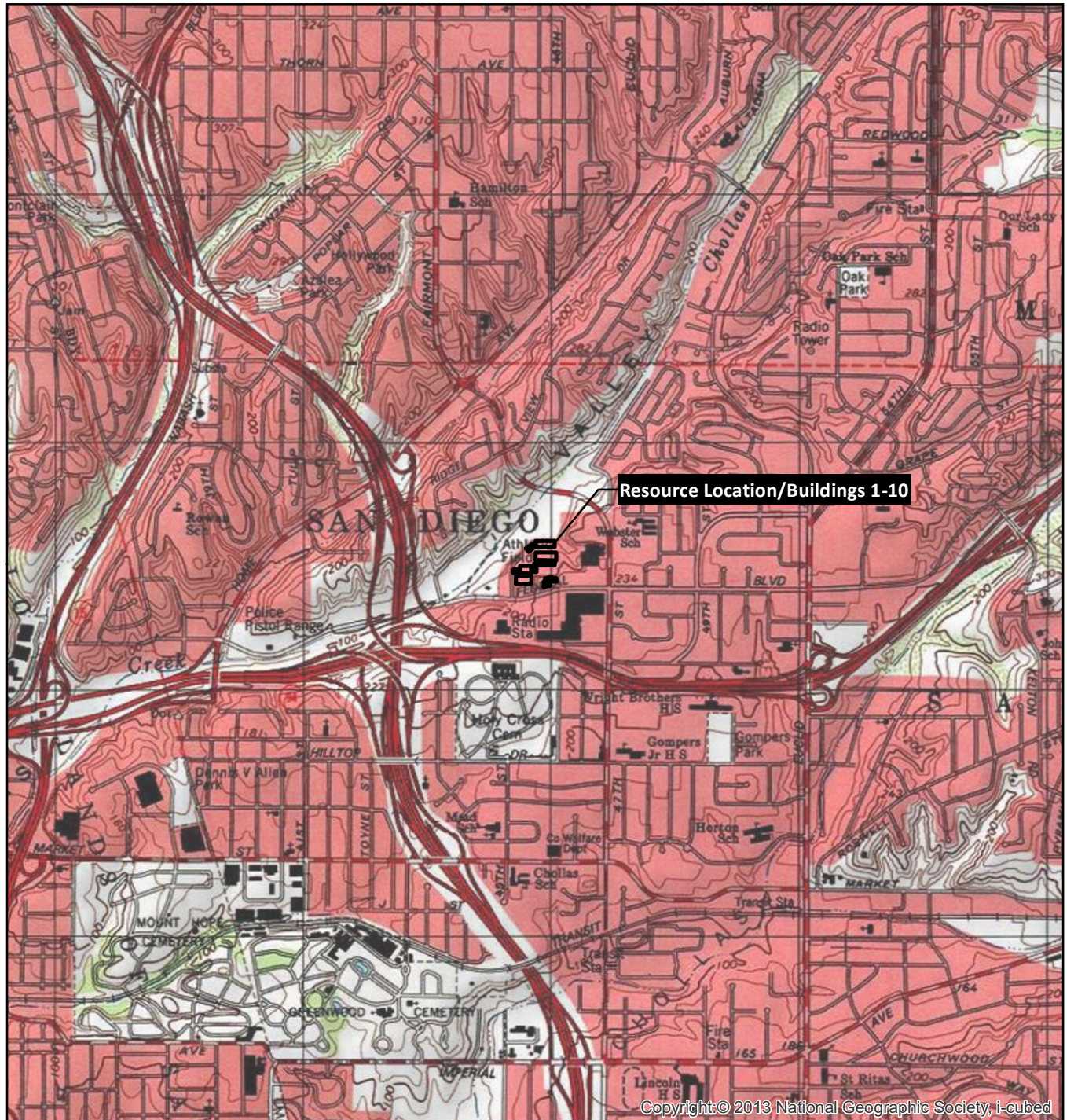
Page 2 of 4

*Resource Name or # Building 4

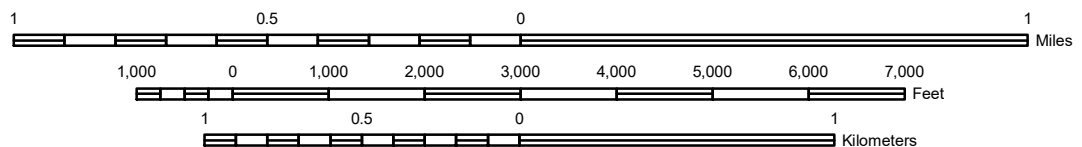
*Map Name: NATIONAL CITY

*Scale: 1:24,000

*Date: 1996



SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 4

B1. Historic Name: N/A

B2. Common Name: Distribution International

B3. Original Use: Warehouse

B4. Present Use: Warehouse

*B5. Architectural Style: Industrial

*B6. Construction History:

Data on file with the City of San Diego contains a 1962 permit to construct a concrete warehouse on site.

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

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Industrial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criteria A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Records indicate that Mr. and Ms. Glasoe obtained the property containing this building sometime prior to the 1960s. Little information is available regarding the Glasoes. There is no evidence that the Glasoes made contributions to the area's history. Thus, there is nothing in the historical research to indicate that the activities of the Glasoes made significant contributions at the local, state, or national level. Therefore, the subject properties do not appear eligible under Criteria B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not important examples of industrial or storage in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. This building was altered by additions in the 1960s. While it maintains its integrity of age, location, and materials, the structural alterations and decades of disuse diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criteria C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criteria D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 4

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 5

P1. Other Identifier: 4506 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 T 17S; R 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4506 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 490891.04 mE/ 3620481.00 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-04-00, north of Federal Blvd and east of Chollas Valley. Elevation: 170-180 ft amsl.

***P3a. Description:**

This structure is a large, one- and two-story flat roof brick building. Fenestration consists of aluminum trimmed windows that are covered with wrought iron bars, and six garage bays with overhead doors along the north elevation. While the city directory lists the address as occupied in 1970, the structure does not appear until the 1982 aerial photograph.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
North elevation of structure, view to the south; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built between 1980 and 1982
(historic aerials)

***P7. Owner and Address:**

Robert L Little
4506 Federal Blvd #20
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail
Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP

Primary #:

HRI #

Trinomial:

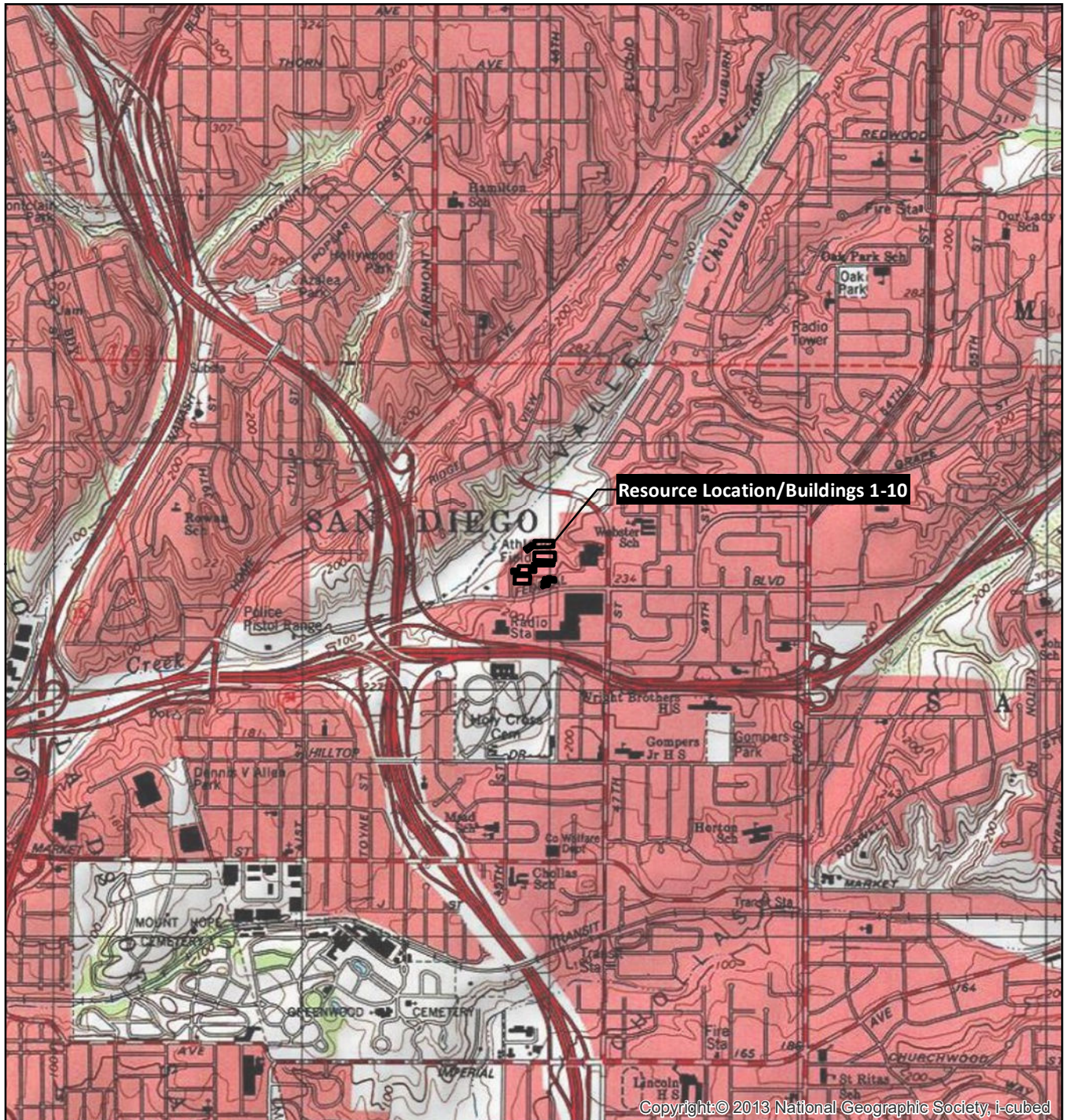
Page 2 of 4

*Resource Name or # Building 5

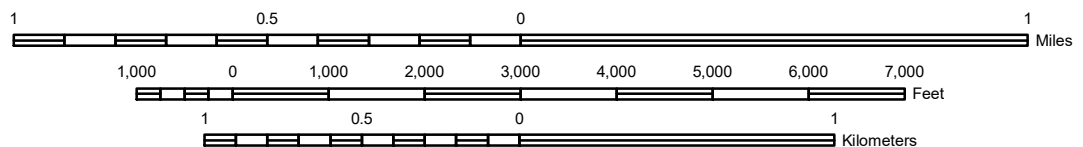
*Map Name: NATIONAL CITY

*Scale: 1:24,000

*Date: 1996



SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 5

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Unknown

B4. Present Use: Warehouse

*B5. Architectural Style: Industrial/Commercial

*B6. Construction History:

According to historic aerial photographs, the structure was built between 1980 and 1982.

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

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the properties nor the structures are associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criteria A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject property does not appear eligible under Criteria B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. While it maintains its integrity of age, location, and materials, the decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criteria C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criteria D/4.

B11. Additional Resource Attributes: None.

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 5

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 6

P1. Other Identifier: 4510 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4510 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 490921.21 mE/ 3620572.51 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-04-00, north of Federal Blvd and east of Chollas Valley. Elevation: 170 ft amsl.

***P3a. Description:**

This structure is a single-story corrugated metal clad structure with a gabled roof and brick columns along the southwestern elevation. This building has two large bay doors – one on the southeast elevation, and one on the northeast elevation. The structure is first visible on the 1975 aerial photograph.

***P3b. Resource Attributes:** HP6. 1-3 Story Commercial Building

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



P5b. Description of Photo:
Southwest elevation of the structure,
view to the northwest; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built between 1970 and 1974 (historic
aerials and city directory)

***P7. Owner and Address:**

Robert L Little
4506 Federal Blvd #20
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

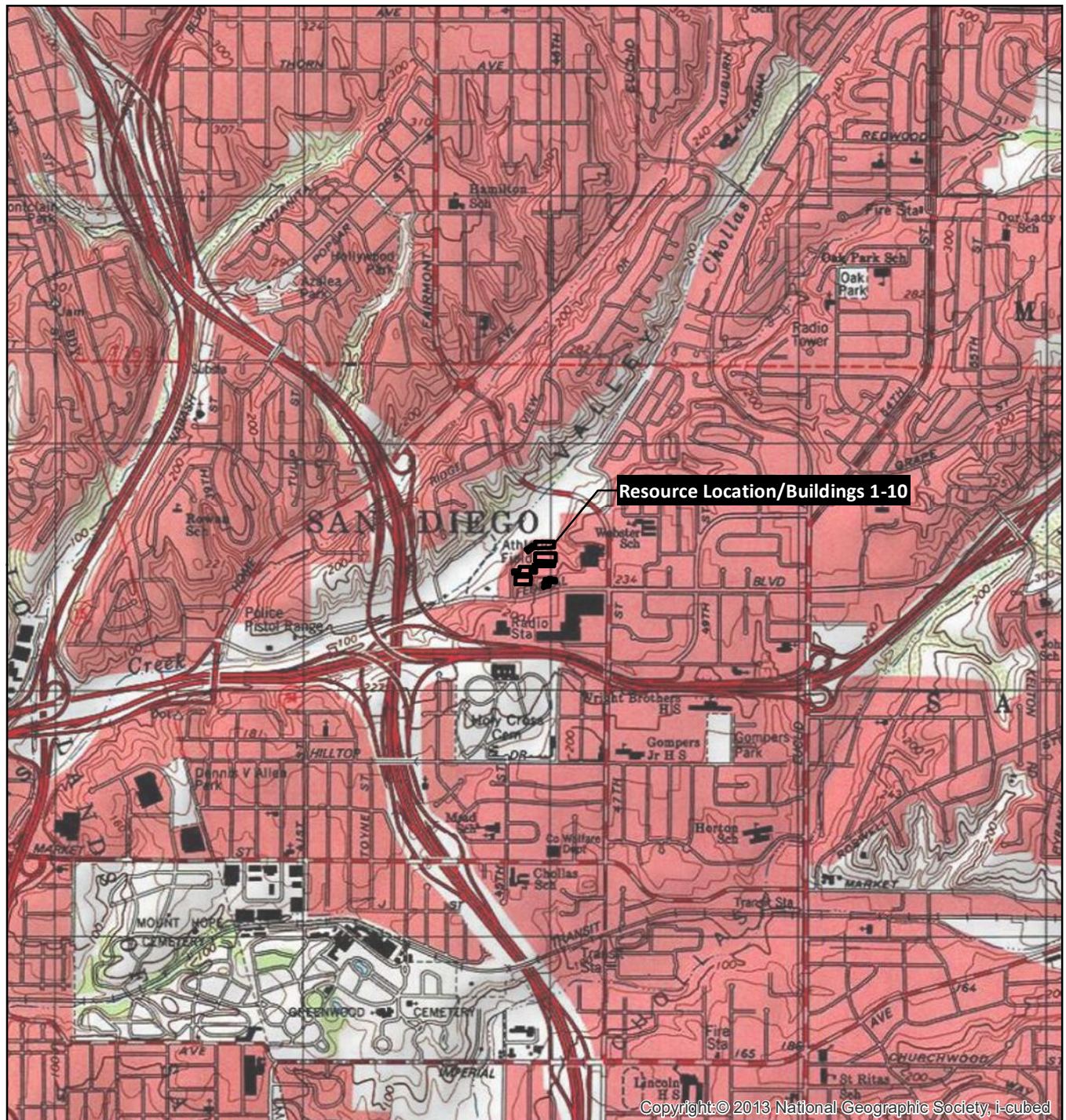
Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

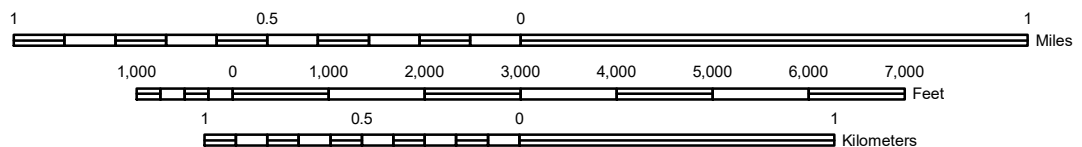
LOCATION MAP



SCALE 1:24,000



TRUE NORTH



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 6

B1. Historic Name: N/A

B2. Common Name: San Diego Scale Co.

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Commercial

*B6. Construction History:

According to historic aerial photographs and city registry data, the structure was built between 1970 and 1974.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criterion A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criterion B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. While it maintains its integrity of age, location, and materials, the decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criterion C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criterion D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 6

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 7

P1. Other Identifier: 4514 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4514 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 490979.01 mE/ 3620586.86 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-04-00, north of Federal Blvd and east of Chollas Valley. Elevation: 170 ft amsl.

***P3a. Description:**

This structure is a large, corrugated metal warehouse with five garage-style bays (three in the south, one on the east, and one on the west elevation) and a low gabled roof. The structure is first visible on the 1974 aerial photograph.

***P3b. Resource Attributes:** HP8. Industrial Building

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



P5b. Description of Photo:

Overview of southwest elevation of structure, view to the northeast; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built between 1970 and 1974 (historic aerials and city directory)

***P7. Owner and Address:**

Robert L Little
4506 Federal Blvd #20
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail Environmental)
7578 El Cajon Blvd.

La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP

Primary #:

HRI #

Trinomial:

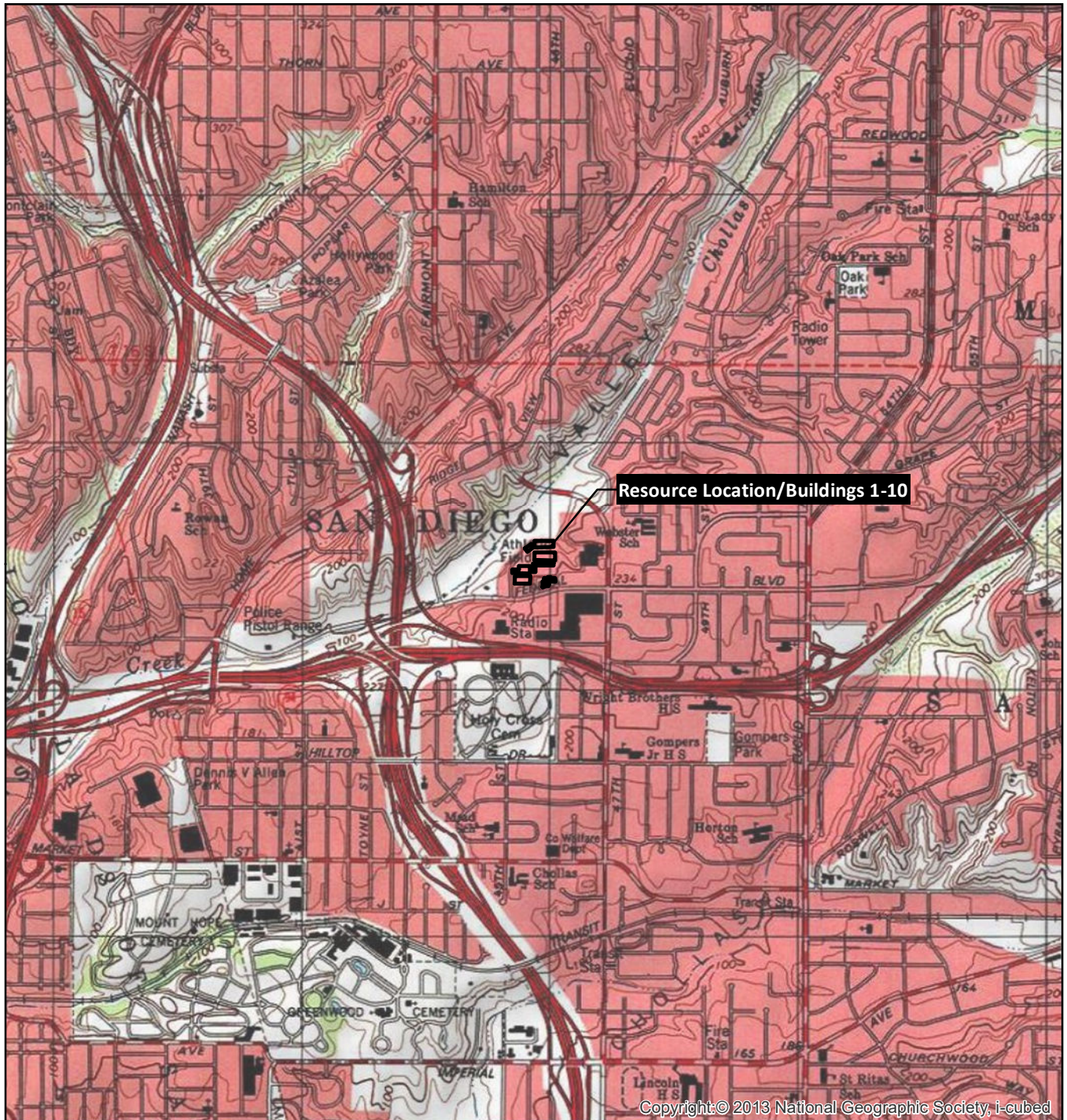
Page 2 of 4

*Resource Name or # Building 7

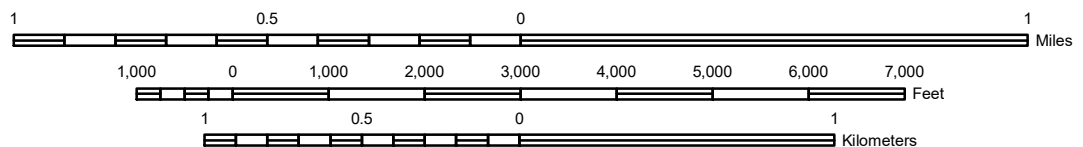
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*Scale: 1:24,000

*Date: 1996



SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or #: Building 7

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Warehouse

B4. Present Use: Warehouse

*B5. Architectural Style: Industrial

*B6. Construction History:

According to historic aerial photographs and city registry data, the structure was built between 1970 and 1974.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Industrial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criteria A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criteria B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. While it maintains its integrity of age, location, and materials, the decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criteria C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criteria D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 7

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 8

P1. Other Identifier: 4520 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 **T** 17S; **R** 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4520 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 490979.01 mE/ 3620586.86 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-04-00, north of Federal Blvd and east of Chollas Valley. Elevation: 170 ft amsl.

***P3a. Description:**

This structure is a large concrete/brick sided warehouse with four bays along the the north elevation and one bay and a main entrance on the west elevation. A fifth bay was located on the north elevation; however, it was enclosed at some point in the recent past. Three of the bays on the north elevation have corrugated metal overhangs, as does the west elevation entrance on the western face. The city directory notes that the building was occupied in 1970, and the structure is first seen on the 1966 aerial photograph.

***P3b. Resource Attributes:** HP8. Industrial Building

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



P5b. Description of Photo:

Overview of western elevation of structure, view to the southeast; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built between 1964 and 1966
(historic aerials and city directory)

***P7. Owner and Address:**

Robert L Little
4506 Federal Blvd #20
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP

Primary #:

HRI #

Trinomial:

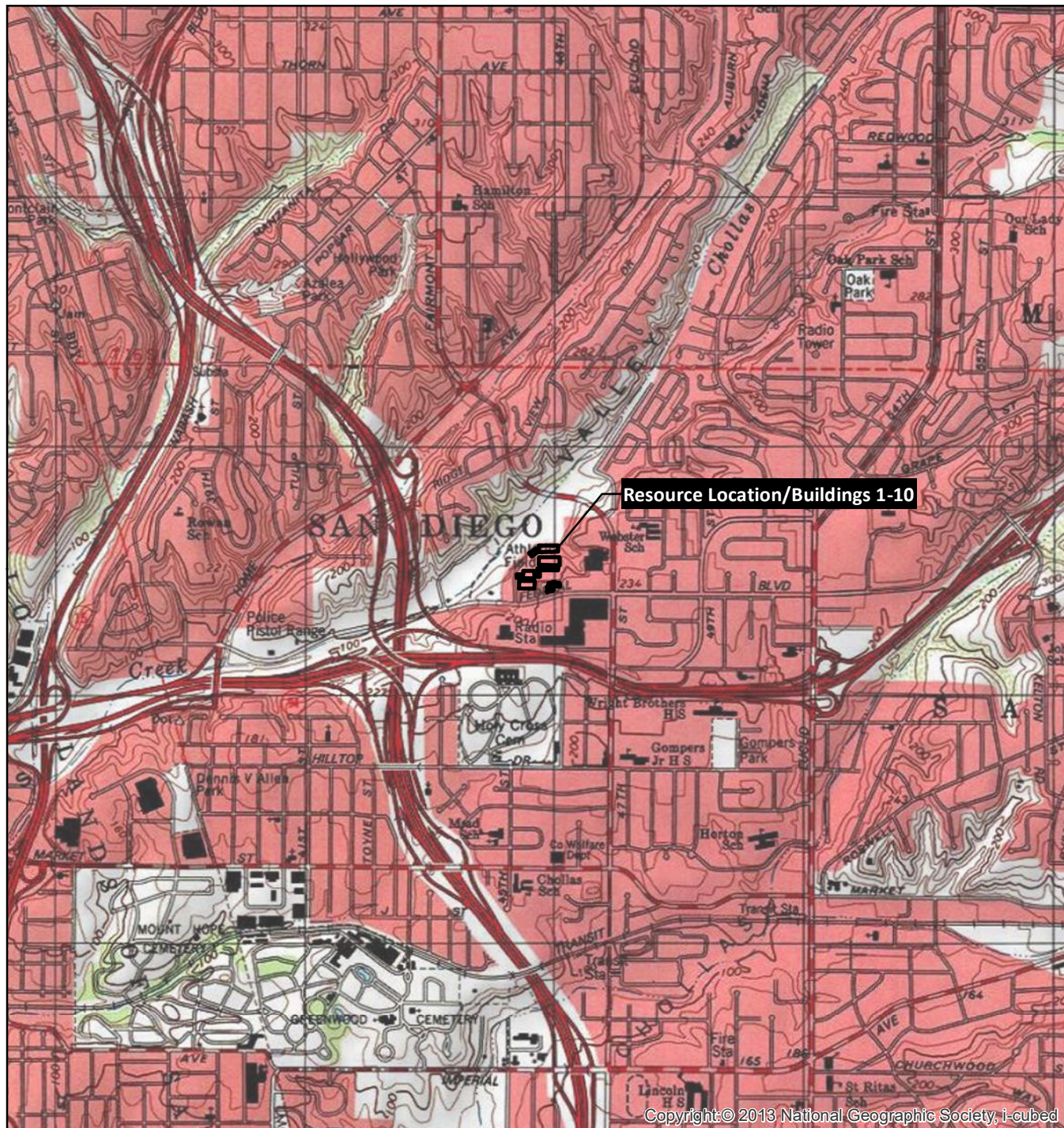
Page 2 of 4

*Resource Name or # Building 8

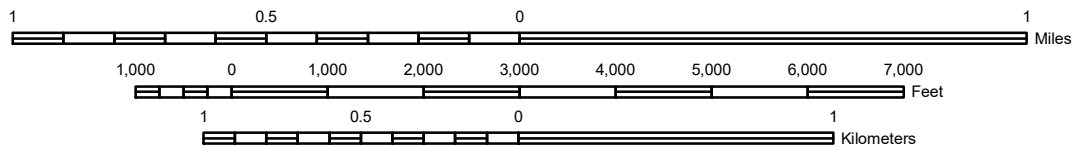
*Map Name: NATIONAL CITY

*Scale: 1:24,000

*Date: 1996



SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or #: Building 8

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Warehouse

B4. Present Use: Warehouse

*B5. Architectural Style: Industrial

*B6. Construction History:

According to historic aerial photographs and city registry data, the structure was built between 1964 and 1966.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Industrial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criteria A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criteria B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. While it maintains its integrity of age, location, and materials, the decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criteria C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criteria D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

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*Resource Name or #: Building 8

*Drawn By: DY

*Date of Map: May 2022



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Building 9

P1. Other Identifier: 4570 Federal Blvd

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** National City

Date: 1995 T 17S; R 2W; Mission San Diego Land Grant; S.B.B.M.

c. Address: 4570 Federal Blvd

City: San Diego

Zip: 92102

d. UTM: Zone: 11S; 490979.01 mE/ 3620586.86 mN (G.P.S.)

e. Other Locational Data:

Located within APN 541-611-34-00, north of Federal Blvd and east of Chollas Valley. Elevation: 220 ft amsl.

***P3a. Description:**

This structure is a rectangular, single-story stucco clad building with a flat roof. The visible window was lined in aluminum, and the eaves extend approximately 1-2 feet. The structure is first seen on the 1970 aerial photograph.

***P3b. Resource Attributes:** HP8. Industrial Building

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



P5b. Description of Photo:
Overview of southern elevation of structure, view to the southeast; 4/29/2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
Built between 1966 and 1970
(historic aerials)

***P7. Owner and Address:**

H & H Investment Co.
4506 Federal Blvd STE B
San Diego, CA 92102

***P8. Recorded by:**

James Turner (HELIX)
Alyssa Soto (Red Tail Environmental)
7578 El Cajon Blvd.
La Mesa CA 91942

***P9. Date Recorded:**

4/29/2022

***P10. Survey Type:**

Intensive Pedestrian

***P11. Report Citation:**

Robbins-Wade, Mary, Cynthia Ammerman, James Turner, Theodore Cooley. 2022. Cultural Resources Survey for the MTS Clean Transit Advancement Campus Project, San Diego, California.

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

LOCATION MAP

Primary #:

HRI #

Trinomial:

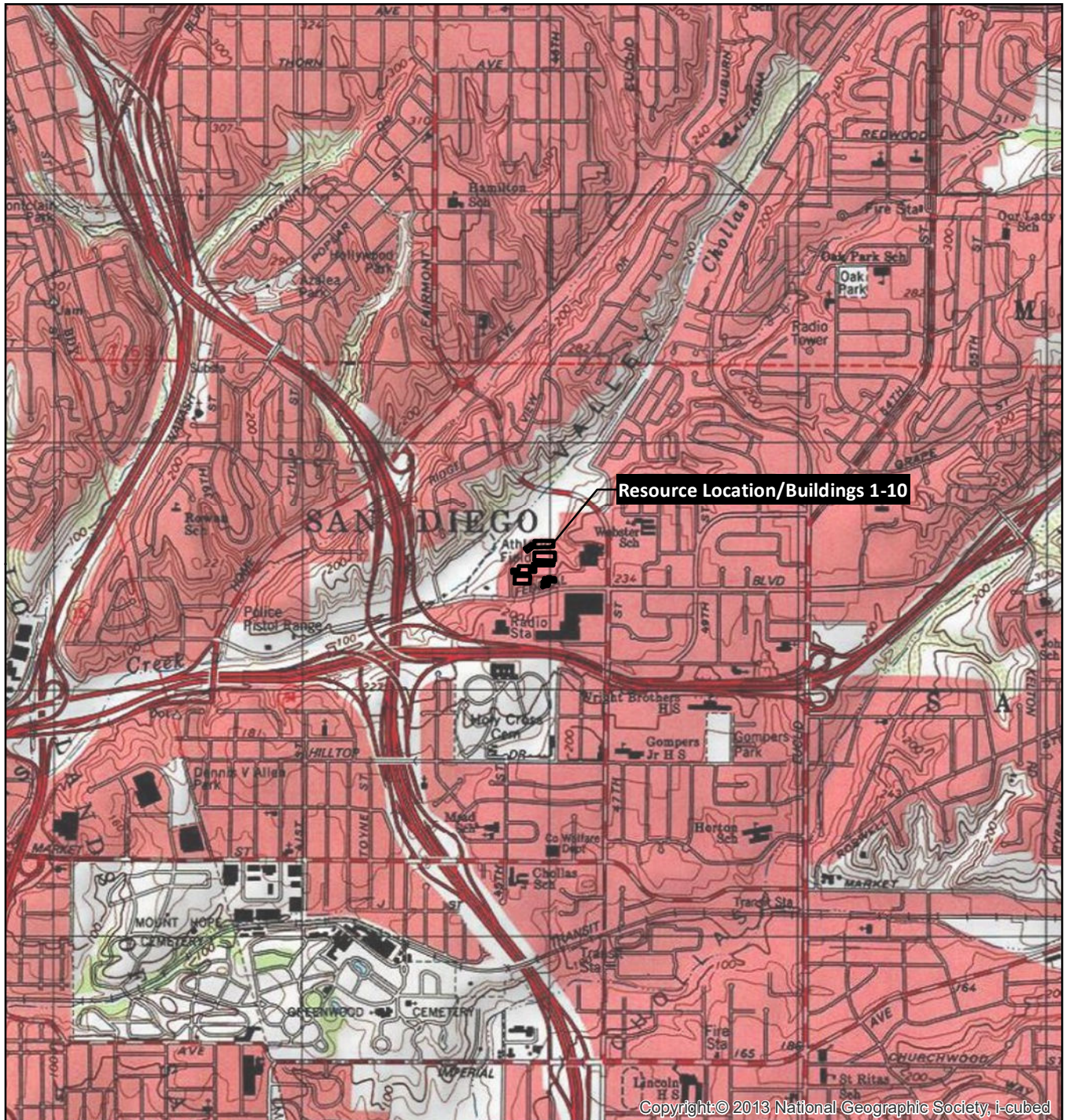
Page 2 of 4

*Resource Name or # Building 9

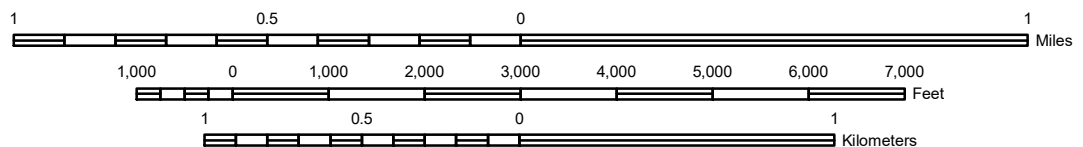
*Map Name: NATIONAL CITY

*Scale: 1:24,000

*Date: 1996



SCALE 1:24,000



TRUE NORTH

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or #: Building 9

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Unknown

B4. Present Use: Storage

*B5. Architectural Style: Industrial

*B6. Construction History:

According to historic aerial photographs and city registry data, the structure was built between 1966 and 1970.

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

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: N/A

Area: City Heights, San Diego

Period of Significance: N/A

Property Type: Industrial

Applicable Criteria: N/A

NRHP/CRHR Significance Evaluation:

Criterion A/1. The historical research does not indicate that the properties within the Nob Hill Industrial Park were the site of significant events or made a significant contribution to San Diego County's history, or a significant contribution to the broad pattern of California's history. Neither the property nor the structure is associated with events that are significant to California's or San Diego County's history or cultural heritage. Therefore, the subject property does not appear eligible under Criterion A/1.

Criterion B/2. No known persons of historical significance at the local, state, or national level are associated with any of the structures or the property. Therefore, the subject properties do not appear eligible under Criterion B/2.

Criterion C/3. This building was of a design that was common to the region during the 1960 and 1970s and is not a significant example of industrial or storage structures in Southern California. No master architect, or builder, or other important creative individual is associated with any of the buildings. While it maintains its integrity of age, location, and materials, the decades of neglect diminish its integrity of design, workmanship, feeling, and association. Therefore, the subject property does not appear eligible under Criterion C/3.

Criterion D/4. No prehistoric or historic cultural resources were recorded within the property. The structure is not likely to yield information important to the prehistory or history of the region. Therefore, the subject property does not appear eligible under Criterion D/4.

B11. Additional Resource Attributes: None

*B12. References:

B13. Remarks:

*B14. Evaluator:

Cynthia Ammerman

*Date of Evaluation:

5/27/2022

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary #:
HRI #
Trinomial:

Page 4 of 4

*Resource Name or #: Building 9

*Drawn By: DY

*Date of Map: May 2022

